



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, April 14, 2025
6:30 PM

AGENDA

ROLL CALL

AGENDA ITEMS

1. Approve Minutes of the February 10, 2025 Planning & Zoning Meeting.
2. Approve Preliminary Plat of 2nd Avenue SE Multi Family Housing (Erdmanville Townhomes) 1520 2nd Avenue SE, Dyersville, Iowa. Plat submitted by BM Co.
3. Petition to Rezone Property from A-1 Agricultural to C2 Commercial. Petition submitted by Randy Hess.
4. Approve Plat of Survey of Kwik Trip 1288, in the City of Dyersville, Dubuque County, Iowa. Comprised of Lot 2-1-1-1-2-7 of the SW 1/4 of Section 32, T89N, R2W of the 5th P.M., and Lot 1-5 of Burkle's First Subdivision, both in the City of Dyersville, Dubuque County, Iowa. Plat Submitted by Kwik Trip Inc.
5. Review and Recommendation on Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District.

ADJOURNMENT



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, February 10, 2025
6:30 PM

MINUTES

ROLL CALL

PRESENT: Ryan Cahill, Chairperson Roger Gibbs, Joe Petsche, Matt Tauke, Bec Willenborg
ABSENT: Vice-Chairperson Tim Nefzger

AGENDA ITEMS

1. Approve Minutes of the November 12, 2024 Planning & Zoning Meeting.

There were no questions, changes or comments regarding the minutes.

Motion to approve the minutes of the November 12, 2024 Planning & Zoning Meeting made by Ryan Cahill, Seconded by Bec Willenborg.

Voting Yea: Ryan Cahill, Roger Gibbs, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried

2. Approve Plat of Survey of Benn Subdivision, Fifth Addition, City of Dyersville, Dubuque County, Iowa. Lot 2 in Benn Subdivision, Third Addition, Dubuque County, Iowa. Plat submitted by Blake Burkle.

Chairman Roger Gibbs noted an amendment to the agenda the committee received in their packets. The plat should be a "Plat of Survey" and not a "Preliminary Plat".

Blake Burkle and Dave Schneider with Schneider Land Surveying were present. Schneider stated Lots 1 and 2 are currently owned by Charles Arlen and the property is located along Christoff Road. Lot 1 is being parceled off because Blake Burkle is interested in buying the lot. The remaining Lot 2 will stay as farm ground for Arlen. The property line is following a ditch currently on the property. This property has been annexed into the city of Dyersville.

Chairman Gibbs asked City Administrator, Mick Michel if the city council was aware of this plat and if the property was in fact in the city limits. Michel advised he had been working with Burkle on this, and the property has been annexed into the city.

Michel questioned the lot line around Lot 2 of the NW1/4, NE1/4 Section 30. Michel questioned why that was not squared off. Schneider said he took the lines from previous recorded plats but did include on the plat the existing fence line. Michel stated the city owns the property within the fence line (known as the city dump). Michel stated he would work with either Schneider and/or Burkle to come up with an agreement regarding the lines. He wants this issue noted and that the city will not move anything out of the fenced in area.

Michel advised the committee that they can move forward with the process, Michel just wanted it to note there was an issue with the lot lines.

There was no further discussion or comments.

Motion to approve Plat of Survey of Benn Subdivision, Fifth Addition, City of Dyersville, Dubuque County, Iowa made by Matt Tauke, Seconded by Ryan Cahill.

Voting Yea: Ryan Cahill, Roger Gibbs, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

3. Approve Final Plat of Weber Place Plat 2, Delaware County, Iowa. Lot 1 of "Weber Place" in Section 26, Bremen Township, Delaware County, Iowa, and that portion of abandoned railroad right of way as described in Deed Book 113, Page 129 in the Office of the Recorder of Delaware County, Iowa. Plat submitted by Elijah Demmer c/o Dyersville Ready Mix.

Ben Schroeder with Bard Concrete and Dave Schneider with Schneider Land Surveying were present.

Schroeder stated this plat area is the old mined out sand pit. Over the years it has become a popular spot for employees and other people to hang out. Bard wants the pond area to be a separate parcel for liability reasons and an LLC will be created for that area.

It was confirmed that the pond area is Lot 1 and that will be the LLC. Lot 2 will stay with Bard since that is an active production area.

Chairman Gibbs asked if the city had any issues. City Administrator Mick Michel stated the city had no issues. Michel did state that this is in Delaware County, and they will need to approve this as well.

There was no further discussion or comments.

Motion to approve Final Plat of Weber Place Plat 2, Delaware County, Iowa made by Bec Willenborg, Seconded by Roger Gibbs.

Voting Yea: Ryan Cahill, Roger Gibbs, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried

4. Approve Plat of Survey of: Parcel 2025-3 & Parcel 2025-4, of the East 1/2 of the NE 1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Daniel Schulte.

Terry Koelker with Buesing and Associates was present and stated that when Dan Schulte purchased this property the southern property line had an irregular shape to it. Dan wants to square off his property and the irregular area will be sold to the owner of the adjacent farm ground to the south.

Chairman Gibbs asked if the city had any issues. City Administrator Mick Michel stated the city had no issues.

There was no further discussion or comments.

Motion approve Plat of Survey of Parcel 2025-3 & 2025-4 in Delaware County, Iowa made by Bec Willenborg, Seconded by Joe Petsche.

Voting Yea: Ryan Cahill, Roger Gibbs, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried

5. Approve Final Plat of: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South 1/2 of the SW 1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Ben Lammers.

Terry Koelker with Buesing and Associates was present. Ben Lammers and his wife want to section off the farm buildings from the farm ground. An easement is being added to allow access to the farm ground in case it is sold off in the future. It was stated that this plat is in the 2-mile jurisdiction.

City Administrator Mick Michel questioned why parcels 5 and 6 were split and not one. Koelker stated they split it to have the option to sell off each section separately in the future. Michel stated he had no issues with the plat.

There was no further discussion or comments.

Motion to approve Final Plat of Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7 in Delaware County, Iowa made by Matt Tauke, Seconded by Ryan Cahill.

Voting Yea: Ryan Cahill, Roger Gibbs, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried

ADJOURNMENT

Meeting adjourned at 6:46 pm on a motion by Bec Willenborg, Seconded by Roger Gibbs.



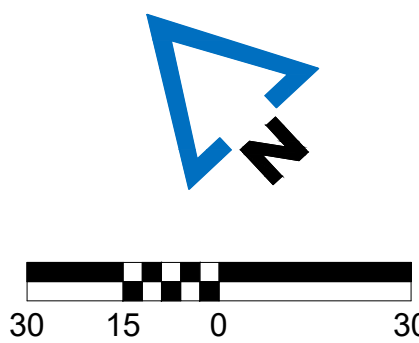
Lori A. Pantan, recording Secretary

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IOWA CERTIFICATE OF
AUTHORITY NO. 26887



