



City of Dubuque
Planning Services Department
Dubuque, IA 52001-4845
Phone: 563-589-4210
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planning@cityofdubuque.org

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☐ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☒ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 12458 Cottingham Road

Legal Description/Parcel ID#/Subdivision: (See Annexation Exhibit) Portion of Parcel #0936426002

Existing Zoning: County R-1 Proposed Zoning: DICS PUD Site Area (square feet/acres): 2.804 acres

Historic District: _____ Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

To annex property into the City of Dubuque to accomodate an industrial site located in the Dubuque Industrial Center South Planned Unit Development.

C. Applicant/Agent Information

Name: Seippel Warehouse LLC Phone: _____
Address: 900 Jackson Street - Suite LL2 City: Dubuque
State: IA Zip: 52001 Email: randys@gronen.com

D. Property Owner(s) Information

Name(s): John & Dianne Brehm Phone: _____
Address: 12458 Cottingham Road City: Peosta
State: IA Zip: 52068 Email: _____

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: Seippel Warehouse, LLC Date: 3/18/2023

Property Owner(s): Dianne Brehm Date: _____

dotloop verified
03/06/23 4:15 PM CST
WUWT-SEUQ-P30T-AXZL

FOR OFFICE USE ONLY

Fee \$ 0 Ck# _____ ☐ CC ☐ Cash Received by _____ Date _____

RECORDER'S INDEX

LOCATION: PART OF LOT 1 IN BREHM ACRES
PLAT 2, DUBUQUE COUNTY, IOWA
REQUESTOR: JOHN BREHM
PROPRIETOR: JOHN A. BREHM AND
DIANNE M. BREHM
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING
AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

ANNEXATION PLAT
PART OF LOT 1 IN BREHM ACRES
PLAT 2, DUBUQUE COUNTY, IOWA

Description-Annexation Area:

PART OF LOT 1 IN BREHM ACRES PLAT 2, DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA; THENCE S00°05'05"E, 394.29 FEET TO ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE CENTERLINE OF COTTINGHAM ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'05"E, 794.63 FEET ALONG SAID EAST LINE; THENCE N66°16'22"W, 100.00 FEET; THENCE N46°30'28"W, 193.69 FEET; THENCE N20°13'45"W, 170.84 FEET TO THE CENTERLINE OF COTTINGHAM ROAD; THENCE N40°16'31"E, 176.53 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A CENTERLINE CURVE TANGENT TO SAID LINE; THENCE NORTHEASTERLY AND NORTHERLY, 255.77 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 740.82 FEET AND A CENTRAL ANGLE OF 19°46'53"; THENCE N20°30'25"E, 33.09 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A CENTERLINE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 83.73 FEET ALONG SAID CURVE HAVING A RADIUS OF 325.00 FEET, CONCAVE TO THE SOUTHEAST, A CENTRAL ANGLE OF 14°45'38" AND A CHORD WHICH BEARS N25°10'38"E, 83.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.804 ACRES, WHICH INCLUDES 0.402 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

LOT 1,
BREHM ACRES
PLAT 2

COTTINGHAM ROAD (66')

ACCESS & TRAIL EASEMENT (40')

ANNEXATION AREA
2.804 ACRES TOTAL
0.402 ACRES ROAD
2.402 ACRES NET



FOUND 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

SET 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

DETAIL A

MAG NAIL SET (TYP.)

P.O.B.

75'

R.O.W LINE

EXISTING 40' ACCESS & TRAIL EASEMENT

TOTAL AREA
2.804 ACRES TOTAL
0.402 ACRES ROAD
2.402 ACRES NET

PLAT OF SURVEY:
SEE SHEET 2



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 Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 3/6/2023
My license renewal date is December 31, 2023.
Pages or sheets covered by this seal: SHEETS 1 AND 2

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 1041ANNEX2
Survey Date: 3/6/2023
Sheet: 1 of 2

SURVEY DESCRIPTION: SEE SHEET 1

LEGEND

- SET 1/2" REBAR w/ YELLOW CAP #14417
- FOUND 1/2" REBAR w/ YELLOW CAP #14417
- ⊗ SET MAG NAIL
- FOUND 5/8" REBAR
- ▲ FOUND 1-1/4" PIPE
- ▼ FOUND 1-1/2" PIPE
- △ FOUND IRON PIPE w/ CAP #1583
- ◇ FOUND 5/8" REBAR w/ RED CAP #12631
- FOUND 1/2" REBAR w/ YELLOW CAP #12642
- FOUND 5/8" REBAR w/ ORANGE CAP #15487
- ⊕ FOUND STANDARD CONC. MONUMENT
- ⊗ FOUND MAG NAIL

