



AGENDA

PLANNING AND ZONING COMMISSION
OF THE CITY OF WASHINGTON, IOWA
TO BE HELD AT THE
COUNCIL CHAMBERS
215 E. WASHINGTON STREET
6:00 P.M., TUESDAY, MARCH 11, 2025

To attend the meeting via Zoom go to:

<https://us02web.zoom.us/j/87400652807?pwd=aUbwe540uoJERRb4Bx62graxLnP9aF.1>

Meeting ID: 507 738 5758

Passcode: 6536584

CALL TO ORDER

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF MEETING MINUTES FROM FEBRUARY 11, 2025

NEW BUSINESS

1. REVIEW AND APPROVAL/DENIAL OF PRELIMINARY PLAT OF HAVEL SUBDIVISION
2. REVIEW AND APPROVAL/DENIAL OF PLAT OF SURVEY HY-VEE LOT SPLIT
3. REVIEW AND APPROVAL/DENIAL OF PLAT OF SURVEY 129 W. HARRISON LOT SPLIT
4. REVIEW AND APPROVAL/DENIAL OF PLAT OF SURVEY 803 W. MONROE ST LOT SPLIT
5. REVIEW AND APPROVAL/DENIAL OF PLAT OF SURVEY 1405 S. E AVENUE LOT SPLIT
(EXTRATERRITORIAL ZONE)
6. REVIEW UPDATED MCDONALD'S SITE PLAN
7. REVIEW AMENDMENTS TO REGULATIONS OF ACCESSORY BUILDINGS IN
RESIDENTIAL ZONES

ADJOURNMENT



Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney

City of Washington
215 East Washington Street
Washington, Iowa 52353
(319) 653-6584 Phone
(319) 653-5273 Fax

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Joe Gaa, City Administrator

DATE: March 5, 2025

SUBJECT: March 11th Agenda Item Summary

In preparation of the next Planning and Zoning Commission meeting on Tuesday March 11th at 6:00pm, I have provided the following summary of agenda items.

The meeting minutes from February 11, 2025 are attached for your review.

NB #1- Preliminary Plat- Havel Subdivision- Attached you will find two depictions of the Preliminary Plat of the Havel Subdivision. As you will recall, at the last meeting you recommended vacating the current right-of-ways in the plat. That request is moving through City Council at this time. The subdivision includes 23 buildable lots. The property is zoned R-2, for single-family and duplex residences. **Staff recommends forwarding the Preliminary Plat for the Havel Subdivision to the City Council with a DO PASS recommendation.**

NB #2- Plat of Survey- Hy-Vee Lot Split- Attached you will find two depictions of a proposed plat of survey. The property is owned by Hy-Vee and contains a grocery store, convenience store, and ample parking for both businesses. The proposed plat of survey will separate the grocery store and convenience store into two separate parcels with the bulk of the parking lot remaining with the grocery store plat. **Staff recommends forwarding the Hy-Vee Plat of Survey to the City Council with a DO PASS recommendation.**

NB #3- Plat of Survey- 129 W. Harrison Lot Split- Attached you will find a proposed plat of survey for a lot split of 129 W. Harrison as well as two satellite images. The west portion (approximately 2/3) of the lot includes a dwelling and accessory building while the remaining east portion is a grass lot. The owner wishes to plat the east portion into a separate lot with the intent to sell it for construction of a new dwelling unit. The neighborhood is zoned R-2 and the proposed plat meets the minimum lot size requirements. **Staff recommends forwarding the 129 W. Harrison Plat of Survey to the City Council with a DO PASS recommendation.**

NB #4- Plat of Survey- 803 W. Monroe St Lot Split- Attached you will find two depictions of a proposed lot split as well as three satellite images. This is a very confusing situation that I will explain in detail at the meeting. The short version: 803. S. Monroe is a deep lot that includes a

dwelling unit, a pole barn/accessory building and large undeveloped grassy area. The owner wishes to separate the house (in the front) into a separate lot and sell the rear portion, that includes the pole barn, to relatives who live in the house to the east. The house to the east and the proposed lot split are separated by city right-of way and cannot be platted together. Approving the plat as submitted would create a non-conforming lot as there would be a residential lot with an accessory building but no house. **Staff recommends forwarding the 803 W. Monroe Plat of Survey to the City Council with a DO NOT PASS recommendation.**

NB #5- Plat of Survey – 1405 S. E Ave./Murphy Lot Split (Extraterritorial Zone)- Attached you will find two depictions and two satellite images of a proposed plat of survey at 1405 S E Avenue, which is located just outside the City limits. The owners wish to separate the dwelling unit and surround accessory buildings into a separate lot. As this is within the City's extraterritorial zoning jurisdiction, the City must agree to the lot split. **Staff recommends forwarding the Murphy Plat of Survey to the City Council with a Do Pass Recommendation.**

NB #6- Updated McDonald's Site Plan- Per city ordinance, all new commercial construction projects shall undergo review by the Planning and Zoning Commission. Last year this Commission reviewed and approved a site plan for a re-construction of McDonalds's at their current location. That plan called for demolishing the current building and constructing a new building. They now plan to keep the existing structure and make renovations to both the inside and outside of the property. While this no longer requires going through the site planning approval process, I wanted to share this with you to avoid surprises when you see something happening that was not what had been approved.

NB #7-Proposed Amendments to Regulations of Accessory Buildings in Residential Zones- In my short tenure, I have seen and heard of a variety of concerns related to accessory buildings in residential districts. These concerns usually have to do with size, but also location on the lot is a frequent concern. For that reason, staff is looking at our ordinances and those of other cities in Iowa to see if we can update our ordinances to provide better direction. I have attached some talking points that will help guide our discussion at the March 11th meeting.

**City of Washington, Iowa
Planning and Zoning Commission
Minutes for February 11, 2025**

Vice-Chairperson Hagie called the meeting to order at 6:00 p.m.

Roll Call

Members Present: Susan Fisher, Merle Hagie, Connie Larsen, Rhonda Shelman,
Chad Shull, Tom Gaughan, Darrell Steele

Members Absent: Jane Blieu, Deran DeLong

Also Present: City Administrator Joe Gaa, City Clerk Kathy Kron

Motion by Larsen, seconded by Fisher to approve the agenda. Motion carried, 7-0.

Motion by Larsen, seconded by Fisher to approve the minutes from the December 10, 2024 meeting. Motion carried, 7-0.

New Business item #1 – Appointment of Officers for 2025.

Motion by Larsen, seconded by Fisher to appoint Deran DeLong as Chair. Motion by Fisher, seconded by Larsen to appoint Merle Hagie as Vice-Chairperson.

New Business Item #2 – Discuss Duties of the Planning and Zoning Commission.

Copy of the City Code for the Planning and Zoning Commission was provided as for information to the members. Gaa explained that all plats should be brought to the commission as the code states as well as site plans, vacating's, and meeting regularly.

New Business Item #3 - Public Hearing and Possible Approval of Vacating All Platted Right-of-Ways between 4th & 6th Ave and 11th & 13th Streets.

Motion by Larsen, seconded by Fisher to open the Public Hearing. Motion carried, 7-0. Representatives from DW Development were there for any questions.

Gaa explained that the intent of this land is for housing and this is one of the first of many steps in this development. Once vacated, a preliminary plat will be developed that will include new right-of-way's, with the most significant change being the extension of 5th Street through the middle of the property.

Motion by Gaughan, seconded by Steele to close the Public Hearing. Motion carried, 7-0.

Motion by Gaughan, seconded by Larsen to approve the vacating all platted Right-of-Ways between 4th & 6th Ave and 11th & 13th Streets and forward to City Council for final approval. Motion carried, 6-1.

New Business Item #4 – Public Hearing and Possible Approval of a Re-zoning Request from DW Development from R-2 to R-3 for a Parcel at 13th St. and 6th Ave.

Motion by Larsen, seconded by Fisher to open Public Hearing. Motion Carried, 7-0. Representatives from DW Development were there for any questions.

Gaa explained the rezoning request is to change the zoning from R-2 to R-3. The purpose of the re-zoning is to allow for construction of senior (age 55+) housing units. R-3 zoning allows for construction of three-to-six family dwelling units.

Motion by Larsen, seconded by Gaughan to close the Public Hearing. Motion carried, 7-0.

Motion by Gaughan, seconded by Shelman to approve Re-zoning Request from DW Development from R-2 to R-3 for a Parcel at 13th St. and 6th Ave. Motion failed, 2-5.

New Business Item #5 - Review and Possible Approval of Plat Survey for Lots 20A and 20B of Country Club View Subdivision.

Gaa explained that there is currently a duplex under construction at the Country Club View Subdivision at 204-204 Augusta National Drive. While the lots are zoned for R-2 and allow for duplexes, the lot needs to be officially split.

Motion by Larsen, seconded by Gaughan to approve the Plat Survey for Lots 20A and 20B of Country Club View Subdivision and forward to City Council for final approval. Motion carried, 7-0.

New Business Item # 6 - Review and possible approval of Final Plat of Sunrise Ridge Subdivision.

Gaa explained that this was reviewed and approved as a preliminary plat at the previous meeting on December 10, 2024 and had required a few minor amendments. Those have been made and now is the Final Plat for approval.

Motion made by Larsen, seconded by Fisher to approve the Final Plat of Sunrise Ridge Subdivision and forward on to City Council for final approval. Motion carried, 7-0

New Business Item #7 - Review and Possible Approval of Site Plan for Lot 5 of South Business Park.

Documents related to a site plan review for Doggy Daycare are provided. Gaa explained that the plan shows that the staff, owners, and the contractor have put in quite a bit of work to get to this point. The engineer has reviewed the plan several times and agrees that we have a sufficient plan in place. Following the approvals, the building permit application process will move forward.

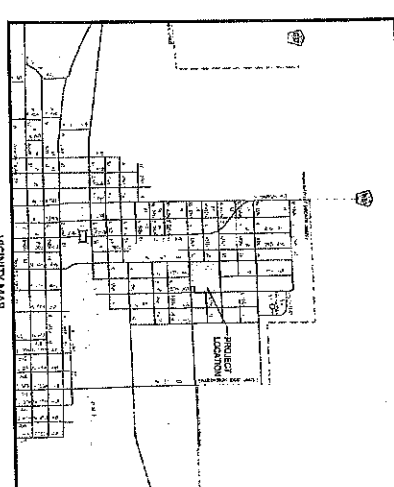
Motion by Gaughan, seconded by Larsen to approve the Site Plan for Lot 5 of South Business Park and forward to City Council for final approval. Motion carried, 7-0.

Adjournment - Motion to adjourn by Larsen, seconded by Gaughan. Motion passed, 7-0.
Meeting adjourned at 7:00 p.m.

Minutes prepared by Kathy Kron, City Clerk



PRELIMINARY PLAT
HAVEL SUBDIVISION
WASHINGTON, IOWA



OWNER: GARDEN & ASSOCIATES, LTD.
1701 3rd Avenue East, Suite 2
P.O. Box 451
Dutchess, Iowa 51777
641.672.2525 Phone
641.672.2091 Fax
200.491.2524 Iowa Toll Free
email@gardenassociates.net

ENGINEER: GARDEN & ASSOCIATES, LTD.
1701 3rd Avenue East, Suite 2
P.O. Box 451
Dutchess, Iowa 51777
641.672.2525 Phone
641.672.2091 Fax

RECORDING: 25 FEET
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RECORDING: 25 FEET
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LINE	DATE
1	5/14/2014
2	5/14/2014



I hereby certify that this plat and accompanying documents were prepared and the same comply with the laws of the State of Iowa and the rules and regulations of the Board of Registration of Professional Engineers and Surveyors of the State of Iowa.

DATE: 5/14/2014

BY: GARDEN & ASSOCIATES, LTD.

1 of 2

PROJECT NO.: 2003277

DATE: FEB. 26, 2015

REVISIONS:

DRAWN BY: TH

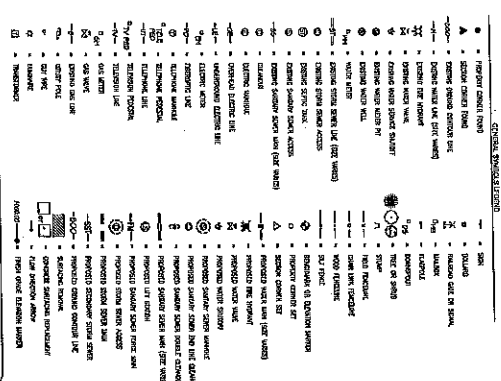
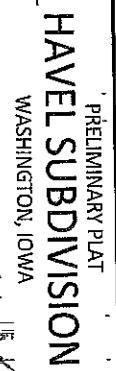
APPROVED: ELM

SCALE: 1" = 40'

BREITHE PRELIMINARY PLAT
BOUNDARY AND
LOT LAYOUT

HAVEL SUBDIVISION
BLOCK 35, 36, 45 & 46
WIN SMOUSE'S HIGHLAND PARK ADD.
WASHINGTON, IOWA
© COPYRIGHT 2015 GARDEN & ASSOCIATES, LTD.