REVISIONS

PROJECT INFO
202406635

ENGINEER DRAWN BY CHECKED BY
BA OF BA

2ND AVENUE MULTIFAMILY
1520 2ND AVENUE SE
DYERSVILLE, IA 52040

COVER SHEET

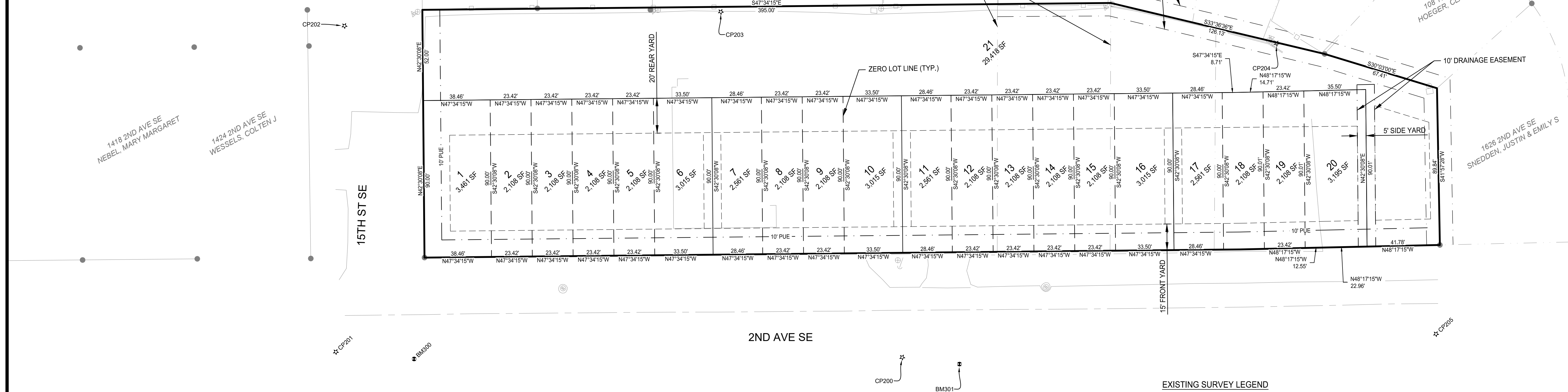
DRAWING NO.
01 OF 04

2ND AVENUE MULTI-FAMILY PRELIMINARY PLAT

1520 2ND AVE SE, DYERSVILLE, IOWA 52040



VICINITY MAP
SCALE = 1:1000



EXISTING ZONING: C-2 - GENERAL COMMERCIAL DISTRICT				
PROPOSED ZONING				
LOT	ZONING	SETBACKS		
		FRONT	SIDE	REAR
LOTS 1-21	R-3	15'	5'	20'

PROJECT BENCHMARK TABLE				
BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
300	8412886.95'	21344987.19'	978.74'	SE BOLT ON HYDT
301	8412871.43'	21345214.01'	977.52'	RR SPIKE IN PPOL

PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
200	8412696.62'	21345192.64'	976.27'	1/2" RBR MEC CONTROL BPC
201	8412920.55'	21344957.12'	974.83'	CUT X IN TOC
202	8413053.83'	21345088.19'	972.35'	1/2" RBR MEC CONTROL BPC
203	8412912.48'	21345251.59'	974.43'	MAG NAIL
204	8412681.70'	21345472.51'	966.35'	CUT X IN TOP INTAKE
205	8412497.54'	21345425.78'	974.71'	CUT X IN TOC

APPLICANT:
BM CO
CONTACT: MICHAEL BOUSSELOT
ADDRESS: 4003 SW 4TH ST
ANKENY, IA 50023

OWNER:
DYERSVILLE INDUSTRIES INC
ADDRESS: 1520 2ND AVE, SE
DYERSVILLE, IA 52040

ENGINEER:
McCLURE ENGINEERING COMPANY
CONTACT: BRYCE ACHEN, P.E.
ADDRESS: 2229 E GRANTVIEW LANE, SUITE 2
CORALVILLE, IA 52241

LEGEND

SS	EXISTING SANITARY SEWER
FM	EXISTING SANITARY SEWER FORCE MAIN
ST	EXISTING STORM SEWER
W	EXISTING WATER LINE
E	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
C	EXISTING UNDERGROUND COMMUNICATIONS
OHC	EXISTING OVERHEAD COMMUNICATIONS
T	EXISTING UNDERGROUND TELEPHONE
OHT	EXISTING OVERHEAD TELEPHONE
FO	EXISTING UNDERGROUND FIBER OPTIC
OHFO	EXISTING OVERHEAD FIBER OPTIC
CA	EXISTING UNDERGROUND CABLE
OHCA	EXISTING OVERHEAD CABLE
G	EXISTING GAS
949	EXISTING SUBDRAIN
950	EXISTING MINOR CONTOUR
950	EXISTING MAJOR CONTOUR
950	PROPERTY LINE
950	SECTION LINE
950	EASEMENT
950	EXISTING FENCE
950	EXISTING EDGE OF TREES
950	NEW STORM SEWER LINE
950	NEW WATER SERVICE LINE
950	NEW SANITARY SEWER LINE
950	PROPOSED MINOR CONTOUR
950	PROPOSED MAJOR CONTOUR

EXISTING SANITARY SEWER
EXISTING SANITARY SEWER FORCE MAIN
EXISTING STORM SEWER
EXISTING WATER LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND COMMUNICATIONS
EXISTING OVERHEAD COMMUNICATIONS
EXISTING UNDERGROUND TELEPHONE
EXISTING OVERHEAD TELEPHONE
EXISTING UNDERGROUND FIBER OPTIC
EXISTING OVERHEAD FIBER OPTIC
EXISTING UNDERGROUND CABLE
EXISTING OVERHEAD CABLE
EXISTING GAS
EXISTING SUBDRAIN
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPERTY LINE
SECTION LINE
EASEMENT
EXISTING FENCE
EXISTING EDGE OF TREES
NEW STORM SEWER LINE
NEW WATER SERVICE LINE
NEW SANITARY SEWER LINE
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR

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.

BRYCE ACHEN, PE NO. P29498 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS

STORM SEWER

BB	BEEHIVE INTAKE (SIZE VARIES)
BB	DOUBLE CURB INTAKE
BB	DOUBLE CURB INTAKE W/MANHOLE LEFT
BB	DOUBLE CURB INTAKE W/MANHOLE RIGHT
BB	DRAINAGE INTAKE
BB	FLARED END SECTION (SIZE VARIES)
BB	SINGLE CURB INTAKE
BB	SINGLE CURB INTAKE W/MANHOLE
BB	STAND PIPE
BB	STORM SEWER CLEANOUT
BB	STORM SEWER MANHOLE
BB	OPEN SIDED AREA INTAKE (SIZE VARIES)

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

ELECTRIC

BB	BREAKER BOX
E	ELECTRIC MANHOLE
EM	ELECTRIC METER
E	ELECTRIC PEDESTAL
G	GAS MARKER
GM	GAS METER
GV	GAS VALVE

SANITARY SEWER

C	SANITARY SEWER CLEANOUT
S	SANITARY SEWER MANHOLE

MONUMENTS

BM	BENCHMARK
BM	BENCHMARK (TEMPORARY)
CP	CONTROL POINT
X	CUT X FOUND
X	CUT X SET
●	MONUMENT FOUND (FIRST TYPE)
■	MONUMENT FOUND (SECOND TYPE)
○	MONUMENT SET (FIRST TYPE)
□	MONUMENT SET (SECOND TYPE)
▲	SECTION CORNER FOUND
△	SECTION CORNER SET
●	T POST
●	WOODEN POST

TELECOMMUNICATIONS

TH	TELECOM HANDHOLE
FO	FIBER OPTIC MARKER
T	TELECOM MANHOLE
TP	TELEPHONE PEDESTAL
TV	TV/CABLE PEDESTAL
CT	CONIFEROUS TREE (SIZE VARIES)
DT	DECIDUOUS TREE (SIZE VARIES)
SR	SHRUB (SIZE VARIES)
TS	TREE STUMP (SIZE VARIES)
TD	TREE (DEAD)

VEGETATION

WATER

CS	CURB STOP
FD	FIRE HYDRANT
IV	IRRIGATION VALVE
PV	POST INDICATOR VALVE
WM	WATER MANHOLE
WM	WATER MARKER
WS	WATER SPIGOT
WV	WATER VALVE
WM	WATER VALVE MANHOLE
YH	YARD HYDRANT

