CITY OF WATERLOO, IOWA

COMMUNITY PLANNING AND DEVELOPMENT
715 Mulberry Street • Waterloo, Iowa 50703-5783 • (319) 291-4366 Fax (319) 291-4262
NOEL ANDERSON, *Community Planning & Development Director*

Memorandum

Mayor
QUENTIN HART

COUNCIL MEMBERS
••••••••••••••••••

JOHN CHILES
Ward 1

JONATHAN GRIEDER
Ward 2

NIA WILDER
Ward 3

JEROME AMOS
Ward 4

RAY FEUSS
Ward 5

ROB NICHOLS
At-Large

DAVE BOESEN
At-Large

DATE: December 29, 2023

TO: **Technical Review Committee Members**:

Mayor Hart	Noel Anderson *	Mindy Benson
Jamie Knutson *	Ed Stoffer	Shaffer Ridgeway
Dennis Gentz	Joe Liebold	David Kline
Kelley Felchle	Marty Metcalf	David Sturch
Planning Staff *		Brock Weliver
David Boehmer	Paul Huting	Julie Dawson
Brian Schoon	Randy Bennett	Rudy Jones
Krista Billhorn	Mohammad Elahi	Sandi Greco
Greg Ahlhelm *	Martin Petersen	Finance Department
BHC Engineering	C.F. Comm. Dev.	

* Denotes Paper Copy

FROM: John Dornoff - Planner II
RE: Technical Review Committee Meeting – Online via Zoom

The next meeting of the Technical Review Committee is scheduled for **Tuesday, January 3, 2023 at 1:30 p.m.** and will be held via Zoom. The link for the meeting will be sent out the morning of meeting.

Enclosed herein you will find the agenda for the next Planning Commission meeting to be held on **January 10, 2023.**

Your comments are both valued and necessary for efficient and smart growth within the City of Waterloo. Thank you in advance for your cooperation. If you have any questions, please contact the Planning, Programming, and Zoning Office at 291-4366.

As noted previously, the Tech packet is available in a digital format (PDF), and we are trying to eliminate as many paper copies as possible. If you know of an individual that should be, but is not receiving the digital packet, please provide me with an e-mail address so they will be able to receive future packets. You can e-mail your address to: john.dornoff@waterloo-ia.org. If you regularly attend the Technical Review Committee meeting and would like to still receive a paper copy to bring to the meetings please let our office know (if you have not already).

Agenda

Planning, Programming & Zoning Commission

Regular Meeting – January 10, 2022 – 4:00 P.M.

Harold E. Getty Council Chambers, City Hall, and via Zoom

General Rules for Public Participation

1. The presentation order for all new or old business agenda items shall be as follows: a) Staff report, b) Applicant's presentation, c) Opinions of interested citizens, d) Applicant's rebuttal, e) Commission discussion.
2. Interested citizens may address any item on the agenda by stepping to the podium. After recognition by the chair, the individuals state their name, address and group affiliation (if applicable) and speak clearly into the microphone.
3. Interested citizens may speak one (1) time per item. Please limit your comments to approximately five (5) minutes. Although generally discouraged, at the discretion of the Chair, interested citizens may be allowed to speak more than once per item.
4. The "Oral Presentations" section of the agenda is an opportunity to address items not on the agenda. An individual may speak to one (1) non-agenda issue per meeting for a maximum of approximately ten (10) minutes. Official action cannot be taken by the Commission at that time; however the topic may be placed on a future agenda or referred to the appropriate department.
5. Keep comments germane and refrain from personal, impertinent or slanderous remarks and repetitious information.
6. All comments and requests for information shall be directed towards the chair, and not towards individuals in the audience. All comments shall be in keeping with proper and courteous conduct.
7. If handouts are to be provided, you are encouraged to deliver them to the Planning and Zoning Department at least 24 hours prior to the meeting to be distributed to Commission members. If not possible to be pre-delivered, you are encouraged to bring ten (10) sets of all handouts for Commission and staff. A minimum of **one (1)** copy of **any** handout (including original pictures) must be retained by staff for the official record of the request.

The chair shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

I. Approval of the January 10, 2022 Agenda

II. Election of the Chairperson and Vice-Chairperson for the period ending December 31, 2023

III. Approval of the Minutes of the Regular Meeting on December 13, 2022

IV. Financial Report: November 2022

V. Oral Presentations

VI. New Business

A. Hearings – Rezones

1. Request by Jason Fowler to rezone approximately 0.14 acres from "C-1" Commercial District to "C-1, C-Z" Conditional Commercial District to construct a vehicle storage facility located east of 709 Dearborn Avenue.

B. Vacates

1. Request by the City of Waterloo to vacate 0.8 acres of right-of-way in front of the former K-Mart shopping center located at 3810 University Avenue, commonly referred to as University Avenue Frontage Road.
2. Request by C&S Car Company to vacate approximately 0.13 acres of city-owned right-of-way located in the "M-1" Light Industrial District located adjacent to 194 West 11th Street.
3. Request by C10 Investments, LLC, to vacate a utility easement in the "S-1" Shopping Center District located east of 115 East Ridgeway Avenue.
4. Request by Friends of Faith Retirement Homes, LLC to vacate, dedicate, and relocate a 50' sanitary sewer easement and request for an Encroachment Agreement in the "R-4, R-P" Planned Residence District located at 600 Park Lane.

*** Next regular meeting of the Planning, Programming & Zoning Commission will be held on February 14, 2023*

C. Plats

1. Request by CGA on behalf of Chris Fischels for the Final Plat of San Marnan Business Park 1st Addition, a 14-lot commercial subdivision in the "R-4, R-P" Planned Multiple Residence District and "B-P" Planned Business District located west of 4041 Hurst Drive.
2. Request by Hall & Hall Engineers on behalf of Mann Road Storage, LLC for the Preliminary Plat of Progress Addition a 4-lot commercial subdivision in the "C-2" Commercial District located at 3810 University Avenue

D. Street Naming

1. Request by the City of Waterloo to name private street Mission Circle north of 501 Lakeside Street.

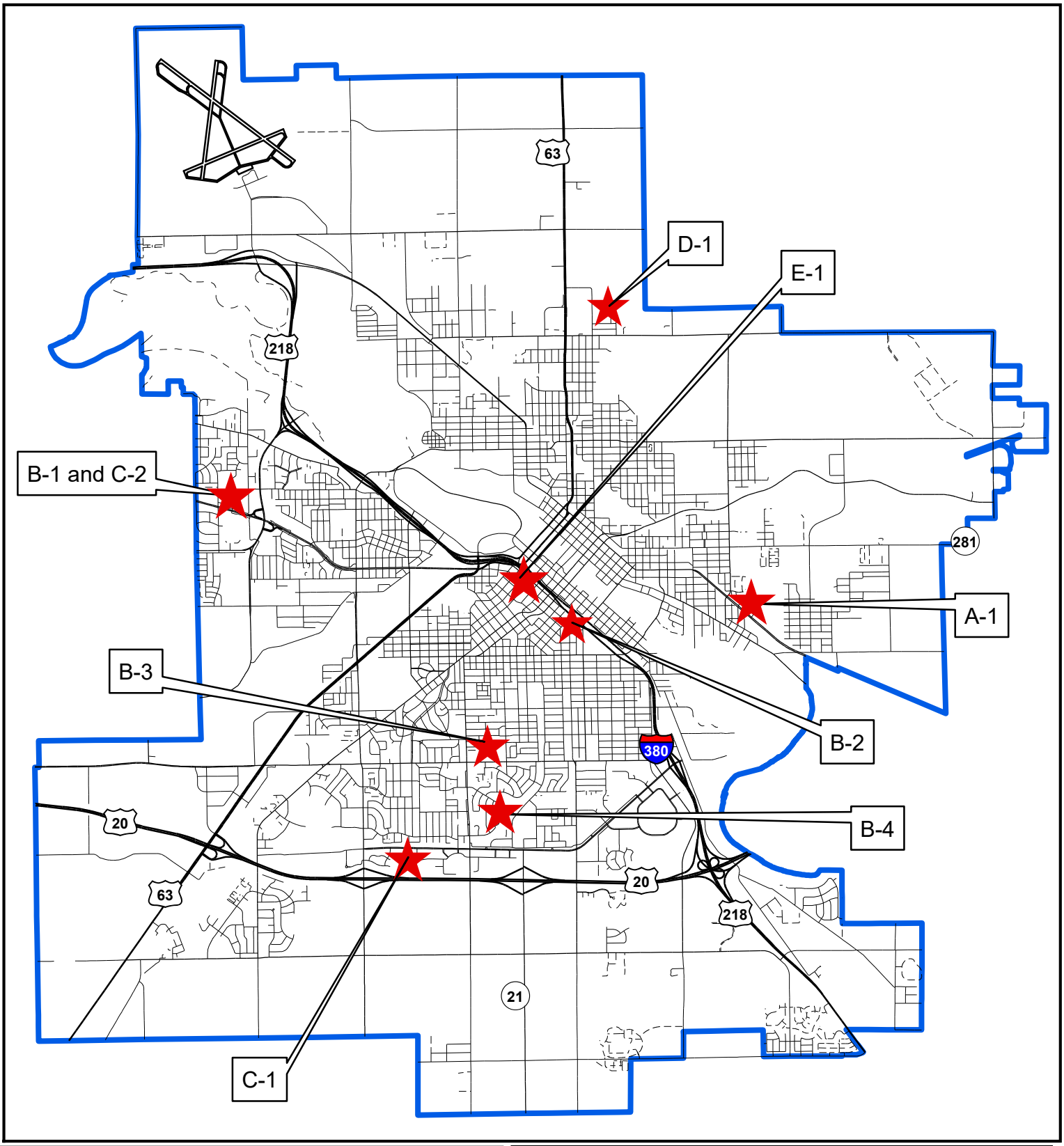
E. Historic Nomination

1. Request by Cedar Valley Real Estate, LLC to nominate the Friedl Bakery to the National Register of Historic Places.

VII. Discussion

VIII. Adjournment

Planning, Programming and Zoning Commission
January 10, 2023



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CITY OF WATERLOO OFFICIAL SEAL

Agenda Map

TECH NOTES
CITY OF WATERLOO TECHNICAL REVIEW COMMITTEE
DECEMBER 6, 2022

The meeting of the City of Waterloo Technical Review Committee was called to order at 1:30 p.m. via Zoom.

The following attended the meeting electronically: Aric Schroeder, Lexi Blank, Seth Hyberger, and John Dornoff– Planning; Brock Weliver and JD Van Dyke – Fire Department; Mohammad Elahi – Traffic Engineer; Greg Alhelm – Building Department; Dennis Gentz – Engineering Department; Isaiah Corbin - INRCOG, JB Bolger – Leisure Services; Chad Pelley – Applicant; Susan Forinash – Applicant, Nick Brewer – Applicant; Brian Vogel – Applicant, and David Kline – MidAmerican.

A. Hearings-Rezones/Site Plan Amendments

1. **Request by Mann Road Storage, LLC for a rezone of approximately 0.32 acres from "R-1" One and Two Family Residence District to "C-2" Commercial District for a new storage facility at the former K-Mart site located adjacent to 3810 University Avenue.**

Blank read the staff report recommending approval of the request with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, drainage, etc.; and 2) Sidewalk be installed along Progress Avenue with necessarily easements.

Susan Forinash, Hall and Hall, noted that they were only showing in concept what will go on those lots and it may not necessary what is built.

Elahi stated that he is concerned about conflict points at the entrance on University Avenue.

Vogel asked Elahi what he is looking for to which Elahi explained what could be done to reduce conflict such as closing one access point, or moving one.

Gentz asked if it was possible for the lot layout to change to which Vogel stated it is possible depending on who locates on the site.

Schroeder noted that the Planning Department is recommending a sidewalk along Progress. Schroeder also noted that there are utilities all over the vacate area to which Forinash asked if they could dedicate the easements on the final plat.

Gentz asked about Lot A if that was going to be dedicated to the city to which Forinash stated yes.

Schroeder asked if they planned that the University access would also be used for the storage facility to which Pelley said that he thought most people will be accessing the storage facility off of Progress Avenue but that some may use the University Access.

Discussion with Pelley about addressing the access and conflict issues from University Avenue.

Hyvee gas station is concerned about their access from Progress Avenue to which Pelley said he would have a concern about maintaining a public access to Progress.

Discussion of utilities along the vacate area and what the applicant is looking to do. Discussion among the applicant about the location of the utilities, and that some may get relocated, and others may just need an easement and get built around.

2. **Request by Downing Construction on behalf of Smith Family Dentistry for a Site Plan Amendment to construct a new 7,407 square foot dentist office in the "R-4, R-P" Planned Residence District located east of 4020 Bankers Blvd.**

Dornoff read the staff report recommending approval of the request subject to the following condition: that the final site plan meets all applicable city codes, including but not limited to, parking, landscaping, drainage, etc., except as specifically altered by approval of the site plan amendment.

Gentz asked when the final plat would be submitted and if it will connect with Tower Park Drive. Will want detention information and sidewalk information. Also stated that they have not seen detention information for the project and how it will drain into the tract designated for water detention. They will also need to submit construction plans for the road.

B. Special Permits

1. **Request by Mann Road Storage, LLC for a Special Permit for a storage facility in the former K-Mart building in the "C-2" Commercial District Located at 3810 University Avenue.**

Blank read the staff report recommending approval of the request with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, drainage, etc.; and 2) Sidewalk be installed along Progress Avenue with necessary easements.

Discussed under item A-1.

C. Vacates

1. **Request by Mann Road Storage, LLC to vacate 34,415 square feet of right-of-way in front of the former K-Mart shopping center located at 3810 University Avenue, commonly referred to as University Avenue Frontage Road.**

Blank read the staff report recommending approval of the request with the following condition: That any easements needed for utility purposes be retained over, under, and upon the area to be vacated. Said easements will be included on the plat of survey for the vacate request.

Discussed under item A-1.

2. **Request by C&C Welding to vacate 16th Street ROW northeast of River Street in the "M-1" Light Industrial District located adjacent to 1714 River Street.**

Hyberger read the staff report recommending approval of the request with the condition that any easements needed for utility purposes by retained over, under, and upon the area to be vacated and an access easement will be provided over a portion of the vacate area to provide access to 77 W 16th Street.

Gentz asked if the proposed easement would affect the new building to which Schroeder stated it will depend on what the applicant works out with WaterWorks. Noted could be an open to abandoning in place, or relocate the water line. Otherwise the easement would be needed and the proposed building reconfigured.

Weliver is concerned about access to the back of the buildings and the building would need to need to meet all current fire regulations.

Schroeder asked if it was gated would there be any issues with the fire department to which Weliver explained that they could use a gate.

D. Plats

1. **Request by Mann Road Storage, LLC for the Preliminary Plat of University Progress Addition, a 4-lot Commercial Subdivision located at and adjacent to 3810 University Avenue.**

Blank read the staff report recommending approval of the request with the following conditions: 1) That the plat has all accurate required information prior to the Preliminary Plat being sent to the City Council; and 2) a Sidewalk be installed along Progress Avenue with necessary easements.

Discussed under item A-1

2. **Request by Big Hand Pepper, LLC for the Final Plat of Edison Addition, a 32-lot residential subdivision in the "R-1, R-P" Planned Residence District and "C-P" Planned Commercial District located west of 420 Harwood Avenue.**

Blank read the staff report recommending approval of the request.

Schroeder asked if Gentz had a chance to review to which Gentz said they are fine with the plat and updated deed of dedication and just waiting for Contract and Waiver to which Brewer stated that he has giving it to the applicant and is looking get it back to the city.

E. Comprehensive Plan Update

1. **Update by the Iowa Northland Regional Council of Governments (INRCOG) on the progress for an update to the City of Waterloo Comprehensive Plan.**

Schroeder went over the request.



John Dornoff,
Planner II

MINUTES
CITY OF WATERLOO, IOWA
PLANNING, PROGRAMMING, AND ZONING COMMISSION
REGULAR MEETING - 4:00 P.M. DECEMBER 13, 2022

The regular meeting of the Waterloo Planning, Programming, and Zoning Commission was called to order by Vice-Chairperson Trost at 4:00 p.m. via zoom and in person in the Harold E. Getty Council Chambers at Waterloo City Hall.

Members present were: Ali Parrish, Steve Trost, and Cody Leistikow.

Members present electronically were: Janelle Ewing and Phillip Shirk.

Members absent were: Virginia Wilber, Patricia Serfling, and Brandon Schoborg. Note-Representative from Human Rights is currently a vacate position.

Others present were: Aric Schroeder, Lexi Blank, and Seth Hyberger – Planning Department; Jamie Knutson – City Engineer; Rob Nichols – City Council Liaison, and, and 7 citizens.

Others present electronically: Dave Boesen – City Council Liaison and 5 citizens.

I. Approval of the Agenda

It was moved by Leistikow and seconded by Parrish to approve the agenda. Motion carried unanimously.

II. Approval of the Minutes from the regular meeting on November 1st, 2022.

It was moved by Leistikow and seconded by Parrish to approve the minutes of the November 1st, 2022 meeting. Motion carried unanimously.

III. Financial Report October 2022.

Schroeder reviewed the financial report.

It was moved by Parrish and seconded by Shirk to receive and place the financial report on file. Motion carried unanimously.

IV. Oral Presentations

There were no oral presentations.

V. New Business

A. Hearings – Site Plan Amendments/Rezones

1. Request by Downing Construction on behalf of Smith Family Dentistry for a Site Plan Amendment to construct a new 7,407 square foot dentist office in the "R-4, R-P" Planned Residence District located east of 4020 Bankers Blvd.

It was moved by Parrish and seconded by Leistikow to receive and place on file the statement of verification at 4:04 p.m. Motion carried unanimously, and Trost declared the hearing open.

Dornoff read the staff report recommending approval of the request subject to the following condition: that the final site plan meets all applicable city codes, including but not limited to, parking, landscaping, drainage, etc., except as specifically altered by approval of the site plan amendment.

Dornoff handed out images from the applicant that showed the aesthetic style of the building.

Trost asked for clarification that the site plan does look at aesthetics but not specific materials, to which Schroder noted that was correct.

It was moved by Parrish, seconded by Leistikow, to close the public hearing. Motion carried unanimously. The hearing was closed at 4:12 p.m.

It was moved by Parrish, seconded by Shirk, to recommend approval of the request by Downing Construction on behalf of Smith Family Dentistry for a Site Plan Amendment to construct a new 7,407 square foot dentist office in the "R-4, R-P" Planned Residence District located east of 4020 Bankers Blvd subject to the following condition: that the final site plan meets all applicable city codes, including but not limited to, parking, landscaping, drainage, etc., except as specifically altered by approval of the site plan amendment. Motion passed unanimously.

2. Request by Mann Road Storage, LLC for a rezone of approximately 0.32 acres from "R-1" One and Two Family Residence District to "C-2" Commercial District for a new storage facility at the former K-Mart site located adjacent to 3810 University Avenue.

It was moved by Leistikow and seconded by Parrish to receive and place on file the statement of verification at 4:13 p.m. Motion carried unanimously, and Trost declared the hearing open.

Blank read the staff report recommending approval of the request with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, drainage, etc.; and 2) Sidewalk be installed along Progress Avenue with necessary easements.

Parrish asked who owns the lot currently, to which Schroeder responded Cone Management who owns the rest of the former K-Mart property.

Brian Hoel, 5388 Wild Ride SE Cedar Rapids representing the applicant stated that Cone Management, the seller, does own all the properties.

Trost asked if the property already belongs as part of the K-Mart property and is only zoned differently, to which Hoel responded correct.

Parrish asked if there has been any consideration to selling a portion of the lot that is north of the commercial portion of the property, to which Chad Pelley owner of Mann Storage, LLC stated that they have not had the conversation about selling it but feels it is a good opportunity to reach out to the neighbor and as the property is platted it can be sectioned off.

Trost asked for confirmation that half the lot is being used as commercial and half is being used for green space, to which Schroeder explained the current setup, nothing it wasn't exactly half.

Leistikow asked if the area of the property were going to be used as commercial, if it needs to be zoned commercial, to which Schroeder explained that he was not sure why it was still zoned R-1 and that the rezone is mainly a cleanup issue, but noted the areas previously used as commercial may be grandfathered in.

Nick Graves, 521 Progress Avenue, owns the property immediately to the north of the proposed rezone and stated that he has maintained the green space as long as he has owned the property and also noted the previous owners had a garden in that area.

Schroeder asked if the applicant if they are willing to move forward with the rezoning of only the southern portion of the lot, to which Pelley responded that yes, he would be find with that he is willing to sit down with Graves and give him that property at no coast if he wants it and would add that change to the preliminary plat that will be coming to the Planning, Programming, and Zoning Commission hopefully in January.

Pelly noted that this is an $18 million investment in the area.

There was discussion amonst the Commission, the applicant, and neighbor on the exact line where the rezone should be done.

It was moved by Parrish, seconded by Leistikow, to close the public hearing. Motion carried unanimously. The hearing was closed at 4:15 p.m.

It was moved by Leistikow, seconded by Parrish, to recommend approval of the request by Mann Road Storage, LLC for a rezone of approximately 0.32 acres except approximately the northern 20 feet to make the rezone area equal to the northerly lot line on the east from "R-1" One and Two Family Residence District to "C-2" Commercial District for a new storage facility at the former K-Mart site located adjacent to 3810 University Avenue with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, drainage, etc.; and 2) Sidewalk be installed along Progress Avenue with necessary easements. Motion passed unanimously.

B. Special Permit

1. Request by Mann Road Storage, LLC for a Special Permit for a storage facility in the former K-Mart building in the "C-2" Commercial District Located at 3810 University Avenue.

Blank read the staff report recommending approval of the request with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, drainage, etc.; and 2) Sidewalk be installed along Progress Avenue with necessary easements.

Item was discussed under A-2.

It was moved by Leistikow and seconded by Parrish to recommend approval of the request by Mann Road Storage, LLC for a Special Permit for a storage facility in the former K-Mart building in the "C-2" Commercial District Located at 3810 University Avenue with the following conditions: 1) That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, drainage, etc.; and 2) Sidewalk be installed along Progress Avenue with necessary easements. Motion carried unanimously.

C. Vacates

1. Request by C&C Welding to vacate West 16th Street northeast of River Street in the "M-1" Light Industrial District located adjacent to 1714 River Street.

Hyberger read the staff report recommending approval of the request with the condition that any easements needed for utility purposes by retained over, under, and upon the area to be vacated and an access easement will be provided over a portion of the vacate area to provide access to 77 West 16th Street.

Leistikow asked for information on where the water main is to which Schroder explained where the water line is and the proposed building is over the line so they will need to work that out with WaterWorks.

Rick Wilberding representing Waterloo WaterWorks stated that they have been in contact with the applicant and they will abandon the portion of the water line in the vacate area and installing a new hydrant at River and west 16th Streets.

It was moved by Parrish and seconded by Shirk to recommend approval the request by C&C Welding to vacate west 16th Street northeast of River Street in the "M-1" Light Industrial District located adjacent to 1714 River Street with the condition that any easements needed for utility purposes by retained over, under, and upon the area to be vacated and an access easement will be provided over a portion of the vacate area to provide access to 77 W 16th Street. Motion carried unanimously.

D. Plats

1. Request by Big Hand Pepper, LLC for the Final Plat of Edison Addition, a 32-lot residential subdivision in the "R-1, R-P" Planned Residence District and "C-P" Planned Commercial District located west of 420 Harwood Avenue.

Blank read the staff report recommending approval of the request.

Parrish asked if there was design requirements for things such as fences in a development such as this to which Schroeder responded that sometimes it can be a deed restriction in the Deed of Dedication and is considered a private matter.

Kevin Fittro, Big Hand Pepper, LLC, stated that they tried to stay consistent with many current Deed of Dedications but considers it more a personal matter.

It was moved by Leistikow and seconded by Shirk to recommend approval the request by Big Hand Pepper, LLC for the Final Plat of Edison Addition, a 32-lot residential subdivision in the "R-1, R-P" Planned Residence District and "C-P" Planned Commercial District located west of 420 Harwood Avenue. Motion carried unanimously.

Commissioner Ewing exited the meeting (no longer a quorum).

E. Comprehensive Plan Update

1. Update by the Iowa Northland Regional Council of Governments (INRCOG) on the progress for an update to the City of Waterloo Comprehensive Plan.

Nick Frantz went over the update to the Comprehensive Plan and requested members take time to review it before the next meeting.

Schroeder noted there is still a few tweeks that need to be made but should come up for a vote at the next meeting.

VI. Election of the Chairperson and Vice-Chairperson for the term ending December 31, 2023.

Due to a lack of a quorum, the election was moved to the January meeting.

VII. Discussion

The next meeting of the Planning, Programming and Zoning Commission will be on January 10, 2022.

VIII. Adjournment

Vice-Chairperson Trost declared the meeting adjourned at 5:05 p.m.

Respectfully submitted,



John Dornoff,
Planner II

REQUEST:	Request by Jason Fowler to rezone approximately 0.14 acres from “C-1” Commercial District to “C-1, C-Z” Conditional Commercial District to construct a vehicle storage facility located east of 709 Dearborn Avenue.
APPLICANT:	Jason Lee Fowler, 302 French Street, Waterloo, Iowa 50703
GENERAL DESCRIPTION:	The applicant is requesting to rezone the site in question to allow for construction of a vehicle storage facility
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The site is predominately surrounded by vacant lots and residences, plus a new facility being built by A-Line EDS being constructed south of Dearborn Avenue. Rezoning of the property to “C-1,C-Z” would not appear to have a negative impact on the area as the area is currently zoned for commercial uses, and the use would appear to be similar to the use recently approved to be rezoned to “C-1, C-Z” on June 1 and December 5, 2022
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The site in question is served by Rooff Avenue which is considered a local street. There are no sidewalks along Rooff Avenue or Dearborn Avenue.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN:	The Cedar Valley Lakes Trail is 0.6 miles to the south of the area to be rezoned.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The proposed rezone area is currently zoned “C-1” Commercial District and has been zoned as such since the adoption of the Zoning Ordinance No. 2479 in 1969. Surrounding land uses and their zoning are as follows: **North** – a creek and vacate land zoned “C-1” Commercial District. **South** – A residence and a new A-Line storage facility zoned “C-1” Commercial District and “C-1, C-Z” Condition Commercial District. **East** – Vacant Land and Industrial zoned “C-1” Commercial District and “M-1” Light Industrial District. **West** – A residence and a creek zoned “C-1” Commercial District.
DEVELOPMENT HISTORY:	The area is composed of primarily vacant land with a few residences built between 1929 and 1980 and Cedar Valley Mini Storage to the southeast built in 2004, and several industrial uses including A-Line EDS.
BUFFERS/ SCREENING:	Screening would be required along the west property lines to separate the residential uses from the warehouse. A 6’ chain link may be acceptable if sufficient trees are maintained to buffer the use.
DRAINAGE:	A drainage plan is required in relation to this request.

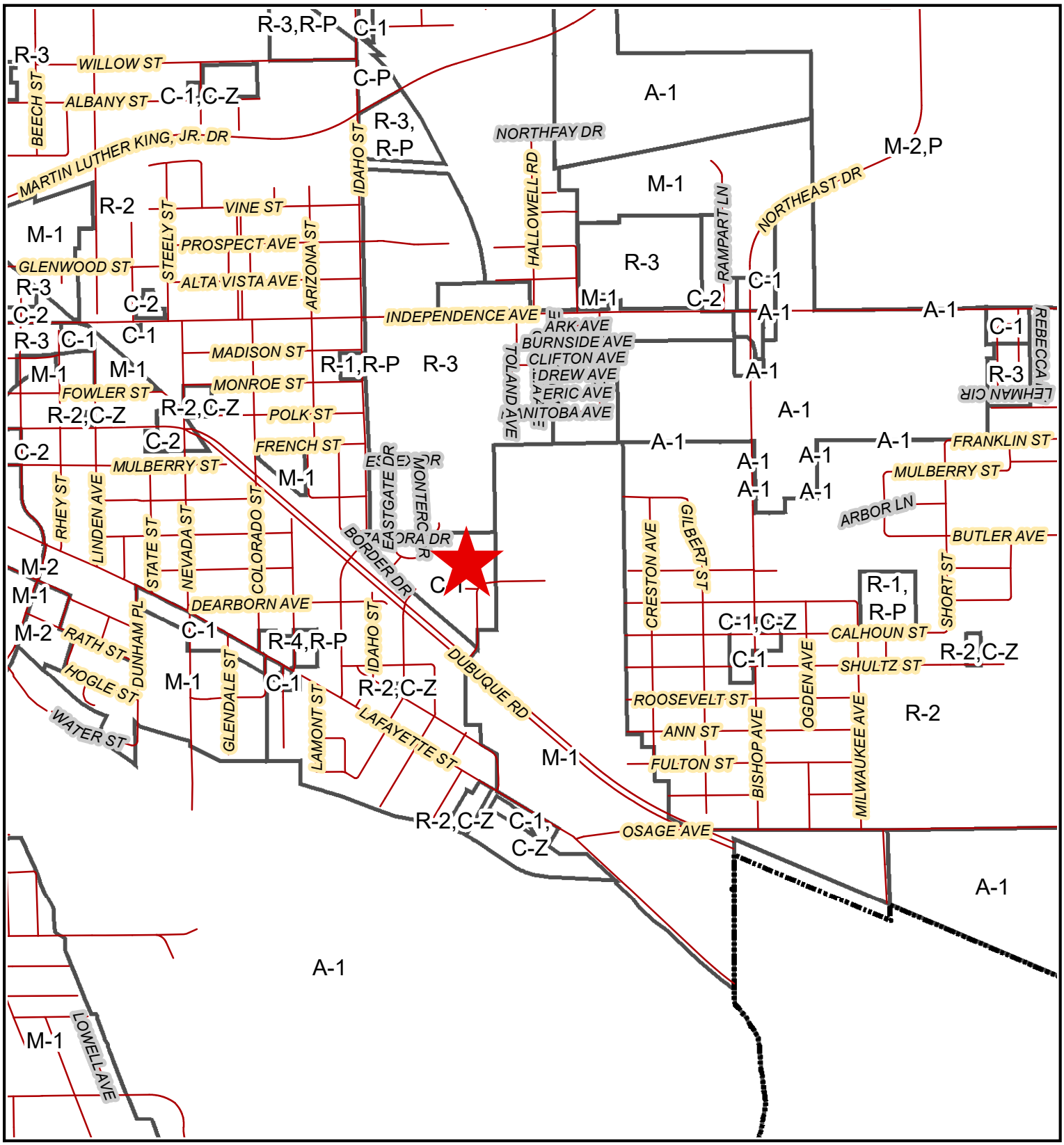
FLOODPLAIN:	The area to be rezoned is located in Zone X: 500 year flood plain as established by the Federal Emergency Management Association (FEMA) Flood Insurance Rate Map dated July 11, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	Highland Elementary School is located approximately 0.4 miles to the north of the site in question. East High School is located 1.5 miles to the northwest.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER	A 36” Sanitary Sewer line is located within Rooff Avenue. Power lines are located along Rooff Avenue and Dearborn Avenue. There is no sanitary sewer located in Dearborn Avenue.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as Industrial. This rezone request is in conformance with the Future Land Use Map and Comprehensive Plan for this area. The site is located within the Primary Growth Area.
STAFF ANALYSIS – ZONING ORDINANCE:	The “C-Z” Conditional Zoning classification allows uses in unique locations or transitional sites between different land uses. The applicant is requesting to construct a vehicle storage yard. The storage area will need to be fenced with the fence on the west side placed at least 5 feet from the property line, along with a buffer of trees and/or shrubs to buffer from the single-family home to the west. The site has a lot of existing trees so potentially existing trees can be maintained within this setback area to provide the buffer. While there are three homes in the immediate area, two rezones were approved in the last 6 months to allow A-Line EDS to construct a new 24,000-square-foot storage facility just to the south of the homes to the south and there was no opposition. Hard surfacing will be required for the driveway approach and parking requirements. The applicant intends request a variance from the Board of Adjustment to allow gravel or recycled aspalt in the storage area, and staff is not opposed to the request. The Board of Adjustment did approve a similar request at their October 25, 2022, meeting. Because there will be no office there will no customer parking requirements.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	There is no platting required for this request.
STAFF RECOMMENDATION:	Therefore, staff recommends the request by Jason Fowler to rezone approximately 0.14 acres from “C-1” Commercial District to “C-1, C-Z” Conditional Commercial District to construct a vehicle storage facility located east of 709 Dearborn Avenue, be approved for the following reasons:

1. The request would not have a negative impact on traffic conditions in the area.
2. The request would not have a negative impact on the surrounding area.
3. The request is in conformance with the Future Land Use Map and Comprehensive Land Use plan.