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
1701 3rd Avenue East, Suite 2
P.O. Box 451
Dutchess, Iowa 51777
641.672.2525 Phone
641.672.2091 Fax
200.491.2524 Iowa Toll Free
email@gardenassociates.net



G **GARDEN & ASSOCIATES, LTD.**
ENGINEERS & SURVEYORS

1701 3rd Avenue East, Suite 1
P.O. Box 451
Glakhoite, Iowa 52577
641.932.1526 Phone
641.932.1091 Fax

806 Wyoming Ave.
Grassio, Iowa 50801
641.781.0035 Phone
641.782.1118 Fax

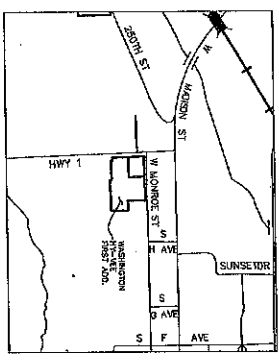
800.493.1234 Iowa Toll Free
email@gardenassociates.net

PRELIMINARY PLAT WASHINGTON HY-VEE 1ST ADDITION A RESUBDIVISION OF PORTIONS OF OUTLOT 4 AND OUTLOT 13 ADDITION TO SOUTHWEST WASHINGTON CITY OF WASHINGTON, WASHINGTON COUNTY, IOWA

OWNER	SUBDIVIDER	ATTORNEY
HY-VEE, INC. 6820 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266	HY-VEE, INC. 6820 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266	HOGAN LAW OFFICE TUDOR CITY HOGAN 2717 INGLEWOOD AVE, STE 50288 DES MOINES, IA 50309

DESCRIPTION: BEING THE SAME REAL PROPERTY AS DESCRIBED IN THE WARRANTY DEED
RECORDED IN BOOK 67 PAGES 220-223

THAT PORTION OF OUTLOT 14, ADDITION TO SOUTHWEST WASHINGTON AS SHOWN ON THE
ADDITION TO SOUTHWEST WASHINGTON AS SHOWN ON THE PLAT HEREOF RECORDED IN
TOWN LOT DEED RECORD "A" AT PAGE 379, LOCATED IN THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE 5TH P.M.
SOUTH OF THE 5TH P.M. THESE ARE THE SAME REAL PROPERTY AS DESCRIBED IN THE WARRANTY DEED
RECORDED IN BOOK 67 PAGES 220-223

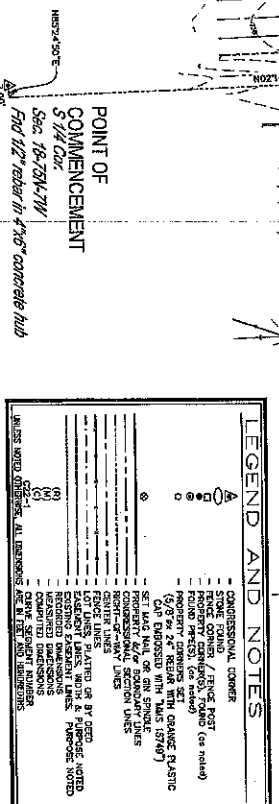


- NOTES:
- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (GCS IOWA)
 - 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
 - 3) ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD
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PRELIMINARY PLAT
WASHINGTON HY-VEE 1ST ADDITION
CITY OF WASHINGTON
WASHINGTON COUNTY,
IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
4517 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 261-4222
WWW.LTMSCONSULTANTS.NET



POINT OF
COMMENCEMENT
Sec. 16, 28A-7W
5th 12" center in 4" 5" concrete hub

DAVID M. WEST
WEST 17746
IOWA

I hereby certify that this plat was prepared and
that the survey was made and that the plat was
prepared under the laws of the State of Iowa.

2025

DATE: 02/19/2025
DRAWN BY: DWV
CHECKED BY: DWV
PROJECT NO: 0226-0-44

PLAT OF SURVEY

INDEX LEGEND

Property Location: part Lot 2, Block 4, N. Littler's Subdivision
City of Washington, Iowa
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
Return Document to: Lance Surveying Services (319) 986-8779
1605 North Broadway Street, Mt. Pleasant, IA 52641
Survey Requested by: Almae Enfield
Proprietor: Almae J Enfield
Survey Completed: 13 February 2026
Sheet 1/1 | Basis of Bearing: IARLK, IGLPS Zone | .dwg

Auditor's Parcel "?"

In part of Lot 2, in Block 4, N. Littler's Subdivision of Old College Grounds in South Washington, City of Washington, Washington County, Iowa, described as follows:

Commencing at the NW corner of Lot 1, Block 4, Littler's Subdivision, said point being also the POINT OF BEGINNING;

thence South 88°03'08" West, along the north line of Block 4 and the south line of West Harrison Street, 66.00 feet;

thence South 01°54'55" East, 139.94 feet to a point on the north line of Lot B, of said Block 4;

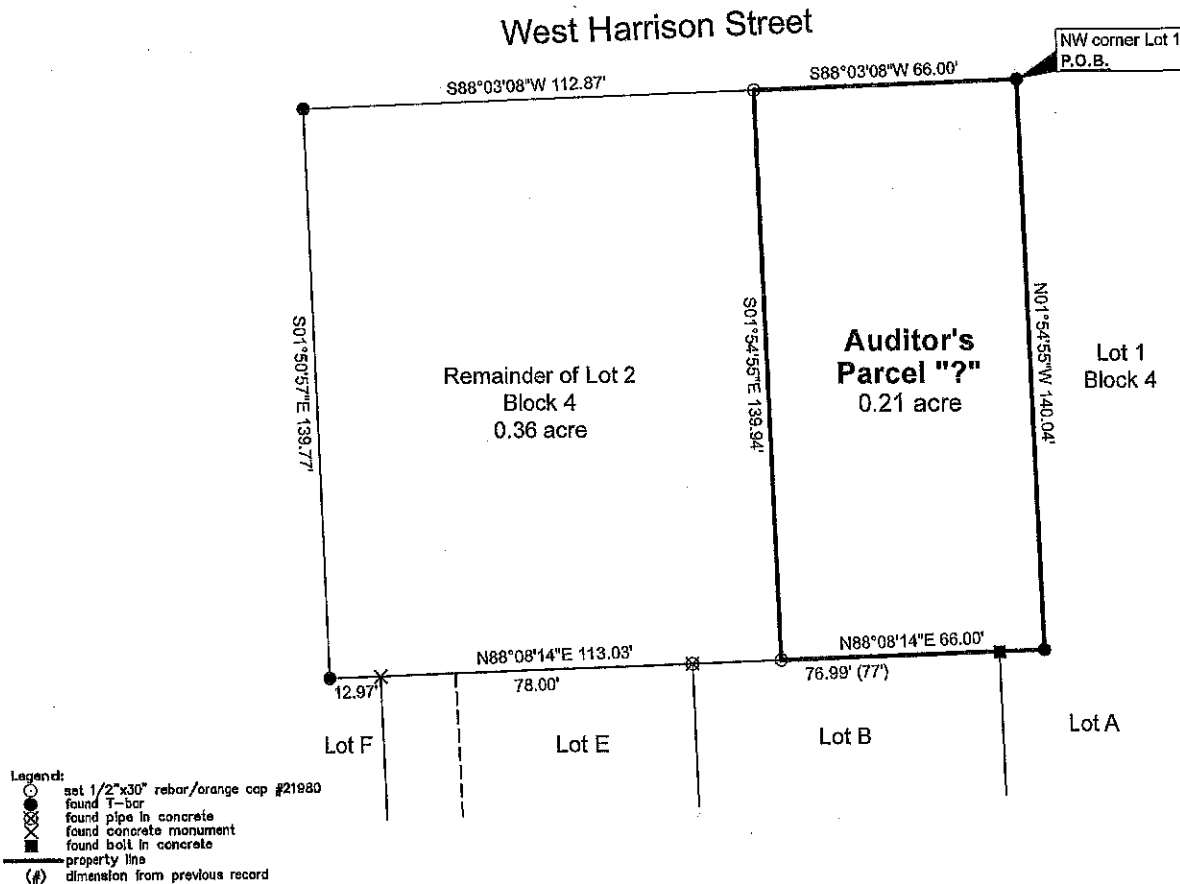
thence, along said line and the north line of Lot A, North 88°08'14" East, 66.00 feet;

thence North 01°54'55" West, 140.04 feet to the

POINT OF BEGINNING, containing 0.21 acre.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

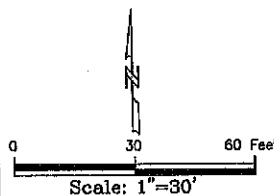
End of Description



Certification:
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.

Robert H. Lance
Iowa Professional Land Surveyor #21980
License renewal date: December 31, 2025
Pages covered by this sheet: 1

Date



PLAT/PLAN APPROVED by The City of Washington	
APPROVED BY THE CITY OF WASHINGTON	
ON THIS _____ DAY OF _____	Year _____
BY: _____ City of Washington	