LOT 1, KUNDE PLACE NO.3

CITY OF DUBUQUE

NORTH CORNER LOT 4, VIZE PLACE FOUND 5/8" REBAR w/ RED CAP #12631

LOT 4, VIZE PLACE

LOT 1-2-1-3, SE1/4 AND E1/2 SW1/4 SEC. 36, T89N, R1E

S1/4 CORNER SEC. 36, T89N, R1E FOUND STANDARD CONC. MONUMENT w/ MAG NAIL IN TOP

S89°40'18"W 1771.36'

CHICAGO CENTRAL AND PACIFIC RAILROAD

LOT 2 OF LOT 1 IN THE SE1/4 AND E1/2 SW1/4 SEC. 36, T89N, R1E

NW CORNER LOT 1, BREHM ACRES PLAT 2, FOUND 3/4" PIPE NEXT TO 1-1/2" PIPE

R=22925.57'
C=0°57'34"
Ch=383.88'
A=383.88'

R=3307.15'
C=10°38'46"
Ch=613.61'
A=614.50'

N82°11'44"W 146.35'
S80°48'39"W 378.88'

N16°57'12"W 188.00'

N73°02'48"E 184.02'

LOT 2-5, SE1/4 AND E1/2 SW1/4 SEC. 36, T89N, R1E

LOT 2, BREHM ACRES

LOT 1, JECKLIN FARM SUBDIVISION

LOT 1, MASON CATE ESTATES NO.2

LOT 2, MASON CATE ESTATES NO.2

LOT 9, SEIPPEL ROAD COMMERCIAL PARK

LOT 10, SEIPPEL ROAD COMMERCIAL PARK

LOT 12, SEIPPEL ROAD COMMERCIAL PARK

LOT 8, DUBUQUE INDUSTRIAL CENTER SOUTH FIRST ADDITION

LOT 3, DUBUQUE INDUSTRIAL CENTER SOUTH THIRD ADDITION

LOT 2, DUBUQUE INDUSTRIAL CENTER SOUTH FIRST ADDITION

LOT 5, DUBUQUE INDUSTRIAL CENTER SOUTH FIRST ADDITION

LOT A, DUBUQUE INDUSTRIAL CENTER SOUTH FIRST ADDITION

LOT 1, LANDFILL NORTH SUBDIVISION

LOT 1, BREHM ACRES PLAT 2

LOT 2, BREHM ACRES PLAT 2

LOT 1, JECKLIN FARM SUBDIVISION

LOT 2, JECKLIN FARM SUBDIVISION

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LOT 2, BREHM ACRES PLAT 2

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SEE DETAIL A ON SHEET 1 ANNEXATION AREA PART OF LOT 1 IN BREHM ACRES PLAT 2 2.804 ACRES TOTAL 0.402 ACRES ROAD 2.402 ACRES NET

C1 A=132.19' Ch=132.08' S29°10'51"W c=8°12'55" R=921.93' C2 R=921.93' c=6°59'12" N36°46'55"E Ch=112.35' A=112.42'

N25°04'24"E 158.37' N25°04'24"E 474.30' S25°04'24"W 315.93' R.O.W. LINE

R=359.70' c=42°00'15" N46°04'31"E Ch=257.83' A=263.70' R=425.70' c=41°39'41" S41°39'41"W Ch=246.74' A=250.33'

NE CORNER SEC. 1, T88N, R1E FOUND STANDARD CONC. MONUMENT 1.1' NORTH OF LINE SE CORNER SEC. 36, T89N, R1E FOUND STANDARD CONC. MONUMENT

S89°40'18"W 891.00'

P.O.B. R=707.82' c=40°21'35" N20°05'43"E Ch=488.35' A=498.60' N00°06'29"W 240.05' 394.29' 33.10'

R=773.82' c=23°34'00" S28°29'31"W Ch=316.05' A=318.29'

794.63' 2654.26' 500°05'05"E

FOUND 5/8" REBAR w/ YELLOW CAP #11306

EXISTING 40' ACCESS & TRAIL EASEMENT

FOUND 5/8" REBAR w/ YELLOW CAP #11306

LOT 1, LANDFILL NORTH SUBDIVISION

SCHNEIDER Land Surveying & Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@youq.net Project: 1041ANNEX Survey Date: 3/6/2023 Sheet: 2 of 2

ANNEXATION PLAT PART OF LOT 1 IN BREHM ACRES PLAT 2, DUBUQUE COUNTY, IOWA