With the following conditions:

1. That the final site plan meets all applicable city codes, regulations, etc. including, but not limited to, parking, landscaping, screening, drainage, etc., except as approved by variance from the Board of Adjustment.
2. That the west fence line be setback 5-feet back from the property line with a buffer between the fence and the property line to the west, made up of existing or newly planted trees.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023





1,000 500 0 1,000 Feet

CITY OF WATERLOO OFFICIAL SEAL

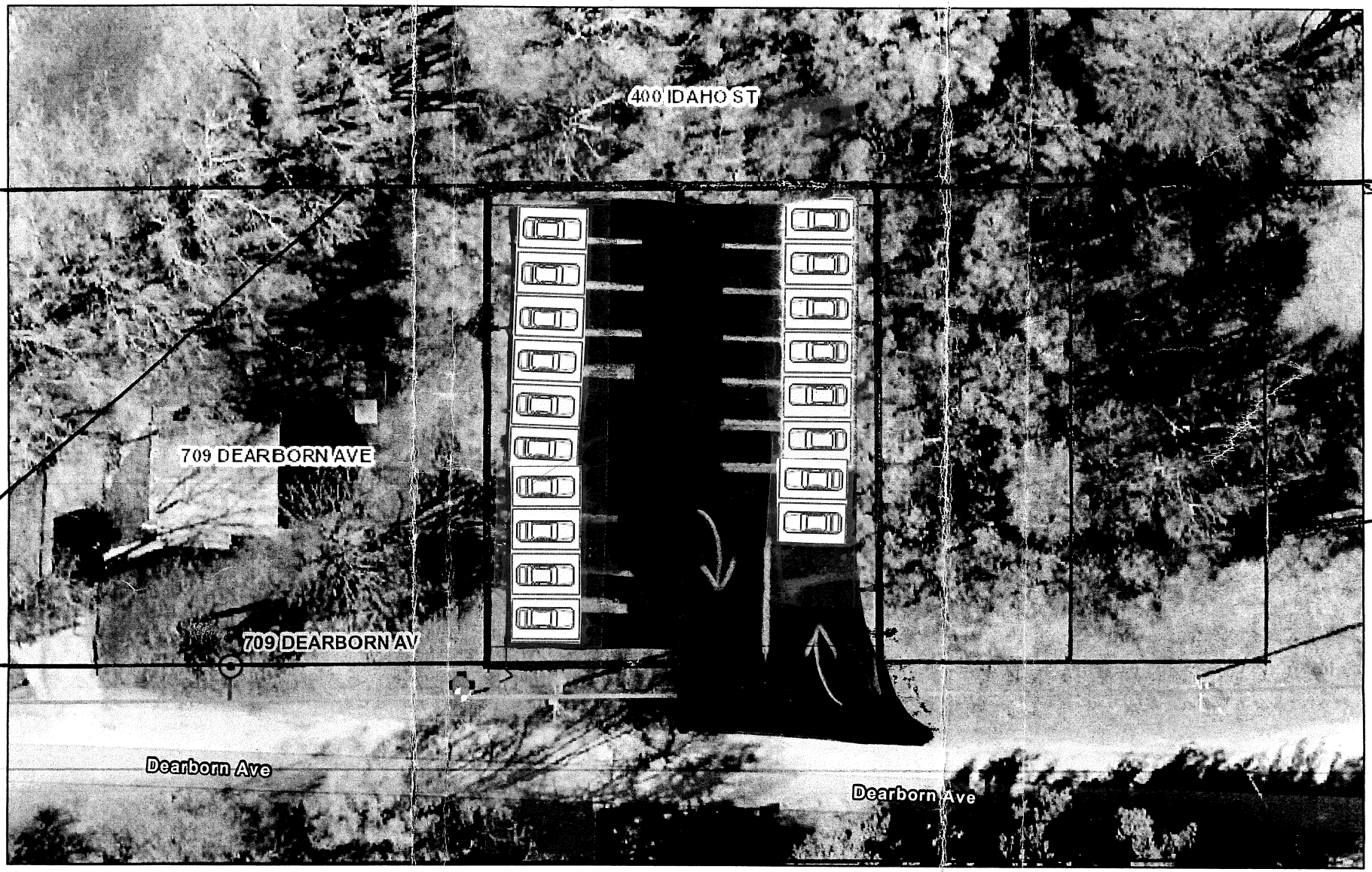
East of 709 Dearborn
Rezone from "C-1" to "C-1, C-Z"
Jason Fowler

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



East of 709 Dearborn
Rezone from "C-1" to "C-1, C-Z"
Jason Fowler

ArcGIS Web Map



10/27/2022, 3:27:01 PM

Pave Box

Hydrant Valve

Hydrant Branch

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City of Waterloo Iowa, Black Hawk County, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User

Web AppBuilder for ArcGIS

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APPLICATION FOR REZONING
CITY OF WATERLOO PLANNING, PROGRAMMING,
AND ZONING COMMISSION
WATERLOO, IOWA
319.291.4366

1. APPLICATION INFORMATION:

a. Applicant's name – Business Name if Applicable (please print):
Jason Lee Fowler
Address: 302 French St. Phone: 641-481-6444 Fax: _____
City: Waterloo State: Iowa Zip: 50703
Email: leatherfowler@Gmail.com

b. Status of applicant: (a) Owner X (b) Other _____ (CHECK ONE): If other explain: _____

c. Property owner's name if different than above (please print): _____
Address: _____ Phone: _____ Fax: _____
City: _____ State: _____ Zip: _____
Email: _____

2. PROPERTY INFORMATION:

a. General location of property to be rezoned: waterloo Iowa right by A-Line E 4th 709 Dearborn

b. Legal description of property to be rezoned: Lots 9 and 10 Sunshine Subdivison Parcel ID's 8912304020004 and 8912304020005 its zoned C-1

c. Dimensions of Proposed Zoning Boundary (Excluding Right of Way): Lot 9 Regular lot 50.00 x 120.00 Lot 10 Same

d. Area of Proposed Zoning Boundary (Excluding Right of Way): 50.00 x 120.00 and 50.00 x 120.00

e. Current zoning: C-1 Neighborhood Commercial District Requested zoning: C-1, C-2

f. Reason(s) for rezoning and proposed use(s) of property: Planning to develope a Asphalt and fenced out side packing storage facility

g. Conditions (if any) agreed to: A Detailed site plan, and stormwater Calculations stamped by a licensed civil engineer outside parking storage facility and C-1 uses.

h. Other pertinent information (use reverse side if necessary): _____

Please Note: If applicant is not the owner of the property, the signature of the owner must be secured. If it is the intent to subdivide (split) any land, vacant or improved in conjunction with this request it **must** go through a platting process (separate from rezone request).

The filing fee of **$300 + $10 per acre ($750 max)** (payable to the City of Waterloo) is required (round amount down to nearest $10 increment). **This fee is non-refundable**. Under no condition shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. Any major change in any of the information given will require that the request go back through the process, with a new filing fee. If the request is denied no new petition covering the same or portion of the same property shall be filed with or considered by the Planning, Programming, and Zoning Commission until four (4) months have elapsed from the date of denial by the Waterloo City Council. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

Jason Fowler
Signature of Applicant Date

Jason Fowler
Signature of Owner Date

REQUEST:	Request by the City of Waterloo to vacate approximately 0.8 acres of University Avenue frontage road located near University Avenue and Progress Avenue in front of the former Kmart site at 3810 University Avenue.
APPLICANT:	City of Waterloo, 715 Mulberry St, Waterloo, Iowa 50703
GENERAL DESCRIPTION:	The applicant is requesting to vacate a portion of University Avenue frontage road just northeast of the Progress Avenue intersection with University Avenue.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The request to vacate the portion of former frontage road would help with redevelopment efforts of the former Kmart site. The former Kmart site and a few surrounding properties will be reconfigured and become University Progress Addition, so there is no reason for public right-of-way in this area.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The request to vacate would not appear to have a negative impact on vehicular traffic in the area as additional traffic movements have been constructed, including a right-in, right-out from this site.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN and COMPLETE STREETS POLICY.	The new University Avenue Trail system is built along the southern side of University Avenue, just south of this request. This new trail connects with the Greenhill Road Trail and the Sergeant Road Trail. There is also sidewalk along University Avenue, but no sidewalks along Progress Avenue. Sidewalk should be required along Progress Avenue as part of the proposed development.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site has been zoned “C-2” Commercial District since the adoption of the Zoning Ordinance in 1969. **North** – Commercial building (former Kmart) zoned “C-2" Commercial District. **South** – University Avenue, commercial buildings (Progress Plaza (Lil Caesar) strip mall), all zoned "C-2" Commercial District. **East** – Hy-Vee Fast and Fresh gas station, Caribou Coffee, and Platt’s Storage zoned "C-2" Commercial District. **West** – former Hy-Vee Grocery Store, Walgreens, all zoned “C-2" Commercial District.
BUFFERS REQUIRED/ NEEDED:	The request would not require any buffering by ordinance standards.
DRAINAGE:	The proposed vacate would not appear to have a negative impact on drainage. New drainage requirements would accompany any development of the site.
DEVELOPMENT	The site is located abutting the University Avenue Corridor,

HISTORY:	which was recently transferred from the State of Iowa to the City of Waterloo for jurisdictional, maintenance, and ownership purposes. This portion of frontage road area was not a part of the Transfer of Jurisdiction, but abuts the corridor. The University Corridor is a commercial corridor in this portion, but has seen some vacancies along the corridor in recent years. City staff is working to create better traffic flows, more pedestrian accommodations and options along the corridor, as well as improvements for business expansion, redevelopment, and location.
FLOODPLAIN:	This area is not located in a flood plain as indicated by the Flood Insurance Rate Map Community Number 190025 and Panel Number 0169F, dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	There are no schools or park spaces in the immediate vicinity of the requested area.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There are utilities (gas, electric, cable TV, water and fiber) located in the area to be vacated. Easements will be mapped and described on the plat of survey for the disposal of the vacated area.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area as Commercial, and this request would be in compliance with such designation as it would help for the future redevelopment of the site.
STAFF ANALYSIS – ZONING ORDINANCE:	The request to vacate the University frontage road in this area would appear to help the redevelopment of the site, eliminate un-needed excess right-of-way for the City of Waterloo and return it to the tax rolls, and help create outlots for development closer to the roadway. The redevelopment of the Kmart site will be a big project for the future of this corridor, and will involve the reuse of the former Kmart building, and demolition of the outlot development in front of the former building. The former Hy-Vee site also sits to the west of this area, has no frontage road, and could have a similar reuse/demolition future with outlot development. The addition of the right-in/right-out at this location, the 5-lane concept west of Progress, and other improved traffic layouts, turning movements, and aesthetics designs have been constructed for the improvement of this general area. This vacate request went before the Planning, Programming, and Zoning Commission on November 10, 2020 and was recommended for approval. The request was never sent to Council, and since it has been over a year, the request must go back before the Commission. *At Tech Review, there was discussion by the applicant and*

staff about relocating utilities and which utilities would need an easement over them. The applicant planned to set up a meeting with the utility companies, the Engineering Department, and the Planning Department to discuss the placement of the utilities and the easements associated with the utilities.

STAFF ANALYSIS – SUBDIVISION ORDINANCE:

The site is being platted as part of a separate request. The area to be vacated will be created as a plat of survey for disposal purposes.

STAFF RECOMMENDATION:

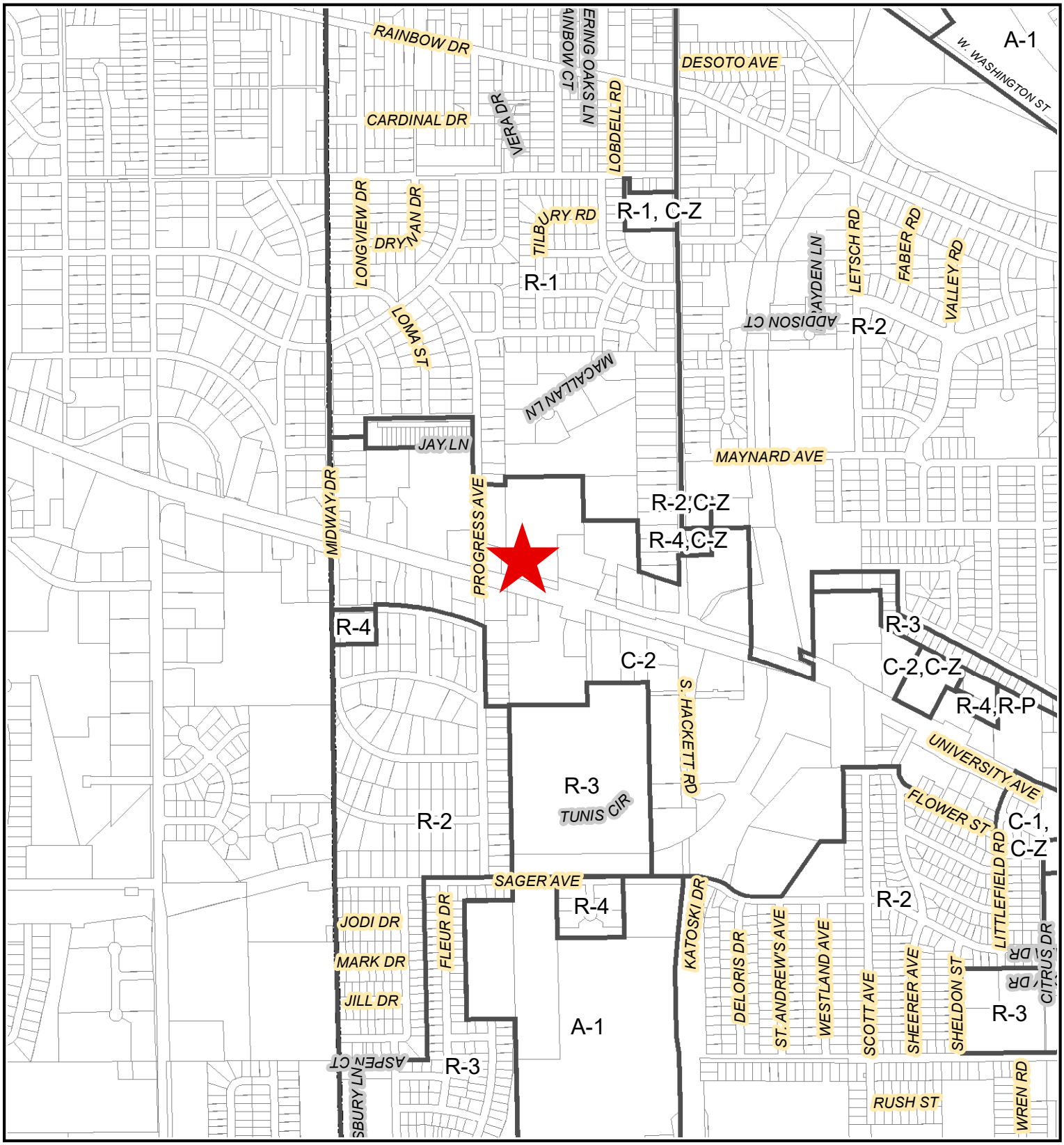
Therefore, staff recommends the request by the City of Waterloo to vacate approximately 0.8 acres of University Avenue frontage road located near University Avenue and Progress Avenue in front of the former Kmart site at 3810 University Avenue be approved for the following reasons:

1. The request to vacate would appear to have positive impacts for the redevelopment of the former Kmart site.
2. The requested area is owned on both sides by the same ownership, and thus, does not appear to be needed for public right-of-way, pedestrian, vehicular, or any traffic purposes.
3. The request to vacate would help for redevelopment of the abutting site(s) by creating additional land for a gas station and two additional commercial buildings, closer setbacks for buildings locations, or additional area for parking, etc.

Subject to the following condition:

1. That any easements needed for utility purposes be retained over, under, and upon the area to be vacated. Said easements will be included on the plat of survey for the vacate request.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



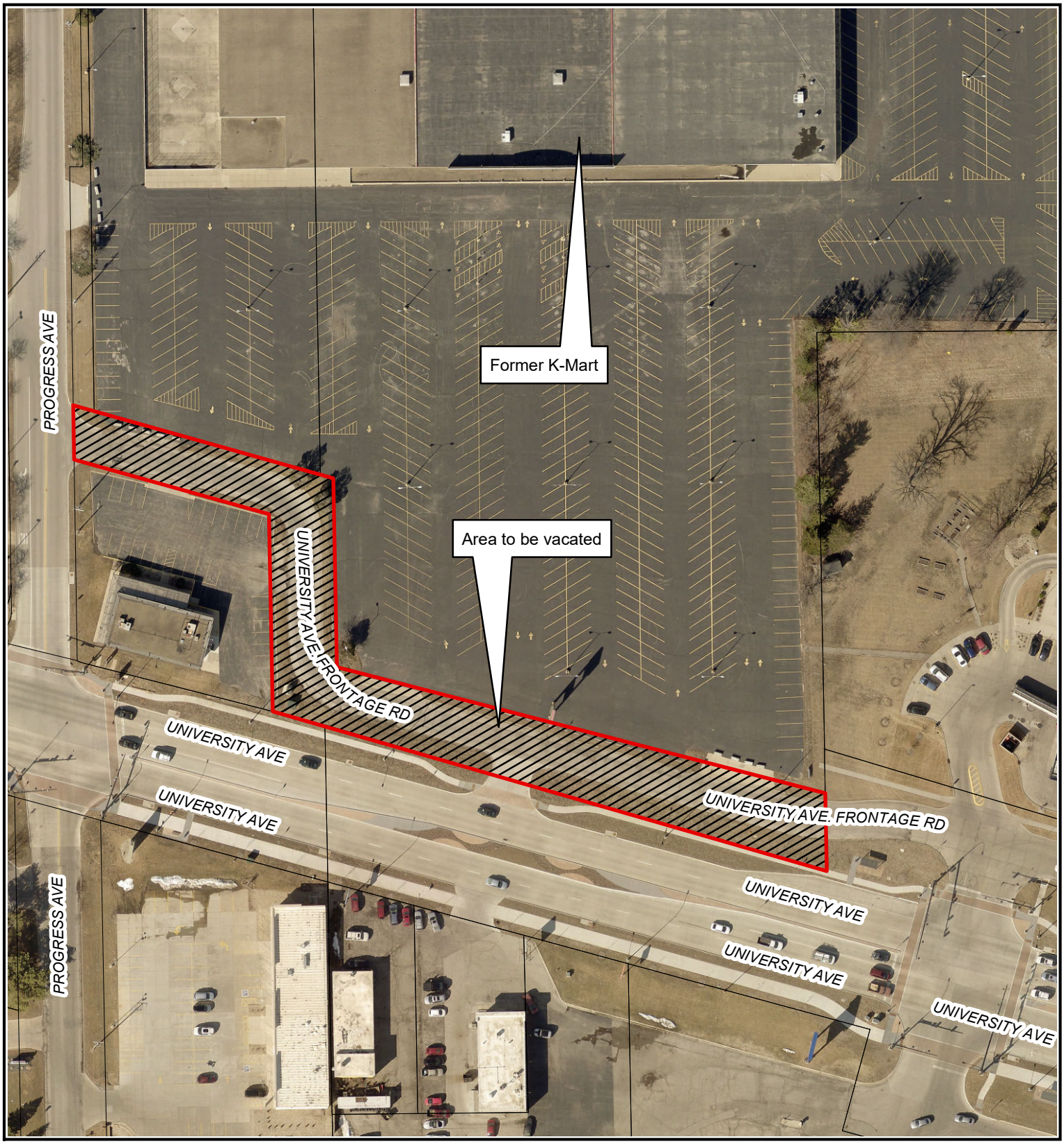




1,000 500 0 1,000 Feet

University Frontage Road
ROW Vacate
City of Waterloo

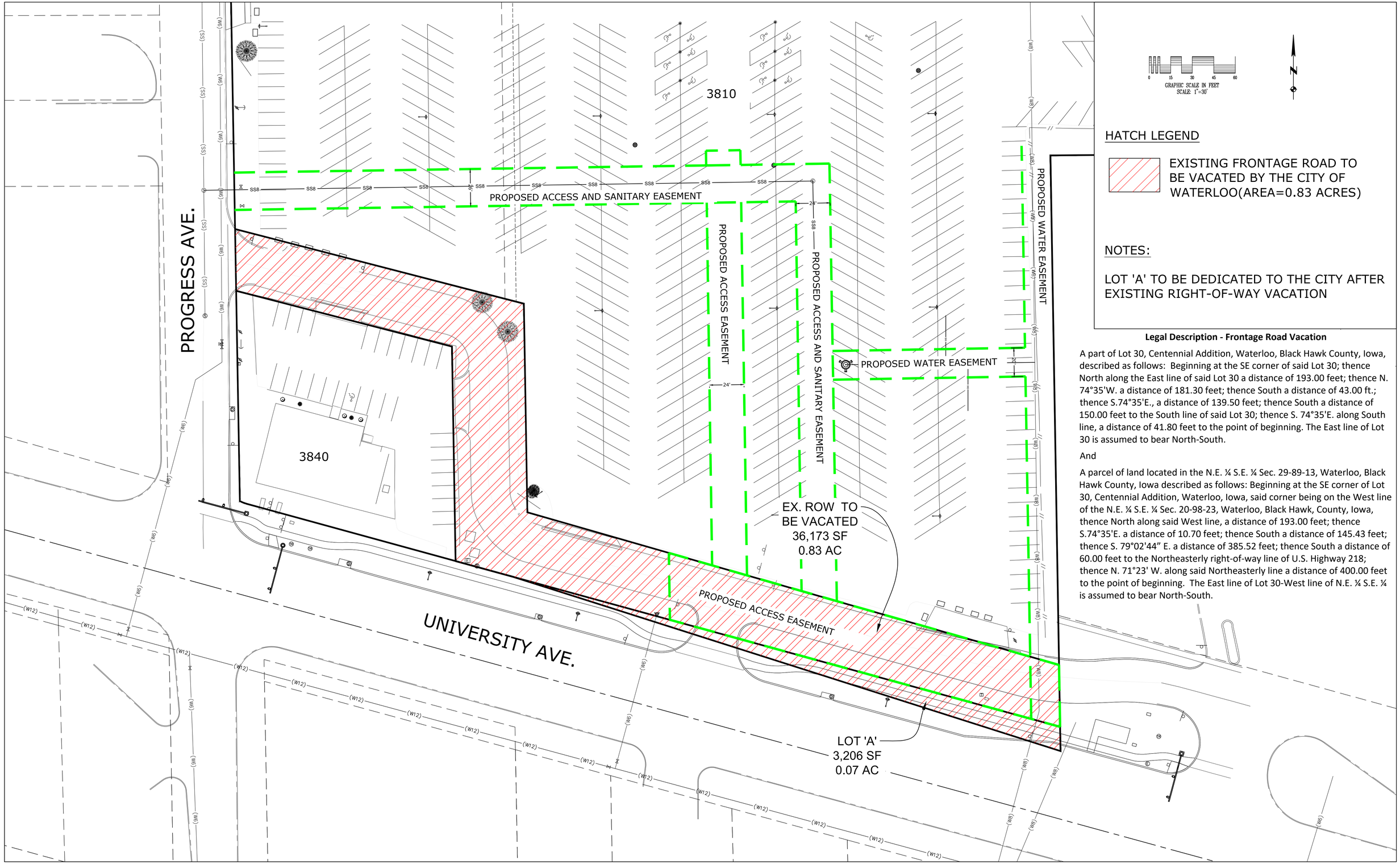
City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



N
W E
S

CITY OF WATERLOO OFFICIAL SEAL

University Avenue Frontage Road
ROW Vacate
City of Waterloo



0 15 30 45 60

GRAPHIC SCALE IN FEET
SCALE: 1"=30'

N

HATCH LEGEND

EXISTING FRONTAGE ROAD TO BE VACATED BY THE CITY OF WATERLOO(AREA=0.83 ACRES)

NOTES:

LOT 'A' TO BE DEDICATED TO THE CITY AFTER EXISTING RIGHT-OF-WAY VACATION

Legal Description - Frontage Road Vacation

A part of Lot 30, Centennial Addition, Waterloo, Black Hawk County, Iowa, described as follows: Beginning at the SE corner of said Lot 30; thence North along the East line of said Lot 30 a distance of 193.00 feet; thence N. 74°35'W. a distance of 181.30 feet; thence South a distance of 43.00 ft.; thence S.74°35'E., a distance of 139.50 feet; thence South a distance of 150.00 feet to the South line of said Lot 30; thence S. 74°35'E. along South line, a distance of 41.80 feet to the point of beginning. The East line of Lot 30 is assumed to bear North-South.

And

A parcel of land located in the N.E. ¼ S.E. ¼ Sec. 29-89-13, Waterloo, Black Hawk County, Iowa described as follows: Beginning at the SE corner of Lot 30, Centennial Addition, Waterloo, Iowa, said corner being on the West line of the N.E. ¼ S.E. ¼ Sec. 20-98-23, Waterloo, Black Hawk, County, Iowa, thence North along said West line, a distance of 193.00 feet; thence S.74°35'E. a distance of 10.70 feet; thence South a distance of 145.43 feet; thence S. 79°02'44" E. a distance of 385.52 feet; thence South a distance of 60.00 feet to the Northeasterly right-of-way line of U.S. Highway 218; thence N. 71°23' W. along said Northeasterly line a distance of 400.00 feet to the point of beginning. The East line of Lot 30-West line of N.E. ¼ S.E. ¼ is assumed to bear North-South.

DRAWN BY: RJW				
CHECKED BY: BDV				
APPROVED BY: BDV				
DATE: 12-1-2022				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953
1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING ● LANDSCAPE ARCHITECTURE
LAND SURVEYING ● LAND DEVELOPMENT PLANNING
www.halleng.com

UNIVERSITY PROGRESS ADDITION
IN THE CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA

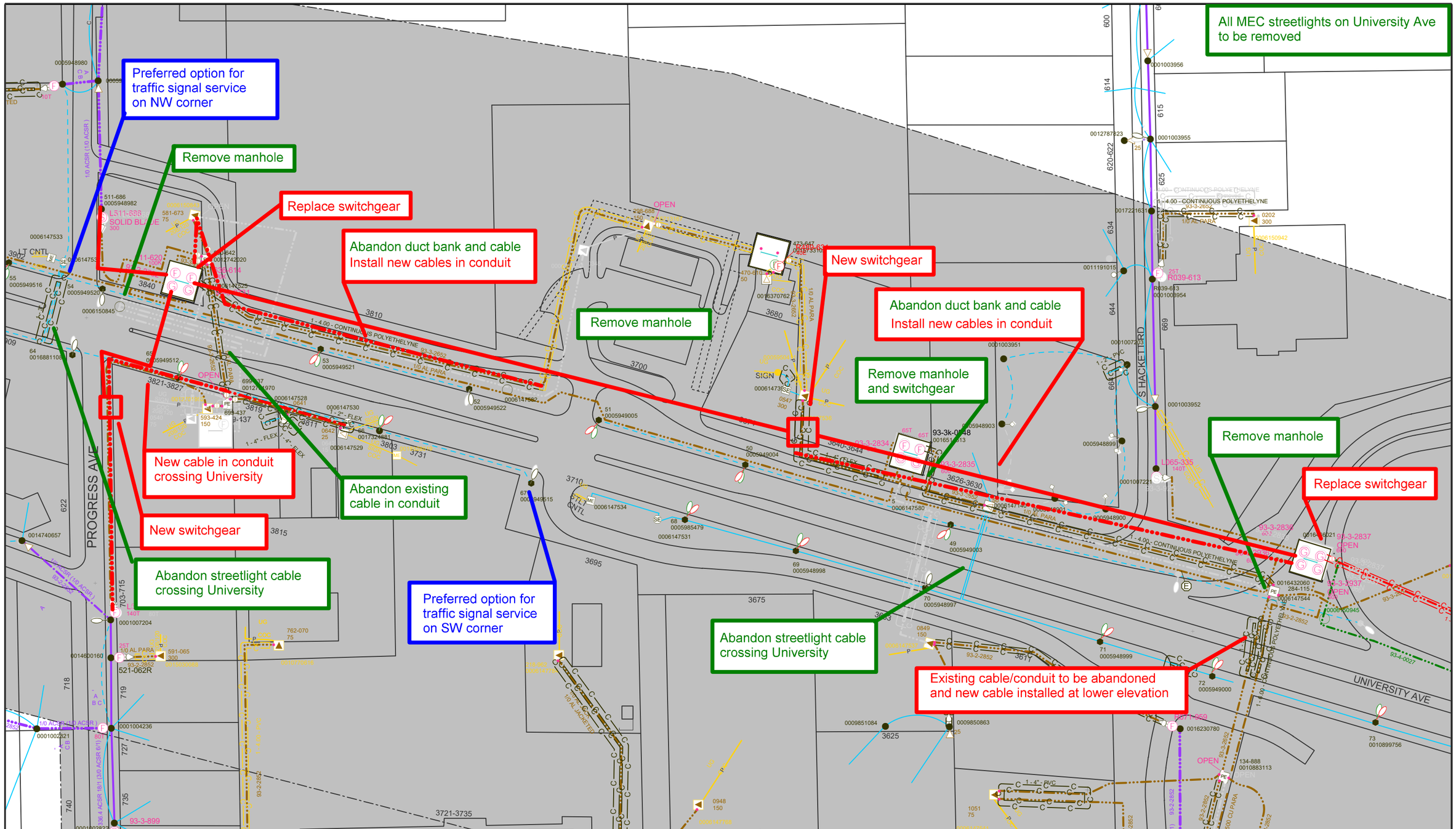
FRONTAGE ROAD VACATION EXHIBIT

SCALE: 1"=30'

PROJECT NO: 10803-22-3

SHEET 1

CAD File: I:\projects\10800\10803-22 Twenty40\10803-22-3-Waterloo\DWG\Plats\10806-22-3 PP1.dwg Date Plotted: Thursday, December 1, 2022 3:05:16 PM Plotted By: Rylee Whitters



MidAmerican ENERGY

Cust: UNIVERSITY AVE RELOCATION
Addr: UNIVERSITY
City: WATERLOO
X = 1935320 Y = 915143

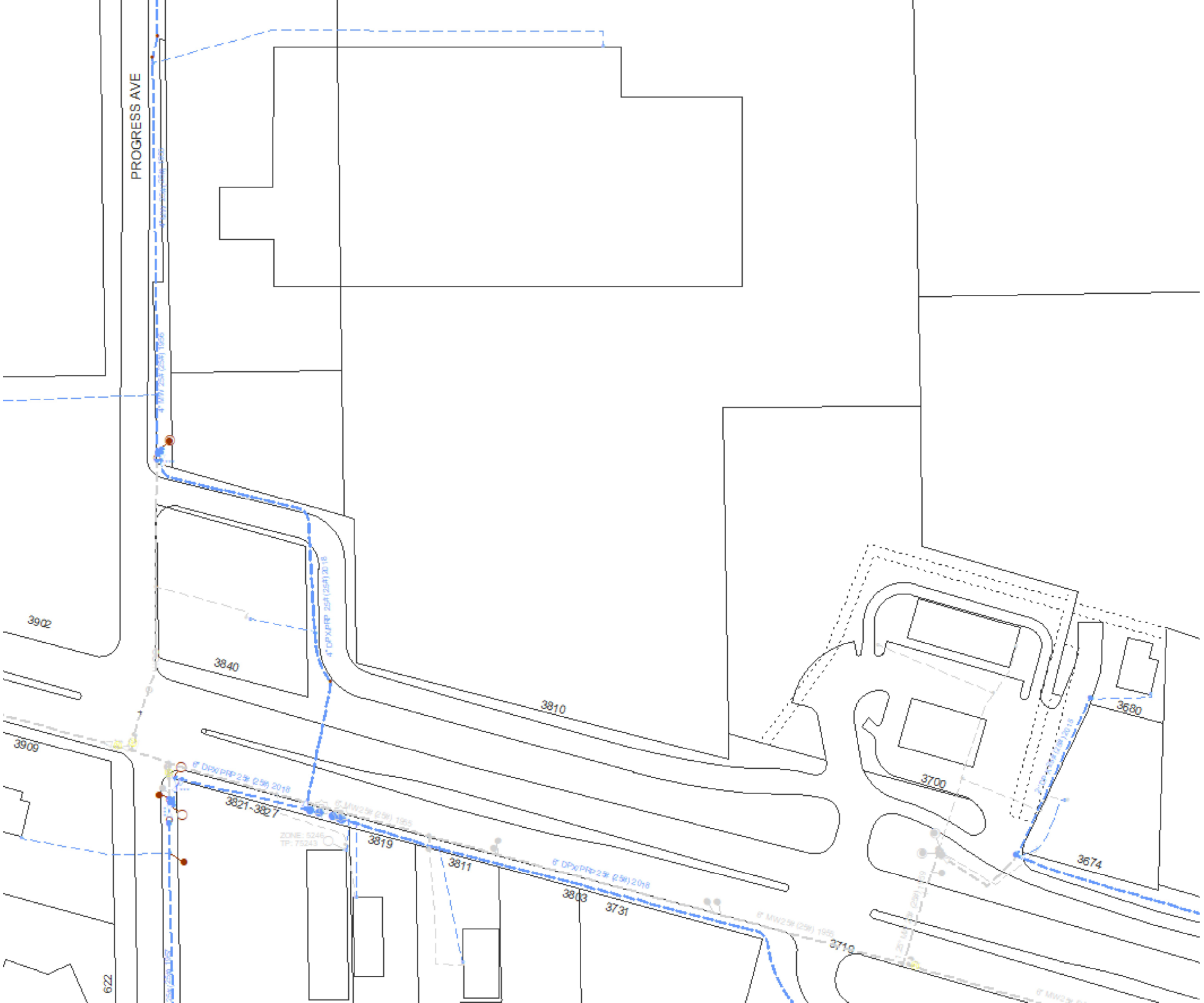
WMS_REV:2736566-1
Date: 11/28/2018
Scale: 1 IN = X FT
Designer: KLINE,DAVID

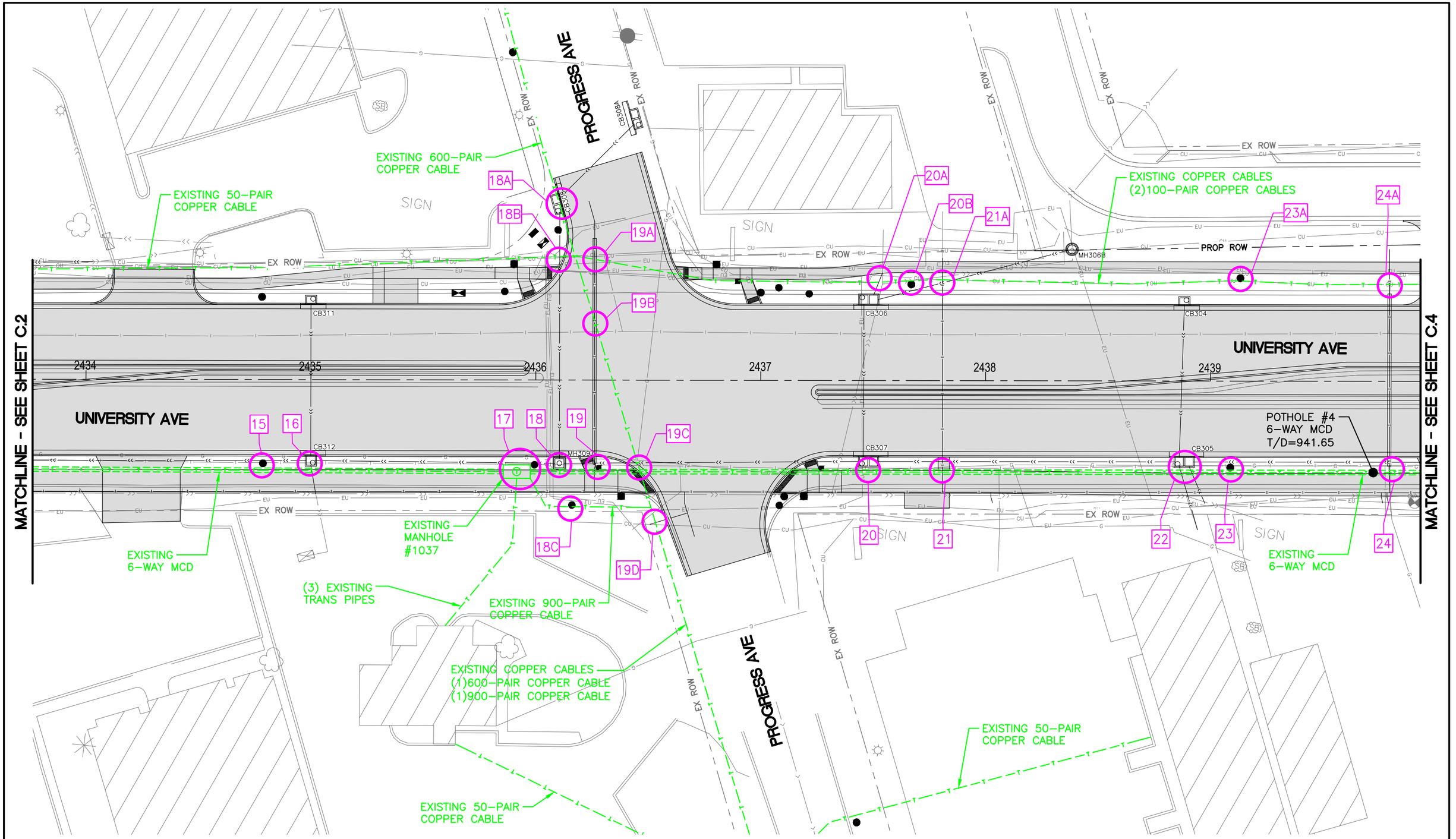
Crew HQ:WAT

Job Desc: Waterloo. Gov. Relocate underground facilities along University Ave to accommodate road reconstruction project.