#3

119 W Harrison St

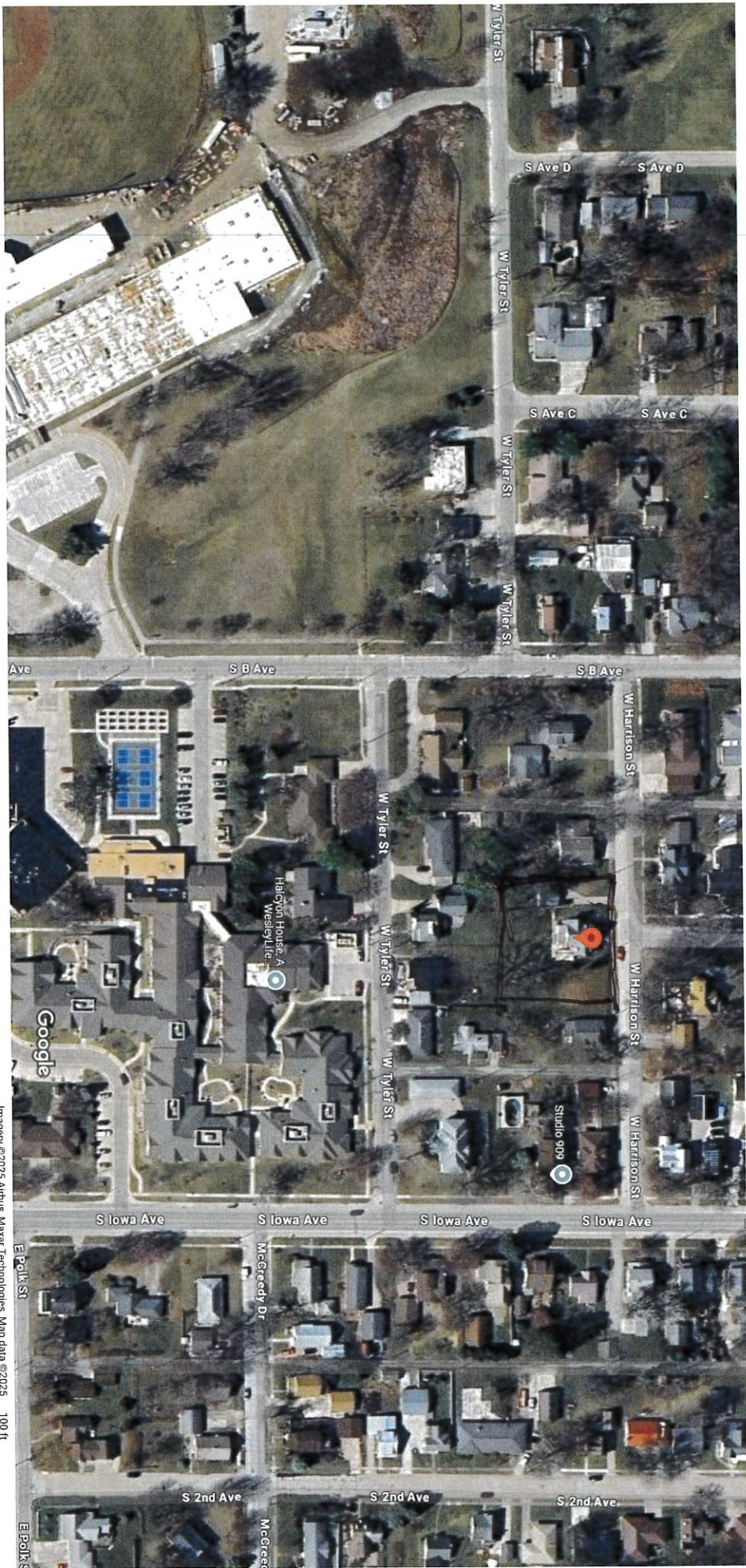
119 W Harrison St - Google Maps

#3



Image capture: Sep 2024 © 2025 Google

129 W Harrison St



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

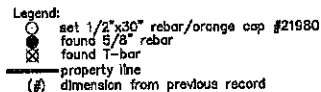


129 W Harrison St

Building

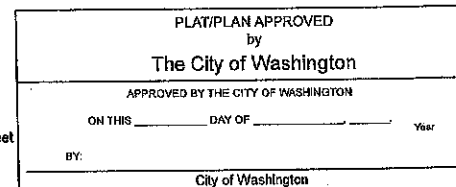
INDEX LEGEND

Sheet 1/1 | Basis of Bearing: IAR TK, ISPS Zone | Tusler, Steve.dwg



The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

Date _____



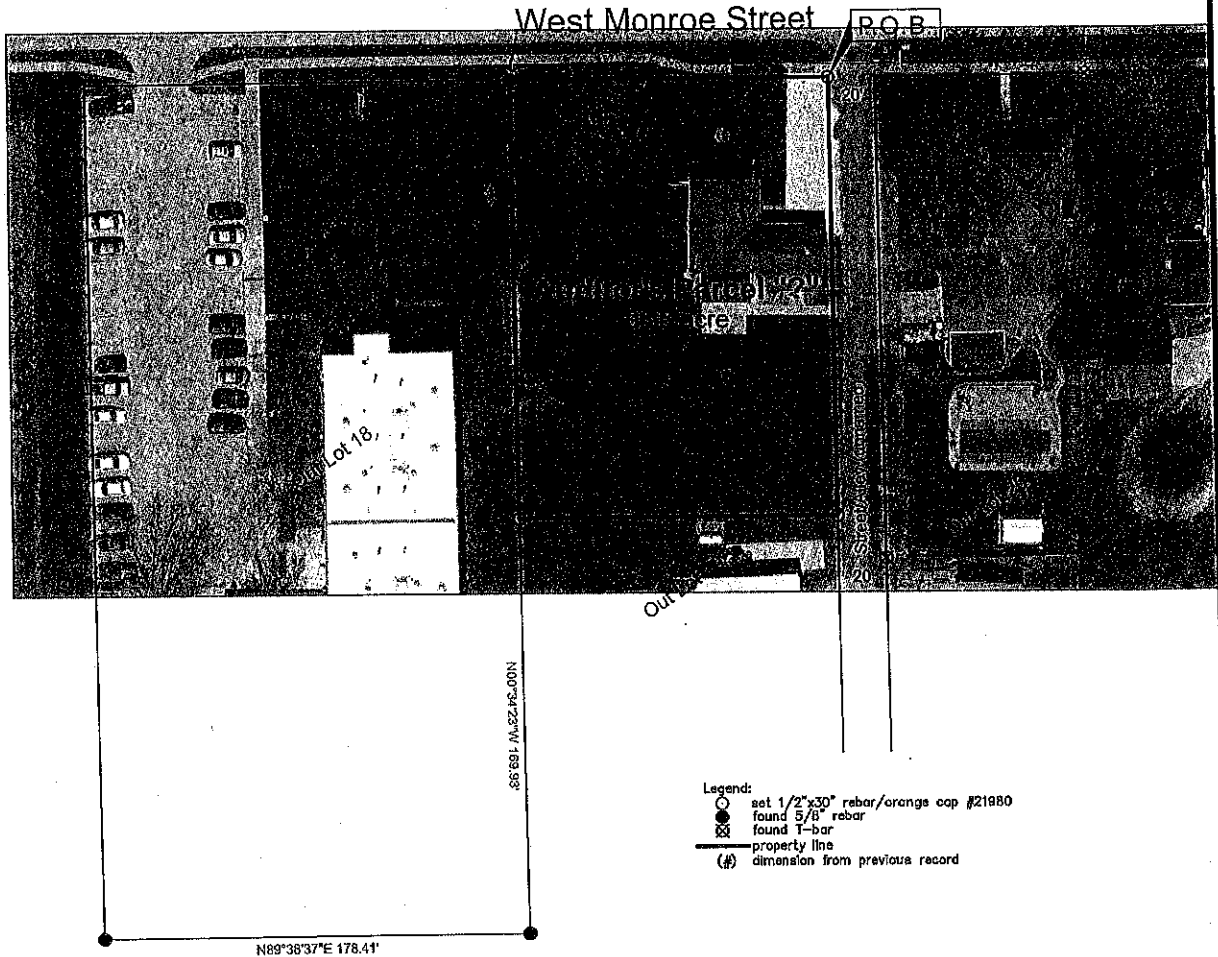
#4

PLAT OF SURVEY

INDEX LEGEND

Property Location: part Out Lot 19, South West Washington, City of Washington
Washington County, Iowa
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancasurveying.com
Return Document to: Lance Surveying Services (319) 986-6779
1605 North Broadway Street, Mt. Pleasant, IA 52641
Survey Requested by: Steve Tuslar
Proprietor: Jean E Navratil
Survey Completed: 21 February 2025

Sheet 1/1 | Basis of Bearing: IARTK, (SPS-Zone) | Tuslar, Steve.dwg



Legend:
 ○ set 1/2"x30" rebar/orange cap #21980
 ● found 5/8" rebar
 ⊗ found T-bar
 — property line
 (#) dimension from previous record

Auditor's Parcel "?"

Being the North 180 feet of Out Lot 19, in the Addition to South West Washington, City of Washington, Washington County, Iowa, described as follows:

Commencing at the NE corner of Out Lot 19, said point being also the POINT OF BEGINNING;
 thence South 00°34'23" East, along the east line of Out Lot 19 and the west line of a platted 20 foot wide Street, 180.00 feet;
 thence South 89°46'51" West, 132.12 feet to a point on the west line of Out Lot 19, being one and the same as the east line of Out Lot 18;
 thence, along said common line, North 00°34'23" West, 180.00 feet to the NW corner of Out Lot 19 on the south line of West Monroe Street;
 thence, along said line, North 89°46'51" East, 132.12 feet to the

POINT OF BEGINNING, containing 0.55 acres.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.
 End of Description

Certification:

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.

Robert H. Lance
 Iowa Professional Land Surveyor #21980
 License renewal date: December 31, 2025
 Pages covered by this seal: 1

Date

0 50 100 Feet

Scale: 1"=60'

PLAT/PLAN APPROVED

by
 The City of Washington

APPROVED BY THE CITY OF WASHINGTON

ON THIS _____ DAY OF _____ Year

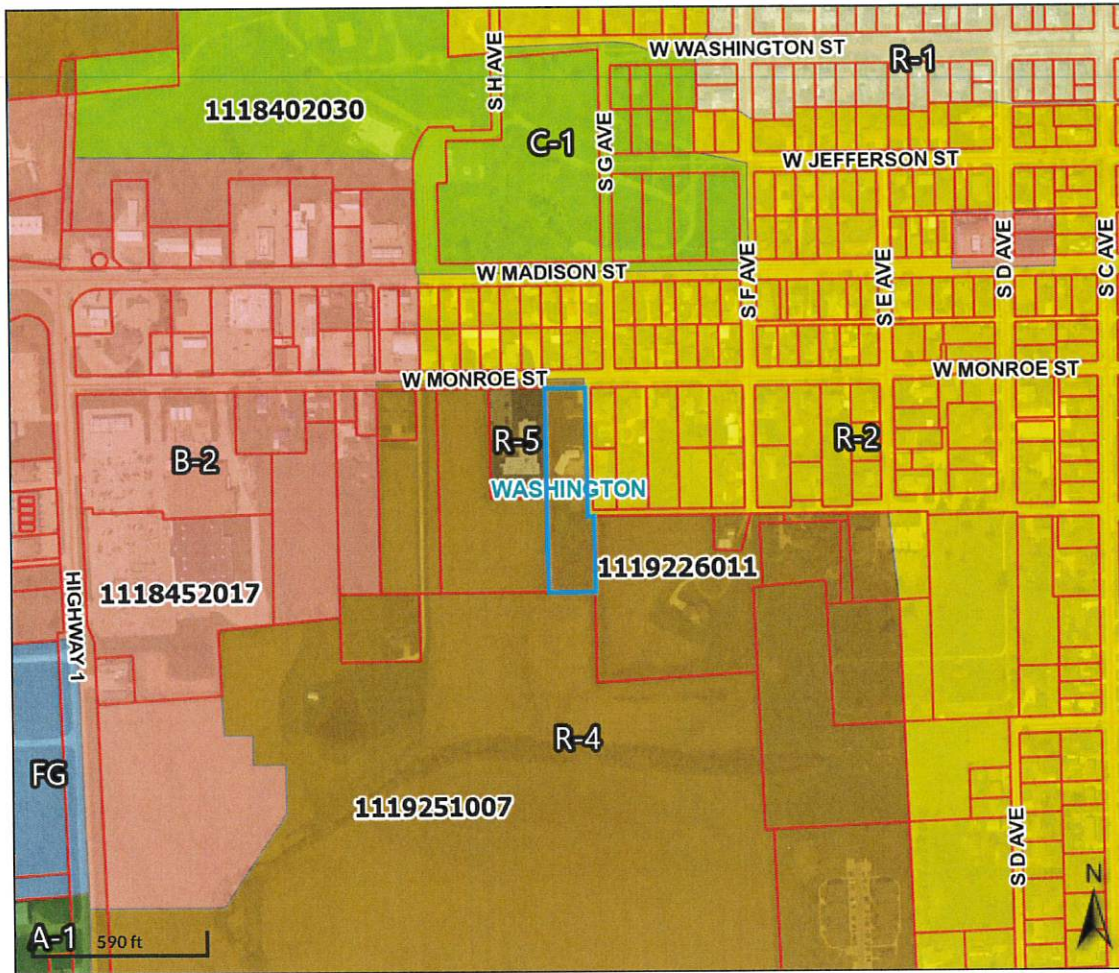
BY:

City of Washington

#4



City of Washington, IA



Overview



Legend

- City Limits
- Parcels
- Zoning Districts
 - A-1 Agricultural
 - B-1 Retail Business
 - B-2 General Business
 - C-1 Conservation
 - CCRC Continuous Care Retirement Community
 - FG Fairground
 - I-1 Light Industrial
 - I-2 Heavy Industrial
 - R-1 One Family Residential
 - R-2 One & Two Family Residential
 - R-3 One to Six Family Residential
 - R-4 Multi-Family Residential
 - R-5 Multi-Family Residential for Elderly
 - RS Suburban Residential
- Road Centerline
- Railroad Strip Maps

Parcel ID	1118483001	Class	R	Owner Address	NAVRATIL, JEAN E.
Sec/Twp/Rng	n/a	Acreage	n/a		803 W MONROE ST
Property Address	803 W MONROE ST				WASHINGTON, IA 52353
	WASHINGTON				
District	WACWS				
Brief Tax Description	21 ADD TO SW WASH OL 19 &				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2025
Last Data Uploaded: 3/3/2025 5:09:44 PM

Developed by SCHNEIDER
GEOSPATIAL

HL

803 W Monroe St



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

#4

803 W Monroe St



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

#4

PLAT OF SURVEY

INDEX LEGEND

Property Location: part SE1/4 Section 19, Township 75 North, Range 7 West
Washington County, Iowa
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
Return Document to: Lance Surveying Services (319) 986-6779
1605 North Broadway Street, Mt. Pleasant, IA 52641
Survey Requested by: Jeff Murphy
Proprietor: Keith S & Sara K Murphy
Survey Completed: 18 February 2025

Sheet 1/1 | Basis of Bearings: IARTK, ISPS Zone | .dwg

Certification:

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.