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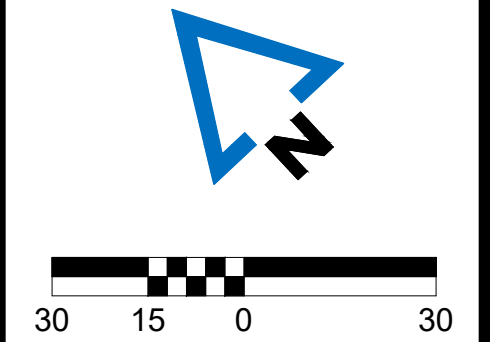
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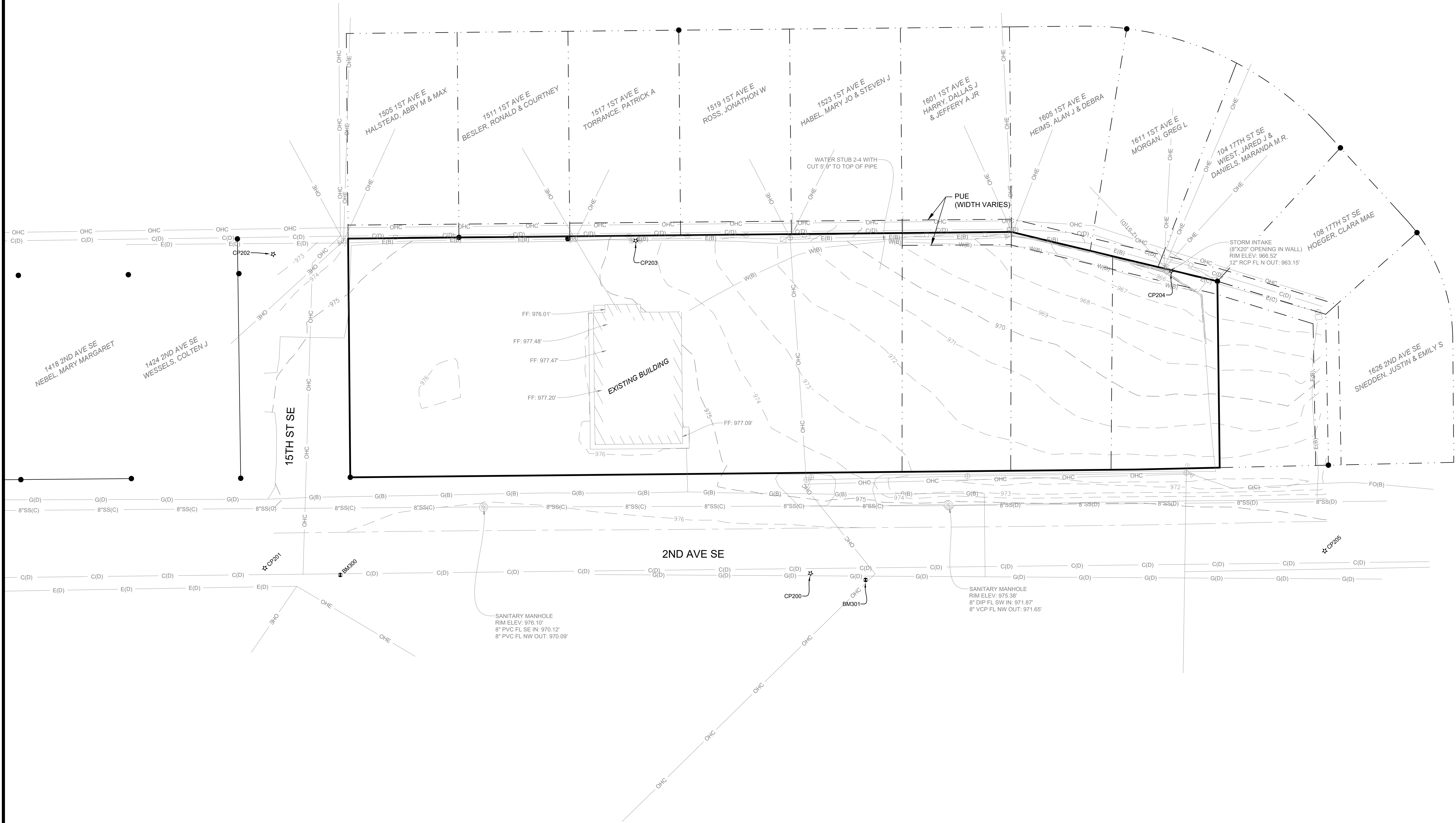


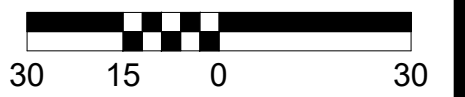
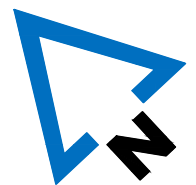
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PROJECT INFO	
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ENGINEER	DRAWN BY
BA	OF
	BA

2ND AVENUE MULTIFAMILY
1520 2ND AVENUE SE
DYERSVILLE, IA 52040

EXISTING CONDITIONS

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REVISIONS

PROJECT INFO

2024006635

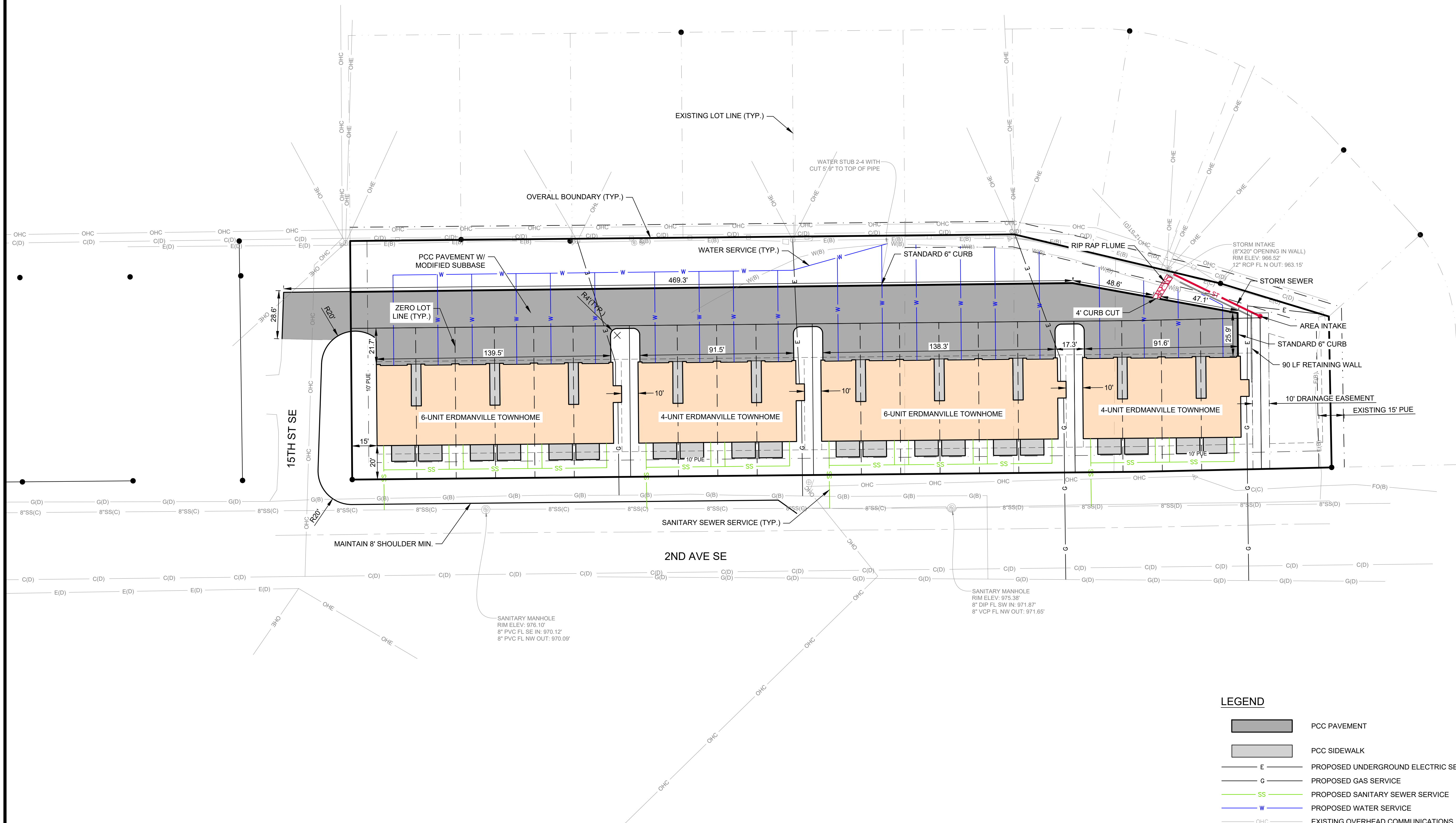
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 1520 2ND AVENUE SE
 DYERSVILLE, IA 52040

SITE PLAN

DRAWING NO.