DISCLAIMER OF LIABILITY

NOTE: This drawing reflects facilities in place at the time of its preparation and is subject to change at any time. For current facility information, please contact MidAmerican Energy Company. Further, MidAmerican Energy Company disclaims all liability and responsibility for all claims and damages including but not limited to, personal injury, death and property damage, resulting from any authorized or unauthorized use of, or reliance upon, this drawing for any purpose.


PROGRESS AVE
3902
3840
3810
3900
3680
3700
3674
3821-3827
3819
3811
3803
3731
3719
622



TERRA TECHNOLOGIES LLC
TT ENG: Brandon Aman
PHONE: 701-866-7952
E-MAIL: baman@terratechllc.net
TT# CL18.11308
http://www.terratechllc.net

North

0' 20' 40'
SCALE: 1" = 40'

CITY OF WATERLOO, IA - BLACK HAWK COUNTY

UNIVERSITY AVENUE RECONSTRUCTION (PHASE 2)

FROM MIDWAY DRIVE TO GREENHILL ROAD

CenturyLink Conflict Plans

UNIVERSITY AVENUE (Sta. 2433+77 - Sta. 2439+93)

Project No.: CL18.11308 | Date: Feb 26, 2019 | File: CL18.11308 Conflict Plans.dwg

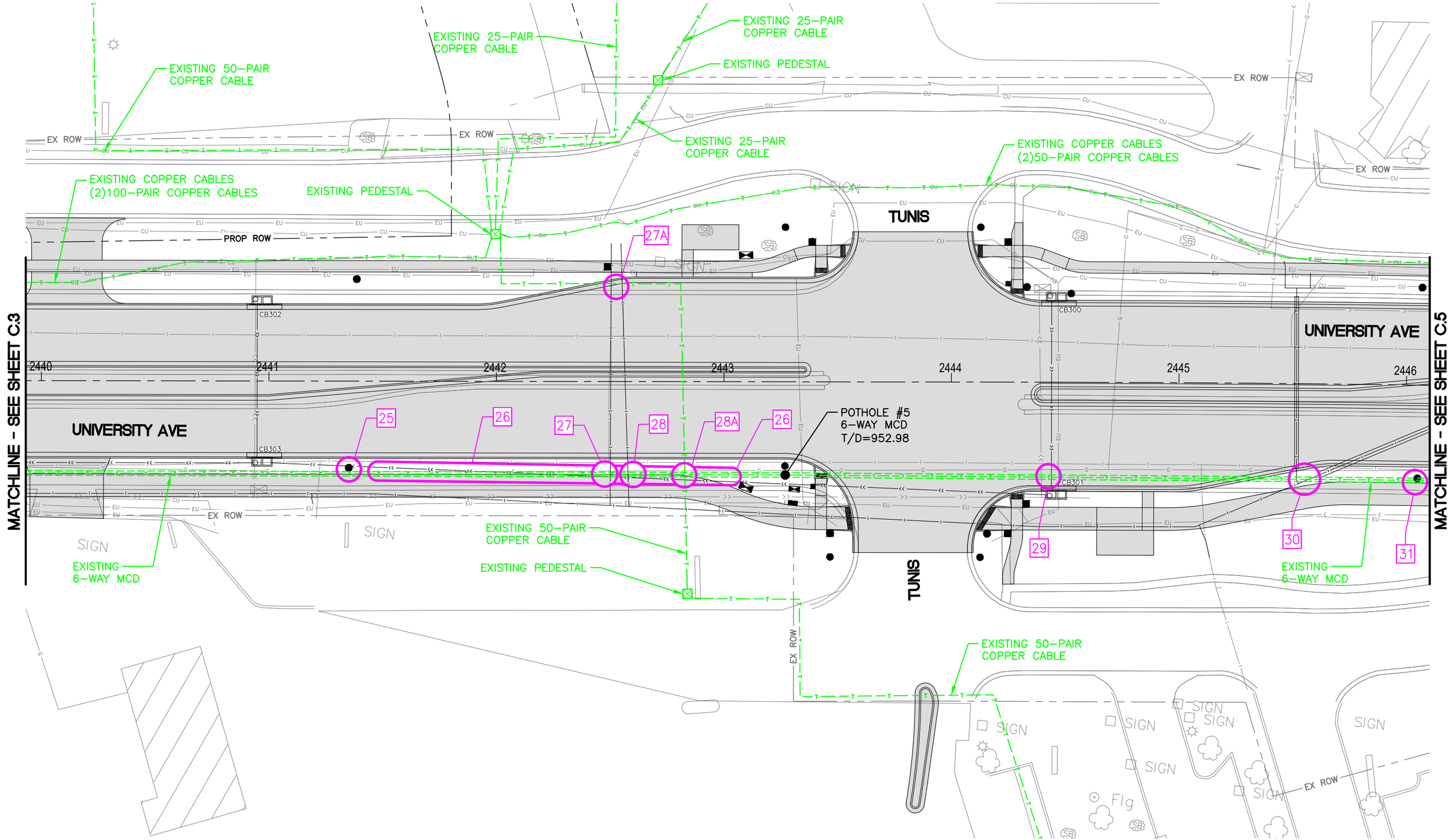
CenturyLink™
CTL ENG: Brent Giese
PHONE: 563-355-2592
E-MAIL: Brent.Giese@centurylink.com
N.486598

LEGEND

	EXISTING	REMOVE/ABANDON	PROPOSED
BURIED FIBER OPTIC OR BURIED TELEPHONE CABLE	T	X T X	T
BURIED FIBER OPTIC OR BURIED TELEPHONE DUCT	T	X T X	T
OVERHEAD FIBER OPTIC OR OVERHEAD TELEPHONE CABLE	OHT	X OHT X	OHT

Sheet C.3

Sheet 10 Of 15



TERRA TECHNOLOGIES LLC
TT ENG: Brandon Aman
PHONE: 701–866–7952
E–MAIL: baman@terratechllc.net
TT# CL18.11308
http://www.terratechllc.net

North

0' 20' 40'
SCALE: 1" = 40'

CITY OF WATERLOO, IA – BLACK HAWK COUNTY

UNIVERSITY AVENUE RECONSTRUCTION (PHASE 2)

FROM MIDWAY DRIVE TO GREENHILL ROAD

CenturyLink Conflict Plans

UNIVERSITY AVENUE (Sta. 2439+93 – Sta. 2446+10)

Project No.: CL18.11308 | Date: Feb 26, 2019 | File: CL18.11308 Conflict Plans.dwg

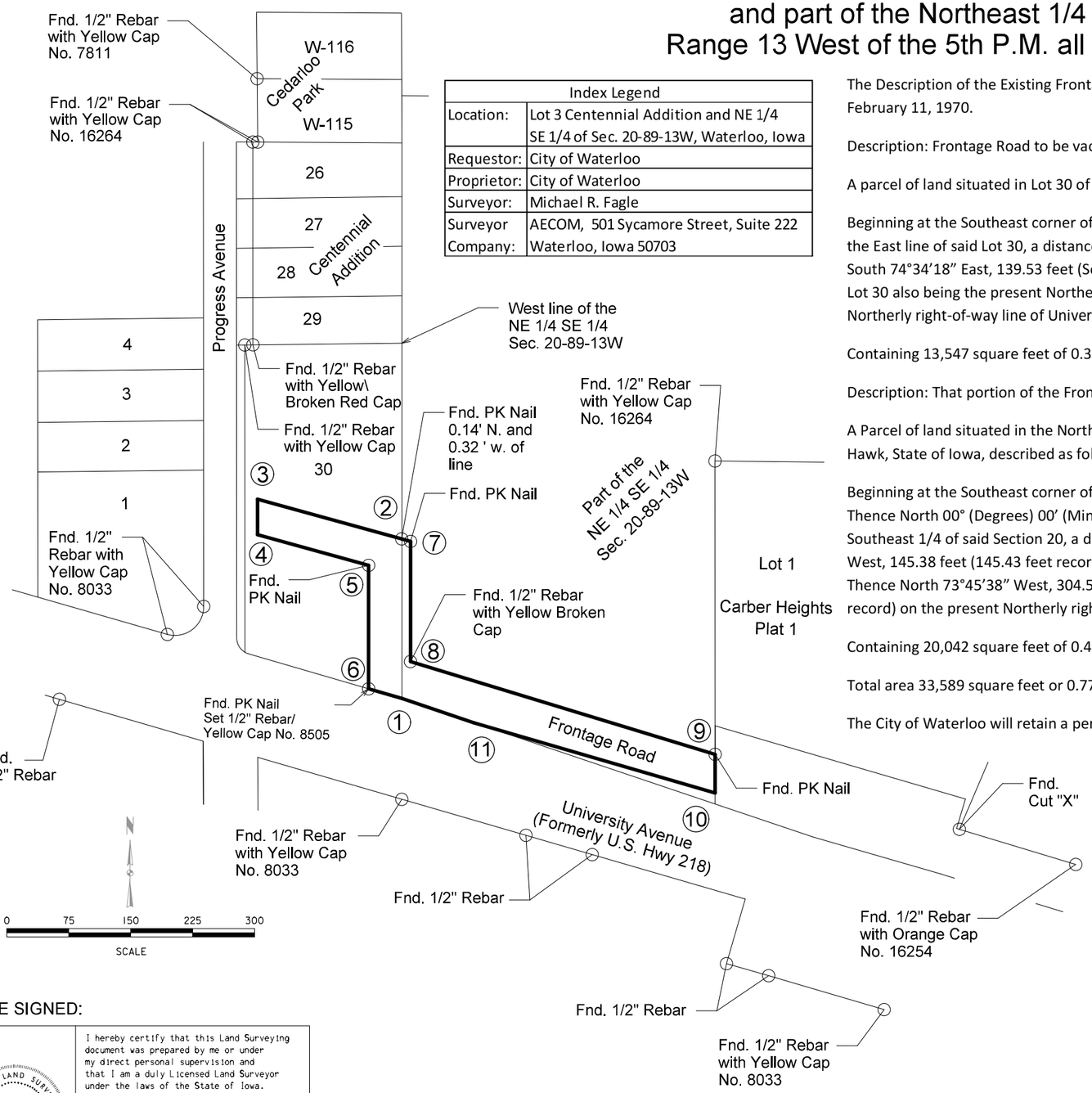
CenturyLink™
CTL ENG: Brent Giese
PHONE: 563–355–2592
E–MAIL: Brent.Giese@centurylink.com
N.486598

LEGEND

	EXISTING	REMOVE/ABANDON	PROPOSED
BURIED FIBER OPTIC OR BURIED TELEPHONE CABLE	T	X T X	T
BURIED FIBER OPTIC OR BURIED TELEPHONE DUCT	T	X T X	T
OVERHEAD FIBER OPTIC OR OVERHEAD TELEPHONE CABLE	OHT	X OHT X	OHT

Sheet
C.4
Sheet 11 Of 15

Plat of Survey
For Vacating the Frontage Road that is Situated in Lot 30 of Centennial Addition and part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 89 North, Range 13 West of the 5th P.M. all in the City of Waterloo, County of Black Hawk, State of Iowa



Index Legend	
Location:	Lot 3 Centennial Addition and NE 1/4 SE 1/4 of Sec. 20-89-13W, Waterloo, Iowa
Requestor:	City of Waterloo
Proprietor:	City of Waterloo
Surveyor:	Michael R. Fagle
Surveyor Company:	AECOM, 501 Sycamore Street, Suite 222 Waterloo, Iowa 50703

The Description of the Existing Frontage Road is recorded in Quit Claim Deed Book 489, Page 163 in the office of the Black Hawk County Recorder and was signed February 11, 1970.

Description: Frontage Road to be vacated in Lot 30 of Centennial Addition

A parcel of land situated in Lot 30 of Centennial Addition, City of Waterloo, County of Black Hawk, State of Iowa, described as follows.

Beginning at the Southeast corner of said Lot 30; Thence North 00° (Degrees) 00’ (Minutes) 00” (Seconds) East (assumed bearing for the purpose of this description) on the East line of said Lot 30, a distance of 193.03 feet (193.00 feet record); Thence North 74°35’00” West, 181.30 feet; Thence South 00°00’00” West, 43.00 feet; Thence South 74°34’18” East, 139.53 feet (South 74°35’00” East, 139.50 feet record); Thence South 00°00’00” West, 149.38 feet (150.00 feet record) to the South line of said Lot 30 also being the present Northerly right-of-way line of University Avenue; Thence South 73°46’06” East on the South line of said Lot 30 also being the present Northerly right-of-way line of University Avenue, a distance of 41.95 feet (South 74°35’00” East, 41.80 feet record) to the point of Beginning.

Containing 13,547 square feet of 0.31 acre.

Description: That portion of the Frontage Road to be vacated in the Northeast 1/4 of Southeast 1/4 of Section 20, Township 89 North, Range 13 West of the 5th P.M.

A Parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 89 North, Range 13 West of the 5 th P.M., City of Waterloo, County of Black Hawk, State of Iowa, described as follows.

Beginning at the Southeast corner of Lot 30 of Centennial Addition said corner being on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 20; Thence North 00° (Degrees) 00’ (Minutes) 00” (Seconds) East (assumed bearing for the purpose of this description) on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 20, a distance of 193.03 feet (193.00 feet record); Thence South 74°35’00” East, 10.81 feet (10.70 feet record); Thence South 00°00’00” West, 145.38 feet (145.43 feet record); Thence South 73°03’05” East, 385.49 feet (South 73°02’44” East, 385.52 feet record); Thence South 00°00’00” East, 46.77 feet; Thence North 73°45’38” West, 304.54 feet to the present Northerly right-of-way line of University Avenue; Thence North 71°24’04” West (North 71°23’00” West record) on the present Northerly right-of-way line of University Avenue, 91.56 feet to the point of beginning.

Containing 20,042 square feet of 0.46 acre.

Total area 33,589 square feet or 0.77 acre.

The City of Waterloo will retain a permanent public and private utility easement on, above and under the above described parcels of land.

Bearing / Distance Table

			Record					Measured				
Frontage Road in part of Lot 3, Centennial Addition												
1	To	2	N	00 °	00 '	00 "	E	193.00'	N	00 °	00 '	00 " E	193.03'
2	To	3	N	74 °	35 '	00 "	W	181.30'	N	74 °	35 '	00 " W	181.30'
3	To	4	S	00 °	00 '	00 "	W	43.00'	S	00 °	00 '	00 " W	43.00'
4	To	5	S	74 °	35 '	00 "	E	139.50'	S	74 °	34 '	18 " E	139.53'
5	To	6	S	00 °	00 '	00 "	W	150.00'	S	00 °	00 '	00 " W	149.38'
6	To	1	S	74 °	35 '	00 "	E	41.80'	S	73 °	46 '	06 " E	41.95'
Portion of Frontage Road in part of the NE 1/4 of the SE 1/4 Sec. 20-89-13W												
1	To	2	N	00 °	00 '	00 "	E	193.00'	N	00 °	00 '	00 " E	193.03'
2	To	7	S	74 °	35 '	00 "	E	10.70'	S	74 °	35 '	00 " E	10.81'
7	To	8	S	00 °	00 '	00 "	W	145.43'	S	00 °	00 '	00 " W	145.38'
8	To	9	S	73 °	02 '	44 "	E	385.52'	S	73 °	03 '	05 " E	385.49'
9	To	10	S	00 °	00 '	00 "	E	None	S	00 °	00 '	00 " E	46.77'
10	To	11	None					None	N	73 °	45 '	38 " W	304.54'
11	To	1	N	71 °	23 '	00 "	W	91.56'	N	71 °	24 '	04 " W	91.56'

DATE SIGNED:

LICENSED LAND SURVEYOR MICHAEL R. FAGLE 8505 IOWA

I hereby certify that this Land Surveying document was prepared by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

MICHAEL R. FAGLE Date

License number 8505

My license renewal date is December 31,2022

Pages or sheets covered by this seal:

SHEET 1 OF 1

SHEET 1 OF 1

This plat is for Vacating a Frontage Road not a Subdivision of Land.

Signed Date

AECOM

City of Waterloo Planning & Zoning Department
715 Mulberry Street, Waterloo, Iowa 50703
(319) 291-4366

- ☐ **Offer to Vacate and Purchase City Right-of-Way**
- ☒ **Request to Vacate Easement, Vacate Sidewalk, or Encroachment Agreement**
- ☐ **Sale of City-Owned Property**

Applicant: CITY OF WATERLOO Address: 715 MULBERRY ST. WATERLOO 50703 Phone No.: 319-291-4366

Email: NOEL.ANDERSON@WATERLOO-IA.ORG

General Description of Property to Vacated (i.e.- alley between A St. & B St., South of C St.):

UNIVERSITY AVE FRONTAGE RD.

Legal description of area to be conveyed, vacated, or encroached:

1. **A non-refundable filing fee(s)** shall be made as follows (checks payable to City of Waterloo):
   - Right-of-way vacation – One Hundred Seventy Five Dollar ($175.00) Filing Fee
   - Easement or sidewalk vacation – Seventy Five Dollar ($75.00) Filing Fee
   - Encroachment – One Hundred Dollar ($100.00) Filling Fee
   - Sale of city-owned property not required to be vacated – No Fee
   - Any request not meeting the Sale of Property Policy – One Hundred Dollar ($100.00) Fee
2. **Offer Price***[Note: If the offer price meets the Sale of Property Policy (see attached) the request will not be required to be reviewed by the Building & Grounds Committee.]
   - Asking price (see attached Sale of Property Policy for how calculated): _____
   - Deductions
     - May decrease price by 50% for area located within an easement: _____
     - May decrease price for the City tax that will be collected on the land within 5 yrs (8 yrs inside of the CURA): _____
     - Costs (surveying & misc., demolition, remove of curbs, etc): _____

   Asking price – Deductions = Value of Property: _____

   Offer Price for <u>Entire Area</u>: _____

Note: The above information is a summary of the Sale of Property Policy (see attached). All requests to vacate and purchase City right-of-way must be accompanied by a signed "Intent to Vacate" form for each abutting property to the area to be vacated. Any request that fails to meet the Sale of Property Policy shall not be forwarded to the Building and Grounds Committee or City Council. Any such applicant shall need to request review to Building and Grounds through a City Council member.

3. **Publication and Recording Fees***: At the time a buyer(s) has been selected, all publication costs and recording fees must be paid by the applicant. Applicant shall be responsible for collecting from other buyers.
4. **Easement***: The following easement shall be retained:

   _____

5. **Other**: Please provide a site plan and/or aerial photo of the area to be vacated if the request involves additional construction as the reason for the request.

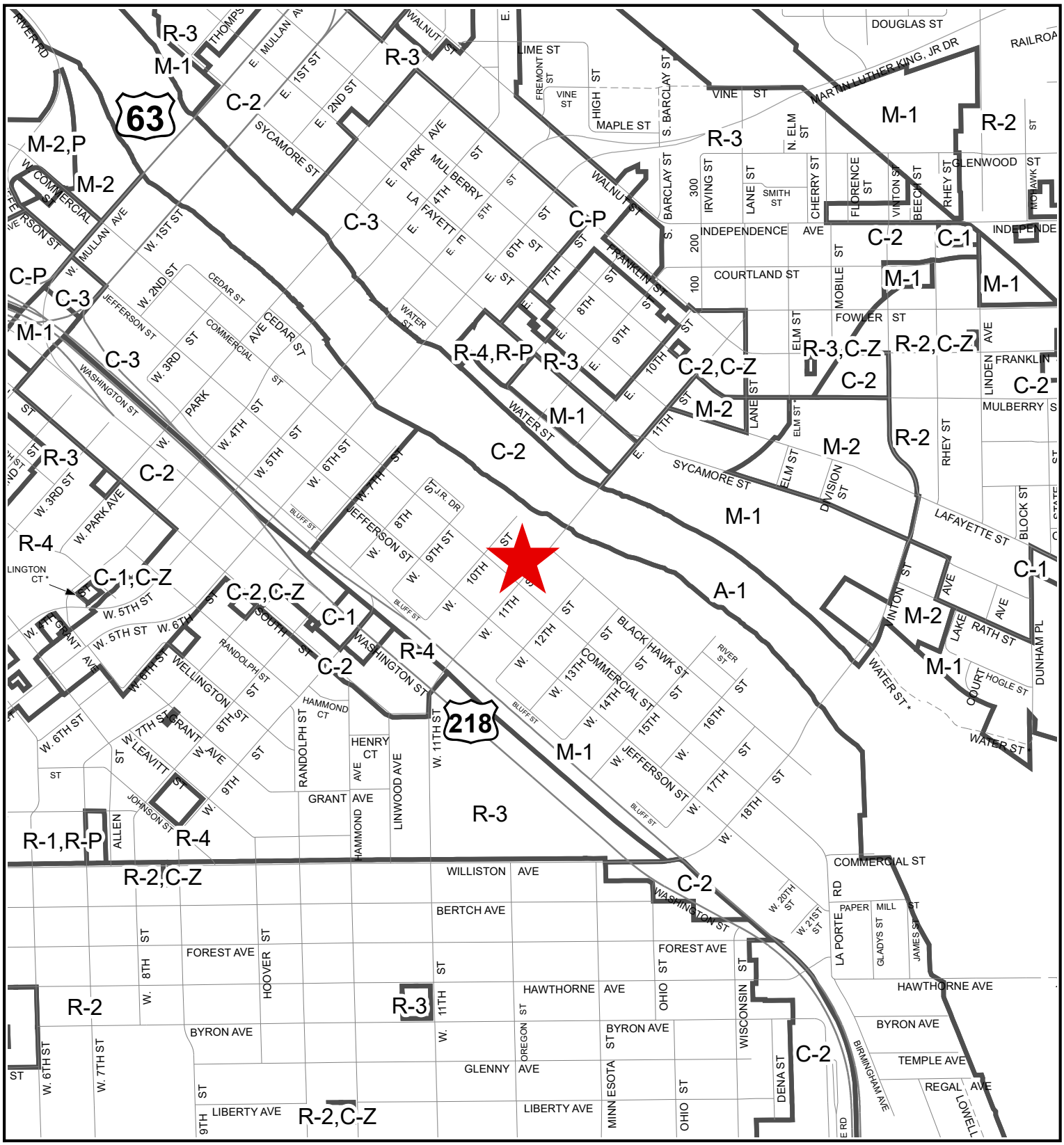
_____ 10.21.20
Applicant Date

*Not required for easement vacates sidewalk vacates or Encroachment Agreements

REQUEST:	Request by C&S Car Company to vacate approximately 0.13 acres of city-owned right-of-way located in the “M-1” Light Industrial District located adjacent to 194 West 11th Street.
APPLICANT(S):	C&S Car Company, 812 Washington Street, Waterloo, Iowa 50702
GENERAL DESCRIPTION:	The applicant is requesting to vacate city-owned right-of-way used as an alley located adjacent to 194 East 11th Street.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The request to vacate a portion of alley right-of-way should not have an impact on the neighborhood as the alley has only three adjacent property owners who are in support of the vacate.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The request to vacate would not appear to have a negative impact on vehicular traffic in the area.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN and COMPLETE STREETS POLICY.	The Riverview Recreation Trail is located approximately 270 feet northeast of the vacate area.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The site has been zoned “M-1” Light Industrial District since the adoption of the Zoning Ordinance in 1969. **North** – West 10th Street and residences zoned “M-1” Light Industrial District. **South** – West 11th Street, Commercial and Industrial zoned “M-1” Light Industrial District. **East** – Industrial, and vacant land zoned “M-1” Light Industrial District. **West** – C&S Car Company II and one residence zoned “M-1” Light Industrial District.
BUFFERS REQUIRED/ NEEDED:	The request would not require any buffering by ordinance standards.
DRAINAGE:	The proposed vacate would not appear to have a negative impact on drainage.
DEVELOPMENT HISTORY:	The area contains industrial and commercial buildings constructed between 1948 and 2018 and residences built between 1900 and 1920.
FLOODPLAIN:	This area is Zone X Protected by Levee by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Community Number 190025 and Panel Number

	0302F, dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	There are no schools or park spaces in the immediate vicinity of the requested area.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There are overhead power lines and possibly a gas line located in the vacate area therefore an easement will need to be maintained over the entire vacate area.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates the area as Industrial, and this request would be in compliance with such designation as it would assist with the future redevelopment of the site.
STAFF ANALYSIS – ZONING ORDINANCE:	The applicant is requesting to vacate 0.13 acres of city-owned right-of-way. The property for the alley was purchased by the city between 1922 and 1923. The adjacent property owners are in favor of the vacate request. Vacating the alley will assist C&S Car Company in its operations.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	There is no platting associated with this request.
STAFF RECOMMENDATION:	Therefore, staff recommends the request by C&S Car Company to vacate approximately 0.13 acres of city-owned right-of-way located in the “M-1” Light Industrial District located adjacent to 194 West 11th Street. be approved for the following reasons: 1. The request would not have an effect on traffic conditions in the area. 2. All the surrounding property owners support the vacate request. Subject to the following condition: 1. That an easement be maintained over the entire vacate area.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



Adjacent to 194 West 11th Street
Right-of-Way Vacate
C&S Car Company

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



N
W E
S

CITY OF WATERLOO OFFICIAL SEAL

Adjacent to 194 West 11th Street
Alley Vacate
C&S Car Company

50 25 0 50
Feet

Cedar River

SEE PAGE 31

607.5'

48" - SAN.

MF# 19700

1938

0.06%

MH#12

796.0' - 48" @ 0.06%

MF# 19700

1938

SEE PAGE 35

GATEWELL #11-2

40'-48" @ 0.3%

853.00

832.66

832.54

452.8' - 48" @ 0.30%

1992

8' S.E. OF ℄

10 T.H.

294'-15" 11-1

845.98

834.52

834.02

259' N.E. OF ℄ COMMERCIAL

℄ COMMERCIAL

COMMERCIAL ST.

ON ℄

8"

CITY OF WATERLOO

SWL LINE LOT 10 S2°66' E

MISC. 5-567 7-15-1921

FRANCIS

AUDITOR'S

PLAT

ADDITION

BAKER

BLACK HAWK ST.

12" - SAN.

0.88%

843.8

835.3

130' @ 8" @ 0.4%

(33' NW of ℄)

842.5

840.6

92.80

85.00

85.00

10" - 10"

836.33

2.30'-30"+.00556 %

837.51

837.51

0.37%

10" - 10"

2.77'-30"+.0018 %

94.40

87.15

For Storm & Sanitary See 1954 Plans - MF# 3567, 3569-3574 Also See Flood Protection Plans Stage III-E Sheets 36, 51

House

House

C.S.S.H. Used Cars

31

29

35

City of Waterloo Planning & Zoning Department
715 Mulberry Street, Waterloo, Iowa 50703
(319) 291-4366

☒ **Offer to Vacate and Purchase City Right-of-Way**
☐ **Request to Vacate Easement, Vacate Sidewalk, or Encroachment Agreement**
☐ **Sale of City-Owned Property**

Applicant (Business Name if Applicable: C+S Car Company
Address: 812 Washington St. Waterloo, IA 50702 Phone No.: 319-291-7321
Email: CWrobel@cnscarcompany.com

General Description of Property to Vacated (i.e.- alley between A St. & B St., South of C St.):
adjacent to 194 W 11th St.
Legal description of area to be conveyed, vacated, or encroached:

1. **A non-refundable filing fee(s)** shall be made as follows (checks payable to City of Waterloo):
   - ⊙ Right-of-way vacation – One Hundred Seventy Five Dollar ($175.00) Filing Fee
   - Easement or sidewalk vacation – Seventy Five Dollar ($75.00) Filing Fee
   - Encroachment – One Hundred Dollar ($100.00) Filling Fee
   - Sale of city-owned property not required to be vacated – No Fee
   - Any request not meeting the Sale of Property Policy – One Hundred Dollar ($100.00) Fee
2. **Offer Price***[Note: If the offer price meets the Sale of Property Policy (see attached) the request will not be required to be reviewed by the Building & Grounds Committee.]
   - Asking price (see attached Sale of Property Policy for how calculated): 7656.59
   - Deductions
     - May decrease price by 50% for area located within an easement: 3828.30
     - May decrease price for the City tax that will be collected on the land within 5 yrs (8 yrs inside of the CURA): _____
     - Costs (surveying & misc., demolition, remove of curbs, etc): _____

   Asking price – Deductions = Value of Property: _____

   Offer Price for <u>Entire Area</u>: 3828.30

Note: The above information is a summary of the Sale of Property Policy (see attached). All requests to vacate and purchase City right-of-way must be accompanied by a signed "Intent to Vacate" form for each abutting property to the area to be vacated. Any request that fails to meet the Sale of Property Policy shall not be forwarded to the Building and Grounds Committee or City Council. Any such applicant shall need to request review to Building and Grounds through a City Council member.

3. **Publication and Recording Fees***: At the time a buyer(s) has been selected, all publication costs and recording fees must be paid by the applicant. Applicant shall be responsible for collecting from other buyers.
4. **Easement***: The following easement shall be retained:

   _____

5. **Other**: Please provide a site plan and/or aerial photo of the area to be vacated if the request involves additional construction as the reason for the request.

_____ George Cooley 12/9/22
Applicant Print Name Date

*Not required for easement vacates sidewalk vacates or Encroachment Agreements

INTENT TO VACATE

City of Waterloo
Planning and Zoning
715 Mulberry Street
Waterloo, IA 50703

We the undersigned, as adjoining property owners of right-of-way requested to be vacated and generally described as (address or general location): 8913253260 12, waive any further right to receive mailed notice of the public hearing and have no objection to the right-of-way being vacated and have been offered the opportunity to buy a portion of the right of way.

We wish to make the following known (check which applies):

____ We/I wish to purchase from the City the one-half of the right-of-way that adjoins our/my property (sign and date below and complete items 1-3).

X We/I wish to purchase from the City the entire portion of the right-of-way that adjoins our/my property. This is contingent upon the property owner opposite ours/mine choosing not to purchase their/his or her half (sign and date below and complete items 1-3).

____ We/I do not wish to purchase from the City any portion of the right-of-way (sign and date below and leave items 1-3 blank).

Rosemont Companies

[signature] 12/16/22

Signature of adjoining property owner Date

531 commercial st. Suite 612 waterloo, IA 50701 319-321-2705 mike@Rosemontcompanies.com

Address Phone Email

1. **Offer Price** [Note: If the offer price meets the Sale of Property Policy (see attached) the request will not be required to be reviewed by the Building & Grounds Committee.]
   - Asking price (see attached Sale of Property Policy for how calculated): $1.00 plus development agreement
   - Deductions
     - May decrease price by 50% for area located within an easement: —
     - May decrease price for the City tax that will be collected on the land within 5 yrs (8 yrs inside of the CURA): —
     - Costs (surveying & misc., demolition, remove of curbs, etc): —

     Asking price – Deductions = Value of Property: $1.00

     Offer Price for <u>Portion of Alley You Intend to Purchase</u>: $1.00 plus development agreement

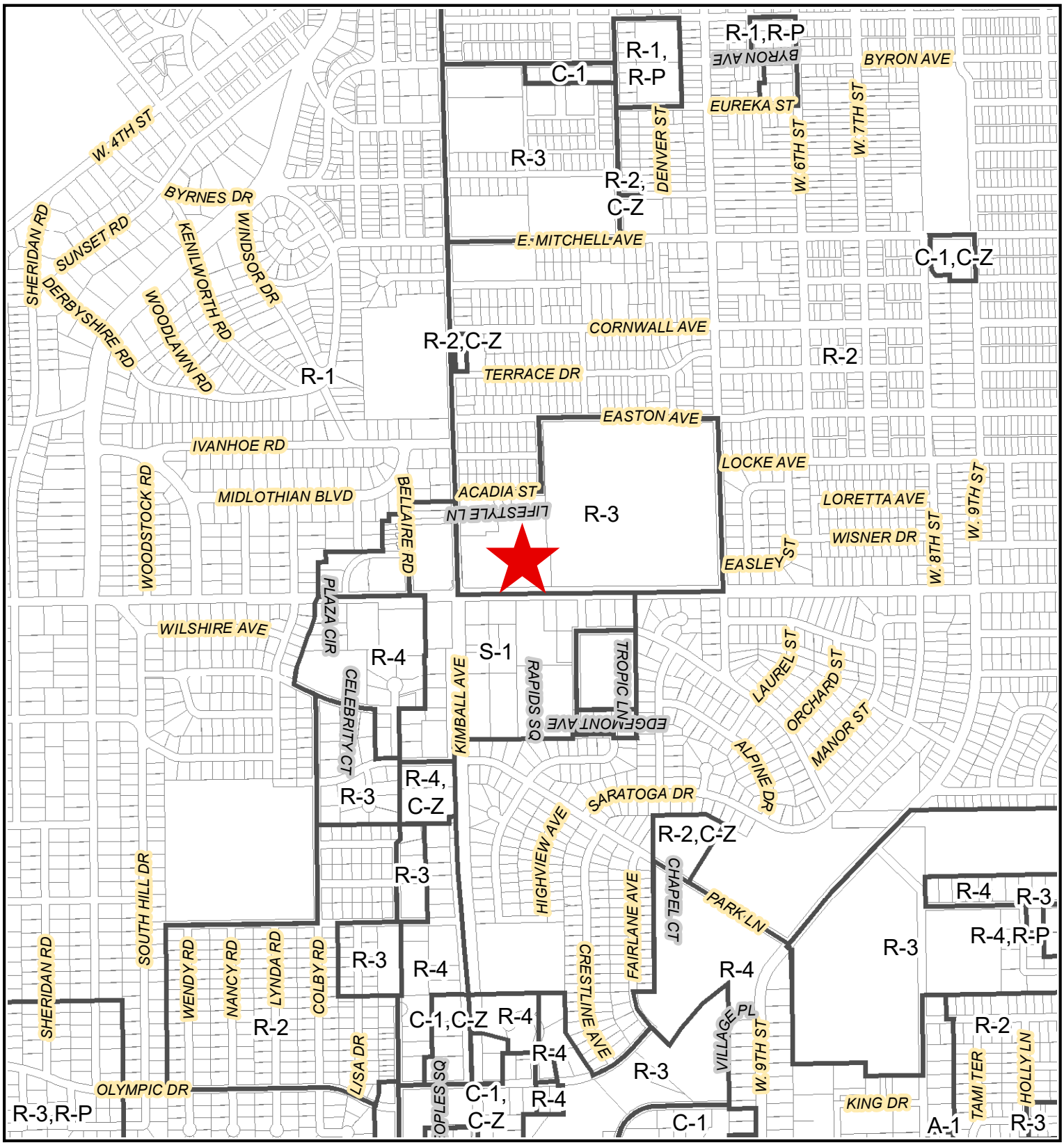
2. **Transfer of Ownership**: In what name(s), company or corporation shall the property be assigned to? (Give special attention to spelling as these names will be verified and transposed as submitted onto the deed.)
   Rosemont Companies LLC

3. **Deed**: At the time of the buyer's final payment, the sellers shall convey the premises to the buyers by quitclaim deed. Please indicate the legal form you wish to be transferred in (i.e., as tenants-in-common, joint tenancy with full rights of survivorship, or as individual ownership.)
   N/A Rosemont Companies LLC

REQUEST:	Request by C10 Investments, LLC, to vacate a utility easement in the “S-1” Shopping Center District located east of 115 East Ridgeway Avenue.
APPLICANT(S):	C10 Investments, LLC, attn.” Jeff Stickfort, 3759 Ranchero Road, Cedar Falls, Iowa 50613.
GENERAL DESCRIPTION:	The applicant is requesting to vacate a utility easement on the former Schoitz Hospital Site, where an existing storm sewer line will be relocated.
SURROUNDING LAND USES AND IMPACT ON NEIGHBORHOOD:	The request for an easement vacate would not appear to have a negative impact upon the surrounding area.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The proposed easement vacate would not appear to have a negative impact upon vehicular or pedestrian traffic conditions in the area.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	There is currently no trails in the area. There is a sidewalk along East Ridgeway Avenue.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The area in question has been zoned “S-1” Shopping District since the adoption of Ordinance 5613 on August 16, 2021 when it was rezoned from “R-3” Multiple Residence District. Surrounding land uses and their zoning designations are as follows: **North** – Vacant land, apartment building under construction and Acadia Street zoned “S-1” Shopping Center District and “R-3” Multiple Residence District. **South** – East Ridgeway Avenue, professional office and commercial zoned “S-1” Shopping District. **East** – West High School zoned “R-3” Multiple Residence District. **West** – Commercial zoned “S-1” Shopping Center District.
BUFFERS/ SCREENING/ LANDSCAPING REQUIRED:	No buffers would be required as a part of this request.
DRAINAGE:	The proposed request would not appear to have a negative impact upon drainage in the area.
DEVELOPMENT HISTORY:	Commercial buildings built between 1971 and 2022.