Robert H. Lance
Iowa Professional Land Surveyor #21980
License renewal date: December 31, 2025
Pages covered by this seal: 1

PLAT/PLAN APPROVED
by
The City of Washington

APPROVED BY THE CITY OF WASHINGTON

ON THIS _____ DAY OF _____, 2025

BY:

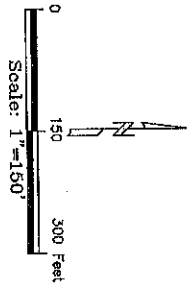
City of Washington

Auditor's Parcel "2", as shown, is valid for agricultural use only and meets the requirements of the Washington County Subdivision Ordinance with partial exemption, as per Section 45.05.6.

Washington County Subdivision Coordinator

Date

Legend:
● set 1/2" x 30" rebar/orange cap #21980
⊗ found T-bolts
⊗ found X-out
— road R.O.W. line
— property line
(#) dimension from previous record



SW corner
SE1/4, SE1/4
Section 18-75-7

N86°19'23"E 1,342.14'

east line SE1/4 Section 19 &
centerline South E Avenue

1,001.04'
N86°19'23"E 1,034.05'

Auditor's Parcel "2"
11.65 acres
including 0.36 acre R.O.W.

S88°40'31"W 1,033.90'
1,000.90'

End of Description

In part of the SE1/4 of the SE1/4 of Section 19, Township 75 North, Range 7 West of the 6th P.M., Washington County, Iowa, described as follows:
Commencing at the SE corner of Section 19, thence North 02°17'58" West, along the east line of the SE1/4 of Section 19 and the centerline of South E Avenue, 347.92 feet to the POINT OF BEGINNING;
thence, continuing along said common line, North 02°17'58" West, 469.69 feet;
thence South 88°40'31" West, 1,033.90 feet;
thence South 02°17'58" East, 512.14 feet;
thence North 86°19'23" East, 1,034.05 feet to the
POINT OF BEGINNING, containing 11.65 acres, of which, 0.36 acre is public road right-of-way.
The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

Auditor's Parcel "2"

SE1/4 corner
Section 18-75-7

#5

PLAT OF SURVEY

INDEX LEGEND

Property Location: part SE1/4 Section 19, Township 76 North, Range 7 West
Washington County, Iowa
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
Return Document to: Lance Surveying Services (319) 986-6779
1605 North Broadway Street, Mt. Pleasant, IA 52641
Survey Requested by: Jeff Murphy
Proprietor: Keith S & Sara K Murphy
Survey Completed: 18 February 2025

Sheet 1 of 1 | Basis of Bearing: IARTK, NAD83 Zone 14 | .dwg

Certification:
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.

Robert H. Lance
Iowa Professional Land Surveyor #21980
License renewal date: December 31, 2026
Pages covered by this sheet: 1

PLAT/PLAN APPROVED
by
The City of Washington

APPROVED BY THE CITY OF WASHINGTON

ON THIS _____ DAY OF _____ Year

City of Washington

with Parcel "2", as shown, is valid for agricultural use only and meets the requirements of the Washington County Subdivision Ordinance with partial exception as per Section 45.05.6.

Washington County Subdivision Coordinator Date

Auditor's Parcel "2"

In part of the SE1/4 of the SE1/4 of Section 19, Township 76 North, Range 7 West of the 5th P.M., Washington County, Iowa, described as follows:
Commencing at the SE corner of Section 19, thence North 02°17'58" West, along the east line of the SE1/4 of Section 19 and the centerline of South E Avenue, 347.82 feet to the POINT OF BEGINNING;
thence, continuing along said common line, North 02°17'58" West, 489.69 feet;
thence South 88°40'31" West, 1,033.90 feet;
thence South 02°17'58" East, 512.14 feet;
thence North 88°19'23" East, 1,034.05 feet to the
POINT OF BEGINNING, containing 11.65 acres, of which, 0.36 acre is public road right-of-way.
The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

End of Description

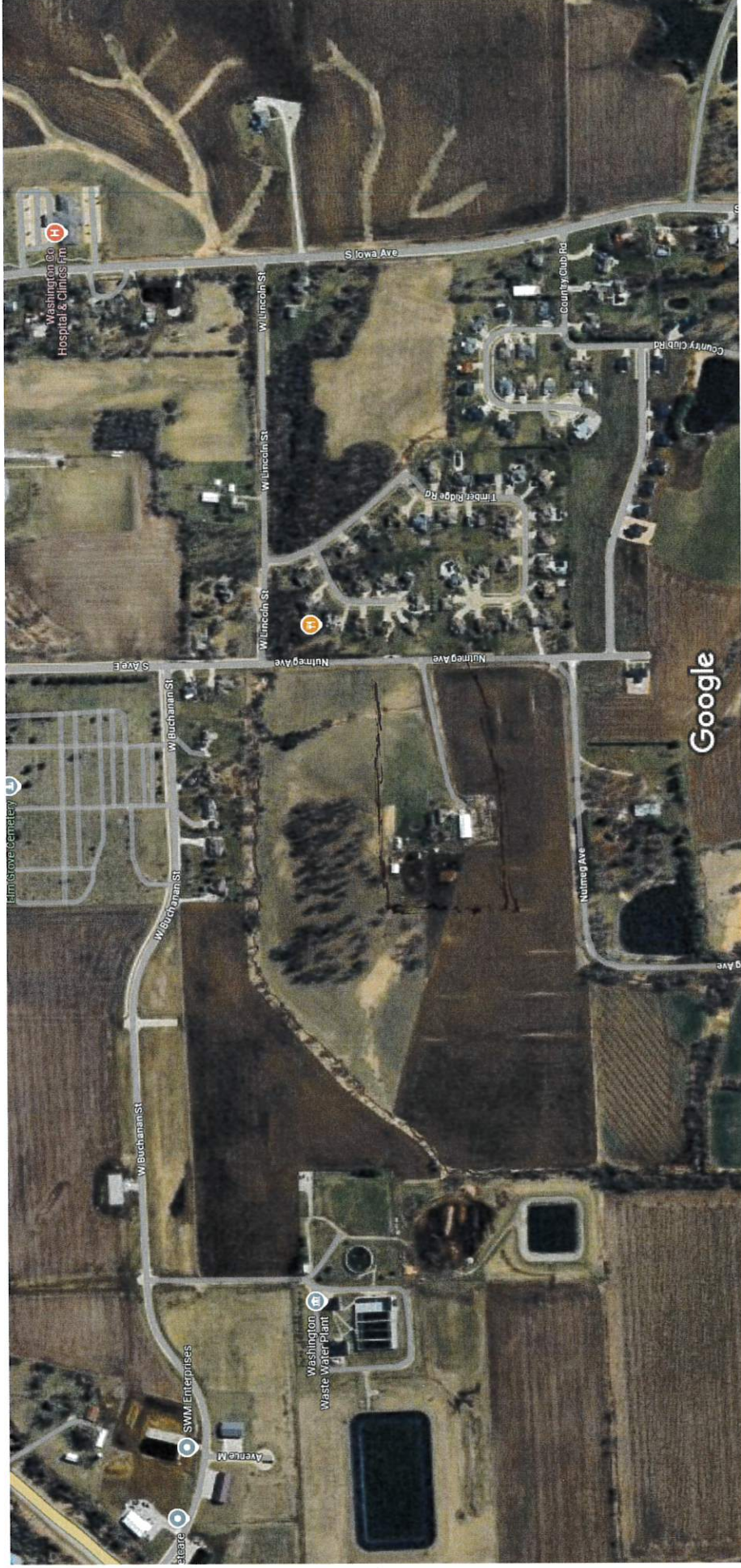
SW corner
SE1/4 SE1/4
Section 19-76-7

N86°19'23"E 1,342.14'