03 OF 04



LEGEND

	PCC PAVEMENT
	PCC SIDEWALK
	PROPOSED UNDERGROUND ELECTRIC SERVICE
	PROPOSED GAS SERVICE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	EXISTING OVERHEAD COMMUNICATIONS
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE





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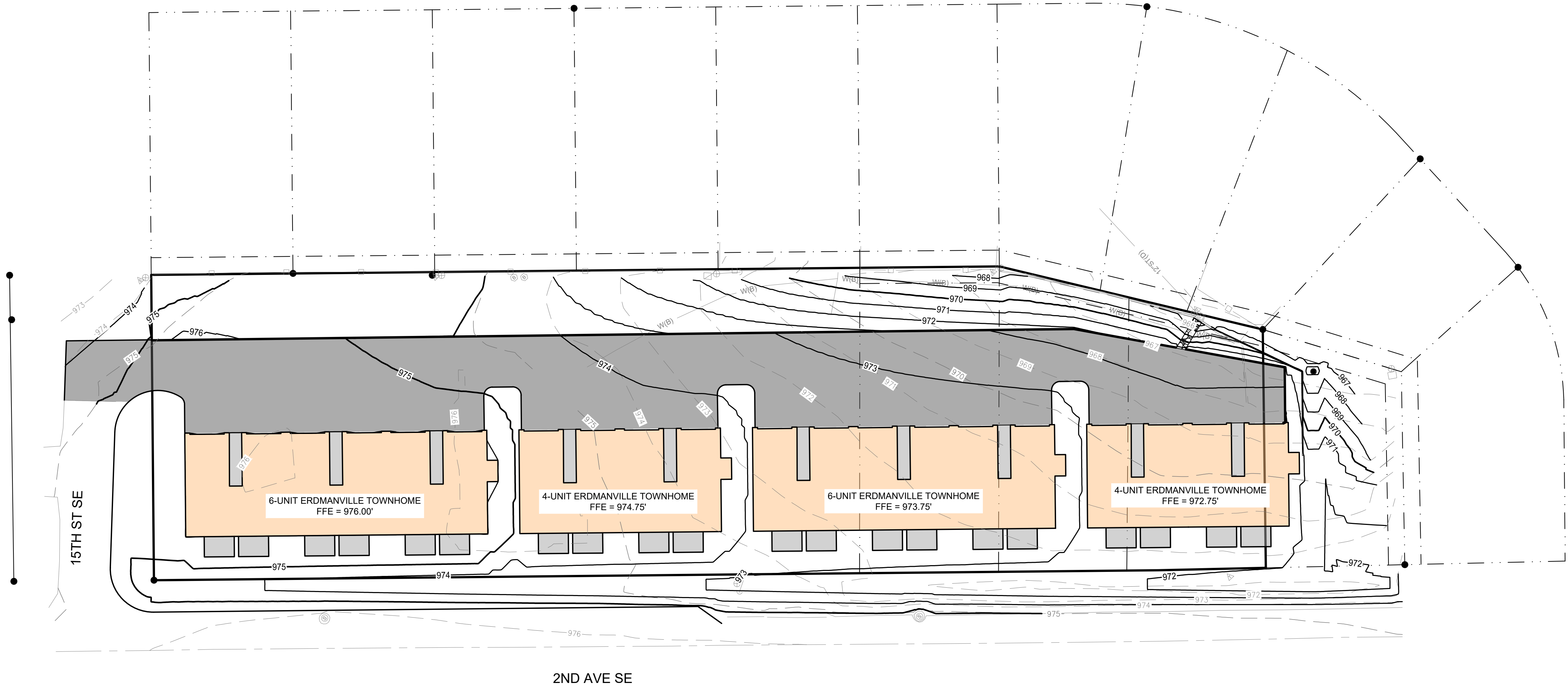
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2ND AVENUE MULTIFAMILY
1520 2ND AVENUE SE
DYERSVILLE, IA 52040

GRADING PLAN



LEGEND	
— 499 —	EXISTING 1' CONTOUR
— 500 —	EXISTING 5' CONTOUR
— 499 —	PROPOSED 1' CONTOUR
— 500 —	PROPOSED 5' CONTOUR

TECHNICAL MEMO

DATE 3/19/25

TIME 12:58 PM

PROJECT 2024006635-000

TO Mick Michel
FROM Bryce Achen, P.E.
SUBJECT 2nd Avenue Multifamily Drainage Summary

Mr. Michel,

This memorandum summarizes the drainage conditions for the 2nd Avenue Multifamily development, located at 1520 2nd Avenue SE, Dyersville, IA 52040. The purpose of this memo is to evaluate the existing and proposed drainage characteristics and confirm compliance with local stormwater regulations and requirements.

The existing 1.79-acre project site features one retail structure, an asphalt parking lot, and a small retaining wall. The site generally drains from Northwest to Southeast, collecting in an open throat curb intake via an 8"x20" opening in the retaining wall. Drainage is carried offsite by a 12" reinforced concrete pipe to 17th Street SE. A small ditch captures runoff from 2nd Avenue SE and conveys flow Southeast to the boundary between the project site and 1626 2nd Avenue SE, where the ditch ends. The existing site is **1.59-acres** impervious and **0.20-acres** pervious.

The proposed project features two (2) – four (4) unit and two (2) – six (6) unit row homes, a private access driveway, and utility infrastructure to service the proposed units. The project will utilize existing drainage patterns by utilizing the ditch along 2nd Avenue SE and natural grading of the site to convey stormwater safely away from structures and/or sensitive infrastructure. See appendix B for the proposed grading plan.

Stormwater draining from the front yards of the proposed structures will be conveyed in the ditch along 2nd Avenue SE and travel to a proposed swale between lot 20 and lot 21 in the proposed subdivision. The drainage will then be captured in an area intake and travel through a closed pipe to the existing intake where it will flow offsite. Stormwater captured in the rear yards of the proposed structures will flow Northeast to curb and gutter, where it will be directed Southeast to the opening in the retaining wall. The proposed development includes **1.07-acres** impervious and **0.72-acres** pervious.

The rational method was used to calculate the existing and proposed stormwater runoff from the project site as a whole. The rational method utilizes the area, runoff coefficient, and rainfall intensity to calculate stormwater runoff. The runoff coefficient used for this analysis is a composite value derived from the percentage of impervious to pervious area on the project site. Baseline coefficients are based on Table C3-S4-1 of the Iowa Stormwater Management Manual for drives, walks, and roofs and Lawns with 75% or more grass coverage. Calculations can be found in appendix A.

The findings of this analysis show that due to the reduced impervious area in the proposed development, the runoff from the site decreases in the proposed state. For the 100-year storm, the runoff rate in the existing conditions is **18.53 cubic feet per second (CFS)** and in the proposed state it is **14.54 CFS**. Likewise for smaller storms such as the 2-year, the drops from **7.67 CFS** in the existing state to **5.96 CFS** in the proposed state.