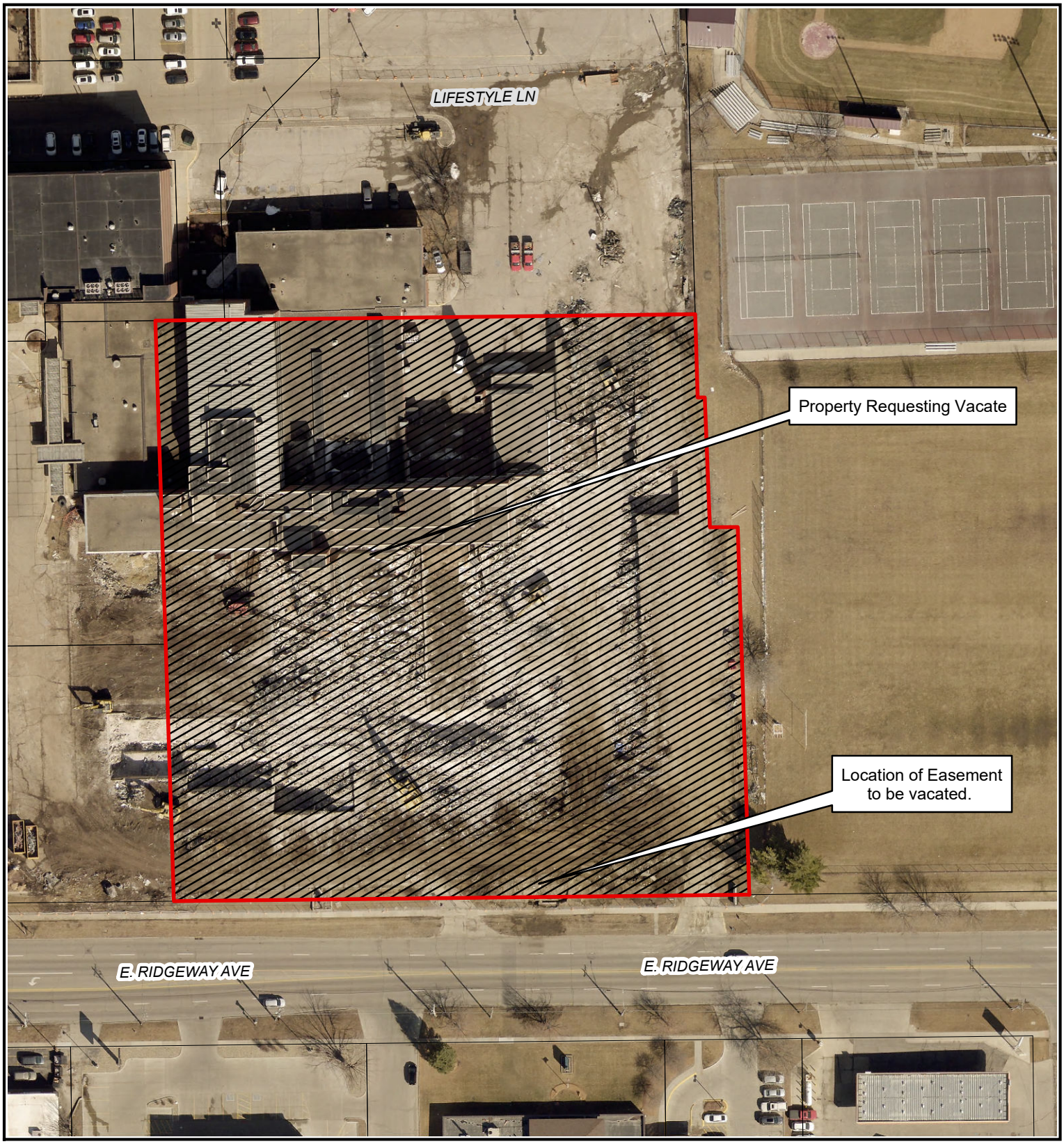
FLOODPLAIN:	No portion of the vacate area located within a floodplain as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 0301F, dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	Lou Henry Elementary is located 0.57 miles to the southwest, Hoover Elementary School is located 0.48 miles to the southwest and West High School is located adjacent to the site to the east. Bontrager Park is located 0.532 miles to the southwest.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There is a 15” Storm Sewer that served the former Schoitz Hospital that is being relocated into Ridgeway Avenue.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as *Commercial.* The proposed site plan amendment would be in conformance with the Comprehensive Plan and Future Land Use Map for this area.
STAFF ANALYSIS – ZONING ORDINANCE:	The applicant is requesting to vacate a utility easement. The easement was used for a 15” Storm Sewer that served the former Schoitz Hospital that is being relocated off the property as it is being reconstructed. With the storm sewer relocated there will be no need to continue having a utility easement. The new storm sewer will be located within the right-of-way of East Ridgeway Avenue.
TECH REVIEW AND UPDATES	
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	The applicant is not proposing to subdivide the property.
STAFF RECOMMENDATION:	Therefore, staff recommends that the request by C10 Investments, LLC, to vacate a utility easement in the “S-1” Shopping Center District located east of 115 Ridgeway Avenue, be approved for the following reasons: 1. The request would not appear to have a negative impact on traffic conditions in the area. 2. The request would not appear to have a negative impact upon the surrounding area and would be compatible with surrounding development. 3. Subset to the existing storm sewer being relocated within the right-of-way of East Ridgeway Avenue.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



East of 115 Ridgeway Avenue
Easement Vacate
C10 Investments, LLC

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



East of 115 Ridgeway Avenue
Easement Vacate
C10 Investments, LLC

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

Sunde Engineering, PLLC.

SUNDE ENGINEERING, PLLC.
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

LICENSED PROFESSIONAL ENGINEER
MIKE KETTLER
18845
IOWA

STORM SEWER PLAN

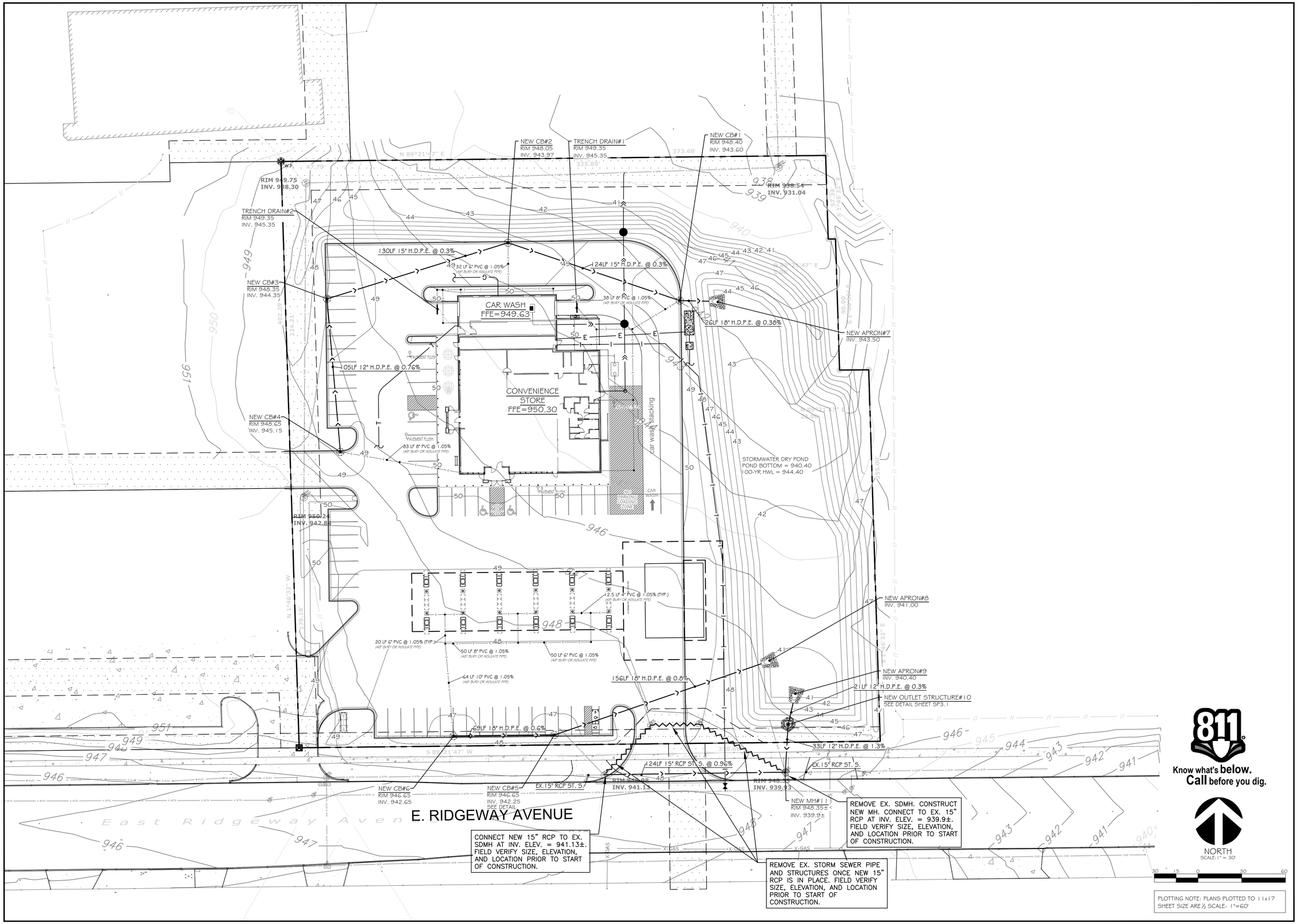
CONVENIENCE STORE 1271

E. RIDGEWAY AVE
WATERLOO, IOWA

NO.	DATE	DESCRIPTION
-	04NOV22	SUBMITTAL

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 22-1271
DATE 04NOV2022
SHEET **SP3**

KWIK TRIP PM S.W.



Know what's below. Call before you dig.

City of Waterloo Planning & Zoning Department
715 Mulberry Street, Waterloo, Iowa 50703
(319) 291-4366

- ☐ **Offer to Vacate and Purchase City Right-of-Way**
- ☒ **Request to Vacate Easement, Vacate Sidewalk, or Encroachment Agreement**
- ☐ **Sale of City-Owned Property**

Applicant (Business Name if Applicable: C10 Investments, LLC. Attn: Jeff Stickfort

Address: 3759 Ranchero Rd., Cedar Falls, IA 50613 Phone No.: 319-290-4357

Email: jeffstickfort@gmail.com

General Description of Property to Vacated (i.e.- alley between A St. & B St., South of C St.):
See Attached
Legal description of area to be conveyed, vacated, or encroached: See Attached Exhibits

1. **A non-refundable filing fee(s)** shall be made as follows (checks payable to City of Waterloo):
   - Right-of-way vacation – One Hundred Seventy Five Dollar ($175.00) Filing Fee
   - Easement or sidewalk vacation – Seventy Five Dollar ($75.00) Filing Fee
   - Encroachment – One Hundred Dollar ($100.00) Filling Fee
   - Sale of city-owned property not required to be vacated – No Fee
   - Any request not meeting the Sale of Property Policy – One Hundred Dollar ($100.00) Fee
2. **Offer Price***[Note: If the offer price meets the Sale of Property Policy (see attached) the request will not be required to be reviewed by the Building & Grounds Committee.]
   - Asking price (see attached Sale of Property Policy for how calculated): _____
   - Deductions
     - May decrease price by 50% for area located within an easement: _____
     - May decrease price for the City tax that will be collected on the land within 5 yrs (8 yrs inside of the CURA): _____
     - Costs (surveying & misc., demolition, remove of curbs, etc): _____

   Asking price – Deductions = Value of Property: _____

   Offer Price for <u>Entire Area</u>: _____

Note: The above information is a summary of the Sale of Property Policy (see attached). All requests to vacate and purchase City right-of-way must be accompanied by a signed "Intent to Vacate" form for each abutting property to the area to be vacated. Any request that fails to meet the Sale of Property Policy shall not be forwarded to the Building and Grounds Committee or City Council. Any such applicant shall need to request review to Building and Grounds through a City Council member.

3. **Publication and Recording Fees***: At the time a buyer(s) has been selected, all publication costs and recording fees must be paid by the applicant. Applicant shall be responsible for collecting from other buyers.
4. **Easement***: The following easement shall be retained:

   _____

5. **Other**: Please provide a site plan and/or aerial photo of the area to be vacated if the request involves additional construction as the reason for the request.

Jeff Stickfort for C10 Investments — Applicant
Jeff Stickfort — Print Name
12/19/22 — Date

*Not required for easement vacates sidewalk vacates or Encroachment Agreements

REQUEST:	Request by Friends of Faith Retirement Homes, Inc., to vacate, dedicate, and relocate a 50’ sanitary sewer easement, and request for an encroachment agreement in the “R-4, R-P” Planned Residence District located at 600 Park Lane.
APPLICANT(S):	Brad Morris on behalf of Friends of Faith Retirement Homes, Inc., 600 Park Lane, Waterloo 50702.
GENERAL DESCRIPTION:	The applicant is requesting to vacate, dedicate, and relocate a 50’ sanitary sewer easement and requesting an encroachment agreement.
SURROUNDING LAND USES AND IMPACT ON NEIGHBORHOOD:	The request to vacate, dedicate, and relocate a 50’ sanitary sewer easement, and requesting an encroachment agreement for a future pool would not appear to have a negative impact upon the surrounding area.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The request to vacate, dedicate, and relocate a 50’ sanitary sewer easement, and request for an encroachment agreement would not appear to have a negative impact upon vehicular or pedestrian traffic conditions in the area.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	There is currently no trails in the area. There is a sidewalk along both sides of Park Lane.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The area in question has been zoned “R-4, R-P” Planned Residence District since the adoption of Ordinance 5446 on April 6, 2018 when it was rezoned from “R-3” Multiple Residence District. Surrounding land uses and their zoning designations are as follows: **North** – Apartment buildings and single family homes, zoned “R-2, C-Z” Conditional Zoning Residential District and “R-2” One and Two Family Residence District. **South** – Office buildings and E San Marnan Drive, zoned “R-4” Multiple Residence District. **East** – Long-term Care, apartments, and single family homes zoned “R-3” Multiple Residence District” “R-4, R-P” Planned Residence District, and “R-2” One and Two Family Residence District . **West** – Apartments and single family homes, zoned “R-3 Multiple Residence District” “R-4, R-P” Planned Residence District, and R-2 One and Two Family Residence District.
BUFFERS/ SCREENING/ LANDSCAPING REQUIRED:	No buffers would be required as a part of this request.

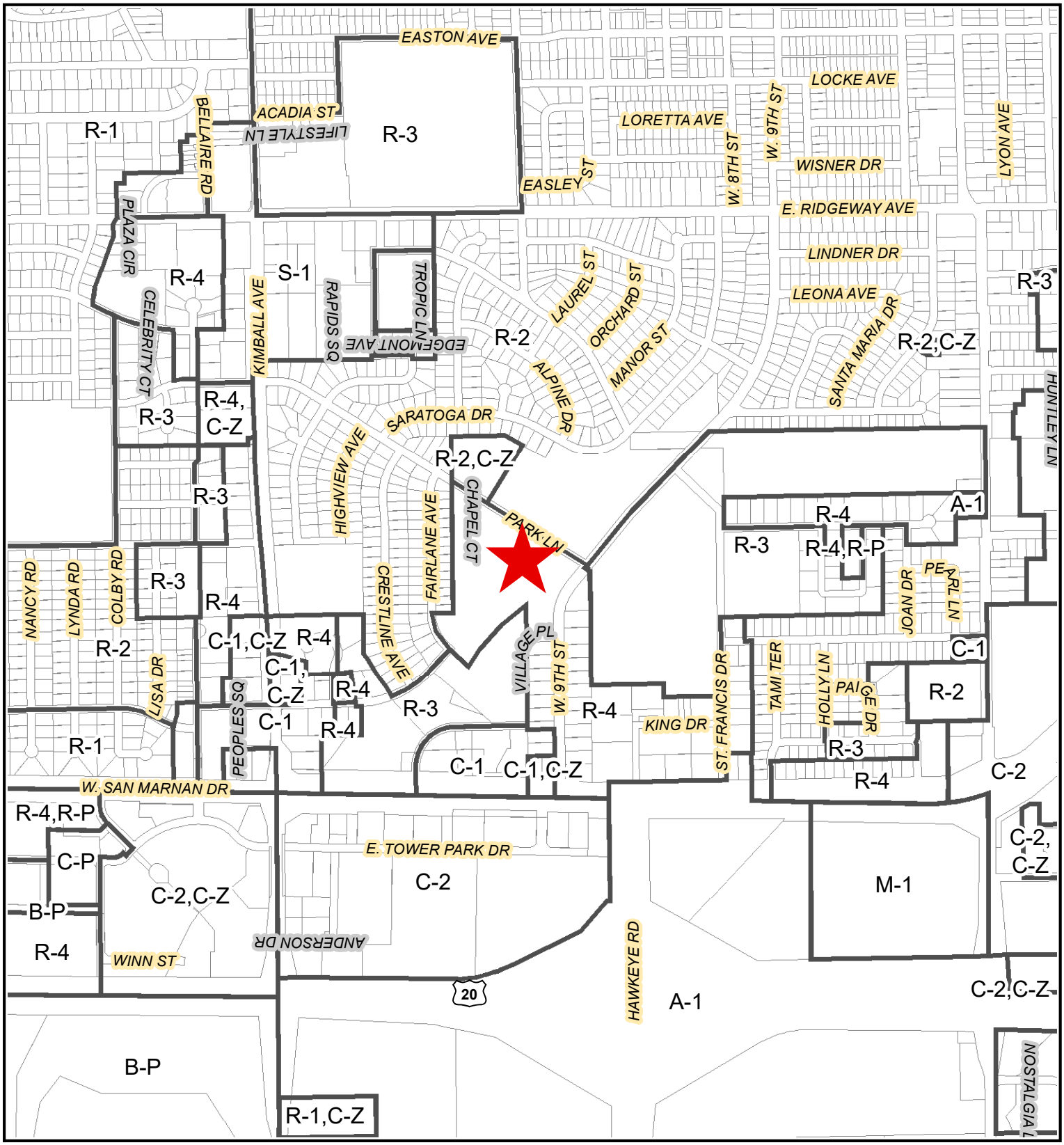
DRAINAGE:	The proposed request would not appear to have a negative impact upon drainage in the area.
DEVELOPMENT HISTORY:	Multi-family residential and single family homes built between 1971 and 2022.
FLOODPLAIN:	A portion of the area dedicated for the new sanitary sewer easement is located within a floodplain as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 0303F, dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	Lou Henry Elementary is located approximately one half mile to the west, and West High School is located approximately a half a mile to the north. Bontranger Park is north of Park Lane.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There is 8” Sanitary Sewer underneath and 4” drain tile along Park Lane, 10” Sewer Main underneath W 9th Street, and 18” Sanitary Sewer line that serves the Friends of Faith Retirement Home Facility which is being abandoned, vacated, and dedicated with a new 50’ sanitary sewer easement to the south of the vacate area.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as *Mixed Residential: Low, Medium, High Density Residential and Professional Offices.* The proposed site plan amendment would be in conformance with the Comprehensive Plan and Future Land Use Map for this area.
STAFF ANALYSIS – ZONING ORDINANCE:	The applicant is requesting to vacate a sanitary sewer easement, relocate the sanitary sewer, and dedicate a new 50’ sanitary sewer easement to the south. The utility easement being vacated currently contains an 18” sewer main which will be abandoned. A new 18” sanitary sewer main will be placed within the newly dedicated sanitary sewer easement. The applicants are planning to build a swimming pool in the future in the area that the new sanitary sewer easement has been relocated to. The applicant constructed a sleeve over the portion of the sanitary sewer where the pool would be constructed in the future. This would allow for the maintenance of the sewer without disrupting the pool that would be built over the sewer line. The applicants are requesting an encroachment agreement be approved along with the action to dedicate the new easement.
TECH REVIEW AND UPDATES	
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	The applicant is not proposing to subdivide the property.

STAFF RECOMMENDATION:

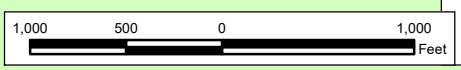
Therefore, staff recommends that the request by Friends of Faith Retirement Homes, Inc., to vacate, dedicate, and relocate a 50’ sanitary sewer easement, and request for an Encroachment Agreement in the “R-4, R-P” Planned Residence District located at 600 Park Lane, be approved for the following reasons:

1. The request would not appear to have a negative impact on the surrounding area.
2. That the existing 18” sewer line main is abandoned and a new 18” sanitary sewer main is placed and relocated to the newly dedicated sanitary sewer easement area which will serve the Friends of Faith Retirement Homes, Inc.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023









600 Park Lane
Easement Vacate
Friends of Faith Retirement Homes, Inc.

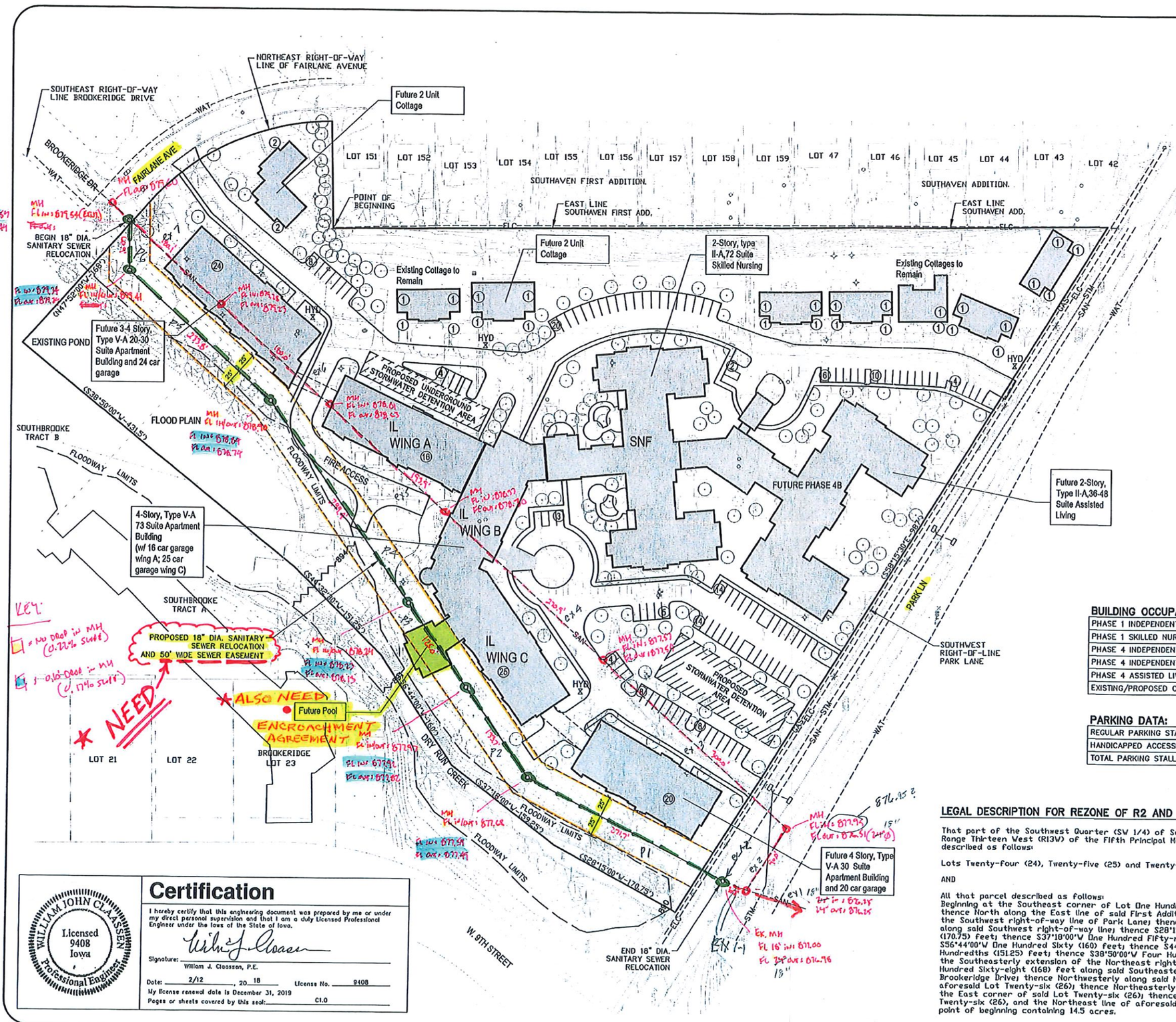
City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



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CITY OF WATERLOO OFFICIAL SEAL

600 Park Lane
Easement Vacate
Friends of Faith
Retirement Home, Inc.



UTILITY LEGEND:

- ---ELC--- – DENOTES EXISTING ELECTRIC LINES
- ---GAS--- – DENOTES EXISTING NATURAL GAS LINES
- ---SAN--- – DENOTES EXISTING SANITARY SEWER MAIN
- ---STM--- – DENOTES EXISTING STORM SEWER
- ---WAT--- – DENOTES EXISTING WATER MAIN

UTILITY NOTES:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THEIR EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN.

FLOOD DATA:

THE LIMITS OF THE FLOODWAY FOR DRY RUN CREEK ARE INDICATED ON THE DRAWING. AREA WITHIN THE FLOODWAY ARE IN ZONE AE, ALL OTHER AREAS OF THIS SITE IS LOCATED IN ZONE X, AS PER FIRM FLOOD INSURANCE RATE MAP NUMBER 19013C0303F, EFFECTIVE DATE JULY 18, 2011.

- — — — – DENOTES FLOODWAY LIMITS
- ~894~ – DENOTES BASE FLOOD ELEVATION

OWNER INFORMATION:

OWNER: FRIENDS OF FAITH RETIREMENT HOMES, INC.

BUILDING OCCUPANCY DATA:

PHASE 1 INDEPENDENT LIVING APARTMENT BUILDING, WINGS A, B AND C	73 SUITES
PHASE 1 SKILLED NURSING FACILITY	72 SUITES
PHASE 4 INDEPENDENT LIVING APARTMENT BUILDING	20–30 SUITES
PHASE 4 INDEPENDENT LIVING APARTMENT BUILDING	30 SUITES
PHASE 4 ASSISTED LIVING BUILDING ADDITION	36–48 SUITES
EXISTING/PROPOSED COTTAGES	15 UNITS

PARKING DATA:

REGULAR PARKING STALLS	218
HANDICAPPED ACCESSIBLE PARKING STALLS	7
TOTAL PARKING STALLS PROVIDED	225

LEGAL DESCRIPTION FOR REZONE OF R2 AND R3 TO R4–RP:

That part of the Southwest Quarter (SW 1/4) of Section Three (03), Township Eighty-eight North (T88N), Range Thirteen West (R13W) of the Fifth Principal Meridian, City of Waterloo, Black Hawk County, Iowa, described as follows:

Lots Twenty-four (24), Twenty-five (25) and Twenty-six (26), Brookeridge Subdivision.

AND

All that parcel described as follows:
Beginning at the Southeast corner of Lot One Hundred Fifty-one (151), Southaven First Addition; thence North along the East line of said First Addition and along the East line of Southaven Addition to the Southwest right-of-way line of Park Lane; thence S58°15'30"E Nine Hundred Eighty-seven (987) feet along said Southwest right-of-way line; thence S28°15'00"W One Hundred Seventy and Seventy-five Hundredths (170.75) feet; thence S37°18'00"W One Hundred Fifty-nine and Twenty-five Hundredths (159.25) feet; thence S56°44'00"W One Hundred Sixty (160) feet; thence S44°32'30"W One Hundred Fifty-one and Twenty-five Hundredths (151.25) feet; thence S38°50'00"W Four Hundred Thirty-one and Fifty Hundredths (431.5) feet to the Southeasterly extension of the Northeast right-of-way line of Fairlane Avenue; thence N47°52'00"W One Hundred Sixty-eight (168) feet along said Southeasterly extension to the Southeast right-of-way line Brookeridge Drive; thence Northwesterly along said Northeast right-of-way line to the South corner of aforesaid Lot Twenty-six (26); thence Northeasterly along the Southeast line of said Lot Twenty-six (26) to the East corner of said Lot Twenty-six (26); thence Northwesterly along the Northeast line of said Lot Twenty-six (26), and the Northeast line of aforesaid Lot Twenty-five (25) and Lot Twenty-four (24) to the point of beginning containing 14.5 acres.

Certification

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signature: William J. Claassen

William J. Claassen, P.E.

Date: 2/12, 20 18 License No. 9408

My license renewal date is December 31, 2019

Pages or sheets covered by this seal: C1.0

WILLIAM JOHN CLAASSEN Licensed 9408 Iowa Professional Engineer

Wayne Claassen Engineering and Surveying, Inc.
2705 University Avenue • P.O. Box 898 • Waterloo, Iowa 50701
Phone: (319) 235-6294 • Fax: (319) 235-0028
Email: claassen@wcesinc.com

CK 753 PG 2 DR M.A.R. DATE 02.18
FILE NO. 4493 CPD W.J.C. DATE 02.18
DATE PLOTTED: 02.12.18 FILENAME:
REVISIONS:
1.
2.
3.
4.
5.

Proposed Site Plan - Full Build Out
Friendship Village of Waterloo
Waterloo, Iowa
February 2018

sheet
C1.0

City of Waterloo Planning & Zoning Department
715 Mulberry Street, Waterloo, Iowa 50703
(319) 291-4366

- ☐ **Offer to Vacate and Purchase City Right-of-Way**
- ☒ **Request to Vacate Easement, Vacate Sidewalk, or Encroachment Agreement**
- ☐ **Sale of City-Owned Property**

Applicant (Business Name if Applicable: Friends of Faith Retirement Homes, Inc.

Address: 600 Park Lane, Waterloo, IA 50702 Phone No.: (319) 291-8100

Email: mry@shuttleworthlaw.com and lgates@fvrc.com

General Description of Property to Vacated (i.e.- alley between A St. & B St., South of C St.): Sanitary sewer between Brookeridge Drive and Park Lane

Legal description of area to be conveyed, vacated, or encroached: See attached.

1. **A non-refundable filing fee(s)** shall be made as follows (checks payable to City of Waterloo):
   - Right-of-way vacation – One Hundred Seventy Five Dollar ($175.00) Filing Fee
   - Easement or sidewalk vacation – Seventy Five Dollar ($75.00) Filing Fee
   - Encroachment – One Hundred Dollar ($100.00) Filling Fee
   - Sale of city-owned property not required to be vacated – No Fee
   - Any request not meeting the Sale of Property Policy – One Hundred Dollar ($100.00) Fee
2. **Offer Price***[Note: If the offer price meets the Sale of Property Policy (see attached) the request will not be required to be reviewed by the Building & Grounds Committee.]
   - Asking price (see attached Sale of Property Policy for how calculated): _____
   - Deductions
     - May decrease price by 50% for area located within an easement: _____
     - May decrease price for the City tax that will be collected on the land within 5 yrs (8 yrs inside of the CURA): _____
     - Costs (surveying & misc., demolition, remove of curbs, etc): _____

   Asking price – Deductions = Value of Property: _____

   Offer Price for <u>Entire Area</u>: _____

Note: The above information is a summary of the Sale of Property Policy (see attached). All requests to vacate and purchase City right-of-way must be accompanied by a signed "Intent to Vacate" form for each abutting property to the area to be vacated. Any request that fails to meet the Sale of Property Policy shall not be forwarded to the Building and Grounds Committee or City Council. Any such applicant shall need to request review to Building and Grounds through a City Council member.

3. **Publication and Recording Fees***: At the time a buyer(s) has been selected, all publication costs and recording fees must be paid by the applicant. Applicant shall be responsible for collecting from other buyers.
4. **Easement***: The following easement shall be retained:
   See attached Sanitary Sewer Easement & Encroachment Agreement.
5. **Other**: Please provide a site plan and/or aerial photo of the area to be vacated if the request involves additional construction as the reason for the request.