SE corner
Section 19-76-7

E1/4 corner
Section 19-75-7

#5

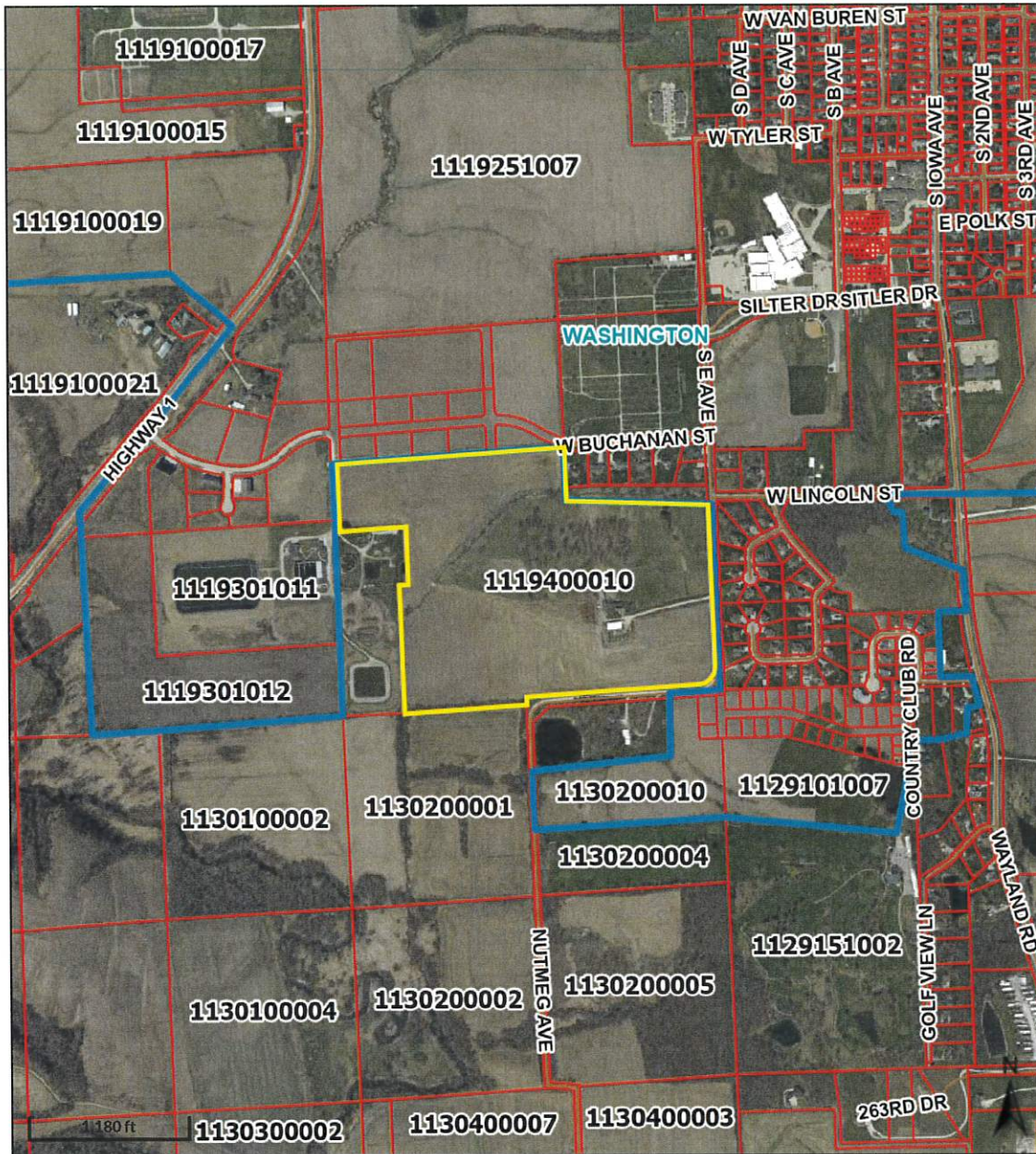


Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2025 200 ft

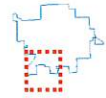
#5



City of Washington, IA



Overview



Legend

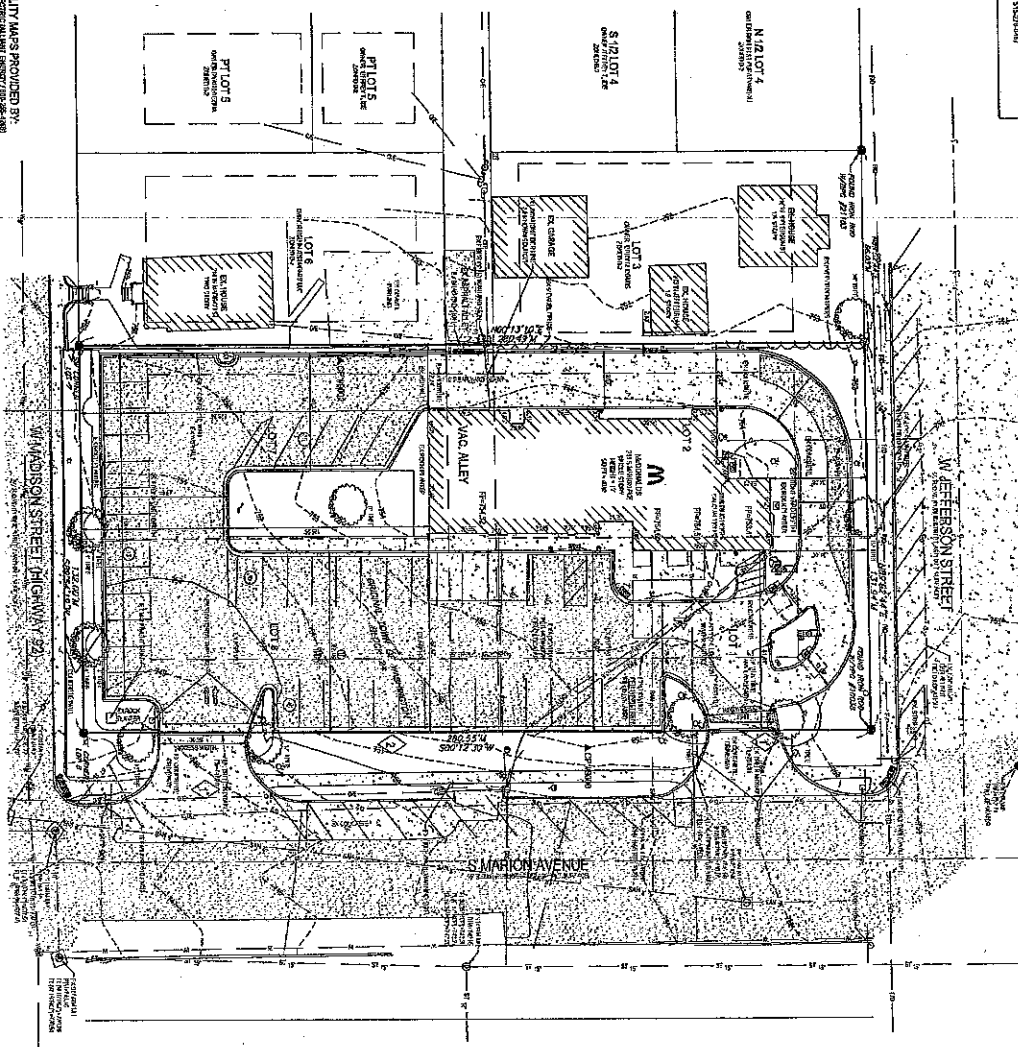
- City Limits
- Parcels
- Road Centerline
- Railroad Strip Maps

Date created: 3/3/2025
Last Data Uploaded: 3/3/2025 5:09:44 PM

Developed by SCHNEIDER
GEOSPATIAL

#5

McDONALD'S WASHINGTON, IA
ALTA/NSPS LAND TITLE SURVEY



UTILITY MAPS PROVIDED BY:

- 1. ELECTRIC: ILLINOIS ENERGY SERVICES
- 2. WATER: CITY OF CHICAGO DEPARTMENT OF WATER
- 3. SEWER: CITY OF CHICAGO DEPARTMENT OF WATER
- 4. GAS: ILLINOIS ENERGY SERVICES

[illegible][illegible]

GRAPHIC SCALE

20 0 10 20

SCALE 1" = 20'

SIGNED: _____ DATE: 6-18-2003
JERRY D. FINEBERG PLAT 1477S
I HEREBY CERTIFY THAT THIS DOCUMENT CONTAINING INFORMATION AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT IT COMES WITHIN THE SCOPE OF MY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE EXPIRATION DATE: DEC. 31, 2014
PAGE(S) OF SHEET(S) COVERED BY THIS SEAL: TWO PAGES ONLY

SHEET NO.	TYPE
1 OF 1	WAS
REVISIONS	ALTA
	DESCRIB
	ATL
	DATE

II

PRESERVATIONS:		MADE BY (LOCATION)	
1	ACTIVATOR	NO	POINT OF CONSIGNMENT
2	STAIN	NO	PINK PLASTIC CAP
3	SLIDE PLASTIC CAP	YES	PREVIOUSLY RECYCLED
4	COMPONENT	NO	RECYCLED
5	EXHAUSTION	NO	NOT RE-USE
6	EXHAUSTION	NO	RECYCLED
7	REINFORCED FLOOR	NO	PINK PLASTIC CAP
8	REINFORCED FLOOR	NO	RECYCLED
9	REINFORCED FLOOR	NO	RECYCLED
10	REINFORCED FLOOR	NO	RECYCLED
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INGTON, IA
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SURVEY

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- PRIORITY CODES - PL
- PRIORITY CODES - PL WITH TELL-OFF PLASTIC
- SECTION CODES - FOUR
- ▲ SITE CONTROL POINT - N

ENCLOSURE NOTES:

1. REVISIONS TO THE CONTRACT SHALL BE MADE BY THE BUYER.
2. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF THE CONTRACT.
3. THE BUYER SHALL BE RESPONSIBLE FOR THE COST OF THE CONTRACT.

[illegible]

DRAWN BY JPN	PREPARED FOR 
ISSUE DATE	These drawings and specified property of McDonald's USA, without written authorization, for use on this specific site not suitable for use on a different drawings for reference services of property licensed the contract documents for
REVIEWED BY LH/JS	
DATE ISSUED	

- ② AIR CONDITIONING UNIT
- ③ TELEPHONE RISER
- ④ TELEPHONE VAULT
- ⑤ TELEPHONE MANHOLE
- ⑥ TRAFFIC SIGNAL MANHOLE
- ⑦ FIBER OPTIC MANHOLE
- ⑧ FIBER OPTIC RISER
- ⑨ TRAFFIC SIGNAL T
- ⑩ CABLE TV RISER
- ⑪ SIGNAL

● BOLDED

SITE CONTROL AND BENCHMARKING
 The first step in the development of a site control plan is the selection of a benchmark site. The benchmark site is a site that is known to be free of contamination and is used as a reference point for comparison with other sites. The benchmark site should be selected based on the following criteria:

- The site should be located in the same area as the sites being compared.
- The site should be of a similar size and shape to the sites being compared.
- The site should be free of any known or suspected contamination.
- The site should be accessible for sampling and monitoring.
- The site should be owned by the same entity as the sites being compared.

Once a benchmark site has been selected, the next step is to develop a site control plan. The site control plan should include the following information:

- A description of the site and its surroundings.
- A list of the potential contaminants and their sources.
- A description of the sampling and monitoring program.
- A description of the remediation program.
- A description of the site control measures.

The site control plan should be developed in consultation with the appropriate regulatory agencies and should be updated as new information becomes available.

[illegible]

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- ☐ BATTERY VOLT
- ☐ POWER POLE
- ☐ TRANSFORMER POLE
- ☐ LIGHT POLE
- ☐ ELECTRIC JUNCTION BOX
- ☐ ELECTRIC PANEL
- ☐ TRANSFORMER
- ☐ GROUND LIGHT
- ☐ GUYWIRE
- ☐ ELECTRIC HANDS OFF
- ☐ GAS METER

[illegible][illegible]

Bishop Engineers
"Planning Your Successful Developments"
3501 104th Street
Des Moines, Iowa 50325-3131
Phone (515) 261-4167 Fax (515) 261-4168
Civil Engineering & Land Surveying

- ③ CLEANOUT
- ④ FIRE HYDRANT
- ⑤ SPRINKLER
- ⑥ IRRIGATION CONTROL VALVE
- ⑦ WATER METER
- ⑧ VALVE
- ⑨ WATER VALVE
- ⑩ WATER SPLIT OFF
- ⑪ YARD HYDRANT
- ⑫ ELECTRIC METER
- ⑬ ELECTRIC METER

TITLE: COMMITMENT NOTES
 SUBJECT: THE NATIONAL ENVIRONMENTAL ORGANIZATION
 COMMITMENT FOR THE INTERSTATE COMMERCOM CO. OFFICE WITH
 EFFECTIVE DATE OF 12/22/22. SOURCE: RELATED ITEMS FROM SOURCE
 14-00000.

[illegible][illegible]

WATERLINE
 GAS LINE
 UNIMPROVED EASE
 OVERLAP & EASE
 TELEPHONE LINE
 FIBER OPTIC
 CABLE TV
 STORM SEWER
 CURB INTRUSION
 SIDEWALK INTRUSION
 PLANNED EASE SECTION

[illegible][illegible]

LEGEND:

— SANITARY SEWERS

[illegible]

20170525 8:18:27 AM L&LNO PROJECTS 2079230005-1 WASHINGTON, LA - SADDONING1 DEMO.DWG



DEMO NOTES:

1. SAWCUT & REMOVE ALL PLANTING TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ANCHORING CONSTRUCTION FENCE AT THE Drip Line.
3. PAVEMENT STRIPPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.

46

SHEET NO. 17-200005 C1.1	RE: WASHINGTON, IA SITE PLAN 31-00-0000	CATEGORY CU SUBMIT DATE	PROJECT NO. M, McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared and sent to this specific site in accordance with the terms stated and are not suitable for use on a different site or at a later date. Use of these drawings for purposes or amounts not another project requires the permission of properly licensed architect and engineer. Reproduction of the contract documents for reuse on another project is not collected.	DESIGN NO.  BISHOP ENGINEERING + 10110 HARBOR DRIVE, SUITE 100, WASHINGTON, DC 20020-4547	REVISIONS 01 11/10/2005 101 CITY SUBMITAL	CITY NY
	REVIS: 11/10/2005 1111 E WASHINGTON AVE, WASHINGTON, DC 20003	CATEGORY CU SUBMIT DATE	PROJECT NO. M, McDonald's USA, LLC	DESIGN NO.  BISHOP ENGINEERING + 10110 HARBOR DRIVE, SUITE 100, WASHINGTON, DC 20020-4547	REVISIONS 01 11/10/2005 101 CITY SUBMITAL	CITY NY

RESERVED

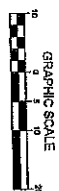
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COO, EMVET-THRU PETROLEUM

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2. ALL DIRECTIONS ARE TO BACK OR CLIP

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION. NEARBY RESIDENTS SHALL BE PROMPTLY ADVISED OF ANY DISRUPTIVE PHASES TO COMMENCE CONSTRUCTION.
2. SET BACKS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
3. SIDE SETBACKS SHALL BE MAINTAINED.



GRAPHIC SCALE
9 5 10

WASHINGTON, IA
SITE PLAN
25000000
GOD LAYOUT PLAN

2007-07-26

TRFID	TRADDRESS
140145	311 S MARION AVE, WASHINGTON, IA 62353

McDonald's USA, LLC

services of property management firms and engineers. In preparation of the contract documents for reuse on another project is not authorized.



BISHOP
ENGINEERING +

Figure 1. A schematic diagram of the experimental design. The figure shows a timeline of the study. The timeline starts with a baseline period (Baseline) and is divided into two main phases: Pre- and Post-Intervention. The Pre-Intervention phase includes a baseline period (Baseline) and a 10-week intervention period (Intervention). The Post-Intervention phase includes a 10-week follow-up period (Follow-up). The timeline is divided into three main sections: Baseline, Intervention, and Follow-up. The Baseline section includes a 10-week period (Baseline) and a 10-week period (Baseline). The Intervention section includes a 10-week period (Intervention). The Follow-up section includes a 10-week period (Follow-up). The timeline is divided into three main sections: Baseline, Intervention, and Follow-up. The Baseline section includes a 10-week period (Baseline) and a 10-week period (Baseline). The Intervention section includes a 10-week period (Intervention). The Follow-up section includes a 10-week period (Follow-up).

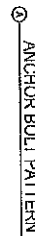
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GENERAL NOTES

Abbreviations: AHA = American Heart Association; BMI = body mass index; CHD = coronary heart disease; CVD = cardiovascular disease; DASH = Dietary Approaches to Stop Hypertension; HDL-C = high-density lipoprotein cholesterol; LDL-C = low-density lipoprotein cholesterol; MI = myocardial infarction; NCEP = National Cholesterol Education Program; PAF = percutaneous transluminal angioplasty; RCT = randomized controlled trial; SMD = standardized mean difference.

