

Questions and Answers

Is it possible to build a house on the land being sold?

Yes, it is possible to build a house on the land. However, there is a requirement that the property must have a minimum of 5 acres of land to be eligible for construction.

What is the zoning for this land?

The zoning for this land is A2 zoning.

Can I build two houses on this land?

Yes, you can build two houses on this land. However, it's important to note that each house must still comply with the minimum requirement of 5 acres of land for construction.

Can I build a residential development?

Yes, you can build a residential development. It will adhere to the current city advice, which designates the area for low-density residential use in the future land use plan.

Is there any incentive if I develop?

There may be incentives available, contingent upon your specific plans. For further information on potential incentives, please contact Perry at the Planning and Zoning Department.

You can reach him at 712-792-1000.

Is there any Tax Increment Financing (TIF) money available?

The availability of Tax Increment Financing (TIF) money is currently unknown. For inquiries regarding TIF availability, please contact the appropriate authorities or governmental offices for further information.

Does the city want to spur and encourage development?

Yes, the city aims to stimulate and encourage development.

Would the city allow multifamily housing?

Yes, the city would allow for multifamily housing.

Would the city allow for commercial development?

Yes, the city would allow commercial development. However, it will require a change in the future land use plan, which will need to be voted in.

Is there road access from the Department of Transportation (DOT)?

Yes, there is road access from Golfers Lane.

Is there city water and sewer close by?

Yes, city water and sewer are available and located at the beginning of Golfers Lane.

Will the city assist with infrastructure?

Possibly, depending on the project.

Can we get the zoning changed to I2?

Yes, you can request a change to I2 zoning, as long as it doesn't result in creating a zoning island.

Are there any prohibited uses?

Yes, Tract 1 cannot have a competing business that would conflict with Pella Windows.

Can you still use this land for farming?

Yes, it can still be used for farming.

Is this considered county or city limits?

The property comprises both county and city limits. A small area on Tract One falls within the city limits, while the remainder is within the county. It's important to note that the county has a 28E agreement with the city, designating the city as the governing body.

Would the city annex it into the city limits?

Yes, if necessary, the city would annex it into the city limits.