Brad Morris
Applicant

Friends of Faith Retirement Homes, Inc.
By Brad Morris, its Chairman
Print Name

12/8/22
Date

*Not required for easement vacates sidewalk vacates or Encroachment Agreements

REQUEST:	Request by CGA on behalf of Chris Fischels for the Final Plat of San Marnan Business Park First Addition in the “R-4, R-P” Planned Multiple Residence District and “B-P” Planned Business District located west of 4041 Hurst Drive.
APPLICANT:	Chris Fischels, 3510 Kimball Ave Suite 5, Waterloo, IA 50702
SURVEYOR:	Adam Daters, PE, Clapsaddle-Garber Associates, Inc.
GENERAL DESCRIPTION:	The applicant is requesting to plat the property in question for the purposes of creating a 14-lot commercial subdivision, located west of 4041 Hurst Drive.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The request would not appear to have a negative impact on the surrounding neighborhood or land use as the area being platted is located between two existing Business Parks.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The request would not appear to have a negative impact on vehicular or pedestrian traffic movements in the area. The area is served by West San Marnan Drive which is a Minor Arterial, and Bankers Boulevard and Tower Park Drive which are Local Streets. Highway 20 is located to the south of the site.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	There is a trail on the south side of Fisher Drive west of the proposed plat. There are sidewalks along the west side of Bankers Boulevard. Sidewalks are shown in the plat to be located along the south side of Tower Park Drive and a trail on the south side of Fisher Drive. The preliminary plat still needs to be updated by the applicant to show the required sidewalk on the west side of Hurst Drive.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The area of the proposed plat is zoned “R-4,R-P” Planned Residence District and “B-P” Business Park District. Surrounding land uses and their zoning are as follows: **North** – One and Two Family Homes zoned “R-3,R-P” Planned Residence District. **South** – Highway 20 and Vacant Land zoned “B-P” Business Park District. **East** – Kimball and Beecher Dentistry and Den Herder Veterinary Hospital zoned “R-4,R-P” Planned Residence District and vacant land zoned “B-P” Business Park District and “C-P” Planned Commercial District. **West** –Commercial Uses zoned “R-4,R-P” Planned Residence District and “B-P” Business Park District.
DEVELOPMENT HISTORY:	Commercial buildings built between 2008 and 2020 and residences built between 1978 and 1992.
BUFFERS/ SCREENING REQUIRED:	No buffers would be required as a part of this plat request.

DRAINAGE:	A drainage plan will need to be submitted to Engineering when buildings are constructed.
FLOODPLAIN:	No portion of the property is located within a Special Flood Hazard Area as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 and Panel Numbers 0166F, 0158F and 0167F dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	Lou Henry Elementary School is located 0.54 miles to the northeast, Hoover Middle School is located 0.62 miles to the northeast, and West High School is located 1.30 miles to the northeast. Paulson Park is located 0.48 miles to the northeast.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC:	There are currently no utilities in the plat area; however utilities are going to be extended to serve the development.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as *Business Park: Professional Offices; Commercial; Compatible Light Industrial.* The proposed plat conforms to the Future Land Use Map and Comprehensive Plan.
STAFF ANALYSIS – ZONING ORDINANCE:	The San Marnan Business Park First Addition would include 14 lots, 12 Tracts, and 1 outlot. The proposed lot sizes range from 1.11 acres to 4.59 acres with an average lot size of 1.55 acres. The plat is 28.58 acres in total. The proposed tract sizes range from 0.11 acres to 1.92 acres with a total of 6.52 acres of land dedicated to tracts. Tract “A” is designated for right-of-way (Tower Park Drive); Tract “B” and Tract “C” are reserved for detention; Tract “D” and Tract “E” are reserved for right-of-way (Hurst Drive); Tracts “F” thru “K” are existing right-of-way to be conveyed to adjacent lots to the south; and Tract “L” is reserved for road right-of-way (Fisher Drive). Outlot A (0.34 acres) will be sold to the adjacent lot owner to the west. A deed of dedication has been submitted for the Final Plat. However, changes are needed to include drainage and sidewalk requirements in the document. There are some changes between this Final Plat and the Preliminary Plat that was approved by the Planning, Programming, and Zoning Commission on October 11, 2022. Lot 9 is larger in the new preliminary and final plat, so the number of lots has changed from 22 to 20. The site will be rezoned in the future to match the development and so there is a consistent zoning throughout the entire site.

STAFF ANALYSIS – SUBDIVISION ORDINANCE:

The final plat includes the following items: a) legal description, b) property lines - dimensions, c) date, north arrow, and scale, d) easements, e) size of individual lots, f) right-of-way widths and street names, and p) deed of dedication.

STAFF RECOMMENDATION:

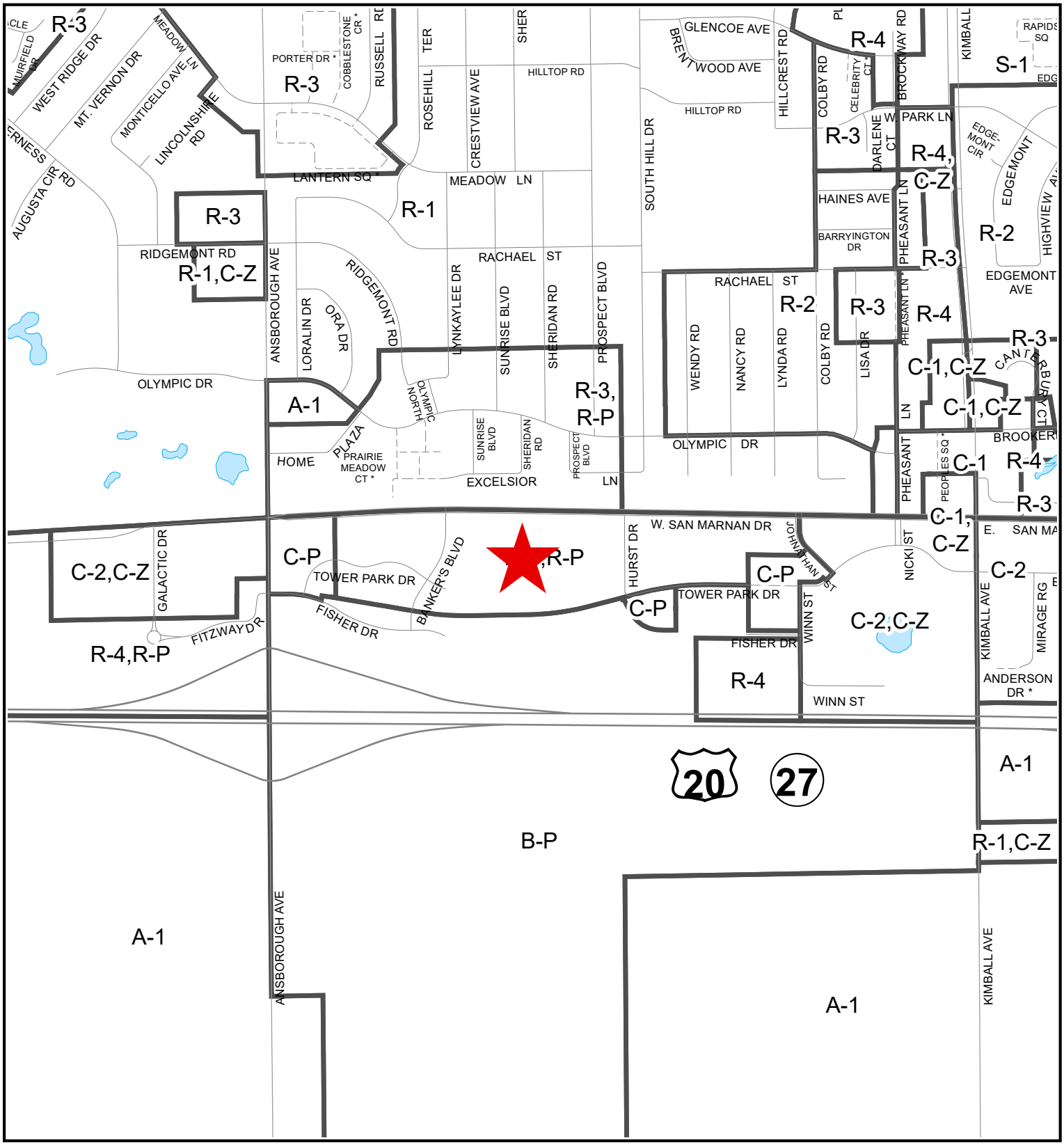
Therefore, staff recommends that the Request by CGA on behalf of Chris Fischels for the Final Plat of San Marnan Business Park First Addition in the “R-4, R-P” Planned Multiple Residence District located west of 4041 Hurst Drive, be approved for the following reasons:

1. The plat would not appear to have a negative impact on the surrounding area.
2. The plat would not appear to have a negative impact on traffic conditions in the area.
3. The plat will create an additional infill development site in the Primary Growth Area.

And with the following condition(s):

1. That the plat has all accurate required information prior to the Final Plat being sent to the City Council.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



West of 4014 Hurst Drive
Final Plat Request
CGA on behalf of Chris Fischels

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



N
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S

CITY OF WATERLOO • OFFICIAL SEAL •

West of 4014 Hurst Drive
Final Plat Request
CGA on behalf of Chris Fischels

350 175 0 350
Feet

FINAL PLAT
SAN MARNAN BUSINESS PARK FIRST ADDITION
WATERLOO, IOWA

SURVEYOR

TRAVIS R STEWART, P.L.S.
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

ZONING INFORMATION:

CURRENT: R-4, R-P (PLANNED MULTIPLE RESIDENCE DISTRICT) AND B-P

SURVEY REQUESTED BY:

JOHN AND DAN PROPERTIES, INC
7404 UNIVERSITY AVENUE
CEDAR FALLS, IOWA 50613

TRACT SUMMARY:

TRACT A - ROAD RIGHT-OF-WAY
TRACT B - DETENTION
TRACT C - DETENTION
TRACT D - ROAD RIGHT-OF-WAY
TRACT E - ROAD RIGHT-OF-WAY
TRACT F THRU TRACT K - EXISTING ROW TO BE CONVEYED TO ADJACENT LOTS TO THE SOUTH
TRACT L - ROAD RIGHT-OF-WAY
OUTLOT A - TO BE SOLD TO ADJACENT LOT TO THE WEST

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 OVERALL
SHEET 3 FINAL PLAT
SHEET 4 FINAL PLAT
SHEET 5 DETAILS & LINE/CURVE DATA

OWNERS OF RECORD

JOHN AND DAN PROPERTIES, INC
7404 UNIVERSITY AVENUE
CEDAR FALLS, IOWA 50613

FLOODPLAIN:

ZONE X
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FIRM MAP NUMBER 19013C0303F
EFFECTIVE JULY 18, 2011.

PREPARED DATE:

DECEMBER 2022

NOTE:

ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS USING IaRCS: ZONE 5 WATERLOO

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

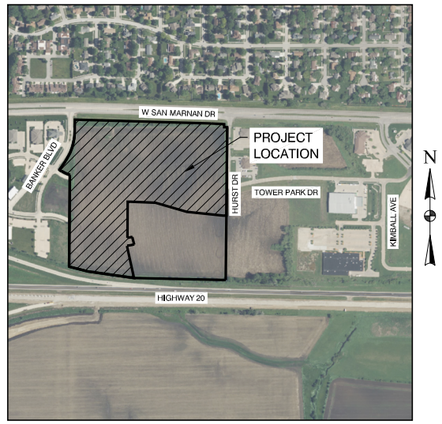
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 ALL IN TOWNSHIP 88 NORTH, RANGE 13 WEST OF THE 5th P.M., CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 13 WEST OF THE 5TH P.M.; THENCE, S0°30'26"W 33.00' ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 TO A POINT ON THE PREVIOUSLY ESTABLISHED SOUTH RIGHT OF WAY LINE OF WEST SAN MARNAN DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, CONTINUING S0°30'26"W 540.68' ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TOWER PARK DRIVE (PREVIOUSLY ESTABLISHED); THENCE, CONTINUING S00°30'26"W 205.20' ALONG SAID EAST LINE; THENCE, N89°29'34"W 26.00"; THENCE, N83°59'23"W 308.92'; THENCE, N73°53'29"W 275.53'; THENCE, N87°42'25"W 209.26'; THENCE, N89°35'12"W 25.72'; THENCE, S00°31'50"W 306.64'; THENCE, NORTHEASTERLY 42.64' ALONG THE ARC OF A 370.00' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF N79°24'20"E AND A CHORD DISTANCE OF 42.61'; THENCE, S1°53'45"E 66.00'; THENCE, SOUTHWESTERLY 61.31' ALONG THE ARC OF A 436.00' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S80°07'58"W AND A CHORD DISTANCE OF 61.26'; THENCE, S12°03'19"E 278.68' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF US #20 (PREVIOUSLY ESTABLISHED); THENCE, N81°36'52"W 391.86' ALONG SAID NORTH RIGHT OF WAY LINE; THENCE, N76°01'43"W 165.06' ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 OF COUNTRY CLUB BUSINESS CENTER SECOND ADDITION; THENCE, N00°32'34"E 771.81' ALONG THE EAST LINE OF LOT 1 AND LOT 2 OF SAID COUNTRY CLUB BUSINESS CENTER SECOND ADDITION TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TOWER PARK DRIVE (PREVIOUSLY ESTABLISHED); THENCE, NORTHWESTERLY 82.18' ALONG THE ARC OF A 270.00' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF N64°09'21"W AND A CHORD DISTANCE OF 81.86' ALONG SAID NORTH RIGHT OF WAY LINE; THENCE, N55°26'13"W 17.26' ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANKERS BOULEVARD (PREVIOUSLY ESTABLISHED); THENCE, N34°33'47"E 91.13' ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE, NORTHEASTERLY 254.11' ALONG A 437.50' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF N17°55'25"E AND A CHORD DISTANCE OF 250.22' ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE, N0°34'15"E 112.05' ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE NEWLY ESTABLISHED SOUTH RIGHT OF WAY LINE OF WEST SAN MARNAN DRIVE; THENCE, S88°21'17"E 1150.52' ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE, S86°14'28"E 109.53' ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF HURST DRIVE (PREVIOUSLY ESTABLISHED); THENCE, S0°30'33"W 25.45' ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE PREVIOUSLY ESTABLISHED SOUTH RIGHT OF WAY LINE OF WEST SAN MARNAN DRIVE; THENCE, N89°48'11"E 26.01' ALONG SAID PREVIOUS SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 28.58 ACRES INCLUDING 3.19 ACRES OF ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

		(GROSS-ACRES)	(ROW-ACRES)	(NET-ACRES)
SECTION 4-88-13	SE1/4 SW1/4	0.49 AC	0.00 AC	0.49 AC
SECTION 9-88-13	NE1/4 NW1/4	27.90 AC	3.19 AC	24.71 AC
SECTION 9-88-13	NW1/4 NW1/4	0.19 AC	0.00 AC	0.19 AC
	TOTAL	28.58 AC	3.19 AC	25.39 AC

LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

FOUND	▲	PLSS CORNER FOUND (as noted)
	●	PARCEL OR LOT CORNER
SET	△	PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)
	○	1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)



VICINITY MAP

NOT TO SCALE

LOT TABLE

LOT	ACRES	SQ FT
1	1.12	48,584
2	1.20	52,129
3	1.48	64,527
4	1.24	54,003
5	1.23	53,738
6	1.18	51,520
7	1.11	48,457
8	1.23	53,469
9	4.59	200,089
10	1.49	65,091
11	1.23	53,502
12	1.24	53,801
13	1.71	74,506
14	1.65	71,702
TRACT "A"	1.92	83,450
TRACT "B"	0.76	32,895
TRACT "C"	1.15	50,273
TRACT "D"	0.29	12,869
TRACT "E"	0.11	4,934
TRACT "F"	0.44	19,350
TRACT "G"	0.22	9,679
TRACT "H"	0.21	9,338
TRACT "I"	0.17	7,337
TRACT "J"	0.19	8,303
TRACT "K"	0.19	8,434
TRACT "L"	0.87	38,055
OUTLOT "A"	0.34	14,836

( ) = RECORDED AS

TRAVIS R. STEWART LICENSED 17162 IOWA PROFESSIONAL LAND SURVEYOR

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.

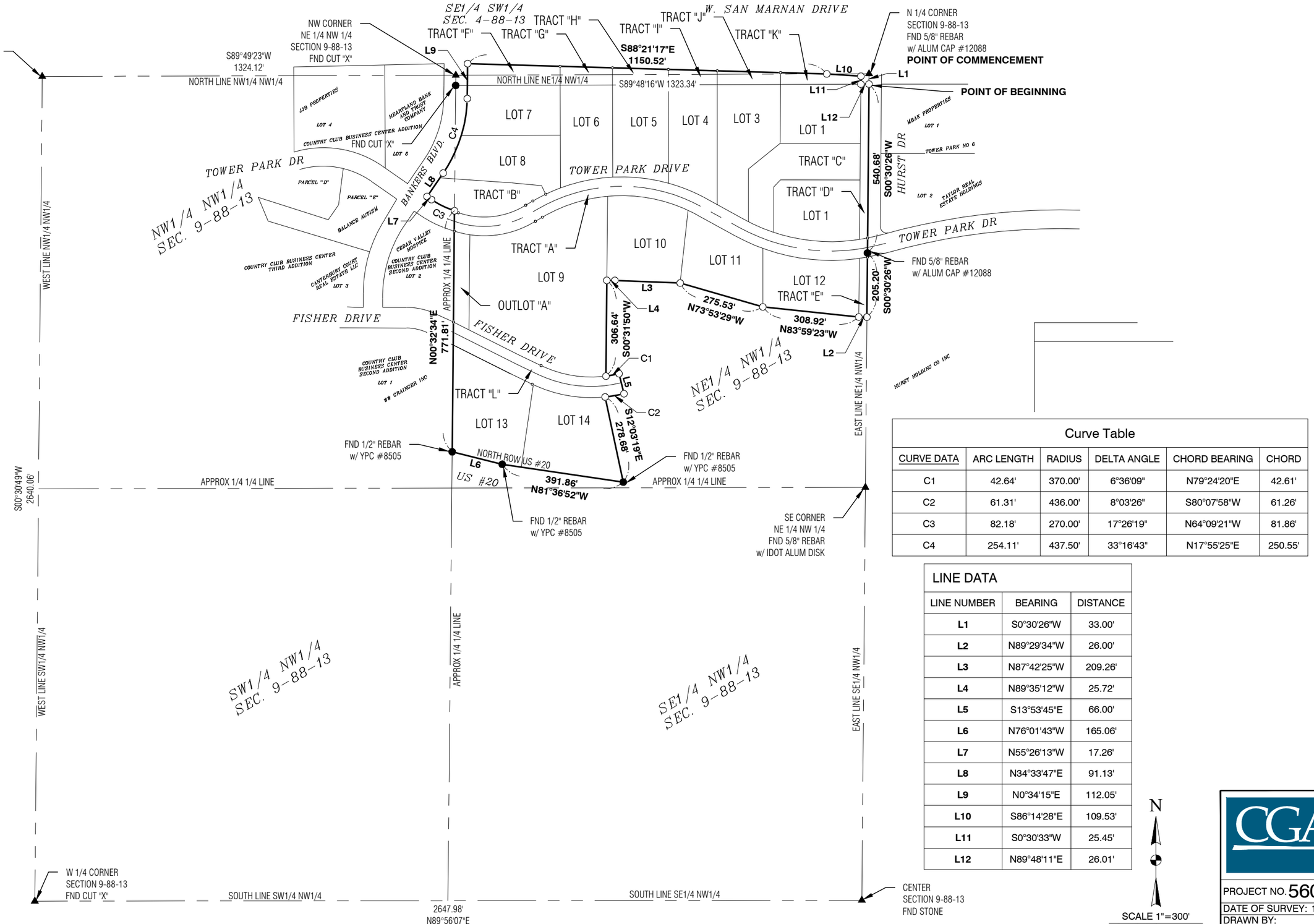
Travis R. Stewart, PLS — date
Iowa License Number 17162
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
SHEETS 1 OF 5, 2 OF 5, 3 OF 5, 4 OF 5 AND 5 OF 5

CGA

PROJECT NO.	5602_1
DATE OF SURVEY:	12-16-22
DRAWN BY:	CAQ
FIELD CREW:	xxx
SHEET NO.	1 OF 5

J:\5602_1\DWG\Survey\San Martin Business Park 2022 Version 23\Final Plat\5602_1 Final Plat Cover.dwg - Final Plat Sheet 1 - 12-20-22 - 2:28pm - ACD276



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	42.64'	370.00'	6°36'09"	N79°24'20"E	42.61'
C2	61.31'	436.00'	8°03'26"	S80°07'58"W	61.26'
C3	82.18'	270.00'	17°26'19"	N64°09'21"W	81.86'
C4	254.11'	437.50'	33°16'43"	N17°55'25"E	250.55'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	S0°30'26"W	33.00'
L2	N89°29'34"W	26.00'
L3	N87°42'25"W	209.26'
L4	N89°35'12"W	25.72'
L5	S13°53'45"E	66.00'
L6	N76°01'43"W	165.06'
L7	N55°26'13"W	17.26'
L8	N34°33'47"E	91.13'
L9	N0°34'15"E	112.05'
L10	S86°14'28"E	109.53'
L11	S0°30'33"W	25.45'
L12	N89°48'11"E	26.01'

CGA

PROJECT NO.	5602_1
DATE OF SURVEY:	12-16-22
DRAWN BY:	CAQ
FIELD CREW:	xxx
SHEET NO.	2 OF 5

J:\5602_1\DWG\Survey\San Marnin Business Park 2022 Version 23\Final Plat\5602_1 Final Plat Sheets 2.dwg - Final Plat Sheet 2 - 12-20-22 - 1:42pm - caq288

N 1/4 CORNER
SECTION 9-88-13
FND 5/8" REBAR
w/ ALUM CAP #12088
POINT OF COMMENCEMENT

POINT OF BEGINNING

NW CORNER
NE 1/4 NW 1/4
SECTION 9-88-13
FND CUT "X"

FND CUT "X"

SE1/4 SW1/4
SEC. 4-88-13

NW1/4 NW1/4
SEC. 9-88-13

W. SAN MARNAN DRIVE

S88°21'17"E
1150.52'

S86°14'28"E
109.53'

NORTH LINE NE1/4 NW1/4

S89°48'16"W 1323.34'

EAST LINE NE1/4 NW1/4

S00°30'26"W
540.68'

TOWER PARK DRIVE

HURST DR

TAYLOR

TOW

MBAK P

LOT 1

LOT 2

TRACT "F"
19350 SF
0.44 AC

TRACT "G"
9679 SF
0.22 AC

TRACT "H"
9338 SF
0.21 AC

TRACT "I"
7337 SF
0.17 AC

TRACT "J"
8303 SF
0.19 AC

TRACT "K"
8434 SF
0.19 AC

TRACT "D"
12869 SF
0.29 AC

LOT 1
48584 SF
1.12 AC

LOT 2
52129 SF
1.20 AC

LOT 3
64527 SF
1.48 AC

LOT 4
54003 SF
1.24 AC

LOT 5
53738 SF
1.23 AC

LOT 6
51520 SF
1.18 AC

LOT 7
48457 SF
1.11 AC

LOT 8
53469 SF
1.23 AC

LOT 10
65091 SF
1.49 AC

LOT 11
53502 SF
1.22 AC

DETENTION TRACT "B"
32895 SF
0.76 AC

DETENTION TRACT "C"
50273 SF
1.15 AC

TRACT "A"
83450 SF
1.92 AC

OUTLOT "A"
14836 SF
0.34 AC

296.31'
167.62'
178.98'
156.93'
202.57'
148.11'
257.32'
N89°48'11"E
297.09'
167.53'
178.89'
156.70'
202.29'
35.00' REAR SETBACK
20.00' FRONT SETBACK
10.00' PUE
20.00' FRONTISETBACK
50.00' WIDE INGRESS/EGRESS EASEMENT
5,443 SQ FT/ 0.12 ACRES
317.06'
S89°48'16"W
N0°11'44"W
160.10'
20.00'
35.00' REAR SETBACK
168.82'
N0°11'34"W
295.05'
N0°11'44"W
315.46'
N0°00'19"W
384.40'
N0°18'13"E
188.62'
189.51'
10.00'
256.65'
N90°00'00"W
130.22'
S51°02'49"W
117.53'
N0°30'26"E 497.19'
492.53'
254.53'
S89°52'17"E
169.30'
S0°00'17"E
N0°00'00"E
145.68'
190.15'
61.24'
7.50' STORM WATER EASEMENT
20.00' SANITARY SEWER EASEMENT
230.07'
N86°01'34"W
96.48'
N84°38'27"W
N34°33'47"E
91.13'
SEE DETAIL #1
SHEET 5
25.00' FRONT SETBACK
60.00' ROW
269.10'
233.83'
S6°15'37"W
20.00' STORM WATER EASEMENT
N61°11'41"W
96.03'
S61°11'41"E
136.62'
FND 5/8" REBAR
w/ ALUM CAP #12088
APPROX 1/4 1/4 LINE
CEDAR VALLEY HOSPICE
LOT 2
COUNTRY CLUB BUSINESS CENTER SECOND ADDITION
D BANK AND COMPANY
BANKERS BLVD.

L1 L2 L3 L4 L5 L10 L11 L13 L14 L15 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26
C1 C2 C3 C4 C5 C6 C8 C9 C10 C11 C12 C13 C14 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C33 C34

N
SCALE 1"=100'
0 100'

CGA

PROJECT NO. 5602_1
DATE OF SURVEY: 12-16-22
DRAWN BY: CAQ
FIELD CREW: xxx
SHEET NO. 3 OF 5

J:\5602_1\DWG\Survey\San Marnin Business Park 2022 Version 23\Final Plat\5602_1 Final Plat Sheets 3 -4 and 5.dwg - Final Plat Sheet 3 - 12-20-22 - 1:50pm - cag288

DETENTION TRACT "B"
32895 SF
0.76 AC

SEE DETAIL #1
SHEET 5

TRACT "A"
83450 SF
1.92 AC

OUTLOT "A"
14836 SF
0.34 AC

LOT 9
200089 SF
4.59 AC

LOT 10
65091 SF
1.49 AC

LOT 11
53502 SF
1.23 AC

LOT 12
53801 SF
1.24 AC

LOT 2
52129 SF
1.20 AC

TRACT "E"
4934 SF
0.11 AC

TRACT "L"
38055 SF
0.87 AC

LOT 13
74506 SF
1.71 AC

LOT 14
71702 SF
1.65 AC

TOWER PARK DRIVE

FISHER DRIVE

US #20

NE1/4 NW1/4
SEC. 9-88-13

COUNTRY CLUB
BUSINESS CENTER
SECOND ADDITION
LOT 2

CEDAR VALLEY
HOSPICE
LOT 2

COUNTRY CLUB
BUSINESS CENTER
SECOND ADDITION
LOT 1

WW GRAINGER INC

APPROX 1/4 1/4 LINE

APPROX 1/4 1/4 LINE

35.00' REAR SETBACK
20.00' FRONT SETBACK
25.00' FRONT SETBACK
25.00' REAR SETBACK
10.00' PUE
20.00' STORM WATER EASEMENT
10.00' STORM WATER EASEMENT
40.00' STORM WATER EASEMENT
66.00' ROW

FND 5/8" REBAR
w/ ALUM CAP #12088

FND 1/2" REBAR
w/ YPC #8505

N00°32'34"E 771.81'
290.76'
N0°32'34"E 304.11'
S00°31'50"W 575.74'
269.10'
306.64'
S00°31'50"W
N0°00'00"E 145.68'
169.30'
S0°00'17"E
N61°11'41"W 96.03'
S61°11'41"E 136.62'
235.83'
S61°11'41"W
187.29'
S0°00'00"E
N0°30'26"E 1323.97'
S0°30'26"W 187.61'
205.20'
S00°30'26"W
190.15'
61.24'
342.05'
266.35'
S8°23'08"W
S12°03'19"E 278.68'
209.26'
N87°42'25"W
275.53'
N73°53'29"W
308.92'
N83°59'23"W
165.06'
N76°01'43"W
391.86'
N81°36'52"W
S13°53'45"E 66.00'
N63°20'17"W 185.41'
S63°20'17"E 296.74'

N

SCALE 1"=100'
0 100'

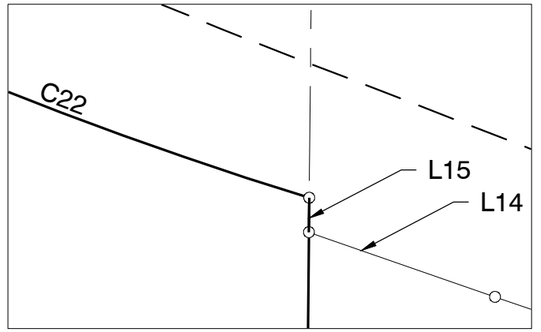
CGA

PROJECT NO. 5602_1
DATE OF SURVEY: 12-16-22
DRAWN BY: CAQ
FIELD CREW: xxx
SHEET NO. 4 OF 5

J:\5602_1\DWG\Survey\San Marnin Business Park 2022 Version 23\Final Plat\5602_1 Final Plat Sheets 3 -4 and 5.dwg - Final Plat Sheet 4 - 12-20-22 - 1:51pm - cap288

Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	278.00'	580.24'	27°27'04"	S85°17'21"E	275.35'
C2	17.35'	580.24'	1°42'46"	S62°03'05"E	17.35'
C3	130.53'	562.82'	13°17'18"	N67°50'20"W	130.24'
C4	180.84'	562.82'	18°24'34"	N83°41'16"W	180.06'
C5	171.57'	562.82'	17°27'57"	S78°22'28"W	170.90'
C6	51.64'	562.82'	5°15'26"	S67°00'47"W	51.63'
C7	134.11'	437.50'	17°33'48"	N25°46'53"E	133.59'
C8	130.77'	437.50'	17°07'34"	N8°26'12"E	130.29'
C9	218.84'	311.61'	40°14'18"	N78°17'19"E	214.37'
C10	221.12'	502.82'	25°11'45"	S72°15'37"W	219.34'
C11	264.81'	502.82'	30°10'28"	N80°03'16"W	261.76'
C12	33.11'	502.82'	3°46'21"	N63°04'52"W	33.10'
C13	98.90'	640.24'	8°51'01"	S65°37'12"E	98.80'
C14	313.66'	640.24'	28°04'12"	S84°04'49"E	310.53'
C15	213.17'	370.00'	33°00'34"	S80°47'19"E	210.23'
C16	4.12'	435.99'	0°32'31"	S64°33'16"E	4.12'
C17	236.00'	436.00'	31°00'48"	S80°19'55"E	233.13'
C18	42.64'	370.00'	6°36'09"	N79°24'20"E	42.61'
C19	61.31'	436.00'	8°03'26"	S80°07'58"W	61.26'
C20	46.39'	562.82'	4°43'20"	S62°01'24"W	46.37'
C21	224.66'	251.61'	51°09'31"	N83°34'49"E	217.27'
C22	82.18'	270.00'	17°26'19"	N64°09'21"W	81.86'
C23	51.29'	311.61'	9°25'49"	S76°52'38"E	51.23'
C24	26.47'	579.88'	2°36'57"	N79°40'43"E	26.47'
C25	26.39'	645.65'	2°20'30"	N80°42'32"E	26.38'
C26	270.13'	311.61'	49°40'07"	N83°00'13"E	261.75'
C27	519.01'	502.82'	59°08'26"	S89°14'06"W	496.28'
C28	438.94'	640.26'	39°16'49"	S80°50'07"E	430.40'
C29	580.97'	562.82'	59°08'34"	S89°14'01"W	555.52'
C30	409.48'	580.36'	40°25'31"	S81°24'36"E	401.04'
C31	255.81'	370.00'	39°36'45"	S84°05'23"E	250.74'
C32	301.44'	436.00'	39°36'45"	S84°05'23"E	295.47'
C33	254.11'	437.50'	33°16'43"	N17°55'25"E	250.55'
C34	87.66'	580.24'	8°39'22"	S67°14'08"E	87.58'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N43°53'58"E	31.12'
L2	N61°11'41"W	39.99'
L3	N0°34'12"E	31.28'
L4	N25°36'56"W	30.39'
L5	N59°39'44"E	25.71'
L6	N89°35'12"W	25.72'
L7	N64°17'13"W	74.51'
L8	S64°16'48"E	75.60'
L9	S55°26'13"E	17.26'
L10	S0°30'33"W	25.45'
L11	N89°48'11"E	26.01'
L12	N89°29'34"W	26.00'
L13	S59°39'44"W	26.54'
L14	N70°50'26"W	13.00'
L15	N0°32'34"E	2.27'
L16	S63°20'17"E	55.69'
L17	N34°33'47"E	18.52'
L18	N0°30'26"E	13.09'
L19	S0°18'13"W	37.77'
L20	S0°00'19"E	44.28'
L21	S0°11'44"E	49.32'
L22	S0°11'34"E	55.08'
L23	S0°11'44"E	60.47'
L24	N89°59'23"E	37.50'
L25	S0°30'26"W	33.00'
L26	N0°34'15"E	112.05'



DETAIL #1

CGA

PROJECT NO.	5602_1
DATE OF SURVEY:	12-16-22
DRAWN BY:	CAQ
FIELD CREW:	xxx
SHEET NO.	5 OF 5

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DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS;

That John & Dan Properties, LLC, an Iowa Limited Liability Company, being desirous of laying out and platting into lots and streets the land described in the attached Certificate of Survey of Clappsaddle-Garber Associates, Inc. dated _____, 2022, attached hereto as Exhibit "A" and by this reference made a part hereof, does by these presents designate and set apart the aforesaid premises as an addition to the City of Waterloo, Black Hawk County, Iowa, to be hereafter known and designated as San Marnan Business Park Addition, Waterloo, Black Hawk County, Iowa, all of which is with the free consent and desire of said John & Dan Properties, LLC. The owner does hereby dedicate and set apart and does grant and convey to the City of Waterloo for public use the streets as shown upon the attached plat.

That John & Dan Properties, LLC is the owner of the property described as shown in the Certificate of Survey filed herewith.

Be it further known that John & Dan Properties, LLC does hereby covenant and agree for itself, its successors and assigns, that all of the lots in said addition are hereby made subject to the following covenants, restrictions and easements upon their use and occupancy as if the same were contained in every instrument that it or its successors in interest may execute concerning said lots, and said restrictions, covenants and easements shall run with the land for the length of time and in the particulars hereinafter stated, to wit:

1. All lots in this Addition shall be governed by Zoning Ordinances of the City of Waterloo, Black Hawk County, Iowa, and all buildings thereon shall meet the minimum restrictions of said zoning ordinances.

2. No building or other structure or improvement shall be erected on any lot nearer to any property line than the building set-back lines as shown on the attached plat, and where no building set-back lines are indicated on the plat, the provisions of the zoning ordinances of the City of Waterloo, Black Hawk County, Iowa, in force and effect at the time of the erection of the building, structure or improvement shall govern the building set-back lines.

3. No trailer, basement, tent, shack or barn shall be used temporarily or permanently in the Addition. However, temporary structures will be allowed to be used only as construction offices. The temporary structures must be removed within two (2) years after placement.

4. No site or lot shall be used for any purpose, business or activity which is considered dangerous or unsafe, is noxious or offensive by reason of emission of dust, odor, gas, smoke, fumes or noise or otherwise, or which constitutes or may become a nuisance to the remainder of the Addition or to owners of property surrounding the Addition.

5. A lot may be split or divided in a fashion to provide for more lot area when added to an adjoining lot or to provide for the sale of a part of a lot to a third party not owning an adjoining lot; provided, however, that at minimum, no lot as the result of such splitting or dividing shall contain less than one acre in size.