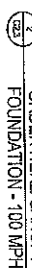
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GENERAL NOTES

GENERAL NOTES



© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

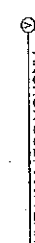
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GENERAL NOTES

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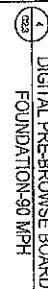


1991). The authors also found that the use of the word "and" in the sentence "I am a person and I am a person" was associated with a higher level of self-esteem than the use of the word "or" in the sentence "I am a person or I am a person". This finding is consistent with the idea that the use of the word "and" is associated with a higher level of self-esteem than the use of the word "or".



GENERAL NOTES

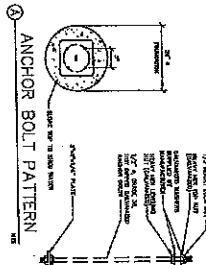
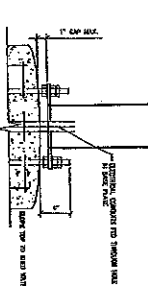
GENERAL NOTES



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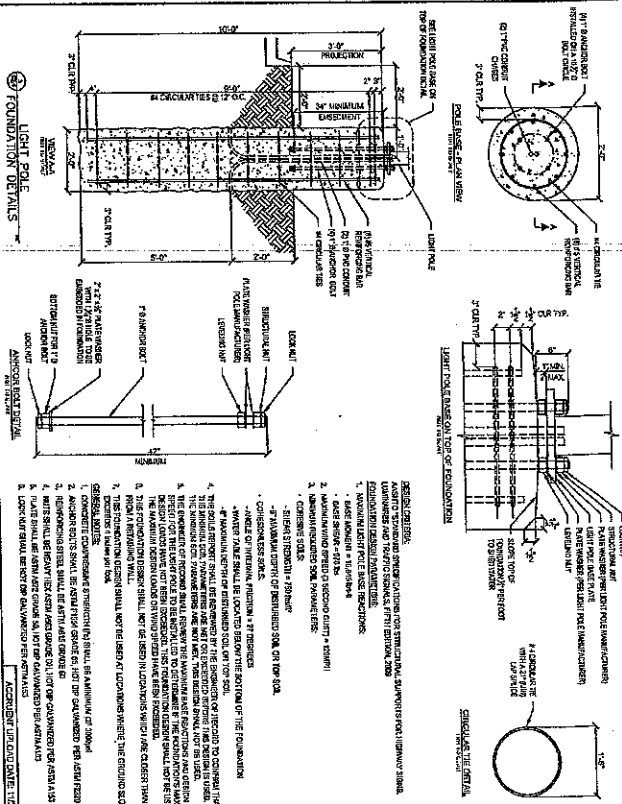
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MOBILITY: 100% DATE: 11/2/2016



GEN. NOTES

GEN. NOTES



1. **STUDY THE READING ASSIGNMENT** BEFORE THE LECTURE. This will help you to understand the lecture better and to ask questions if you are unsure of something.

2. **ATTEND THE LECTURE** ON TIME. This will help you to get the most out of the lecture and to avoid missing any important information.

3. **TAKE NOTES** DURING THE LECTURE. This will help you to remember the key points and to have a record of what was said.

4. **REVIEW YOUR NOTES** AFTER THE LECTURE. This will help you to consolidate your learning and to identify any areas where you need to do more work.

5. **ASK QUESTIONS** IF YOU ARE UNSURE OF SOMETHING. This will help you to clarify your understanding and to get the most out of the lecture.

6. **DO YOUR HOMEWORK** ON TIME. This will help you to practice what you have learned and to prepare for the next lecture.

7. **REVIEW YOUR WORK** BEFORE THE NEXT LECTURE. This will help you to refresh your memory and to be ready for the next lecture.

8. **PREPARE FOR THE EXAM** BY REVIEWING YOUR NOTES AND DOING PRACTICE QUESTIONS. This will help you to be confident and to perform well in the exam.

9. **KEEP A POSITIVE ATTITUDE** AND BELIEVE IN YOURSELF. This will help you to stay motivated and to achieve your goals.

10. **ASK FOR HELP** IF YOU NEED IT. This will help you to get the support you need to succeed.

11. **BE ORGANIZED** AND MANAGE YOUR TIME WELL. This will help you to stay on top of your work and to avoid last-minute rushes.

12. **BE PUNCTUAL** AND ON TIME FOR ALL LECTURES AND TUTORIALS. This will help you to get the most out of your learning experience.

13. **BE RESPONSIBLE** FOR YOUR OWN LEARNING. This will help you to take ownership of your education and to achieve your full potential.

14. **BE OPEN-MINDED** AND WILLING TO LEARN FROM OTHERS. This will help you to gain new insights and to improve your understanding.

15. **BE DETERMINED** TO SUCCEED. This will help you to overcome any challenges and to achieve your goals.

16. **BE HEALTHY** AND WELL. This will help you to have the energy and focus you need to succeed.

17. **BE SOCIABLE** AND BUILD GOOD RELATIONSHIPS. This will help you to have a positive learning experience and to get the most out of your education.

18. **BE PERSISTENT** AND DO NOT GIVE UP. This will help you to overcome any setbacks and to achieve your goals.

19. **BE PROUD** OF YOUR ACHIEVEMENTS. This will help you to stay motivated and to continue to improve yourself.

20. **BE GRATEFUL** FOR THE OPPORTUNITIES YOU HAVE. This will help you to appreciate what you have and to make the most of it.

21. **BE RESPONSIBLE** FOR YOUR OWN ACTIONS. This will help you to learn from your mistakes and to become a better person.

22. **BE HONEST** AND TRUTHFUL. This will help you to build trust and to have a good reputation.

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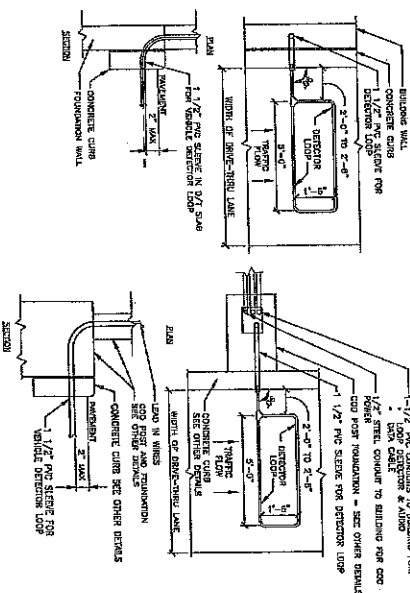
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C2.4
REV 230006

WASHINGTON, IA SITE PLAN DRIVE-THRU DETAILS

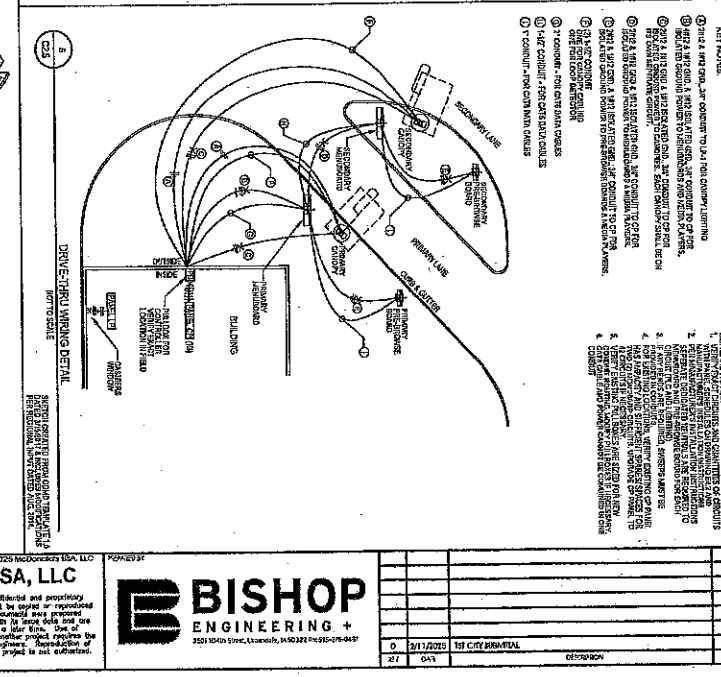
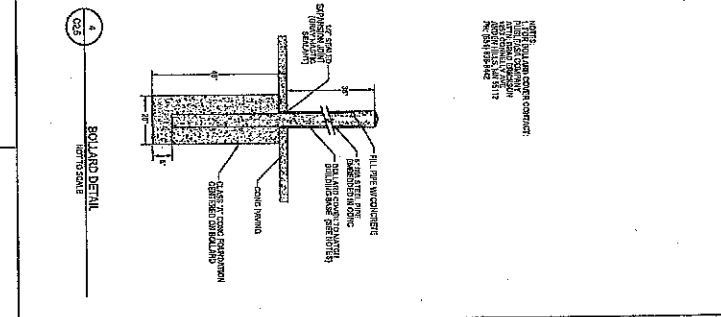
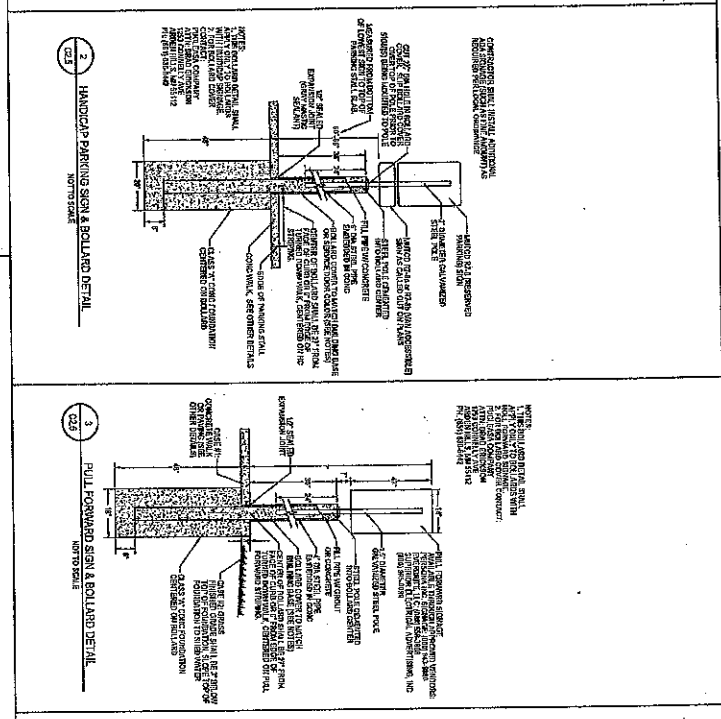
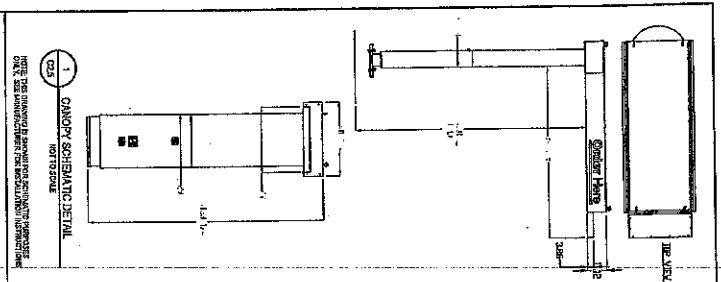
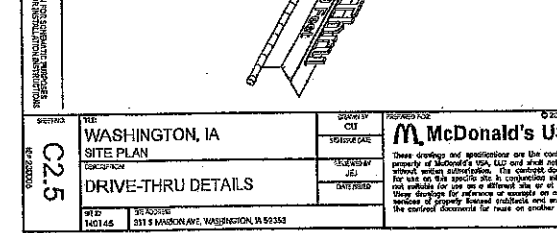
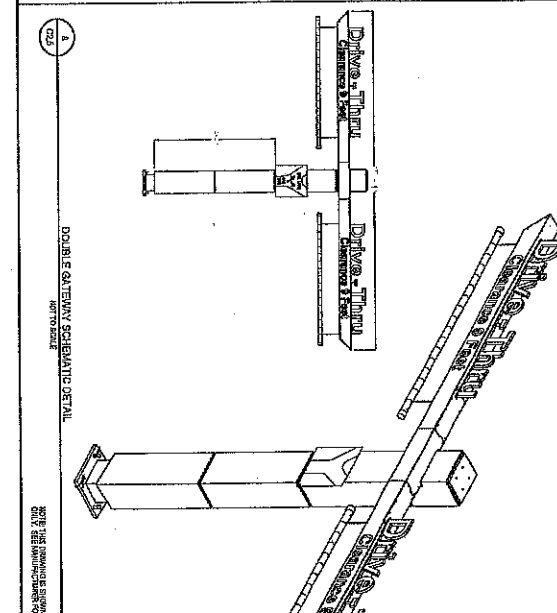
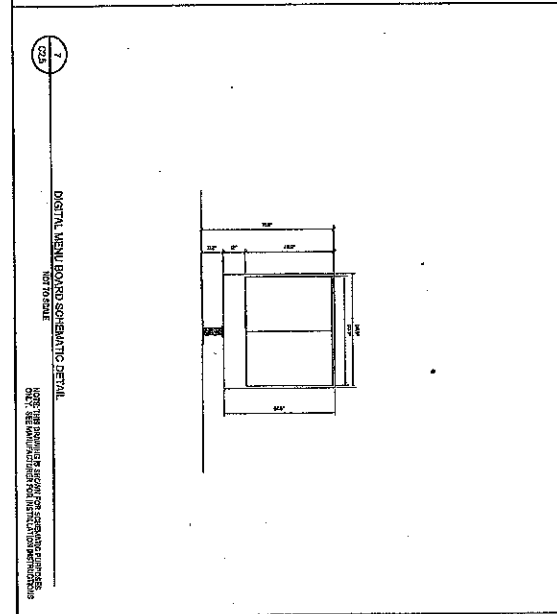
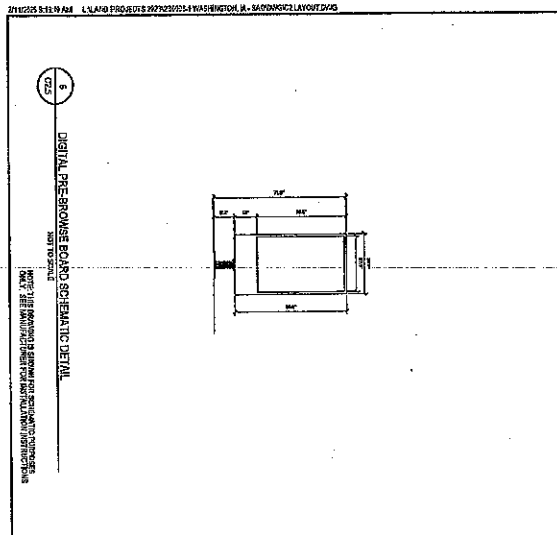
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BISHOP
ENGINEERING

