

Ordinance No. _____

ORDINANCE AMENDING OELWEIN ZONING ORDINANCE TO RECLASSIFY REAL ESTATE COMMONLY
KNOWN AS 1294 South Frederick Avenue, OELWEIN, FAYETTE COUNTY, IOWA FROM C-2 HIGHWAY
COMMERCIAL TO R-2 RESIDENTIAL;

Be it ordained by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That the zoning ordinance of the City of Oelwein adopted July 12, 1999, be amended and changed to reclassify the property at:

1294 South Frederick Avenue, Oelwein, legally described as: " A parcel in the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 28, Township 91 North, Range 9 West of the fifth p.m., more particularly described as follows: the west 150.0 feet as measured along the North line and South line of the following described parcel: commencing at the southwest corner of the Southwest quarter of the Southeast quarter of said section 28, thence South 89 degrees 36 minutes east 45.00 feet, thence North 2 degrees 28 minutes East 1094.40 feet to the point of beginning, thence continuing North 2 degrees 28 minutes East 225.60 feet to a point South 89 degrees 52 1/2 minutes East 45.00 feet from the Northwest corner of said Southwest quarter of the Southeast quarter, thence South 89 degrees 52 ½ minutes East 786.05 feet along the North line of said Southwest quarter of the Southeast quarter to the west right-of-way line of the Chicago, Rock Island and Pacific Railroad, thence South 0 degrees 09 minutes east 256.50 feet along said right-of-way line, thence North 87 degrees 38 minutes 24 seconds West 797.07 feet to the point of beginning. And a parcel as easement for ingress and egress described as follows: commencing at the Southwest corner of the Southwest quarter of the Southeast quarter of said section 28, thence South 89 degrees 36 minutes East 45.00 feet, thence North 2 degrees 28 minutes East 1094.40 feet to the point of beginning, thence South 87 degrees 38 minutes 24 seconds East 135.00 feet, thence South 2 degrees 28 minutes West 30.00 feet, thence North 87 degrees 38 minutes 24 seconds West 135.00 feet, thence North 2 degrees 28 minutes East 30.00 feet to the point of beginning, Fayette County, Iowa. " from C-2 Highway Commercial to R-2 Residential;

Section 2. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed. This Ordinance shall become effective upon its passage.

First reading – May 27, 2025
Second reading – June 9, 2025
Third reading – June 23, 2025

Passed and adopted by the City Council of the City of Oelwein, Iowa, this 23rd day of June, 2025.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded June 24, 2025

First Reading on May 27, 2025_:
It was moved by _____ and seconded by
that the Ordinance as read be adopted, and upon roll
call there were:
AYES NAYS ABSENT ABSTAIN

Weber
Cantrell
Lenz
Payne
Seeders
Ricchio

Second Reading on June 9, 2025. It was moved by _____ and seconded by _____ that the Ordinance as read be adopted (or to suspend the rules), and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				

Third Reading on June 23, 2025. It was moved by _____ and seconded by _____ that the Ordinance as read be adopted (or to suspend the rules) and upon roll call there were:

	AYES	NAYS	ABSENT	ABSTAIN
Weber				
Cantrell				
Lenz				
Payne				
Seeders				
Ricchio				