6. The titleholder of each lot, vacant or improved, shall keep the lot free from weeds and debris and shall maintain that part of the dedicated street shown upon the attached plat adjacent to the titleholder's property and lying between said property and the paved roadway.

7. All vehicle parking must be provided for within the property boundaries and must be set back from all property line with street frontage a minimum of ten (10). Trucks and delivery trailers must be able to maneuver on the building site without using part of the street. Overnight parking of trucks as well as on-street parking of any vehicle type will not be permitted. The entire area for auto and truck parking and maneuvering shall be paved.

8. Outside storage will not be allowed.

9. Outside display of any type, other than business signage, will not be allowed.

10. All landscaping will be governed by the Highway 20 Corridor Overlay District ordinance of the City of Waterloo, Iowa, as same may be amended.

11. Exteriors shall be brick, stone, EIFS, stucco, decorative concrete block, architectural precast concrete, glass, or a combination thereof. Roofing can be asphalt/metal shingles, built-up, single ply membrane, or standing seam metal. Colors shall be earth tone: browns, tans, and muted reds, greens, yellows and oranges. Glazed facing and bright colors will be prohibited. All plans and color schemes must be reviewed and approved by a Design Committee designated by the Developer a minimum of thirty days prior to the start of construction. In the event that the Developer is no longer the owner of a lot in this Addition and has disbanded the design committee, future construction thereafter must be reasonably compatible to that on other lots in the Addition.

12. No lot-enclosing or perimeter fences or other barriers of any type shall be erected. Fencing lower than 4’ and shorter in run than 12’ may be used for other purposes. Additionally, fences for enclosing dumpsters or other waste containers and for providing privacy for outdoor facilities peculiar to legal business purposes of a lot owner may be sufficiently higher to accomplish the desired purpose.

13. All properties with frontage abutting San Marnan Drive are restricted to using low-level monument signs. These signs are further restricted to a face size of 12’ long and 4’ high with a masonry base of material similar to the building type. Pole signs will be permitted on all other lots with their construction and height limitations governed by the Highway 20 Corridor Overlay District ordinance of the City of Waterloo, as same may be amended. Wall signs for any structure are to match graphics used for monument or pole sign and be governed by the Highway 20 Corridor Overlay District ordinance of the City of Waterloo, as same may be amended. No window or miscellaneous mobile advertising will be allowed.

14. A perpetual easement is hereby granted to any public or private corporation, firm or person furnishing utilities, water, sanitary sewer, storm sewer, gas, electricity, or communication services over the easement areas indicated on the plat. The agents and employees of any such public or private corporation shall have the right to reasonable access to said easements, services and installations for the purpose of proper installation, construction and maintenance of the said service, lines equipment and installations.

15. These covenants, restrictions and easements shall run with the land and shall be binding upon the present owner and all persons claiming under it for a period of twenty-one (21) years following the recording of this Deed of Dedication. Any extension of said period must be done according to and shall be controlled by the laws of the State of Iowa.

16. If the present owner or its successors or assigns shall violate or attempt to violate any of the covenants, restrictions and easement herein contained while same remain in force, it shall be lawful for any person or corporation owning lots in said Addition to prosecute any proceedings at law or in equity against any person, firm or corporation violating or attempting to violate said restrictions and either to prevent said violation or attempted violation or to recover damages for said violation. Invalidation of any of these covenants by judgment or decree shall not affect any of said covenants not so specifically invalidated, and all other covenants not specifically invalidated shall remain in full force and effect. However, if, for any reason, a court finds that any portion of these covenants, restrictions and easements are invalid or unenforceable as written, but that by limiting such provision or portion thereof it would become valid and enforceable, then such provision or portion thereof shall be deemed to be written, and shall be construed and enforced, as so limited.

Dated _____ day of _____, 2022

John & Dan Properties, LLC

By: _____

Its: Authorized Member/Manager

PETITION AND WAIVER

THIS AGREEMENT made and entered into by and between the City of Waterloo, Iowa, hereinafter called the City, and the undersigned property owners in said City, hereinafter called the Property Owners, WITNESSETH:

WHEREAS, each of the Property Owners is respectively the owner of the tracts of real estate set opposite their names; and,

WHEREAS, the City proposes to construct __San Marnan Business Park First Addition__ improvements in said City; and

WHEREAS, the undersigned Property Owners desire that the improvements be constructed to benefit their respective properties hereinafter described opposite their names, the general description and location of said improvements being as follows:

> Plan of Improvements for "San Marnan Business Park First Addition" to the City of Waterloo, Black Hawk County, Iowa, as approved by the City of Waterloo, Iowa

The properties to be assessed are described as follows:

San Marnan Business Park First Addition, Lots 1-14

NOW, THEREFORE, BE IT AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

As soon as practicable the City shall have the right to cause said above described improvements to be constructed in accordance with in all respects, with such plans and specifications for the above described improvements as it shall deem appropriate. The construction of said improvements shall be under the supervision of a civil engineer registered in the state of Iowa.

For the purpose hereinbefore set out, the City may elect to enter into contract for the construction of said improvements as a part of any contract for a public improvement project made pursuant to advertisement for bids done prior to the receipt of this instrument by the Council, if authorized by Section 384.41(2) of the City Code of Iowa.

In consideration of the construction of the said improvement, the undersigned Property Owners hereby waive the Resolution of Necessity and publication of Notice thereof, the Resolution ordering the work, the advertisement for bids, and the publication of Notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of said improvements where the expense of such improvements is to be assessed against the abutting or adjacent property. The undersigned Property Owners each and all hereby expressly waive each and every question of jurisdiction, the intention of the Property Owners being to authorize and direct said City to construct the said improvement without any of the formalities or legal proceedings required of cities by the statutes of Iowa in constructing like improvements. The express intention of each of the undersigned Property Owners being that said above described improvements shall be constructed as aforesaid as if each and every legal requirement pertaining thereto was fully and faithfully observed and performed.

It is further agreed that said City may make a contract for construction of the above described improvements, as herein provided and that when said improvements have been constructed in accordance with the plans and specifications for the said improvements, to be adopted by the council, that said city by and through its Council may make assessments against the properties of the undersigned Property Owners for the entire cost of the construction of said improvements, including the cost of engineering, supervision, and preparation of assessment schedule, and that said assessments so made shall be a lien upon the properties hereinafter described of the undersigned Property Owners, and each of the undersigned Property Owners hereby agrees to pay the amount which is thus assessed against his property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed. Each of the undersigned Property Owners hereby expressly waive every objection to said assessment. Said assessment shall be paid by the undersigned Property Owners within the time provided by the laws of Iowa for the payment of special assessments for such improvements.

The amount and proportion of the cost of said improvements, to be paid by the several Property Owners, shall be ascertained and determined by the Engineers and by them reported to the City Council which shall make such changes or alterations in said assessment as should be made and when said assessments are finally passed by the Council and by it levied, they shall constitute the assessments against the said properties in all respects and with all the effect that they would have pertaining to public improvements to be paid for by special assessments, had been fully observed. Said assessments shall be paid by the undersigned Property Owners within the time provided by law for the payment of special assessments for such improvements, and improvement bonds may be issued by the City payable out of said assessments. Said Property Owners hereby authorize the Council of the City of Waterloo, Iowa, to pass any Resolution requisite or necessary to order and secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, without further notice to said Property Owners, or any of them, and any such Resolution may contain recitals that said improvements are ordered or made by the Council without petition of property owners, without in any way qualifying this petition or releasing the Property Owners from their obligation to pay the assessments levied against their property for the cost of said improvements.

Each Property Owner warrants that his real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by lienholders hereinafter listed and designated as signers of this Petition and Waiver. Each Property Owner further agrees to subordinate the sale of any part of his said property to the terms of this Petition and Waiver, and, upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder designated below, by execution of this Petition and Waiver, agrees and consents that his lien or liens shall be subordinated to the lien of the assessments levied pursuant hereto.

Property Owners agree that this Petition and Waiver shall be effective and binding from and after the approval hereof by resolution of the City Council.

IN WITNESS WHEREOF, we have hereunto affixed our signature this _____ day of _____, 20___.

(SIGNATURE OF PROPERTY OWNER)

_____
Name

By: _____

(SIGNATURE OF LIENHOLDER)

_____
Name

STATE OF IOWA)
SS
BLACK HAWK COUNTY)

On this _____ day of _____, 20_____, before me, _____, a Notary Public, in and for the County of Black Hawk, State of Iowa, personally appeared _____, To me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that he (they) executed the same as his (their) voluntary act and deed.

_____
NOTARY PUBLIC IN AND FOR BLACK HAWK COUNTY, IOWA.

CONTRACT

This Agreement entered into this _____ day of _____, 20___, by the City of Waterloo, Iowa, hereinafter referred to as First Party and ____John and Dan Properties, LLC._____, hereinafter referred to as Second Party.

THAT WHEREAS, the Second Party has filed with the City Planning, Programming, and Zoning Commission of the City of Waterloo, Iowa, a final plat which must be approved by the City Council of Waterloo, Iowa, and

WHEREAS, said addition is to be known as _San Marnan Business Park First Addition_____, and

WHEREAS, it is the desire of the City Council of the City of Waterloo, Iowa, that sanitary sewers, storm sewers, curb and gutter, street paving and concrete sidewalks be installed throughout said addition and that the streets in said addition be brought to grade acceptable to the Council of the City of Waterloo, Iowa, and that all work above referred to be done under the supervision and direction of a civil engineer registered in the state of Iowa, and

WHEREAS, Second Party is unable to complete the installation of said above referred to improvements and the grading of the streets in said addition at this time and desire, in lieu of completion of said improvements to enter into this Agreement with the City of Waterloo, Iowa, providing for the completion of said improvements within a fixed period of time.

NOW THEREFORE, it is agreed as follows: that in consideration of the approval by the City Council of the City of Waterloo, Iowa, of the above-described final plat, Second Party at its sole expense, agrees to bring the streets in said addition to such grade as is now or shall hereafter be established by the City Council and the City Engineer of Waterloo, Iowa, and to install and construct throughout said addition the sanitary sewers, storm sewers, curb and gutter, street paving and concrete sidewalks, all in accordance with the preliminary plat, heretofore filed with the City Planning, Programming, and Zoning Commission and with the City Clerk of Waterloo, Iowa, and it is further agreed that the actual construction of said improvements shall be done in the manner provided by law and in accordance with City Ordinances pertaining thereto and under the supervision of a civil engineer registered in the state of Iowa.

IT IS FURTHER AGREED, that concurrently with the execution of this Contract Second Party has executed and caused to be filed with the City of Waterloo, Iowa, his request for sanitary sewer, storm sewer, curb and gutter, street paving and sidewalk construction Petition and Waiver of Notice, Hearing and Assessments thereon for the sole purpose of allowing the City of Waterloo to proceed to construct the said public improvements and assess the costs thereof against the benefited property of the addition in the event that the Second Party fails to comply with the provisions of this Contract.

IT IS FURTHER AGREED, that said improvements shall be completed no later than the _____ day of _____, 20___, and the City of Waterloo is hereby specifically authorized to proceed to have any improvement covered by this Agreement completed any time after said date.

WITNESS our signatures hereto this _____ day of _____, 20____.

CITY OF WATERLOO, IOWA

By: _____ By: _____
Mayor

ATTEST:

By: _____ By: _____
City Clerk

SECOND PARTY FIRST PARTY

CITY OF WATERLOO PLANNING AND ZONING COMMISSION
REQUEST FOR PLATTING (FINAL)

1. APPLICATION INFORMATION:

a. Applicant's Name (please print): Chris Fischels
Address: 3510 Kimball Ave, Ste H Phone: 319-234-5000
City: Waterloo State: IA Zip: 50702
Email: chris@crfre.com

b. Status of Applicant: (a) Owner ○ (b) Other ◉ (SELECT ONE): If other explain: Owner's Representative

c. Property Owner's Name if different than above (please print): John and Dan Properties LL(
Address: 7404 University Ave Phone: 319-277-4500
City: Cedar Falls State: IA Zip: 50613

2. PREPARER INFORMATION:

a. Preparer's Business Name (please print): Clapsaddle-Garber Associates, Inc.
Primary Preparer's Name: Adam Daters, PE
Phone: 319-266-0258 E-mail: adaters@cgaconsultants.com

3. PROPERTY INFORMATION:

a. Name of Plat: San Marnan Business Park First Addition
b. General Location of Property: South of San Marnan, East of Bankers Blvd and West o
c. Area of Proposed Plat: 28.58 AC
d. Area of Proposed Plat to be dedicated/conveyed to the City: 3.19 AC
e. Value of area to be dedicated/conveyed to the City:
f. Zoning District(s): R-4, R-P and B-P

4. OTHER DOCUMENTATION:

a. Date of Preliminary Plat Approval: P&Z _____ City Council _____
b. Six (6) copies of the Final Plat which are in conformance with Section 11-3-3 of the Subdivision Ord.(also submit a digital copy of the plat in PDF format)
c. Three (3) copies of Deed of Dedication (must be original signatures)
d. Three (3) copies of all Contract, Petition and Waiver forms (must be original signatures)
e. Three(3) copies of Certificate of Survey (must be original signatures)

5. PUBLIC IMPROVEMENTS

a. Costs for any public improvements: ☑ Estimate ☐ Actual

	Total Cost
Storm Sewer	$ 200000
Sanitary Sewer	$ 200000
Paving	$ 540000
Land Dedicated	$
TOTAL	$ 940,000.00

The Request Fee of **$215 + $10 per lot** (payable to the City of Waterloo) is required. **This fee is non-refundable**. Under no condition shall said sum or any part thereof be refunded for failure of said request to be approved. Any major change in any of the information given will require that the request go back through the process, with a new Request Fee. The undersigned certify under oath and penalty of perjury that all information on this request and submitted along with it is true and correct. All information will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

Chris Fischels — dotloop verified 12/20/22 10:25 AM CST 0VQV-ANTC-HCOF-A81M
Signature of Applicant Date

Dan Deery — dotloop verified 12/20/22 11:26 AM CST R2YI-V6YG-HRSZ-9WRQ
Signature of Owner Date

REQUEST:	Request by Hall & Hall Engineers on behalf of Mann Road Storage, LLC for the Preliminary Plat of University Progress Addition, a 4-lot Commercial Subdivision located at and adjacent to 3810 University Avenue.
APPLICANT:	Mann Road Storage, LLC, PO Box 99, Mount Vernon, Iowa 52314
SURVEYOR:	Brian Vogel, P.E., Hall & Hall Engineers, Inc.
GENERAL DESCRIPTION:	The applicant is requesting to plat the property in question for the purposes of creating a 4-lot commercial subdivision, located at and adjacent to 3810 University Avenue.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	The request would not appear to have a negative impact on the surrounding neighborhood or land use as the area being platted is surrounded by commercial properties.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The request would not appear to have a negative impact on vehicular or pedestrian traffic movements in the area. The site in question is served by Progress Avenue which is considered a local street and University Avenue which is considered a Principle Arterial.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	The University Avenue Trail is located directly south of the area to be rezoned. There are sidewalks along University Avenue and no sidewalks along Progress Avenue. Sidewalk should be required along Progress Avenue as part of the proposed development, and the plat should be updated prior to being submitted to Council.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The area of the proposed plat is currently zoned “C-2” Commercial District and has been zoned as such since the adoption of the Zoning Ordinance No. 2479 in 1969. Surrounding land uses and their zoning are as follows: **North** – Residences, zoned “R-1” One and Two Family Residence District. **South** –Commercial uses zoned “C-2” Commercial District **East** –Hy-Vee Fast and Fresh gas station, Caribou Coffee and Platt’s Storage, zoned “C-2” Commercial District. **West** – Walgreens and the former Hy-Vee building, zoned “C-2” Commercial District.
DEVELOPMENT HISTORY:	The area is composed of primarily commercial uses built between 1966 and 2015 with a few residences built between 1956 and 2019.
BUFFERS/ SCREENING REQUIRED:	There would be no screening required in relation to this request.
DRAINAGE:	A drainage plan will need to be submitted to Engineering when

	buildings are constructed.
FLOODPLAIN:	No portion of the property is located within a Special Flood Hazard Area as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 and Panel Numbers 0166F, 0158F and 0167F dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	Central Middle School is located approximately 0.76 miles to the south of the site in question. Fred Becker Elementary School is located 1 mile to the southeast. Paulson Park is located 0.48 miles to the northeast.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC:	A 15” storm sewer line is located within University Avenue, An 8” sanitary sewer is located in Progress Avenue and a private storm sewer and sanitary sewer for the site is located at the north end of the property. Power lines are located along Progress Avenue. Utilities will be added and redirected with this proposed project.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as Commercial. This plat is in conformance with the Future Land Use Map and Comprehensive Plan for this area. The site is located within the Primary Growth Area.
STAFF ANALYSIS – ZONING ORDINANCE:	The applicant is requesting a preliminary plat of the former K-Mart site for a 4 – lot commercial subdivision. The applicant is showing an indoor storage facility, and 3 other lots for commercial uses. The existing University Avenue frontage road is being vacated as part of a separate request. A new access drive will be provided within the platted area to serve the 4 lots. The University Progress Addition would include 4 lots. The proposed lot sizes range from 1.11 acres to 7.76 acres with an average lot size of 2.9 acres. The plat is 11.94 acres in total. The applicant plans to sell a 0.08 acre parcel to the neighboring property owner to the north in the northwest corner of the site, as this area was excluded from the recent rezone request. *The outlot to be sold to the adjacent property owner is also labeled as Outlot “A”, and needs to be changed to Outlot “C”. Outlot “A” is right-of-way area that will be dedicated back to the city. Outlot “B” is designated as right-of-way.*
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	The preliminary plat includes the following items: a) legal description, b) existing topography contours, c) property lines, e) north arrow and scale f) sanitary sewer locations, g) water system location k) size of individual lots, and l) street widths. The plat is currently missing some information. The request will not be submitted to City Council until the corrections and missing information is provided. *At Tech Review, there was discussion by the applicant and staff about relocating utilities and which utilities would need an easement over them. The applicant planned to set up a meeting*

with the utility companies, the Engineering Department, and the Planning Department to discuss the placement of the utilities and the easements associated with the utilities. The Engineering Department asked if Lot A will dedicated to the city, which the applicant stated it will be.

STAFF RECOMMENDATION:

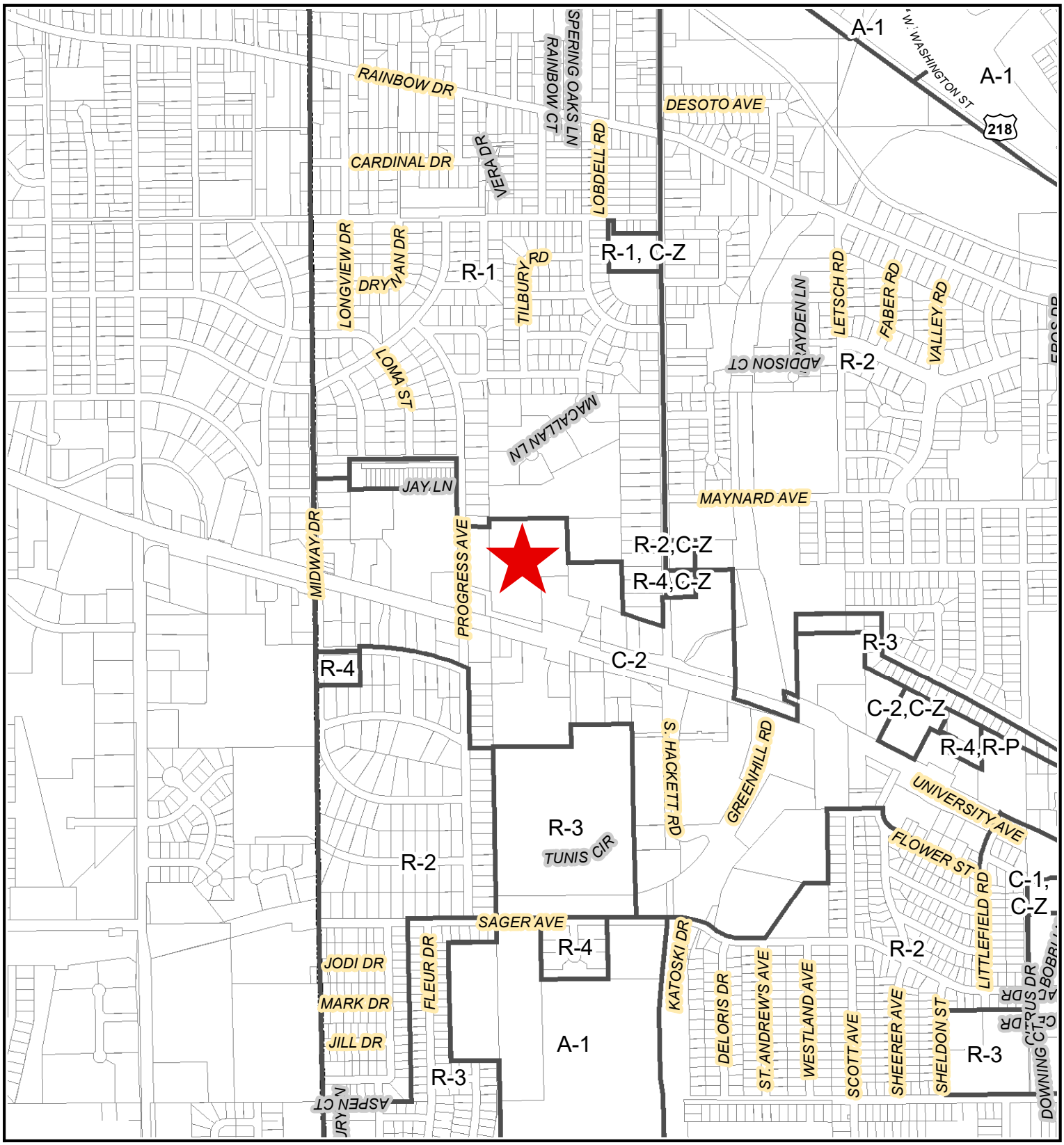
Therefore, staff recommends that the request by Mann Road Storage, LLC for the Preliminary Plat of University Progress Addition, a 4-lot Commercial Subdivision located at and adjacent to 3810 University Avenue, be approved for the following reasons:

1. The plat would not appear to have a negative impact on the surrounding area.
2. The plat would not appear to have a negative impact on traffic conditions in the area.
3. The plat will create an additional infill development site in the Primary Growth Area.

And with the following condition(s):

1. That the plat has all accurate required information prior to the Preliminary Plat being sent to the City Council.
2. Sidewalk be installed along Progress Avenue with necessary easements or dedicated right-of-way.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023







1,000 500 0 1,000 Feet

University Progress Addition
Preliminary Plat
Mann Road Storage, LLC

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



N
W E
S

CITY OF WATERLOO OFFICIAL SEAL

Unversity Progress Addition
Preliminary Plat
Mann Road Storage, LLC

PRELIMINARY PLAT
FOR
UNIVERSITY PROGRESS ADDITION
IN THE CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA

UTILITY LEGEND

EXISTING		PROPOSED
(SS8)	SANITARY SEWER W/SIZE	SS8
(ST15)	STORM SEWER W/SIZE	ST18
	SUBDRAIN	
(FM6)	FORCE MAIN W/SIZE	FM6
(W8)	WATER MAIN W/SIZE	W12
(G)	GAS	G
(S)	STEAM	S
(OHE)	ELECTRIC–OVERHEAD	OHE
(E)	ELECTRIC–UNDERGROUND	E
(C)	CABLE TV–UNDERGROUND	C
(OHC)	CABLE TV–OVERHEAD	OHC
(OHT)	TELEPHONE–OVERHEAD	OHT
(F)	FIBER OPTIC–UNDERGROUND	F
(OHF)	FIBER OPTIC–OVERHEAD	OHF
(T)	TELEPHONE–UNDERGROUND	T
//	FENCE LINE	//
	SILT FENCE	
(FP)	FLOODPLAIN LIMITS	FP
(FW)	FLOODWAY LIMITS	FW
(CORP)	CITY CORPORATION LIMITS	CORP
800	CONTOUR LINE	800
	LIGHT POLE W/O MAST	
	LIGHT POLE W/MAST	
	TELEPHONE POLE	
	POWER POLE	
	GUY ANCHOR	
	GUY POLE	
	TELEPHONE PEDESTAL	
T	TELEPHONE MANHOLE	
	CABLE TV PEDESTAL	
	UTILITY/CONTROL CABINET	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
OR	GRATE INTAKE	OR
	RA–3 INTAKE	
	RA–5 INTAKE	
	RA–6 INTAKE	
	RA–8 INTAKE	
	HORSESHOE CATCH BASIN W/O FLUME	
	HORSESHOE CATCH BASIN W/FLUME	
GV	GAS VALVE	
	FLARED END SECTION	
	CLEANOUT, STORM OR SANITARY	
	TRAFFIC SIGNAL W/MAST	

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

UTILITY LEGEND (CONTINUED)

EXISTING		PROPOSED
	BOLLARD	
BM	BENCHMARK	BM
	STREET SIGN	
W	WELL	W
SB	SOIL BORING	SB
	FIRE HYDRANT	
WV	WATER VALVE	
	WATER SHUTOFF	
	WATER BLOWOFF	
CM	SURVEY CONTROL MONUMENT AS NOTED	

SURVEY LEGEND

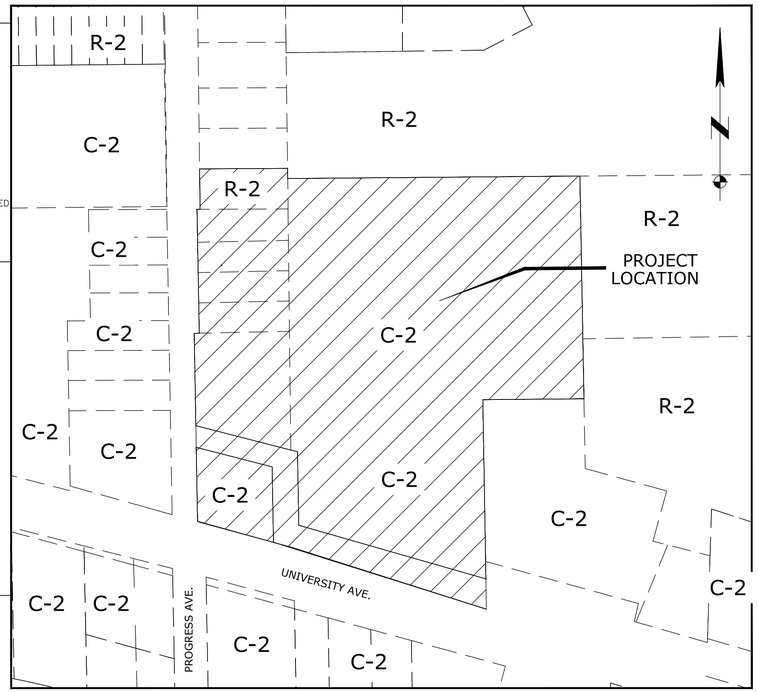
○	SET ____ REBAR W/CAP NO._____
□	SET PK NAIL
●	FOUND SURVEY MONUMENT AS NOTED
⊠	FOUND RIGHT OF WAY RAIL
△	SECTION CORNER SET AS NOTED
▲	SECTION CORNER FOUND AS NOTED
×	CUT "X" IN CONCRETE
( )	RECORDED AS
	EASEMENT LINE
	PLAT OR SURVEY BOUNDARY
	PLAT LOT LINE
	CENTERLINE
	SECTION LINE
	1/4 SECTION LINE
	1/4–1/4 SECTION LINE
	EXISTING LOT LINE
	BUILDING SETBACK LINE

PLANT LEGEND

EXISTING		PROPOSED
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	DECIDUOUS SHRUB	
	CONIFEROUS SHRUB	
	TREE STUMP	
	TREE LINE DRIP EDGE	

LOCATION MAP

(NOT TO SCALE)



NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF WATERLOO DESIGN STANDARDS.

SPECIAL PERMIT REQUESTED FOR SELF-STORAGE LOCATED IN A C-2 ZONING DISTRICT

EXISTING/PROPOSED USE

EXISTING USE:RETAIL STORE AND BANK
POSSIBLE PROPOSED USE: GAS STATION, STORAGE FACILITY, RETAIL, AND FAST FOOD RESTAURANTS

ZONING

EXISTING: C-2, R-1
PROPOSED: C-2

DIMENSION STANDARDS: C-2

FRONT YARD SETBACK: 20 FEET
INTERIOR SIDE SINGLE/COMBINED:5 FEET
REAR YARD SETBACK: 35 FEET
BUILDING MAXIMUM HEIGHT: 48 FEET
MINIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: NONE

STREET CLASSIFICATIONS

DESIGN DATA - URBAN				
STREET	CLASSIFICATION	STREET WIDTH	ROW WIDTH	DESIGN SPEED
UNIVERSITY AVE.	ARTERIAL	68'	110'	35 MPH
PROGRESS AVE.	COLLECTOR	41'	60'	30 MPH

SHEET INDEX

NO.	DESCRIPTION
1)	COVER
2)	PRELIMINARY PLAT - EXISTING CONDITIONS
3)	PRELIMINARY PLAT - PROPOSED CONDITIONS

APPLICANT:

MANN ROAD STORAGE, LLC
%CHAD PELLEY
PO BOX 99
MT VERNON IA 52314
(319)640-1858
CHADP@TWENTY40CONCEPTS.COM

OWNER:

CONE MANAGEMENT INC.
99 W HAWTHORNE AVENUE #416
VALLEY STREAM NY 11582

PROPERTY ADDRESS

3810 UNIVERSITY AVENUE

PRELIMINARY PLAT LEGAL DESCRIPTION

LOT NO. W-115 IN "CEDARLOO PARK", WATERLOO, BLACK HAWK COUNTY, IOWA

AND

LOTS NOS. TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28) AND TWENTY-NINE (29), EXCEPT THE WEST TWENTY (20) FEET IN EVEN WIDTH OF SAID LOTS, IN "CENTENNIAL ADDITION", IN BLACK HAWK COUNTY, IOWA, (NOW IN THE CITY OF WATERLOO, IOWA,

AND

LOT NO. THIRTY (30), EXCEPT THE WEST TEN (10) FEET IN EVEN WIDTH THEREOF, IN "CENTENNIAL ADDITION", IN BLACK HAWK COUNTY, IOWA (NOW IN WATERLOO, IOWA)

AND

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION NO. TWENTY (20), TOWNSHIP NO. EIGHTY-NINE (89) NORTH, RANGE NO. THIRTEEN (13) WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA, BOUNDED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF LOT NO. W-115 IN "CEDARLOO PARK" IN THE CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA, THAT IS SIXTY (60) FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH EIGHTY-NINE (89) DEGREES TWENTY-NINE (29) MINUTES EAST A DISTANCE OF FIVE HUNDRED SEVENTY-NINE AND EIGHT HUNDREDTHS (579.08) FEET; THENCE SOUTH FOUR HUNDRED FORTY-ONE AND TWENTY-SEVEN HUNDREDTHS (441.27) FEET; THENCE NORTH EIGHTY-NINE (89) DEGREES TWENTY-NINE (29) MINUTES WEST A DISTANCE OF TWO HUNDRED (200) FEET; THENCE SOUTH FOUR HUNDRED FIFTEEN (415) FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 218 THAT IS FOUR HUNDRED (400) FEET SOUTHEASTERLY OF THE SOUTHEAST CORNER OF LOT NO. THIRTY (30) IN CENTENNIAL ADDITION IN BLACK HAWK COUNTY, IOWA, (NOW IN THE CITY OF WATERLOO, IOWA); THENCE NORTHWESTERLY A DISTANCE OF FOUR HUNDRED (400) FEET TO THE SOUTHEAST CORNER OF SAID LOT NO. THIRTY (30); THENCE NORTH ALONG THE EAST LINES OF SAID CENTENNIAL ADDITION AND 'CEDARLOO PARK" A DISTANCE OF SEVEN HUNDRED THIRTY-TWO (732) FEET TO THE POINT OF BEGINNING.

REZONING LEGAL DESCRIPTION

LOT NO. W-115 EXCEPT THE NORTH 20 FEET THEREOF, CEDARLOO PARK, WATERLOO, BLACK HAWK COUNTY, IOWA

OVERALL AREA CALCULATIONS

OVERALL LOT AREA:	522,982 S.F. / 12.00 AC.	
EXISTING:		
BUILDING AREA:	116,274 S.F. / 2.67 AC.	(22.2 %)
PAVED AREA:	349,791 S.F. / 8.03 AC.	(66.9 %)
OPEN AREA:	56,917 S.F. / 1.31 AC.	(10.9 %)
PROPOSED:		
BUILDING AREA:	133,548 S.F. / 3.07 AC.	(25.6 %)
PAVED AREA:	257,314 S.F. / 5.91 AC.	(49.2 %)
OPEN AREA:	132,120 S.F. / 3.03 AC.	(25.2 %)

LOT 1 AREA CALCULATIONS

EXISTING LOT 1 AREA:	464,627 S.F. / 10.67 AC.	
BUILDING AREA:	111,648 S.F. / 2.56 AC.	(24.0 %)
PAVED AREA:	313,642 S.F. / 7.20 AC.	(67.5 %)
OPEN AREA:	39337 S.F. / 0.91 AC.	(8.5 %)
PROPOSED LOT 1 AREA:	338,040 S.F. / 7.76 AC.	
BUILDING AREA:	111,648 S.F. / 2.56 AC.	(33 %)
PAVED AREA:	187,103 S.F. / 4.30 AC.	(55 %)
OPEN AREA:	39,289 S.F. / 0.90 AC.	(12 %)

Contact Person	BRIAN D. VOGEL, PE
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
E-Mail Address	brian@halleng.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	12-22-22

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HALL AND HALL PROJECT NUMBER: 10803-22-3

DRAWINGS OF PRELIMINARY PLAT FOR UNIVERSITY PROGRESS ADDITION

CAD File: I:\projects\10800\10803-22 Twenty40\10803-22-3-Waterloo\DWG\Plats\10806-22-3 PP1.dwg Date Plotted: Thursday, December 22, 2022 2:38:36 PM Plotted By: Brian Vogel

NICHOLAS GRAVES

LOT W-116 CEDARLOO PARK

JOHN HINES

TRACT D, PINE MEADOWS ADDITION

ELECTRIC RIGHT OF WAY EASEMENT BOOK 169, PAGE 17

66' R/W

EXISTING ACCESSES TO REMAIN

NORTHWEST BELL RIGHT OF WAY EASEMENT BOOK 129, PAGE 25

HIGHLAND ENTERPRISES, LLC CENTENNIAL 2ND ADDITION

EX. WATER VALVE, TYP.

EXISTING BUILDING (TO REMAIN) APPROX. 111,650 SF 3810 UNIVERSITY AVENUE

SROA 3680 UNIVERSITY IA, LLC

LOT 3, CARBER HEIGHTS PLAT 1

EX. SANITARY SEWER MANHOLE, TYP.