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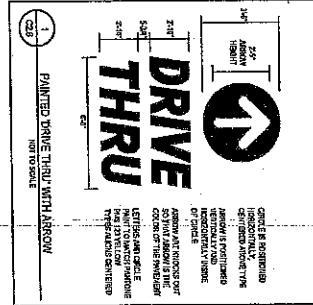
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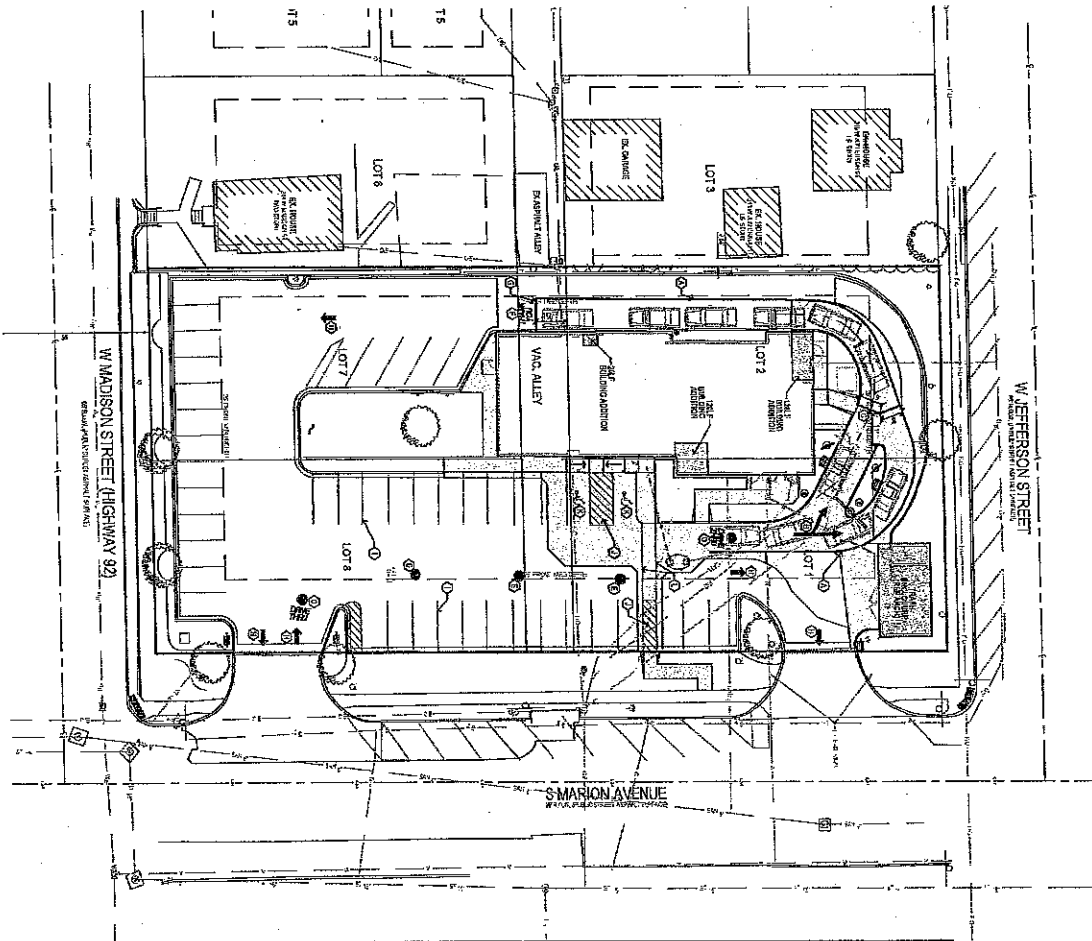
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- ④ **WHITE NOTES**
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GENERAL NOTES:
FIELD VERIFY AND CORRECT DATA

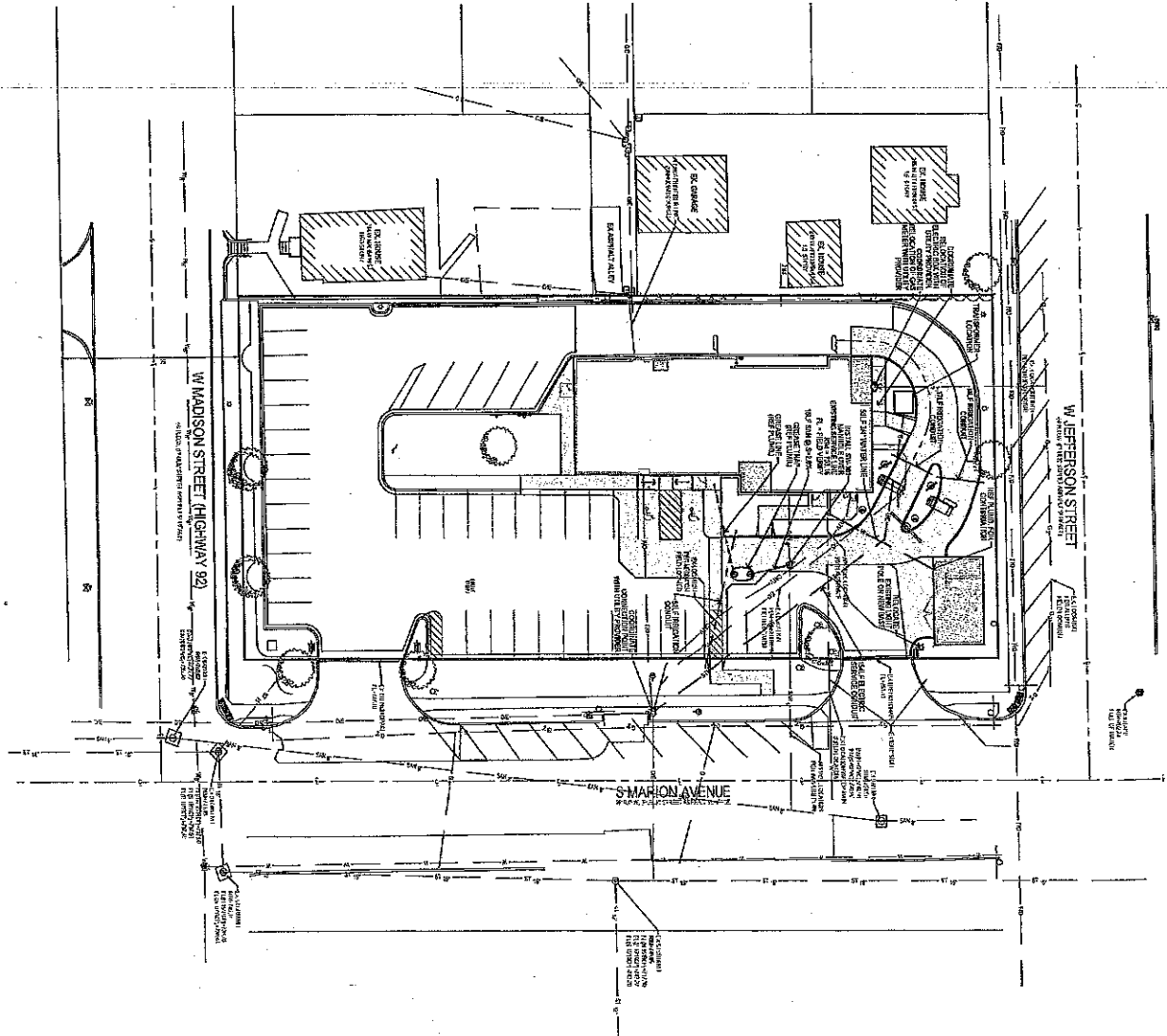
FIELD VISIT AND/OR VISUAL INSPECTION OF THE PROJECT SITE IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. ADVISE A MEMBER OF PROJECT MANAGEMENT OR ANY OTHER PERSONS PRIOR TO COMMENCING CONSTRUCTION. SEE SHEET 022 FOR ALL MATERIALS SUBMITTALS.

ALL WINDSHIELD STRENGTHS TO BE FURNISHED FROM THE FOLLOWING AUTHORIZED PROVIDER:

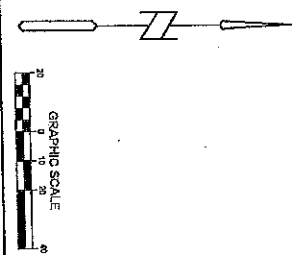
PANAVENT STRENGTH COMPANY
P.O. BOX 1001
CHANDLER, AZ 85224
TEL: 480-948-5447 FAX: 480-974-4235
PANAVENTSTRENGTH.NET



#6



- UTILITY NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST CITY OF WASHINGTON RECORDS AND FIELD SURVEY DATA.
 2. CONSTRUCTION OF UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON UTILITIES DEPARTMENT PERMITS TO CONSTRUCT UTILITIES.
 3. ALL UTILITIES SHALL BE SHOWN WITHIN THE RIGHT-OF-WAY OF THE STREET.
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- WATER MAIN CONNECTION NOTES:**
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- SEWER CONNECTION NOTES:**
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- CRITICAL CROSSING NOTES:**
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WASHINGTON, IA SITE PLAN UTILITY PLAN		McDonald's USA, LLC 311 S MARION AVE, WASHINGTON, IA 52586	BISHOP ENGINEERING + 311 S MARION AVE, WASHINGTON, IA 52586
SHEET NO. C4.1	DATE 12/1/14	DRAWN BY CUI	CHECKED BY JUI