Due to the reduction in peak runoff from the site, it can be reasonably assumed that there will not be adverse impacts from stormwater runoff in the proposed conditions. Additional measures have been taken to convey stormwater to appropriate collection points by installing a swale, intake, and curb and gutter.

For questions or clarifications, please notify Bryce Achen for further information.

Bryce Achen P.E.
Project Manager



Your vision. Engineered here.

2229 E Grantview Ln, Ste 2 | Coralville, IA 52241

D: [\(319\) 531-9163](tel:(319)531-9163) | O: [\(319\) 626-9090](tel:(319)626-9090) | C: [\(319\) 759-6471](tel:(319)759-6471) | F: [\(319\) 626-9095](tel:(319)626-9095)

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	<p><i>Bryce Achen</i> <u>03/19/2025</u> BRYCE ACHEN, PE NO. P29498 DATE:</p>
	<p>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026</p>
	<p>PAGES OR SHEETS COVERED BY THIS SEAL: <u>Pages 1-3</u></p>

Exhibit A

Item 2.

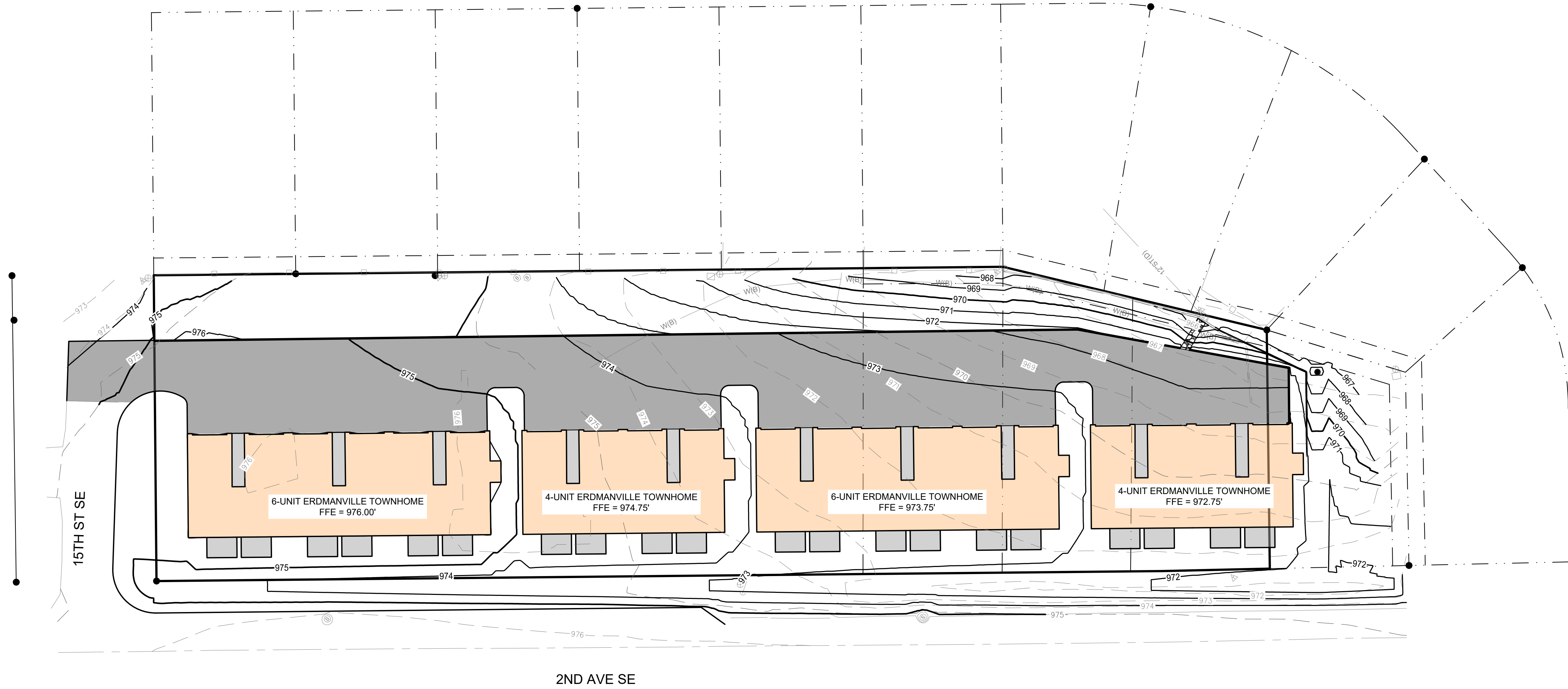
Project: 2nd Avenue Multifamily
McClure Project Number: 2024006635-000
Date: 2/24/2025
Engineer: Bryce Achen




	Total Area (A)	Impervious Area	Pervious Area	Tc	Baseline Runoff Coefficients		Composite Coefficient (C)	Rainfall Intensity (i)	Runoff (Q=CiA)
	(acres)	(acres)	(acres)	(min.)	Impervious	Pervious		(inches)	(CFS)
2-Year Reoccurrence Interval									
EXISTING	1.79	1.59	0.2	5	0.85	0.25	0.78	5.47	7.67
PROPOSED	1.79	1.07	0.72	5	0.85	0.25	0.61	5.47	5.96
5-Year Reoccurrence Interval									
EXISTING	1.79	1.59	0.2	5	0.85	0.25	0.78	6.76	9.47
PROPOSED	1.79	1.07	0.72	5	0.85	0.25	0.61	6.76	7.37
10-Year Reoccurrence Interval									
EXISTING	1.79	1.59	0.2	5	0.9	0.25	0.83	7.86	11.64
PROPOSED	1.79	1.07	0.72	5	0.9	0.25	0.64	7.86	8.98
100-Year Reoccurrence Interval									
EXISTING	1.79	1.59	0.2	5	0.95	0.3	0.88	11.8	18.53
PROPOSED	1.79	1.07	0.72	5	0.95	0.3	0.69	11.8	14.54

*Rainfall intensities per ISWMM Table C3-S2-4, Section 3 - Northeast Iowa

Exhibit B



LEGEND	
— 499 —	EXISTING 1' CONTOUR
— 500 —	EXISTING 5' CONTOUR
— 499 —	PROPOSED 1' CONTOUR
— 500 —	PROPOSED 5' CONTOUR





2229 E Grantview Ln Suite 2
Coralville IA 52241
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IOWA CERTIFICATE OF AUTHORITY NO. 26887



REVISIONS	
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PROJECT INFO
2024006635

ENGINEER	DRAWN BY	CHECKED BY
BA	OF	BA

2ND AVENUE MULTIFAMILY
1520 2ND AVENUE SE
DYERSVILLE, IA 52040

GRADING PLAN

DRAWING NO.
04 OF 04

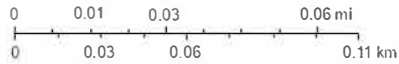
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ArcGIS Web Map



3/20/2025, 9:07:02 AM

1:1,989



Dubuque County GIS

City of Dyersville

APPLICATION**ZONING APPROVALS**

For Office Use Only

Date Filed _____
 Fee \$ _____
 Receipt # _____
 Case # _____

☒ Zone amendment from A1 to C2☐ Text Amendment☐ Planning Unit Development☒ Site Plan Review☐ Sign Permit☐ Comprehensive Plan Amendment

Property

Owner

Ronald Hess Trust 815 5th St SE 52040 563.599.1793
 Name Address Zip Phone #

Applicant

Trent Kastenschmidt PO Box 2107, La Crosse, WI 54602 (608) 793-6456
 Name Address Zip Phone #

Representative

Kwik Trip, Inc. PO Box 2107, La Crosse, WI 54602 (608) 793-6456
 Firm Name Address Zip Phone #