OVERHANG AGREEMENT BOOK 95, PAGE 171

60' R/W

41' B-B

HIGHLAND ENTERPRISES, LLC CENTENNIAL 2ND ADDITION

EXISTING ACCESSES TO REMAIN

50' R/W

EX. STORM INTAKE, TYP.

SROA 3680 UNIVERSITY IA, LLC

LOT 2, CARBER HEIGHTS PLAT 1

EX. GAS VALVE, TYP.

PROGRESS AVENUE

ERWIN PROPERTIES, LLC CENTENNIAL ADDITION

EX. WATER VALVE

EX. GUY WIRE, TYP.

EX. TELE. POLE, TYP.

EX. TELE. PEDESTAL, TYP.

EXISTING BUILDING (TO DEMO) APPROX. 4,600 SF 3840 UNIVERSITY AVENUE

HY-VEE, INC

LOT 1, CARBER HEIGHTS PLAT 1

EX. 8" WATER MAIN

EX. BRICK CROSS WALK

EX. INFO. SIGN

EX. BRICK

EX. MONUMENT SIGN

EX. TRAFFIC LIGHT, TYP.

EX. 6" DEC. TREE, TYP.

EX. STORM INTAKE, TYP.

68' B-B

110' R/W

EX. STREET LIGHT, TYP.

EX. PCC

EX. STORM INTAKE, TYP.

UNIVERSITY AVENUE

EX. STREET SIGN, TYP.

EX. 9" DEC. TREE, TYP.

EX. BRICK CROSS WALK

EX. ASPHALT

EX. UG ELEC. PEDESTAL, TYP.

EX. UG TELE. BOX, TYP.

EX. PAVILION

EX. STREET SIGN, TYP.

EX. CROSSWALK BUTTON

EX. BRICK CROSS WALK

SCALE: 1"=50'

GRAPHIC SCALE IN FEET
SCALE: 1"=50'

DRAWN BY: RJW				
CHECKED BY: BDV				
APPROVED BY: BDV				
DATE: 11-17-2022				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE

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UNIVERSITY PROGRESS ADDITION
IN THE CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA

PRELIMINARY PLAT
EXISTING CONDITIONS

SCALE: 1"=50'

PROJECT NO: 10803-22-3

SHEET 1

CAD File: I:\projects\10800\10803-22 Twenty40\10803-22-3-Waterloo\DWG\Plats\10806-22-3 PP1.dwg Date Plotted: Thursday, December 22, 2022 2:38:41 PM Plotted By: Brian Vogel

NICHOLAS GRAVES OUTLOT A
3,485 SF
LOT W-116 CEDARLOO PARK 0.08 AC

ELECTRIC RIGHT OF WAY EASEMENT BOOK 169, PAGE 17

AREA TO BE REZONED FROM R-2 TO C-2

JOHN HINES

TRACT D, PINE MEADOWS ADDITION

EXISTING PROPERTY LINE

EXISTING ACCESSES TO REMAIN

NORTHWEST BELL RIGHT OF WAY EASEMENT BOOK 129, PAGE 25

HIGHLAND ENTERPRISES, LLC CENTENNIAL 2ND ADDITION

EX. WATER VALVE, TYP.

EXISTING BUILDING (TO REMAIN) APPROX. 111,650 SF 3810 UNIVERSITY AVENUE

1
338,040 SF
7.76 AC

OVERHANG AGREEMENT BOOK 95, PAGE 171

SROA 3680 UNIVERSITY IA, LLC

LOT 3, CARBER HEIGHTS PLAT 1

EX. SANITARY SEWER MANHOLE, TYP.

60' R/W

41' B-B

EXISTING ACCESSES TO REMAIN

EXISTING 50' R/W

PROPOSED 60' R/W

PROPOSED PROPERTY LINE

EX. STORM INTAKE, TYP.

PROPOSED SANITARY MANHOLE

SROA 3680 UNIVERSITY IA, LLC

LOT 2, CARBER HEIGHTS PLAT 1

ACCESS AND SANITARY EASEMENT

EX. GAS VALVE, TYP.

PROGRESS AVENUE

2
75,683 SF
1.74 AC

3
48,298 SF
1.11 AC

20' WATER EASEMENT

PROPOSED WATER MAIN

ERWIN PROPERTIES, LLC CENTENNIAL ADDITION

EX. WATER VALVE

EX. GUY WIRE, TYP.

EX. TELE. POLE, TYP.

EX. TELE. PEDESTAL, TYP.

HY-VEE, INC

LOT 1, CARBER HEIGHTS PLAT 1

WATER EASEMENT 228.18'

EX. 8" WATER MAIN

LOT B
3,720 SF
0.09 AC

EXISTING BUILDING (TO DEMO) APPROX. 4,600 SF 3840 UNIVERSITY AVENUE

SANITARY AND ACCESS EASEMENT

4
50,550 SF
1.16 AC

PROPOSED 10' UTILITY EASEMENT

ACCESS EASEMENT

EX. BRICK CROSS WALK

EX. INFO. SIGN

EX. BRICK

EX. MONUMENT SIGN

EX. TRAFFIC LIGHT, TYP.

EX. 6" DEC. TREE, TYP.

EX. STORM INTAKE, TYP.

EX. STREET LIGHT, TYP.

EX. PCC

EX. STORM INTAKE, TYP.

UNIVERSITY AVENUE

EX. STREET SIGN, TYP.

EX. 9" DEC. TREE, TYP.

OUTLOT A
3,206 SF
0.07 AC

EX. ASPHALT

EX. UG ELEC. PEDESTAL, TYP.

EX. UG TELE. BOX, TYP.

EX. BRICK CROSS WALK

EX. PAVILION

EX. CROSSWALK BUTTON

EX. STREET SIGN, TYP.

HATCH LEGEND

- EXISTING FRONTAGE ROAD TO BE VACATED BY THE CITY OF WATERLOO (AREA=0.83 ACRES)
- AREA TO BE DEDICATED TO CITY AFTER FRONTAGE ROAD VACATION (AREA = 0.16 ACRES)
- AREA TO BE REZONED FROM R-2 TO C-2
- AREA TO BE DEEDED TO ADJACENT PROPERTY OWNER (AREA = 0.08 ACRES)

NOTES:

LOT A AND LOT B TO BE DEDICATED TO THE CITY FOR RIGHT OF WAY

OUTLOT A TO BE DEEDED TO ADJACENT PROPERTY OWNER

LOTS 1, 3 AND 4 SHALL HAVE A SHARED PARKING AGREEMENT

SCALE: 1"=50'

GRAPHIC SCALE IN FEET
SCALE: 1"=50'

DRAWN BY: RJW				
CHECKED BY: BDV				
APPROVED BY: BDV				
DATE: 11-17-2022				
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE

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UNIVERSITY PROGRESS ADDITION
IN THE CITY OF WATERLOO, BLACK HAWK COUNTY, IOWA

PRELIMINARY PLAT
PROPOSED CONDITIONS

SCALE: 1"=50' PROJECT NO: 10803-22-3

SHEET 1

CAD File: I:\projects\10800\10803-22 Twenty40\10803-22-3-Waterloo\DWG\Plats\10806-22-3 PP1.dwg Date Plotted: Thursday, December 22, 2022 2:38:47 PM Plotted By: Brian Vogel

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CITY OF WATERLOO PLANNING AND ZONING COMMISSION
REQUEST FOR PLATTING (PRELIMINARY OR MINOR)

1. APPLICATION INFORMATION:

a. Applicant's Name (please print): Mann Road Storage, LLC
Address: PO Box 99 Phone: (319) 640-1858
City: Mount Vernon State: IA Zip: 52314
Email: chadp@twenty40concepts.com

b. Status of Applicant: (a) Owner ◯ (b) Other ◉ (SELECT ONE): If other explain: Contract Purchaser

c. Property Owner's Name if different than above (please print): Cone Management Inc
Address: 99 W Hawthorne Avenue #416 Phone:
City: Valley Stream State: NY Zip: 11582
Email: benno.rothschild@hartmanymca.com

2. PREPARER INFORMATION:

a. Preparer's Business Name (please print): Hall & Hall Engineers, Inc.
Primary Preparer's Name: Brian Vogel, P.E.
Phone: (319) 362-9548 E-mail: brian@halleng.com

3. PROPERTY INFORMATION:

a. Name of Plat: University Progress Addition
b. General Location of Property: 3810 and 3840 University Avenue
c. Area of Proposed Plat: 12 Ac
d. Zoning District(s): C-2

4. OTHER DOCUMENTATION:

a. Preliminary Deed of Dedication (prefered but not required)
b. Overall Street Plan (if applicable)
c. Six (6) copies of the Preliminary Plat which are in conformance with Section 11-3-2 of the Subdivision Ord. (also submit a digital copy of the plat in PDF format)

5. PUBLIC IMPROVEMENTS

a. Costs (estimated) for any public improvements:

	Total Cost Estimate
Storm Sewer	$ —
Sanitary Sewer	$ —
Paving	$ —
Land Dedicated	$ —
TOTAL	$ 0

The Request Fee of **$300 + $10 per lot** (payable to the City of Waterloo) is required. **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said request to be approved. Any major change in any of the information given will require that the request go back through the process, with a new Request Fee. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo City Council in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

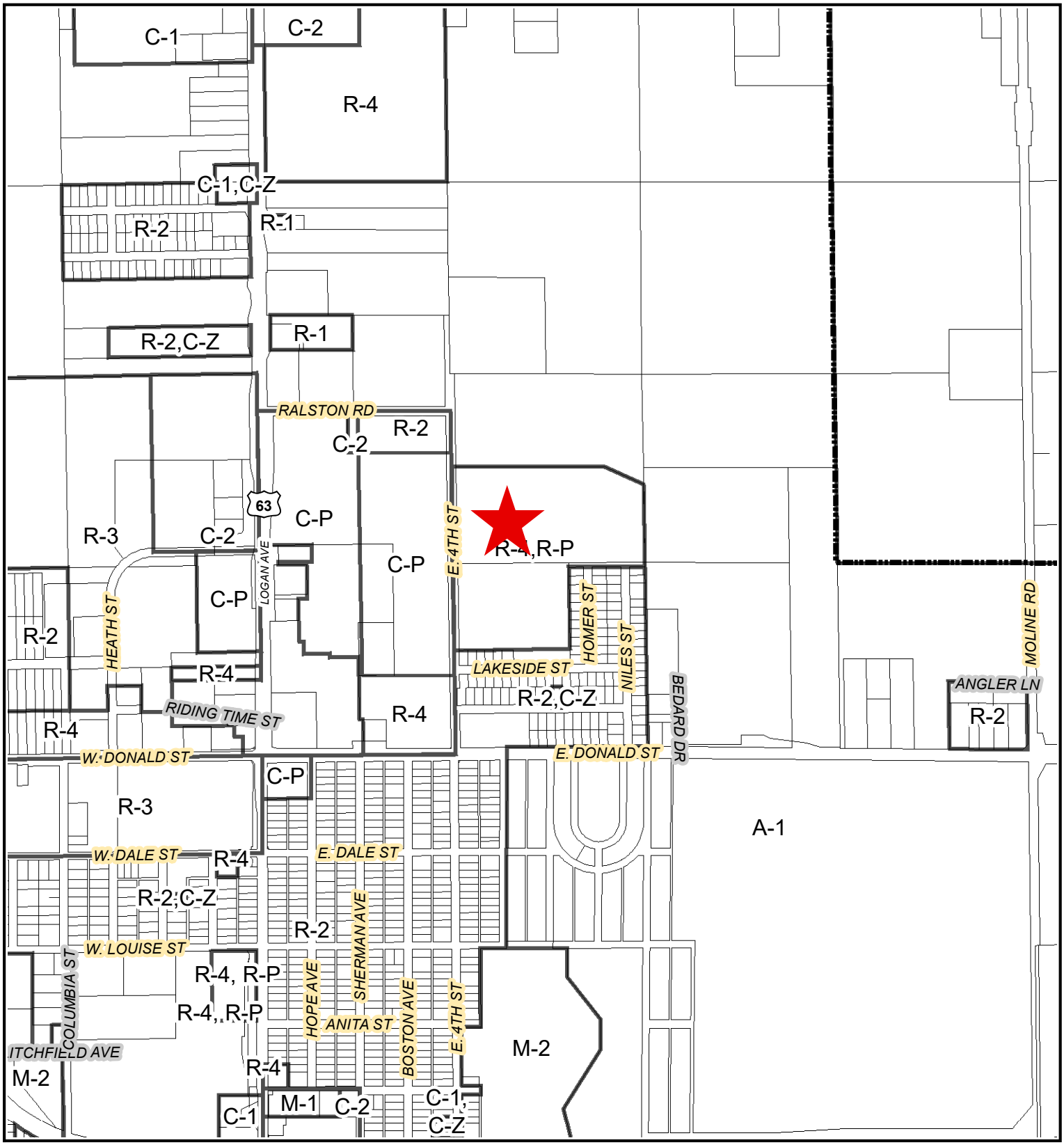
11/21/22
Signature of Applicant Date

Cone Management, Inc.
Daniel Wiener 11/17/2022
Signature of Owner Date
Daniel Wiener, President

REQUEST:	Request by City of Waterloo to name a private street Mission Circle located north of 501 Lakeside Street in the “R-4, R-P” Planned Residence District.
APPLICANT(S):	City of Waterloo, 715 Mulberry Street, Waterloo, Iowa 50703
GENERAL DESCRIPTION:	The applicant is requesting to name a private street Mission Circle, located north of 501 Lakeside Street.
IMPACT ON NEIGHBORHOOD:	The request would not appear to have a negative impact upon the surrounding neighborhood, as the proposed development has been previously approved, and this action will name the private drive that the development will be addressed off of.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The request would not appear to have a negative impact upon pedestrian and traffic conditions.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN:	There is no public sidewalk located along East 4th Street. There are no sidewalks in the immediate area as well. Sidewalks will be required as the area develops.
SURROUNDING LAND USE:	The surrounding land use is residential.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The property in question is zoned “R-4,R-P” Planned Residence District and has been zoned as such since being rezoned from “R-2” One and Two Family District by Ordinance 5610 on August 16, 2021. Surrounding land uses and their zoning are as follows: **North** – Vacant Land, zoned “A-1” Agricultural District. **South** – Vacant Land and Single-family residences, zoned “R-4,R-P” Planned Residence District, “R-2” One and Two Family Residence District and “R-2,C-Z” Conditionally Zoned One and Two Family Residence District. **East** – Vacant land, zoned “A-1” Agricultural District. **West** – Vacant Land and North Crossing Development, zoned “C-P” Planned Commercial District.
BUFFERS REQUIRED/ NEEDED:	This request would not require any additional buffers or screening.
DEVELOPMENT HISTORY:	The area has a mix of residential development and commercial uses. The area was developed from the 1950’s to the 2020’s.
FLOODPLAIN:	The property in question is not located within any Special Flood Hazard Area as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 and Panel Number 0189F, dated July 18, 2011.

PUBLIC /OPEN SPACES/ SCHOOLS:	George Washington Carver Academy is located approximately a half mile to the southwest. Gates Park is located 0.15 miles to the south.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There is a 12” sanitary sewer main along E 4th Street. Other utilities will be extended to serve the development.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as *Low Density Residential*. The multi-family development is not in conformance with the Comprehensive Plan and the Future Land Use Map for this area. However, it should be noted that the Future Land Use Map is used as a guide for future development and is not absolute. The current Comprehensive Plan was approved in 2002. The City is in the process of updating its Comprehensive Plan, which will include changes to the Future Land Use Map that will account for the changing of growth patterns and zoning changes of the City over the last 20 years.
STAFF ANALYSIS – ZONING ORDINANCE:	The applicant is requesting to name a private street Mission Circle. The Engineering department has reviewed the request and concurs with the naming as it does not conflict with any other street names.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	No subdividing of land is required for this request.
STAFF RECOMMENDATION:	Therefore, staff recommends that the street naming be approved for the following reason(s): 1. The Engineering Department has reviewed the request and concurs with the naming of private street Mission Circle, as it does not conflict with any other street names and recommends approval.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



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CITY OF WATERLOO OFFICIAL SEAL

Private Street Name
"Mission Court"
North of 501 Lakeside

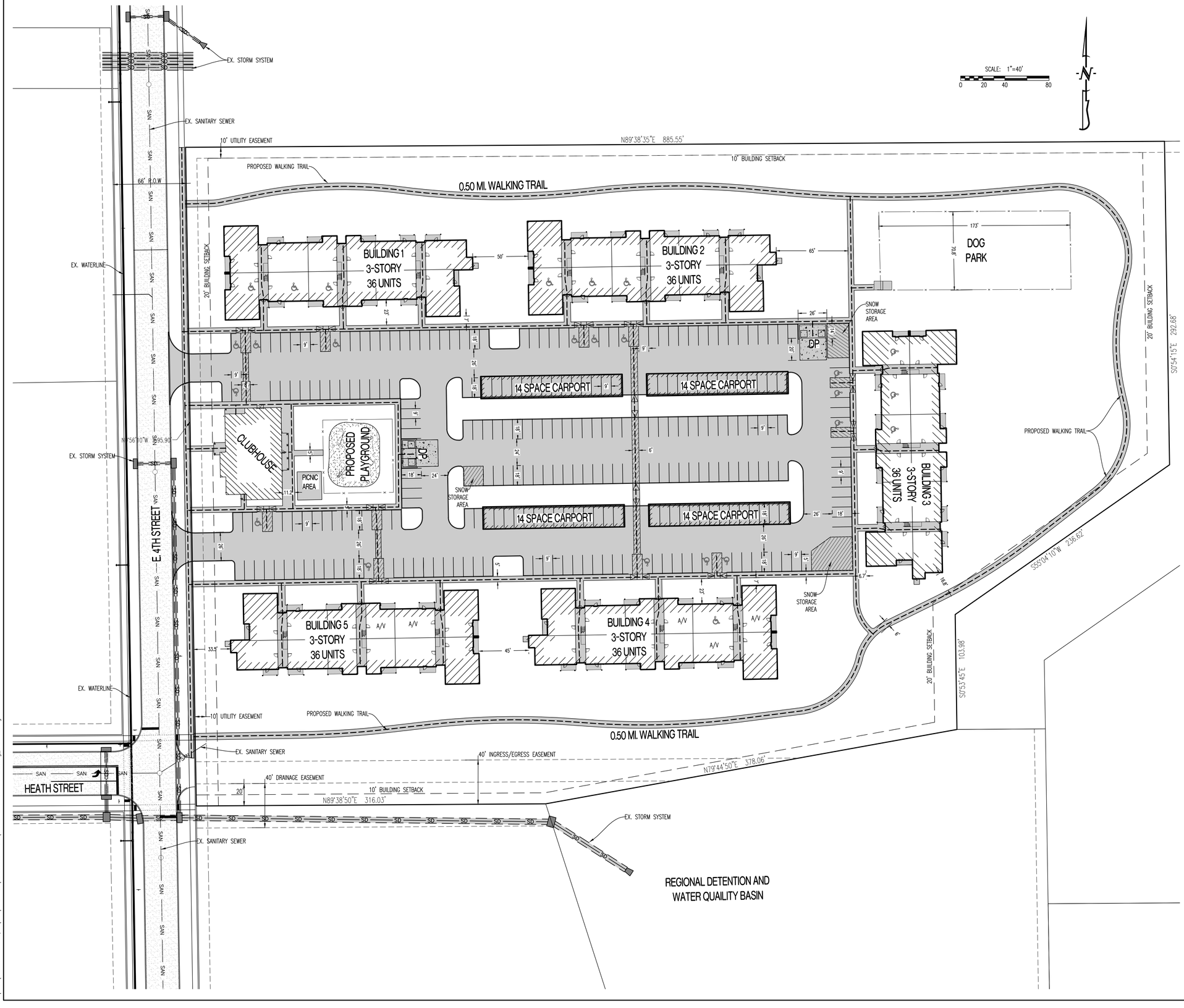
City of Waterloo Planning, Programming and Zoning Commission
Janaury 10, 2023



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CITY OF WATERLOO OFFICIAL SEAL

Private Street Naming
"Mission Court"
North of 501 Lakeside



CALCULATIONS:		
PARKING SUMMARY:		
USE – RESIDENTIAL(1.5 SPACE PER 180):		270 SPACES
SPACES PROVIDED:		282 SPACES
ADA ACCESSIBLE SPACES REQUIRED:		7 SPACES
ADA ACCESSIBLE SPACES PROVIDED:		15 SPACES
LAND AREA:		
TOTAL LAND AREA:		10.78 AC
LOT COVERAGES:	ACTUAL	
NET LAND AREA:	469,576 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	195,887 SQ.FT.	42%
TOTAL OPEN SPACE:	273,689 SQ.FT.	58%

UNIT CALCULATIONS:

5 BUILDINGS WITH 36 UNITS PER BUILDING
1 BEDROOM UNITS = (12) UNIT/BUILDING = 60 TOTAL UNITS
2 BEDROOM UNITS = (15) UNIT/BUILDING = 75 TOTAL UNITS
3 BEDROOM UNITS = (9) UNIT/BUILDING = 45 TOTAL UNITS
180 TOTAL UNITS
DENSITY (180/10.77 ACRES) = 16.7 UNITS PER AC.

SEE ARCHITECTURAL PLANS FOR SQUARE FOOTAGES, AND SPECIFIC UNIT DETAILS.

LEGEND:

ACCESSIBLE PATHWAY

LEGAL DESCRIPTION:

LOT 1 OF THE NORTH CROSSING THIRD ADDITION FINAL PLAT LOCATED IN THE SW ¼ OF SECTION 12, TOWNSHIP 89 NORTH, RANGE 13 WEST, CITY OF WATERLOO, BLACK HAWK COUNTY, IA.

FLOOD PLAIN STATEMENT:

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE CITY OF WATERLOO FIRM MAP #19013C0302F DATED 07/18/2011.

GENERAL NOTES:

1. SITE PLAN CREATED FOR IFA SUBMITTAL SECTION 5B
2. PARCEL CONTAINS APPROXIMATELY 10.78 ACRES.
3. PARCEL G, REC. DOC. #2008-10309
4. ZONING IS R-4, R-P
5. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM MAP FOR CITY OF TROY, PANEL NUMBER 29113C0376D,, DATED 9/29/2010
6. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 48' PER CITY OF WATERLOO ORDINANCE.
7. ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
8. STORM WATER DETENTION AND WATER QUALITY WILL NOT BE REQUIRED FOR THIS DEVELOPMENT. A REGIONAL OFF-SITE BASIN IS ALREADY SIZED TO HANDLE ADDITIONAL SITE RUNOFF.

UTILITY GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ELECTRICAL DESIGN WITH LOCAL PROVIDER.
2. CONTRACTOR TO COORDINATE WITH THE CITY OF WATERLOO'S PUBLIC WORKS FOR SEWER & WATER CONNECTIONS, & TO ACQUIRE CITY'S SPECIFIC DETAILS AND STANDARDS IF APPLICABLE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ANY DAMAGED OR BROKEN UTILITY TO ORIGINAL OR BETTER CONDITION.
4. ALL WATER MAINS AND SERVICE CROSSINGS SHALL BE BACKFILLED WITH GRANULAR AND/OR COMPACTED EARTH BACKFILL.
5. CONTRACTOR SHALL COORDINATE WITH OWNER AND LOCAL PROVIDERS FOR INSTALLATION OF UNDERGROUND FIBER OR COMMUNICATION WIRING.
6. CONTRACTOR TO PROVIDE DOWNSPOUT SPLASH BLOCKS TO ALL UNITS WITH DOWNSPOUT SPLASHED TO GRADE.
7. ALL FITTINGS, TEES, BENDS, ECT. SHALL BE MECHANICAL JOINT WITH APPROPRIATE RESTRAINTS.
8. INSTALL VERTICAL BENDS AS REQUIRED.
9. NO ON-SITE IRRIGATION IS DESIGNED OR PLANNED AT THIS TIME

PLANTING GENERAL NOTES:

1. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF WATERLOO
2. LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.
3. SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.
4. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.
5. ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

REVISIONS:

NO.	DATE
ORIGINAL	05/20/2022

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

PRELIMINARY
(NOT FOR CONSTRUCTION)

TIMOTHY D. CROCKETT
IA LICENSE-20466

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC

OWNER:
UNION DEVELOPMENT HOLDINGS, LLC.
409 MASSACHUSETTS AVENUE, SUITE 300
INDIANAPOLIS, IN 46204

UNION AT NORTH CROSSING
WATERLOO, BLACK HAWK COUNTY, IOWA

DRAWING INCLUDES:
SITE PLAN

DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	210651
SHEET:	C1

Y:\2021\210651 - Waterloo, IA\Civil\ACAD Files\Construction Plans\210651-Union at North Crossing_Site Plan.dwg

ENGINEERING DEPARTMENT
715 Mulberry St. • Waterloo, IA 50703 • Phone (319) 291-4312 • Fax (319) 291-4262
Email: city.engineer@waterloo-ia.org
JAMIE KNUTSON, PE • *City Engineer*

September 30, 2022

Aric Schroeder
City Planner
City of Waterloo
715 Mulberry Street
Waterloo, IA 50703

RE: NAMING PRIVATE STREET MISSION CIRCLE

Dear Aric:

The Engineering Department has reviewed the naming of a certain private street, which will serve five multistory buildings.

The location of this private street is generally described as being located north of Lakeside Street and east of and adjacent to E. 4th Street. The location of Mission Circle is more particularly described as being located in Lot 1 of the North Crossing Third Addition.

The Engineering Department recommends that this private street, Mission Circle, be approved.

Sincerely,

Jamie Knutson, PE
City Engineer

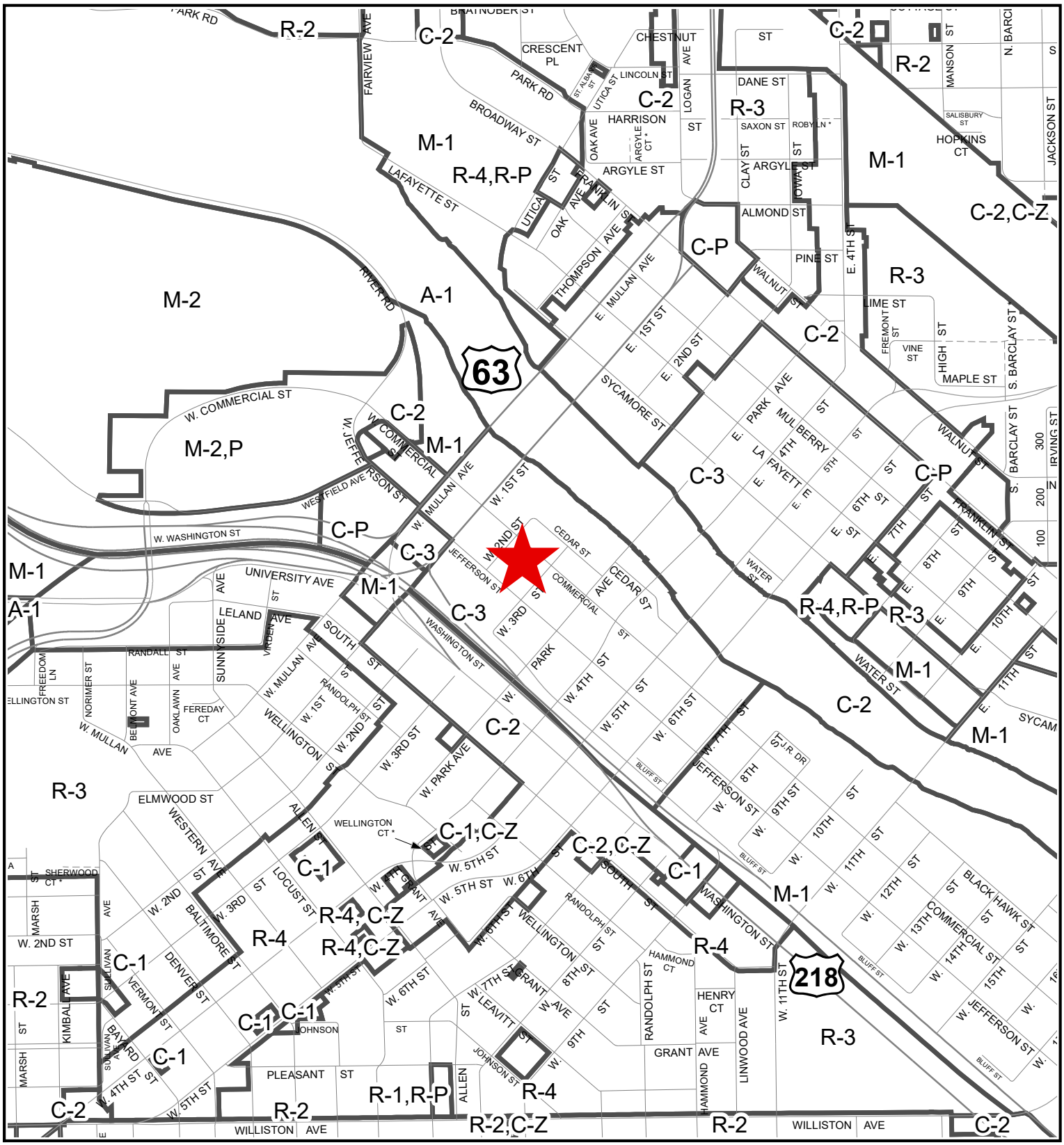
Cc: Steve Walker, Draftsman

REQUEST:	Request by Cedar Valley Real Estate, LLC to nominate the Friedl Bakery Building, located at 302 Commercial Street, to the National Register of Historic Places.
APPLICANT:	Cedar Valley Real Estate, LLC, PO Box 92, Cedar Falls, Iowa 50613
GENERAL DESCRIPTION:	The applicant is requesting that the Friedl Bakery Building be nominated to the National Register of Historic places.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	It would appear that the request would not have a negative impact on the area but would instead open up the potential for additional funding mechanism for the rehabilitation of the downtown area.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The designation would not appear to have an impact on traffic conditions.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	There are sidewalks along Commercial Street and W 2nd Street. The Cedar Valley Lakes Trail is located to the north of the proposed district.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	The proposed historic area is zoned “C-3” Central Business District and has been zoned as such since the adoption of the Zoning Ordinance in 1969. Other surrounding land uses and their zoning are as follows: **North** – Waterloo Center for the Arts and Waterloo Community Playhouse zoned “C-3” Central Business District **South** – Eternal Ink Tattoos and a residence zoned “C-3” Central Business District **East** – Single Speed Brewing Company zoned “C-3” Central Business District **West** – Dan Gable Wresting Museum zoned “C-3” Central Business District
DEVELOPMENT HISTORY:	A majority of the buildings in the area were built between 1911 and 1957.
BUFFERS/ SCREENING REQUIRED:	No buffering would be required as a part of the request.
DRAINAGE:	The request would not appear to have a negative impact upon the surrounding area.

FLOODPLAIN:	The site in question is located within Zone X (protected by Levee) as indicated by the Federal Insurance Administration's Flood Insurance Rate Map with the rest not in a Special Flood Hazard Area, Community Number 190025 and Panel Number 0189F, dated July 18, 2011.
PUBLIC /OPEN SPACES/ SCHOOLS:	The nearest schools are Irving Elementary located 0.56 miles to the southwest, George Washington Carver Academy located 1.73 miles to the north and East High School located 0.8 miles to the northeast of the proposed historic property. Washington Park is located 0.25 miles to the southwest of the site.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	The area is served by existing utilities.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as *Commercial* and the proposed historic designation would be in conformance with the Future Land Use Map and Comprehensive Plan. Also, the area in question is located within the Primary Growth Area.
STAFF ANALYSIS – ZONING ORDINANCE:	The structure was the Friedl Bakery between 1911 and 1927. The bakery had production facilities on the first and second floors and the third floor had apartments for the employees. The building has been redeveloped into a mixed use development with 12 Condos and Commercial spaces on the first floor with the help of Historic Preservation Tax Credits from the Iowa Economic Development Authority. The State Nominations Review Committee (SNRC) plans to consider the nomination on February 10, 2023. The benefits of the nomination are that it will contribute to more redevelopment in the downtown area. In order to be nominated to the National Register of Historic Places, a nomination of a building or location must be made to the Historic Preservation Commission and the application packet filed. The commission then evaluates the submitted material and makes a motion to either approve or deny the nomination. If it is approved, the application is then sent to the State Historic Preservation Office for review. The Historic Preservation Commission then submits the application to the Planning Programming and Zoning Commission for a recommendation then submits the application to City Council for official action. The Historic Preservation Commission voted on December 20, 2022 to approve the nomination. Staff feels that overall, the designation of this area would be a benefit to the community as it would support both the preservation of the downtown area and help lead to the revitalization of the

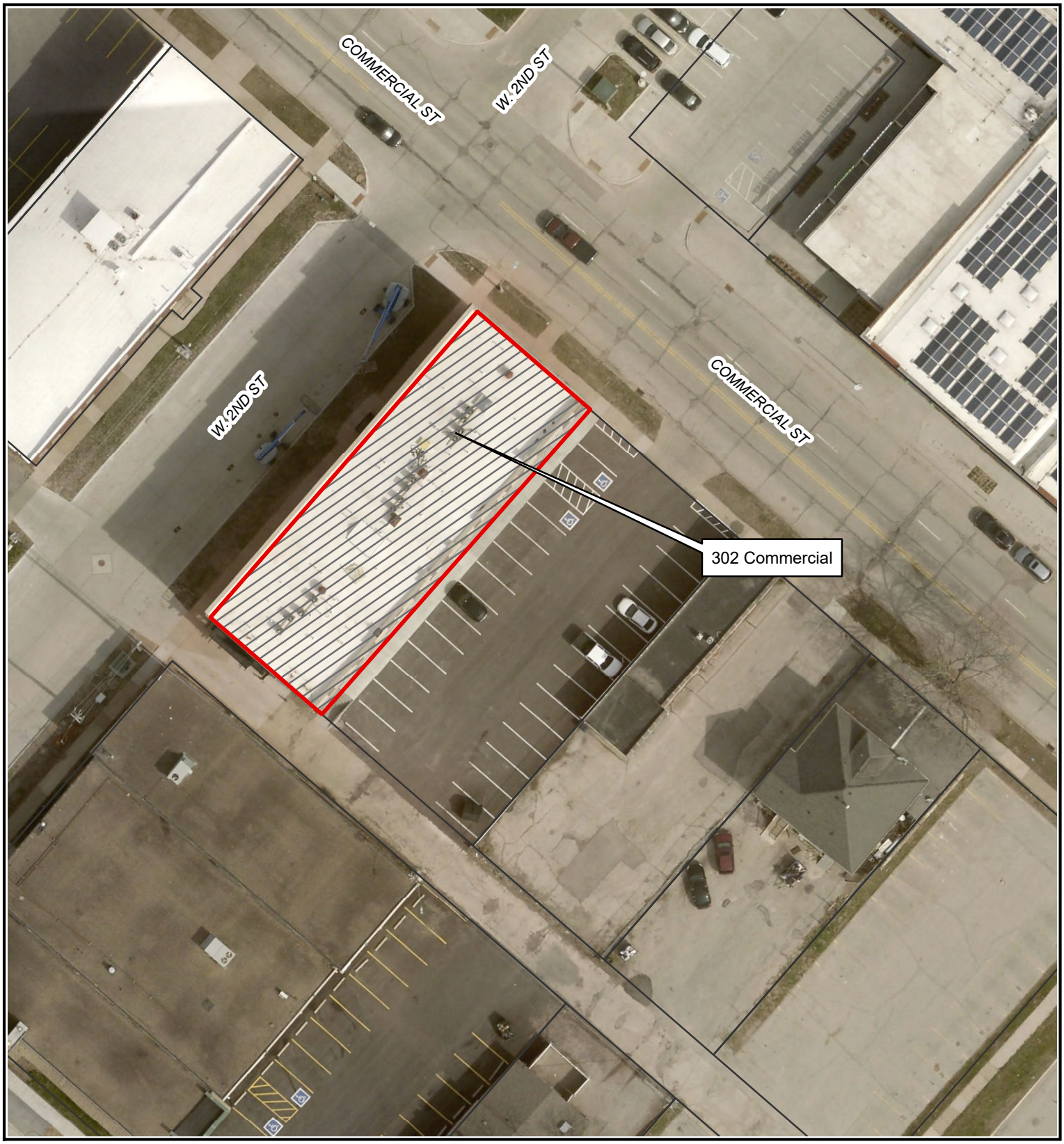
	downtown area. Registration packet for the National Register of Historic Places is on file in the Planning and Zoning department office and available for review.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	There is no platting required as a part of this request.
STAFF RECOMMENDATION:	Therefore, staff recommends that the request by the Cedar Valley Real Estate, LLC to nominate the Friedl Bakery Building, located at 302 Commercial Street, to the National Register of Historic Places be approved for the following reasons: 1. The proposed designation would help preserve a historic property. 2. It will support the revitalization and continued growth of the downtown area.

