

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](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use)



## Jones County Zoning Rezoning Application

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

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: \$ 250 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 9/20/23 Check plus \$100 expedite fee

### Owner Information

Name on property: <u>Colin A. &amp; 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@altorfer.com</u>		

### Applicant Information

Name: (If different from above.) <u>Dan &amp; 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>
Legal description of property to be rezoned: <u>See Attached</u>				County Parcel ID(s), if known: <u>0536400001</u>	

### 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 and flood plain determination from the County Engineer, if any.  
 Attach a narrative providing the following information:

- An explanation for the rezoning application.
- 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 Planning and Zoning Commission in considering the application.

Current Zoning District	Proposed Zoning District
<input type="checkbox"/> A- Agricultural <input checked="" type="checkbox"/> R-Residential <input type="checkbox"/> RMH-Residential Manufactured Housing <input type="checkbox"/> C1 -Commercial <input type="checkbox"/> C2 - Highway Commercial <input type="checkbox"/> I1 - Industry <input type="checkbox"/> I2- Heavy Industry <input type="checkbox"/> P-Public	<input type="checkbox"/> A- Agricultural <input type="checkbox"/> A2- Agricultural <input type="checkbox"/> R-Residential <input type="checkbox"/> RMH-Residential Manufactured Housing <input checked="" type="checkbox"/> C1- Commercial <input type="checkbox"/> C2- Highway Commercial <input type="checkbox"/> I1- Industry <input type="checkbox"/> I2- Heavy Industry <input type="checkbox"/> P-Public <input type="checkbox"/> PD-Planned Development

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](http://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 (563) 927-2640 and ask for storm water permit assistance.

Rezoning applications are submitted to the Jones County Planning and Zoning Commission for consideration and approval or denial. The Jones County Planning and Zoning Commission shall recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts, and the regulations and restrictions to be enforced therein. 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.

*David Dubben* *9/19/23*  
 Applicant Signature Date

*John Seif* *9-20-23*  
 DWR Date

*Scott Smith* *9-20-23*  
 Owner Signature (if different than above) Date

*Carol Hiffer* *9-20-23*  
 Owner Date

#### QUESTIONS

#### WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386
Access Permit for Drive	County Engineer 319-462-3785
911 Address	911 Coordinator 319-462-2735
Well and Septic	Environmental Services 319-462-4715

We, Dan and Judy Lubben, are requesting to rezone a portion of the property located at 13504 Highway 151, Anamosa, IA 52205. 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.



150 75 0 150 Feet



Rezoned from R to C1  
5.53 Acres



# Proposed Site Plan



5.53 Acres

Gazebo

Drive

Bldg

Septic

House

Event Center

Drive

Parking Area

Berm w/ Trees

Drive

Proposed Turn Lane

Proposed Turn Lane