Contact

Trent Kastenschmidt PO Box 2107, La Crosse, WI 54602 (608) 793-6456
 Name Address Zip Phone #

Tkastenschmidt@kwiktrip.com
 E-Mail Address

General Location/Address NE Corner of Hwy 52 & 12th Ave SE – Only the back half of this lot is zoned A1Legal Description See attached ALTA Survey

Proposed Use Type

Commercial

Existing Use

Commercial/Agricultural

(Section 165.05.14 Use Matrix)

Description of the
Proposed Use(s)

Kwik Trip is proposing a
 convenience store with attached
 carwash, 10 dispenser gas canopy
 and 2-lane diesel canopy

Site Summary Information

a. Total Site Area	<u>220,224</u>	Sq. Ft.	g. Total Paved Area	<u>130,381</u>	Sq. Ft.
b. Building Coverage	<u>11,108</u>	Sq. Ft.	h. Number of Parking Stalls	<u>39 +</u>	
c. Maximum Building Height	<u>24.5</u>	Ft.	i. Number of Handicapped Stalls	<u>3</u>	
d. Number of Residential Units	<u>0</u>		j. Parking Lot Area	<u>119,273</u>	Sq. Ft.
e. Non-Residential Use Area	<u>220,224</u>	Sq. Ft.	k. Interior Parking Lot Landscaping	<u>95,638</u>	Sq. Ft.
f. Accessory Use Area	<u>6,000</u>	Sq. Ft.	l. Sign Permit – Sign Area	<u>153</u>	Sq. Ft.

If you have any questions about this application, please contact the City at 563-875-7724.

Randy Hess
 Owner's Signature

Trent Kastenschmidt
 Digitally signed by Trent Kastenschmidt
 DN: CN=Trent Kastenschmidt
 Date: 2025.01.15 15:42:24-06'00'

Owner/Applicant Signature
 (If not the property owner, the applicant certifies with this
 signature to be the authorized agent of the property owner.)

3-20-25
 Date Submitted

Trent Kastenschmidt
 Print or Type Name of Applicant

ZONING APPROVALS

The procedures for all zoning applications are listed in the Dyersville Code of Ordinances, Chapter 165. The application review procedure will not begin until a complete application is submitted to the City, according to Chapter 165 of the Dyersville Code of Ordinances. **Incomplete Applications Cannot Be Processed. Call the City at 563-875-7724 for meeting dates and deadlines.**

Site Layout

Use this checklist to provide a general site plan, drawn to scale with dimensions, as a part of all zoning applications required for site plan review, planned unit developments, and sign permits. The site plan is required to show the following, however, the City may waive items for inclusion after a pre-application meeting:

- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of major site features, including drainage systems with existing and proposed contour lines to display proposed grading, but in no case greater than at 5-foot intervals, and 2-foot intervals for PUD applications.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing, and lighting schemes.
- _____ For a sign permit include the location of the sign, schematic design, dimensions, and total sign area.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.

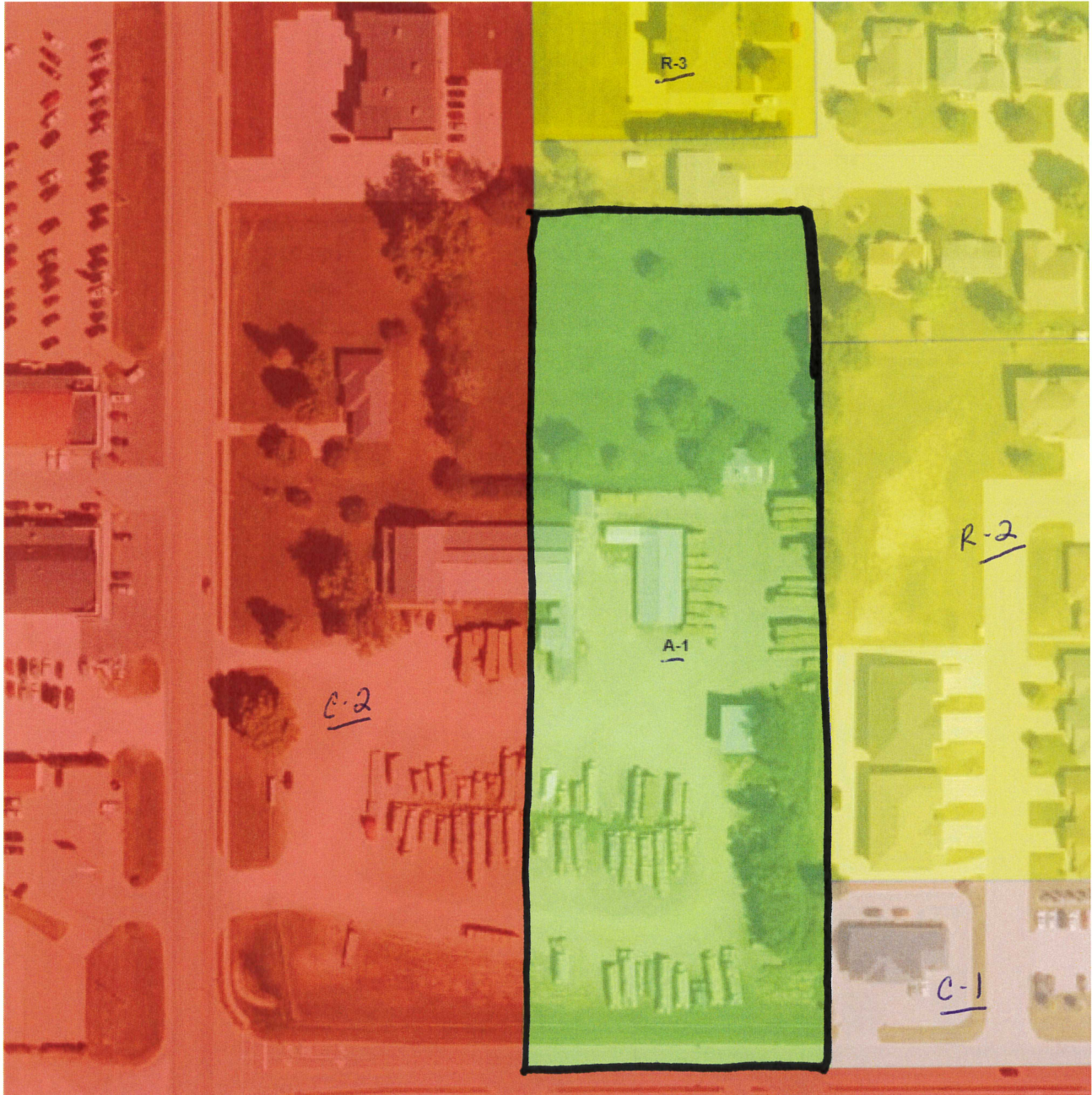
Site Plan and Planned Unit Development Applications

Please submit additional pages describing the proposed uses and site design. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, use of landscaping/buffering when applied, a development schedule, and any other information showing compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.

Application Checklist

- ☐ Completed and Signed Application Form
- ☐ Filing Fee (Check with the City Administrative Office)
- ☐ Dimensioned and Labeled Site Layout
- ☐ Supplemental Narrative Material

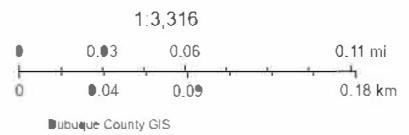
Current Zoning Map



ArcGIS Web Map



3/20/2025, 8:59:28 AM



Lori Panton

From: Joshua Woodland <dr.woodland@thewoodlandeyeclinic.com>
Sent: Tuesday, April 8, 2025 8:10 AM
To: Lori Panton
Subject: Planning & Zoning petition for 915 9th St SE

**** This Message originated from outside [External Email] Be Very Aware Links and Attachments. ****

Hello,

I'm the property owner next to the property petitioned for rezoning (WK Dyersville, LLC) . I think it will be a good thing for Dyersville and its continued growth. My only concern is traffic flow with Kwiktrip coming in. You should consider putting a traffic light at 12th Ave & 9th St. Other than that I am in full support. Thank you.