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



302 Commercial Street
Historic Nomination
Cedar Valley Real Estate, LLC

City of Waterloo Planning, Programming and Zoning Commission
January 10, 2023



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302 Commercial Street
Historic Nomination
Cedar Valley Real Estate, LLC

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Friedl Bakery Building
other names/site number
Name of Multiple Property Listing Historic and Architectural Resources of Waterloo [Iowa]

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 302 Commercial Street ☐ not for publication
city or town Waterloo ☐ vicinity
state Iowa county Black Hawk zip code 50701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **x** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **x** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** **x** **local**

Applicable National Register Criteria: **x** **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

State Historical Society of Iowa
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:)

Signature of the Keeper Date of Action

Friedl Bakery Building | Black Hawk, Iowa

Name of Property | County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	site
0	0	structure
0	0	object
1	0	**Total**

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE/specialty store/bakery
INDUSTRY/PROCESSING/EXTRACTION/
manufacturing facility
DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE/ specialty store
COMMERCE/TRADE/ business
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY AMERICAN
MOVEMENTS/Classical Revival

Materials
(Enter categories from instructions.)

foundation: BRICK
walls: BRICK
roof: SYNTHETICS
other: STONE

Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The three-story Friedl Bakery Building is located at the corner of Commercial Street and West Second Street within the downtown Waterloo west side commercial business district on the Cedar River, in the county seat of Black Hawk County, Iowa. Built in 1911 as a bakery plant, the 28,000-square-foot building was designed for baking operations from the full basement through second floor, and the top floor was reserved for a baker's apartment with additional leased units.[1] The rectangularly massed masonry building with rear-sloping roof behind stepped parapets was designed in the popular Classical Revival style. The exterior features brown finished brick with limestone accents on the symmetrical façade and secondary façade, and unfinished concrete brick on the tertiary elevations. The storefront composition incorporates large display windows under broad lintels flanking a recessed stone-trimmed double door pedestrian entrance; the façade's upper stories contain pairs of double-hung windows grouped under stone lintels and crowned with a stone cornice. Rhythmically spaced historic window openings on all four sides illuminated and ventilated the bakery and upper apartments. There are vehicle loading bays near the rear. The interior includes key historic bakery and apartment spaces with many period of significance materials. The Friedl Bakery Building retains integrity of location, setting, feeling, association, materials, design, and workmanship, reflecting its period of significance spanning 1911 through 1927.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(**Iowa SHPO Additional Instructions:** After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations,** and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

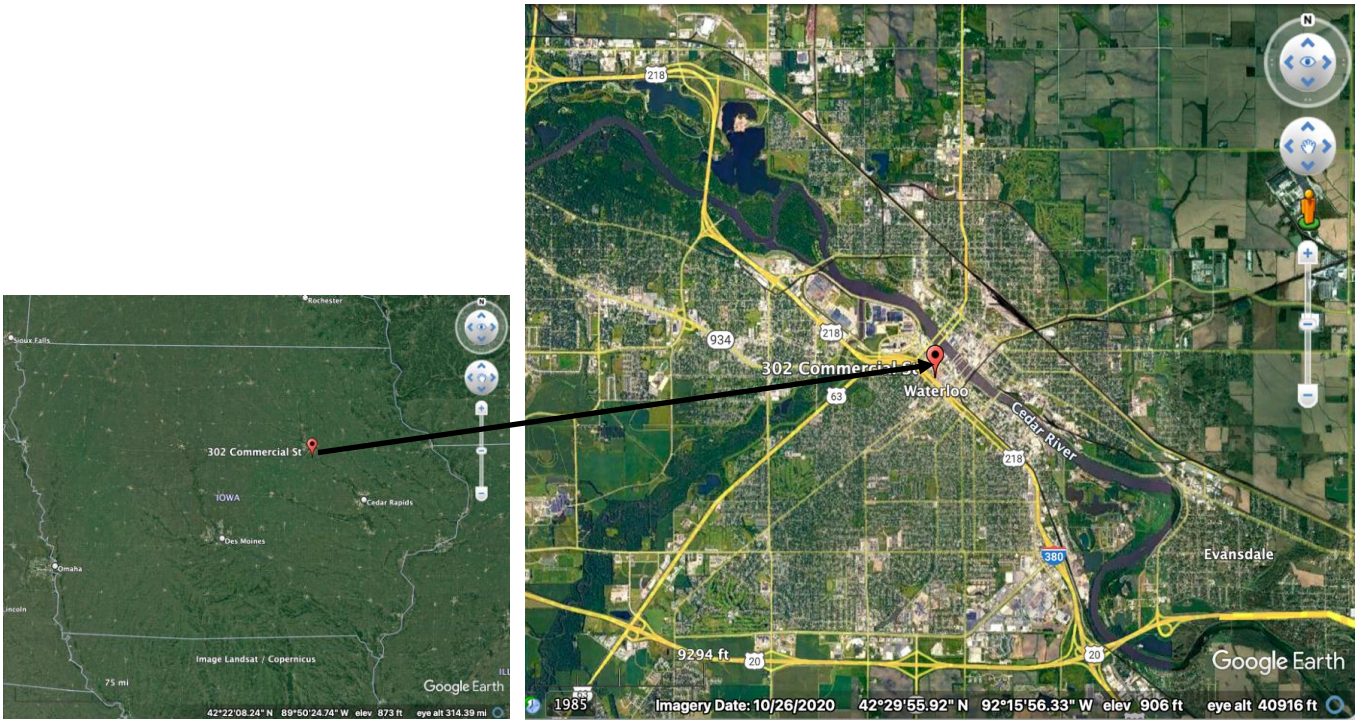
Topography and Setting

Waterloo, Iowa, is located in the northeastern quadrant of the state, within the Cedar River Valley. The Cedar River flows southwesterly as a tributary of the Iowa River, which runs through the state to the Mississippi River at the eastern border. Waterloo, the county seat of Black Hawk County, is bisected into "east" and "west" sides by the Cedar River. Original plats on both sides of the river are angled to the diagonally flowing river, rather than oriented to true north. Commercial Street and other named streets in the West Waterloo plat run parallel to the river (northwest to southeast); numbered streets run perpendicular to the river (northeast to southwest), with some streets crossing at bridges over the river.[2] Historically, rail lines ran along the river and two blocks west of the building—in the vicinity of the current divided highway U.S. Route 218. For simplicity, this nomination will use the shortened terms north, south, east, and west to describe orientations within the neighborhood, as well as the Friedl Building elevations and interiors.

The Friedl Bakery Building, 302 Commercial Street, is located on the western side of downtown, within the flat river flood plain some one-and-half blocks southwest of the river.[3] As its name implies, Commercial Street historically served as a main west side business street, lined with retail, financial, hotel, and civic buildings congregated around the Fourth Street and Fifth Street bridges. North and west of this commercial business core, a concentration of light industrial and manufacturing buildings developed; Commercial Street terminates some four blocks north of the subject building at the former John Deere & Co. tractor works. Extant historic business district buildings include the Waterloo West Commercial Historic District (NRHP 2014; contributing buildings dating 1880s through early 1960s roughly Jefferson Street to Washington Street between W. Fourth and W. Fifth streets); 1914 Hotel Russell-Lamson (NRHP 1988; corner of Commercial and W. Fifth streets,

[1] *The [Waterloo] Courier,* "Friedl Bakery Modern Plant," November 10, 1911: 3.
[2] U.S. Highway 63 bends to cross the river with two bridges, eastbound and westbound, at W. First Street and W. Mullan Avenue.
[3] The building address has ranged from 300, 302, and 304 Commercial Street.

201-15 W. Fifth Street); 1907 Fire Station No. 2 (NRHP 1988; 716 Commercial St.); and 1938 Waterloo Public Library (formerly the U.S. Post Office and federal building, 415 Commercial Street, Waterloo). Scattered extant commercial, manufacturing, and other light industrial buildings also remain in this area, with loss of some of the industrial buildings due flooding, fires, highway and bridge construction, and infill civic projects. Nearby, extant manufacturing buildings are rare survivors, which include four properties identified in the 2014 National Register listed "Historic and Architectural Resources of Downtown Waterloo" Multiple Property Document: the 1911 Friedl Bakery Building and the historically related 1927 Campbell Baking Company complex (NRHP 2016; 325 Commercial Street) across the street,[4] as well as the 1913 Kistner Mortuary and 1947 Peter Pan Bakery buildings in the 300 block of W. Third Street.[5]



Figures 1-2: Left: Red pin marks the location of the Friedl Bakery Building, 302 Commercial Street, Waterloo, Iowa. (Google Earth, 2022) Right: This overview location map shows the Friedl Bakery Building on the west side of the river. (Google Earth, 2022)

Building Site

The Friedl Bakery Building is located on the west side of Commercial Street, at the southwest corner of Commercial and W. Second streets. The building occupies nearly all of one urban platted lot—Lot 5, Block 5, of the Original Plat of West Waterloo. This nomination consists of the one contributing subject building, for which the National Register boundary is Lot 5. The rectangular site is bounded on the east by Commercial Street, with a concrete public sidewalk and narrow grassy public parking strip. West Second Street marks the north end of the site, with a concrete public sidewalk and narrow grassy public parking strip. To the west, the site is edged by a paved public alley. And to the south is a private concrete sidewalk that steps down to the rear alley. Beyond this south sidewalk is a paved parking lot located on Lot 4, which not included in the National Register boundary. The grade on Lot 5 slopes gently down to the west alley. The building footprint

[4] Dieber et al.: E.18: The Peerless Baking Co., a branch of the Kansas City-based Campbell Baking Co., purchased the Friedl & Son Bakery business in 1917 and through its successor conglomerates leased space for a decade in the Friedl Bakery Building prior to building a new facility in 1927, as will be discussed further under the Statement of Significance.
[5] Dieber et al.: F.37, F.38, F.41.

measures 50 feet north-south by 140 feet east-west. There are no site features nor landscaping beyond the sidewalks and grassy parking strips with typical municipal streetlight, parking meters, and signs.

Building Exterior

As designed by the Burkett & Pedicord firm, the Friedl Bakery Building's main 50-foot-wide façade fronts east along Commercial Street, and the 140-foot-long secondary façade fronts north on W. Second Street. As built by general contractor C.A. Gracely, brick is the main exterior façade wall material and the concrete foundation is brick-veneered. There is variegated brown face brick on the symmetrical east façade and nearly symmetrical north secondary façade—enlivened with stone water table, stone entrance pediment, hoodmold lintels, sills with decorative stone squares beneath, decorated string course, projecting cornice, coping, and other detailing.[6] The symmetrical facade has three bays: at the first floor, there are two storefronts with triple windows with transoms flanking a central recessed double door entrance, and above there are three bays of paired windows. The grouped windows are unified by lintel surrounds and continuous sills. The reconstructed storefronts each consist of triple narrow rectangular windows topped with transoms, and unified by lintel and sill treatments. The front entrance is reached by three wide steps that span brick piers set on stone bases, with inset stone panels, and topped with stone capitals crowned by carved semi-circular sunbursts abutting a stone pediment directly over the recessed wood-framed glazed replacement doors and sidelights. At the parapet, stone detailing continues with a stone stringcourse with vertical decorative elements underscoring inset stone-and-brick diamonds and a stone projecting cornice above which the brick wall continues several courses to narrower stone coping. The façade detailing at the cornice briefly wraps the north and south sides.



Figure 3: The Friedl Bakery Building, looking southwest from Commercial and W. Second streets. (Jennifer James Communications, 2021)

On the north secondary façade, the same brick and stone is employed, but in a simpler arrangement. The brick wall continues to a stepped parapet with simple coping. The stone water table continues, above which there are regularly spaced single rectangular double-hung windows marked by stone plain lintels and thinner stone sills. The bays generally align vertically from floor to floor, although the number of bays varies per floor. There are fifteen bays on the first and third floors, seventeen bays on the second floor, plus a small window

[6] The sidewalk level has been raised since original construction, obscuring the original basement windows that remain extant on the interior, and as such the water table now appears on the façade to be more of a plinth.

illuminating the top of the historic elevator shaft. At the first-story level, there are two doorways that have longer original stone lintels; one doorway remains in use with a code-compliant short set of contemporary metal stairs and the other has fixed door glazing. At the far west end near the alley, there is a brick segmental arched loading bay infilled with a pedestrian door. There is one original wood double-hung window next to the loading bay, and the other windows and doors are replacements. On the basement level, due to the sidewalk level being raised since construction, the window openings located below the stone water table are brick-infilled.

There are two tertiary elevations, which both have walls of unglazed concrete common brick: the rear west alley elevation and the south side elevation. At the northwest corner of the west alley elevation, the face brick quoins, and the material changes to unglazed concrete bricks. There is a segmental-arch-top loading bay at the southwest corner of the west elevation. The original brick segmental-arch-top window openings overlooking the alley have cast-stone sills; the number of bays varies, reflecting the different uses of the spaces on each level. The rear fenestration arrangement appears to have been designed around the location of a metal fire escape, which remains in place: At the first story there is one window opening containing an original wood double-hung window and one loading bay with original wood doors intact (preserved behind a protective fixed glazed storm window treatment). At the second story there are five fenestrations: three segmental-arch-top windows, one arch-top wood glazed egress door, and one small rectangular divided-lite metal window. At the third story there are seven fenestrations: six arch-top windows and one arch-top wood glazed egress door. The roof drains to the rear, and there is a gutter and two downspouts. There is also a coal chute metal door and electrical connections.




Figures 4-5: Left: The Friedl Bakery Building, looking northwest from Commercial Street. Right: The Friedl Bakery Building, looking southeast from W. Second Street. (Jennifer James Communications, 2021)

The south tertiary elevation, when built, was not visible from the street due to the location of adjoining buildings. The south concrete brick wall continues to a stepped parapet with simple coping, and there is a stub of a former brick chimney. At the first story there are nine bays: one double-hung window, one double set of doors, three single doors, and four storefronts. The second and third stories each contain fifteen segmental-arch-top windows with cast-stone sills, with some windows being narrower and the spacing between windows varying. The first-story fenestrations have changed over time, with evidence of earlier segmental-arch-top openings that have since been brick-infilled so that all openings are now flat topped.[7]

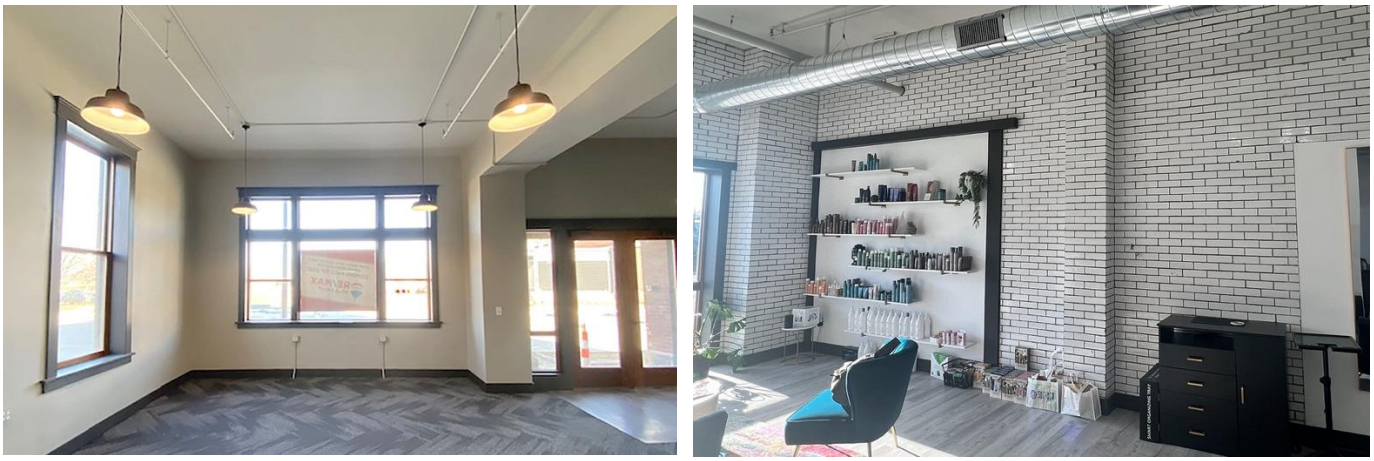
[7] As a working bakery 1911 through 1927, some fenestration changes likely occurred during the period of significance in response to the 1917 change in business ownership, advances in technology including truck delivery vs. horse-drawn wagons, and 1919 removal of the tenement building located near the south elevation. The 1918 Sanborn Fire Insurance Map records fenestrations on the south elevation. In 1969, three bay windows were installed near the rear to provide light and access from the south parking lot into the first-floor commercial space; these bay windows were removed in the 2021 historic tax credit rehabilitation and replaced with storefront

The gently sloping roof is hidden by the parapet walls and the building's three-story height. The roofing is synthetic. There are two historic skylights: one open and one enclosed. Equipment and venting mounts on the roof.

Interior

The building contains about 28,000 square feet of space on the four levels, spanning full basement to third floor. Many of the original historic bakery and third-floor apartment finishes remain within the historic spaces, with additional subdivision and code-compliant upgrades completed during the historic rehabilitation.[8] The main historic (period of significance, or PoS) spaces and current rehabilitative uses are as follows, floor by floor:

• *First floor*: historic front office and retail bakery storefront; central bake shop, rear wrapping and shipping, north freight elevator shaft, and south apartment entrance; adapted to four commercial tenant spaces including front office use, passenger elevator, and continued apartment entrance.
• *Second floor*: historic bakery finished front rooms, central mixing area, rear flour storage, south stairs, and north freight elevator shaft; adapted to six apartments using existing demising walls and a central double-loaded corridor following historic column lines with sub-corridor to passenger elevator.
• *Third floor*: historic on-site baker's apartment and additional leased apartments accessed from a double-loaded central corridor from a staircase and sub-corridor to the freight elevator shaft; with the six apartments located largely within historic floor plans, accessed via south stair and north passenger elevator within historic freight location.
• *Basement*: historic bakery storage, specialty rooms, boiler room, and north freight elevator shaft location; historic walls retained with some additional walls and stairs added to meet life-safety egress, fire separation, and related code compliance.



Figures 6-7: Left: The first-floor finished front retail and office, looking east. Right: The first-floor east wall of the baking area, looking southwest. (Jennifer James Communications, 2021-2022)

First floor: This level features four tenant spaces located within the four historic bakery spaces, which retain many historic PoS finishes and materials: Front finished office and retail bakery, central baking area with

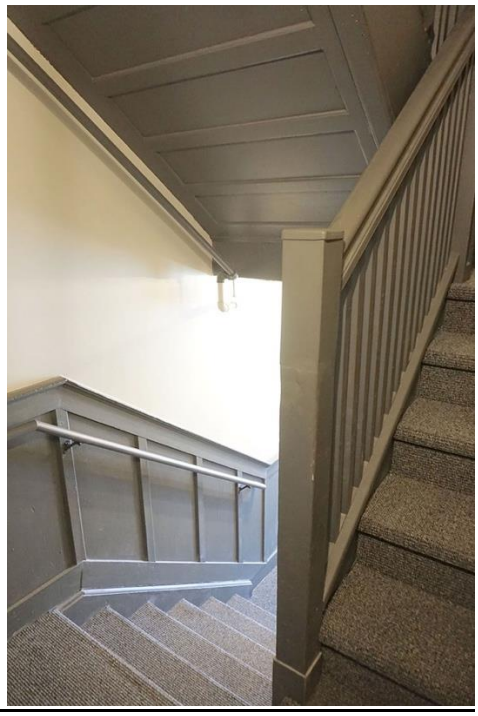
glazing.

[8] Two key sources for understanding the bakery configurations are a 1911 feature newspaper story about the bakery opening, and the 1918 Sanborn map (Figure 18), the first to include the bakery building. *The Courier* newspaper detailed the opening of the bakery November 10, 1911, in a story headlined "Friedl Bakery Modern Plant: 'Cleanliness Next to Godliness' Rules," which provides two photographs showcasing the new baking facility. The 1918 Sanborn map shows bakery operations on three levels, spanning basement to second floor, with "flats" (apartments) on third floor, including one occupied by a Friedl family member to provide on-site bakery management.

white glazed brick, and unfinished rear loading and delivery area. (See Figures 6 through 9.) The front tenant space is office use: It retains the original tall finished ceiling, finished walls with pilasters in front and limited white tiled bake shop walls at the back of the space, and carpet protecting PoS wood floors in poor condition. The painted wood trim and floor base is replacement, based on historic shadow lines uncovered during the rehabilitation. The front tenant space, a circulation corridor, and two center tenant spaces occupy most of the historic baking area, with PoS white glazed tile walls and pilasters on the perimeter north, west, and south walls, plus circular metal columns and finished ceiling with coved plaster beams, and replacement resilient and wood flooring. The rear tenant space occupies the historic rear wrapping and shipping room: The PoS tall wood ceiling is exposed with east-west steel beams that tie into engaged brick pilasters on the painted masonry perimeter walls, and PoS wood strip tongue-and-groove flooring, plus PoS rear loading bay double wooden doors.

Historic circulation includes the wood-paneled central entrance doors plus egress doors on the south and north elevations, loading bays, wood paneled apartment staircase, and freight elevator shaft, plus the rear exterior fire escape and two replacement code-compliant basement staircases. The rear northwest corner contains an egress door with sidelights inserted into the historic wagon loading bay fronting E. Second Street; there are interior stairs leading up to the rear tenant space and down to the basement. At the rear southeast corner fronting the alley, the historic west wagon loading bay contains PoS wood beaded-board-trimmed doors that open into the tenant space (an exterior storm window provides protection from weather). The third-floor central corridor is original; the second-floor corridor follows original column lines.

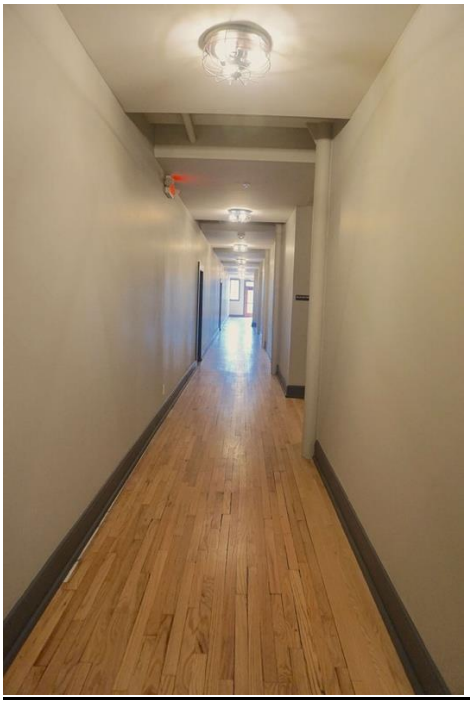




Figures 8-9: Left: Rear wrapping room looking south. Right: Apartment staircase looking southeast. (Jennifer James Communications, 2021)

Second Floor: This floor features six apartments, which occupy three historic bakery spaces: front finished rooms, central baking work room, and rear flour storage. (See Figures 10-11.) The apartments retain period of significance wood floors, finished walls with pilasters, finished ceilings, original coved plaster ceiling beams, exposed metal ceiling beams, metal columns, and wood trim. The wood-paneled central staircase opens to the corridor; the stairs retain wood banisters and railings, and is illuminated by the third-floor skylight. The

historic front finished area, which had a series of smaller rooms, is incorporated into two apartments; historic finishes include the original finished walls, finished ceilings, wood strip flooring, Colonial Revival-style wood casing profile, and taller wood base. The wood-floored central corridor is built along an original column line with four round metal columns visible and engaged with plastered coved ceiling beams. The corridor terminates at the rear egress door to the fire escape. The apartments located within the former bakery mixing room and rear flour storage rooms contain simpler, narrower PoS window trim. In the former mixing room, now occupied by apartments and the central corridor, north-south coved plastered ceiling beams terminate at engaged pilasters. In the rear flour storage rooms, large riveted exposed metal beams run east-west along the ceiling, terminating at the plaster-finished thick masonry wall dividing the mixing room from the rear flour storage.

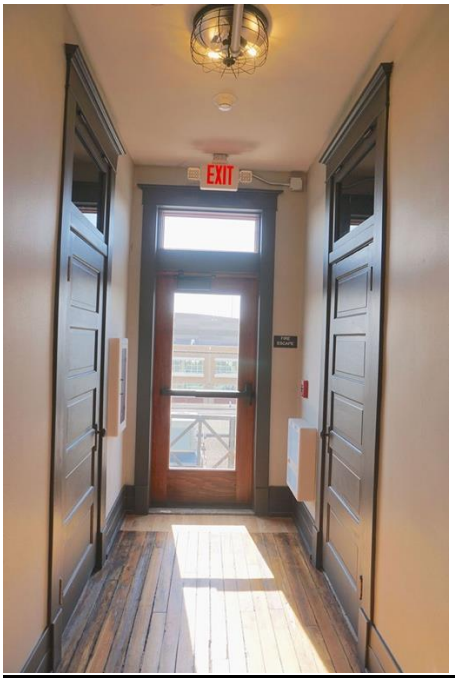



Figures 10-11: Left: The second-floor corridor features original wood flooring, steel columns, and coved ceiling beams, looking west. Right: Typical large riveted exposed metal ceiling beam in an apartment located within one of the rear flour storage rooms, looking east. (Jennifer James Communications, 2021)

Third floor: As built, the top floor contained apartments accessed from a central double-loaded corridor with circulation provided via the south staircase and north freight elevator. (See Figures 12-13.) The top of the wood-paneled stairs has a wood railing and is centered under a deeply recessed skylight framed in beaded board. The central corridor extends west from the staircase to the west egress door and fire escape beyond; there is a code-mandated fire door near the open staircase. The corridor has original wood strip floors, wide wood base, tall door openings with paneled doors topped by transoms with Colonial Revival-style wood casing, a shorter paneled door, some corridor interior ventilation windows and a second (enclosed) skylight. Extending from the main corridor is a sub-corridor to the freight elevator location now containing the passenger elevator. The interiors of the apartments retain PoS finished walls and some added walls, wood trim and base, wood floors, finished ceilings, and some wood paneled doors. The bathrooms and kitchens have been updated with new casework and fixtures, and there is vinyl tile installed over wood floors in water-prone areas.

Basement: The full basement has concrete and brick walls, with massive masonry piers, and a concrete floor. The original exposed wood ceiling remains, preserved beneath gypsum wallboard to meet fire code.

Basement divided-light wood windows remain intact on the interior, although the window openings on the exterior have been infilled with masonry, which has helped keep water out of the building during river flooding. The basement boiler room is located at the west end. Near the northeast corner is the former freight elevator now dedicated to the passenger elevator. In the center are a core of stuccoed masonry-walled rooms that appear to have contained supplies and specialty uses.





Figures 12-13: Left: Typical original third-floor apartment corridor, looking west. Right: Typical original third-floor apartment, looking southeast. (Jennifer James Communications, 2021)

Alterations

The baking industry continued to evolve during the era of bakery operation, 1911 through 1927. Early changes included the end of the Friedl family's operation of the bakery in 1917 and the replacement of horse-drawn carriages with delivery trucks. The period of significance ends in 1927, when the Peerless / Colonial bakery moved to a new facility across the street, ending the bakery use. The year 1927 also marks the final year of the building's ownership by the elder Wenzel Friedl. The building in the post-PoS era (1928 and beyond) was repurposed to general commercial and apartment use, with largely additive changes that retained historic bakery finishes and features beneath cover-up materials. Beginning in the late 1920s and continuing into the 1950s, the Friedl family adapted the first-floor for general commercial use, converted the second floor to apartments, and changed cover-up materials in a piecemeal fashion. A 1969 first-floor remodel included some exterior modifications, including painting the first-story brick, enclosing some windows, altering the storefront windows, and adding bay windows to the south tertiary side. Nearly all of these changes were reversed during the recently completed historic tax credit rehabilitation. Careful removal of cover-up materials revealed intact bakery finishes and features. In summary, the building retains its PoS character-defining exterior features including corner siting, three-story massing, masonry walls with stone detailing, plentiful fenestrations, decorative grouped windows on the façade, and rear loading bays. The PoS character-defining features in the building interior include a mix of finished and industrial exposed work areas with wood floors, painted finished walls, white glazed brick in the baking room, wood trim, wood paneled doors, wood-wainscot central staircase with wood railings, beaded-board-trimmed skylights, round metal columns, plastered coved ceiling beams, some exposed beams and wood ceiling, and exposed masonry and concrete in the basement.

Integrity
The Friedl Bakery Building retains sufficient integrity as an individually eligible National Register of Historic Places property, through the National Register of Historic Places-listed Multiple Property Document (MPD) "Historic and Architectural Resources of Waterloo," accepted in the Register August 8, 2014. The MPD designates the Friedl Bakery Building as individually eligible as a Commercial Property Type II – Second Generation and Reconstructing Main Street Building, 1870-1917.[9] The National Park Service reaffirmed the National Register eligibility for the Friedl Bakery Building with its 2019 approval of the Federal Historic Tax Credit Part 1 Application and 2021 approval of the Part 3 Application certification of rehabilitation work. In its rehabilitated condition, the Friedl Bakery Building now showcases more historic fabric that when it was included in the 2014 MPD. For this reason, the Friedl Bakery Building remains eligible under the MPD's registration requirements by possessing key components of a Commercial Property Type II – Second Generation and Reconstructing Main Street Building (1870 – 1917), including integrity of its associative and architectural characteristics, as well as "essential characteristics such as massing, survival of the historic pattern of fenestration and storefront composition, and contribution to the street's overall profile."[10] As noted in the MPD, commercial storefronts often change and may include cover-up materials, but often the historic fabric is present underneath—as was the case here, where the bakery building's character-defining elements including brick and stone have remained intact and could be restored to their original appearance.

Location: The Friedl Bakery Building remains at its original site in downtown Waterloo. Regarding location, its integrity is excellent.

Design: The integrity of the 1911 design by the Burkett & Pedicord architecture firm is very good. The bakery building continues to employ simple Colonial Revival ornamental detailing in brick, stone, and fenestrations, expressing the historic building function as a commercial bakery building in Waterloo. The historic tax credit rehabilitation restored the exterior to its period of significance design and unveiled long-covered interior materials and features. The four fully fenestrated elevations provided natural light and ventilation, and large delivery doors at the rear facilitated the shipping and receiving of ingredients and baked goods from its corner urban site. The interior retains key spaces, materials, and features reflecting the dual use of the building as a commercial bakery with upper baker apartment and additional leased units. Key interior spaces include finished front rooms, tiled bake shop, exposed rear delivery area within the first floor; second-floor baking and storage operations integrated into apartments, and the original finished upper apartments accessed by the wood-paneled stair and former freight elevator-turned-passenger elevator.

Setting: The integrity of setting is good. The setting on a mostly flat site includes buildings in the immediate one-block radius that have stood since the early and mid-20th century. However, many of the historic manufacturing buildings in the neighborhood have been lost due to flooding, fire, road projects, parking lot creation, and civic projects—which elevates the importance of the Friedl Bakery Building as a rare surviving prewar manufacturing building with original upper apartments. (The rear stagecoach stable on the adjoining lot, which the Friedl family removed in the late 1950s to create the south parking lot, is one such example.) The Friedl family and employees of the bakery under the Friedls and successor baking companies would readily identify the building, given the nearly intact exterior.

Materials: Material integrity on the building exterior and interior is good to very good. The building retains its original brick elevations with brick and stone detailing, nearly all its historic fenestration openings (except for the first-story tertiary south rear fenestration changes), and a few original wood and metal windows, plus historic loading bay openings with one pair of wooden loading doors. In addition, the building

[9] Deiber et al.: F.35-F.36.
[10] Deiber et al: F.35.

retains the decorative façade detailing including restored storefront windows and stone detailing at the centered front door and windows. The PoS character-defining features in the building interior include a mix of finished and industrial exposed work areas with wood floors, white glazed brick in the main bake shop, wood trim, wood paneled doors, wood-wainscot central staircase with wood railings, beaded-board-trimmed skylights, round metal columns, plastered coved ceiling beams, some exposed beams and wood ceiling, and exposed masonry and concrete in the basement. Many of these materials had been covered by post-PoS cover-up materials, which protected the underlying original bakery and apartment finishes and features until the historic tax credit rehabilitation unveiled them.

Workmanship: The integrity of workmanship is very good. The Friedl family expected and received a finely crafted masonry exterior and solidly built masonry walls. The interior includes original plastered surfaces including coved ceiling beams, hand-laid glazed brick and exposed masonry walls, and solid wood floors.

Feeling: The integrity of feeling is good. The Friedl Building as a prewar multistory building retains its stone-enlived symmetrical façade, minimally altered masonry exterior with plentiful fenestrations, and rear loading bays. The interior includes special work zones and living spaces that speak to bakery operations and apartment living in the early 20th century, including the white glazed brick bake shop, exposed walls and ceiling in the rear wrapping and delivery, and staircase and formal central corridor leading to third-story apartments.

Association: The building retains its strong association with the bakery businesses that occupied the building, 1911 through 1927, as well as the Friedl family, which built the building and occupied the on-site baker's apartment.