#6

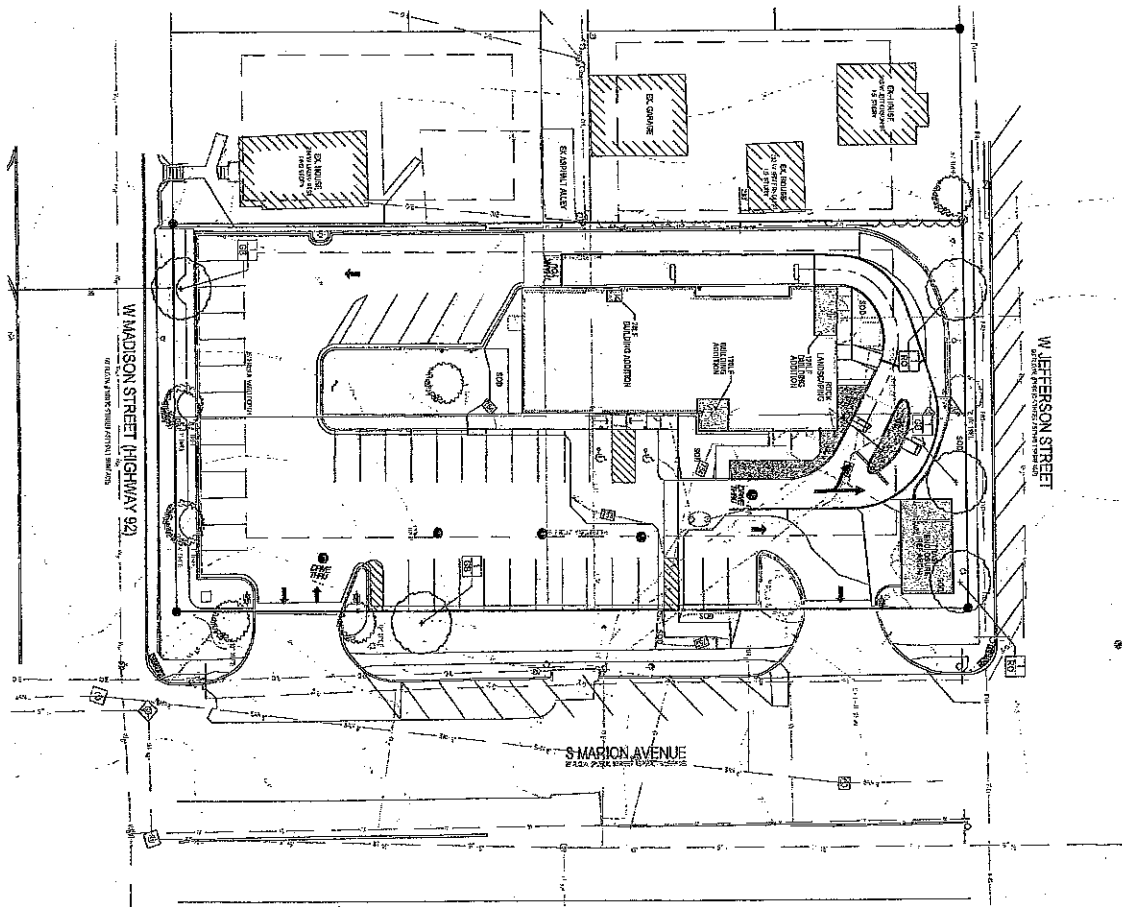
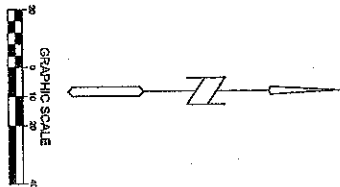
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64460 = 12 TREES
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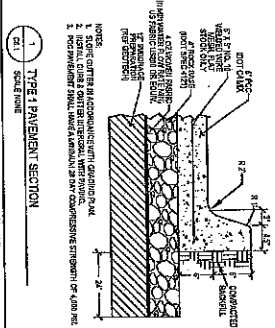
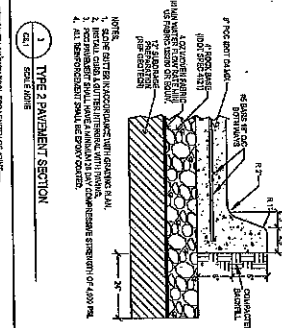
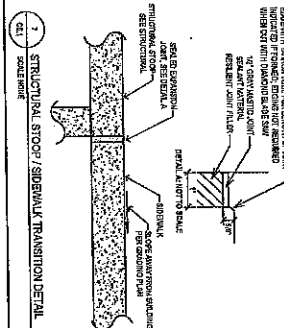
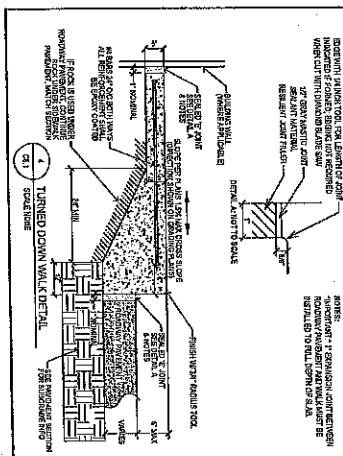
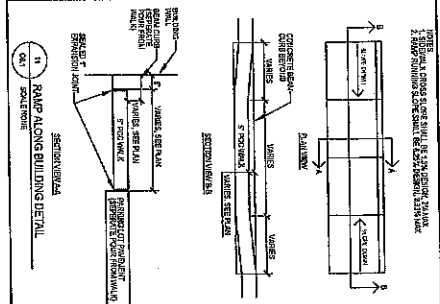
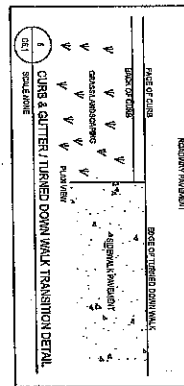
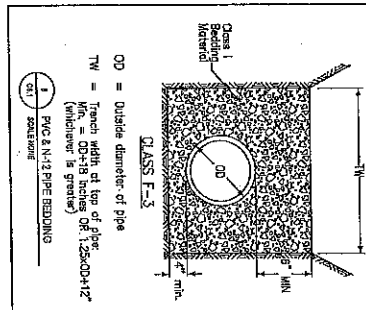
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FOR EDITING PURPOSES, THIS PROJECT DOES NOT INCLUDE A STYLE REPLICATION SYSTEM.

CONTRACTOR SHALL STAY ON THE CONSTRUCTION SITE THROUGHOUT THE PROJECT PERIOD. PLANNING, DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, CONSTRUCTION, TESTING, MAINTENANCE, INSPECTIONS, ETC.



CLASS PROJECT 12/12/2024 11:58:00 AM - 11:58:00 AM 20/05/25 11:58:00 AM



PROJECT: WASHINGTON, IA SHEET: C6.1 DATE: 12/12/2024	CLIENT: McDonald's USA, LLC DESIGNER: BISHOP ENGINEERING + DATE: 12/12/2024	REVISIONS: <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>12/12/2024</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	12/12/2024
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#6

9/11

DATE: 10/10/10	PROJECT: 100 W. MADISON ST.
BY: [Signature]	PROJECT: 100 W. MADISON ST.
REVISIONS:	NEW EQUIPMENT
	RELOCATED EQUIPMENT
	ADDED FROM EXISTING
	REMOVED FROM EXISTING



BRAND REVIEW
MCDONALD'S

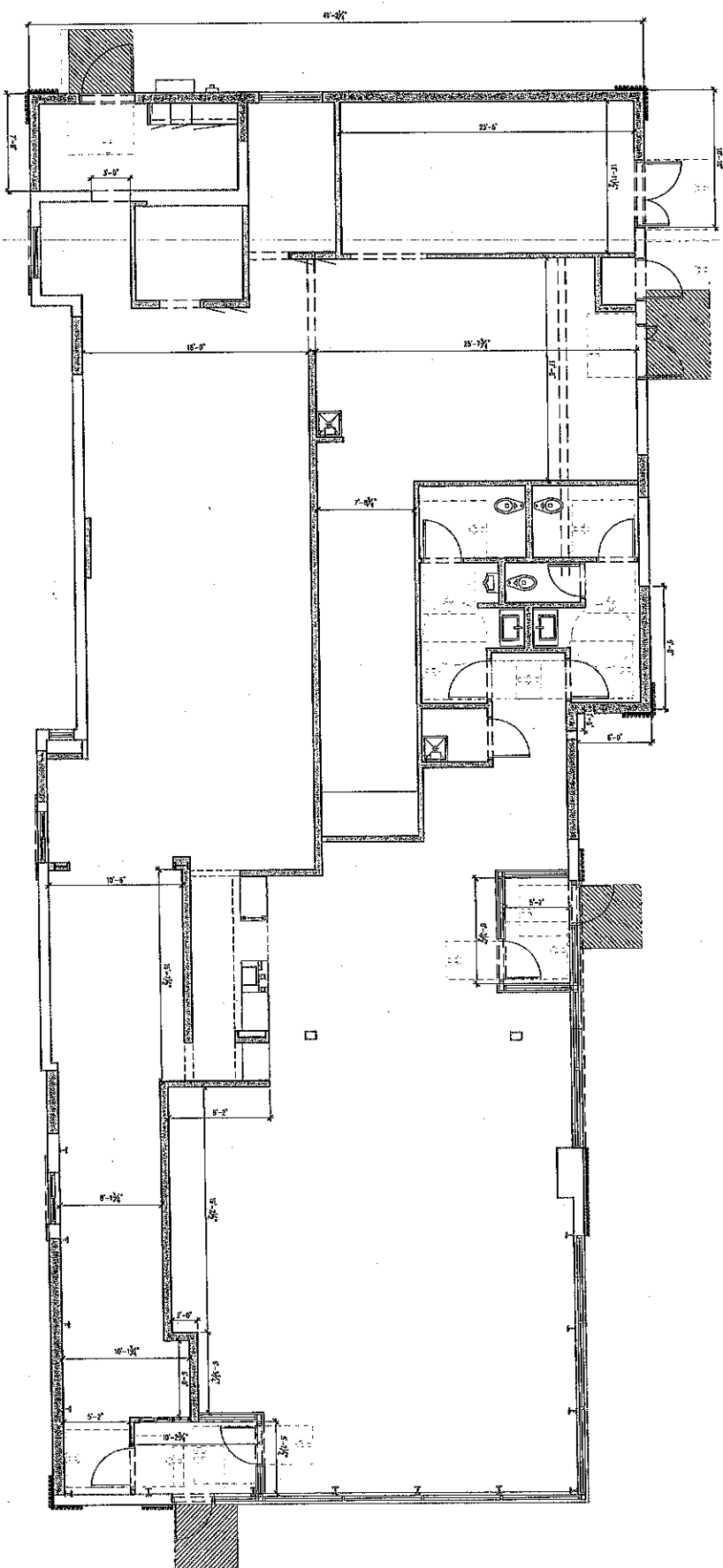
REVISIONS	DATE	BY	REASON
1	10/10/10	[Signature]	BRAND REVIEW

McDonald's
USA, LLC

200 W. MADISON ST.
WASHINGTON, IA 52583

CONSTRUCTION
PLAN

A1.0



Current Ordinance 165.03 (7)

7. Accessory Buildings and Structures

A. No accessory building or structures shall be erected in any yard other than a rear yard and it shall occupy less than 30 percent of a required rear yard. Accessory buildings and structures shall be limited to 15 feet in height, and shall be distance at least three feet from all lot lines of adjoining lots which are in any R District and at least 6 feet from alley lines and six feet from any other building or structure on the same lot.

B. Where the natural grade of a lot at the front wall of the principal building is not more than eight feet above the average established curb grade in front of the lot, a private garage may be erected within any yard or court, but not within 10 feet of any street line, provided that at least one-half of the height of such private garage shall be below the level of the yard or court.

Items for Discussion for Accessory Buildings in Residential- R Zones

Minimum size- Currently no permit is needed under 120 sq. ft. but due to setback requirements staff feels all accessory buildings should require a permit.

Maximum square footage- Currently nothing. $24 \times 36 = 864$, $24 \times 42 = 1,008$, $36 \times 42 = 1,512$. When looking at other small Iowa cities, 1,008 sq. ft. was a common maximum.

Height- One story or 15 feet? Recommend staying with 15', measurable at the peak.

Exterior building materials- Match the dwelling unit and consistent with the neighborhood.

Is metal siding /pole barn look acceptable?

The first building activity on a residential lot must be a dwelling unit. Accessory buildings on residential lots without a residence are not allowed.

Many newer subdivisions have covenants limiting maximum sizes for accessory buildings.

Location- Only in the rear half of lot? Rear yard? 30-40%?

Alley- No closer than 20 feet if garage exits to alley

Setbacks- 3 feet side? Houses are 6-7 feet. How about rear setbacks?

10 feet from any other building?

#7