Joshua Woodland, OD
President, Chief Optometrist
The Woodland Eye Clinic
Located in Dyersville, Elkader,
& West Union
Main office: 563-875-0006
fax: 563-594-5277



"As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them." -JFK

IF YOU RECEIVE THIS EMAIL IN ERROR, PLEASE CONTACT THE SENDER IMMEDIATELY AND THEN DESTROY THE EMAILED MATERIALS.

IMPORTANT: This email transmission contains confidential information, some or all of which may be protected health information as defined by the federal Health Insurance Portability & Accountability Act (HIPAA) Privacy Rule. This transmission is intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient (or an employee or agent responsible for delivering this email transmission to the intended recipient), you are hereby notified that any disclosure, dissemination, distribution or copying of this information is strictly prohibited and may be subject to legal restriction or sanction. Please notify the sender by telephone (number listed above) to arrange the return or destruction of the information and all copies.

Plat of Survey of:
KWIK TRIP 1288,
in the City of Dyersville,
Dubuque County, Iowa

Item 4.

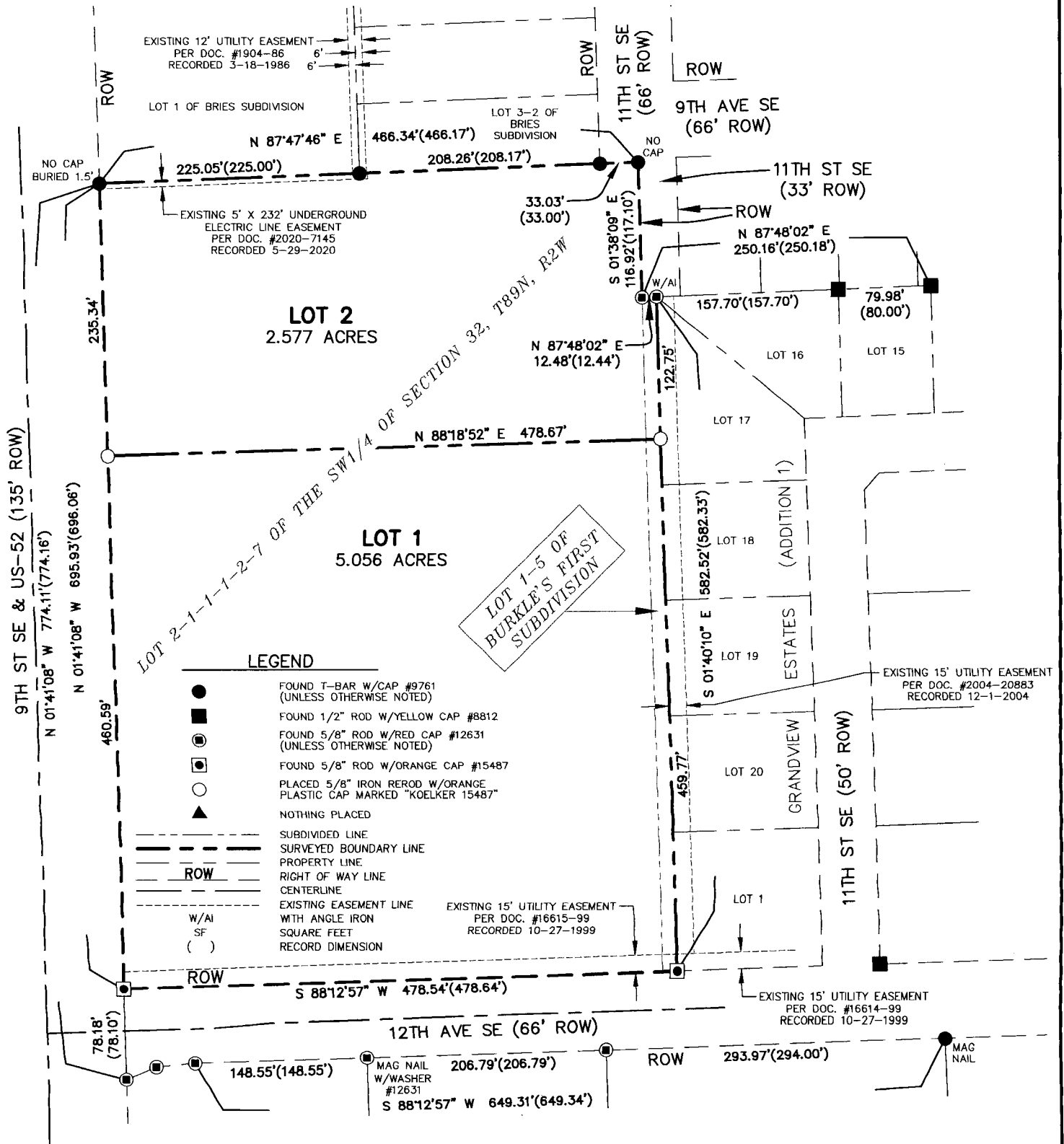
INDEX LEGEND

Location: Lot 2-1-1-1-2-7 of the SW1/4 of Section 32, T89N, R2W of the 5th P.M., and Lot 1-5 of Burkle's First Subdivision, both in the City of Dyersville, Dubuque County, Iowa
Requestor: Trent Kastenschmidt, Kwik Trip
Proprietors of Lot 2-1-1-1-2-7 & Lot 1-5:
Gerald A. Hess Revocable Trust dated February 16, 2015
915 9th St. SE, Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET,
DUBUQUE, IOWA PHONE: (563) 556-4389

NOTE

THIS SURVEY IS COMPRISED OF: LOT 2-1-1-1-2-7 OF THE SW1/4 OF SECTION 32, T89N, R2W OF THE 5TH P.M., AND LOT 1-5 OF BURKLE'S FIRST SUBDIVISION, BOTH IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

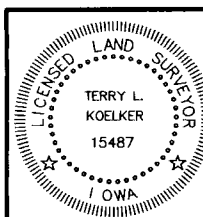


LEGEND

- FOUND T-BAR W/CAP #9761 (UNLESS OTHERWISE NOTED)
- FOUND 1/2" ROD W/YELLOW CAP #8812
- ⊙ FOUND 5/8" ROD W/RED CAP #12631 (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 5/8" ROD W/ORANGE CAP #15487
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- ▲ NOTHING PLACED
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- W/AI WITH ANGLE IRON SQUARE FEET RECORD DIMENSION
- EXISTING 15' UTILITY EASEMENT PER DOC. #16615-99 RECORDED 10-27-1999

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 7.633 ACRES.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



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.

TERRY L. KOELKER (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 8/24/2023 PLOT DATE: 4/
DWG. NO. 23231-02 POS SCALE: 1" = 12'

SHEET 1 OF 4

Surveyor's Certificate

Dubuque, Iowa

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Lot 2-1-1-1-2-7 of the SW1/4 of Section 32, T89N, R2W of the 5th P.M., and Lot 1-5 of Burkle's First Subdivision, both in the City of Dyersville, Dubuque County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **KWIK TRIP 1288**, in the City of Dyersville, Iowa. Total area of **KWIK TRIP 1288** is 7.633 acres. Total area of **LOT 1** is 5.056 acres. Total area of **LOT 2** is 2.577 acres. Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

BY: _____
Terry L. Koelker
Licensed Land Surveyor
License No. 15487

Date

License Renewal Date: 12/31/25

Owner's Consent

Dubuque, Iowa

_____, 2024

The foregoing Plat of Survey of: **KWIK TRIP 1288**, in the City of Dyersville, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Gerald A. Hess Revocable Trust dated February 16, 2015

Gerald A. Hess, Trustee

State of Iowa)
)
County of Dubuque) ss:

On this _____ day of _____, AD 2024, before me, A Notary Public in and for the State of Iowa, personally appeared Gerald A. Hess, Trustee of the Gerald A. Hess Revocable Trust dated February 16, 2015, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and Notarial Seal on the date above written.

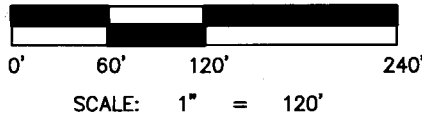
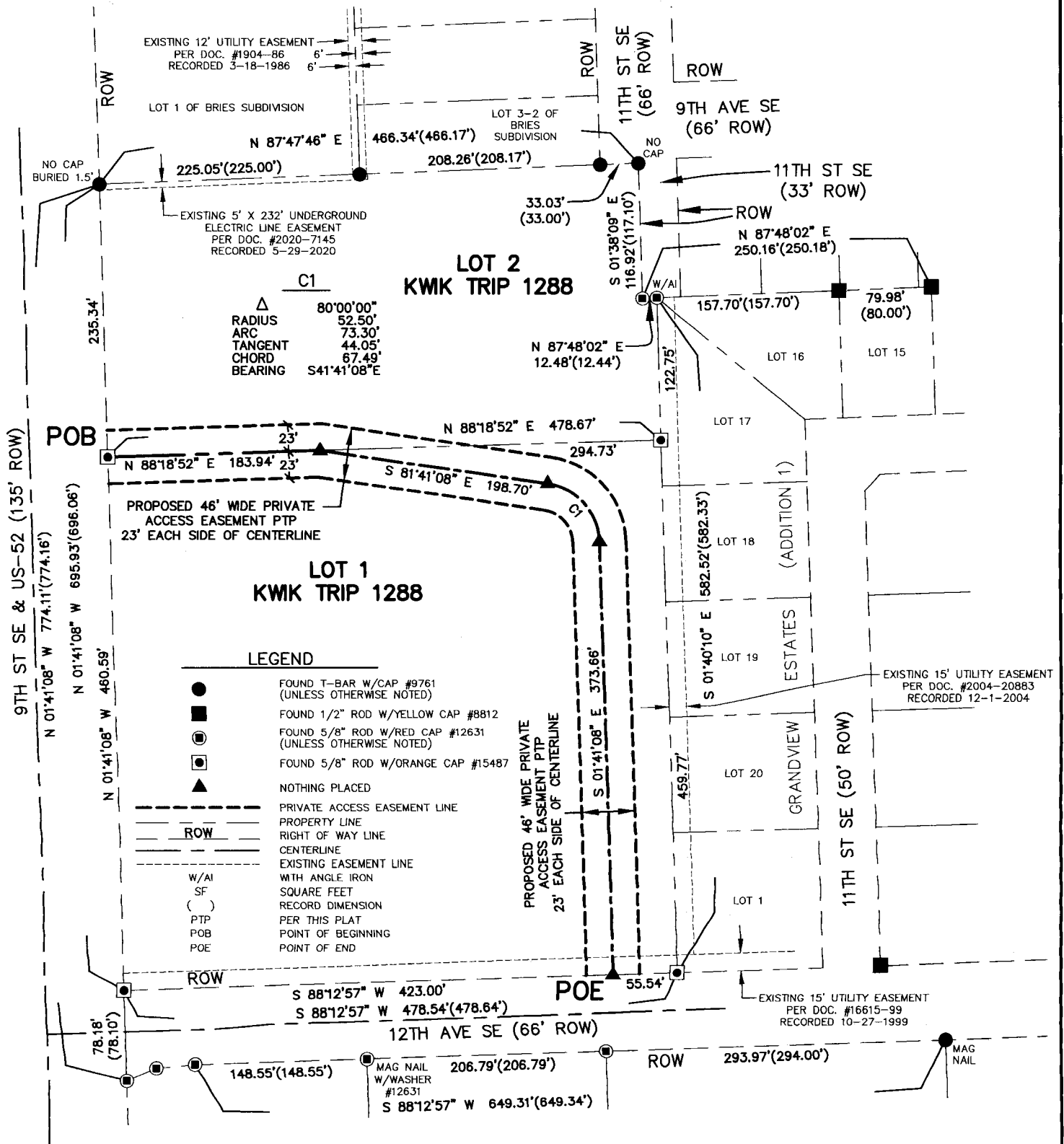
Notary Public in and for the State of Iowa
My Commission Expires _____

EXHIBIT "A":

PROPOSED 46' WIDE PRIVATE ACCESS EASEMENT
ACROSS LOT 1 & LOT 2 OF KWIK TRIP 1288,
in the City of Dyersville, Dubuque County, Iowa

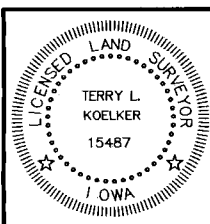
INDEX LEGEND

Location: Lot 1 & Lot 2 of KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa
SW1/4 of Section 32, T89N, R2W of the 5th P.M., Dubuque County, Iowa
Requestor: Trent Kastenschmidt, Kwik Trip
Proprietors of Lot 1 & Lot 2 of KWIK TRIP 1288:
Gerald A. Hess Revocable Trust dated February 16, 2015
915 9th St. SE, Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tkoelker@buesing.com (563) 556-4389



NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
3. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



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.

TERRY L. KOELKER (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TJK
SURVEY DATE: 8/24/2023 PLOT DATE: 5/24/2024
DWG. NO. 23231-02 EASE SCALE: 1" = 120'

SHEET 1 OF 2

EXHIBIT "A":

PROPOSED 46' WIDE PRIVATE ACCESS EASEMENT ACROSS LOT 1 & LOT 2 OF KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa.

The Easement Centerline was surveyed by me and is more particularly described as follows:

PROPOSED 46' WIDE PRIVATE ACCESS EASEMENT ACROSS LOT 1 & LOT 2 OF KWIK TRIP 1288

Commencing at the Southwest corner of Lot 1 of Kwik Trip 1288;

Thence North $01^{\circ} 41' 08''$ West along the West line of said Lot 1 and also being the East Right-Of-Way line of 9th St. SE & US-52, a distance of 460.59 feet to the NW corner of said Lot 1, also being the Point Of Beginning of the centerline of a 46' Wide Private Access Easement;

Thence North $88^{\circ} 18' 52''$ East (bearing is based from NAD83, Zone 1401, Iowa North Coordinate System) along the North line of said Lot 1 & the centerline of said Easement, a distance of 183.94 feet;

Thence South $81^{\circ} 41' 08''$ East along the centerline of said Easement, a distance of 198.70 feet

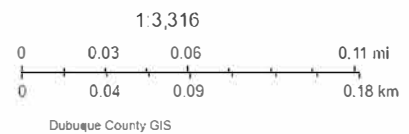
Thence Southeasterly along the centerline of said Easement, a distance of 73.30 feet along the arc of a 52.50 foot radius curve to the right, of which the Chord distance is 67.49 feet and Chord bearing is S $41^{\circ} 41' 08''$ E;

Thence South $01^{\circ} 41' 08''$ East along the centerline of said Easement, a distance of 373.66 feet to the Point of End.

ArcGIS Web Map



3/31/2025, 4:10 14 PM



SET DATE FOR HEARING ON
DESIGNATION OF EXPANDED URBAN
RENEWAL AREA AND URBAN
RENEWAL PLAN AMENDMENT

419893-81

Dyersville, Iowa

March 17, 2025

The City Council of the City of Dyersville, Iowa, met on March 17, 2025, at 6:00 p.m., at the COUNCIL CHAMBERS, in the City, for the purpose of setting a date for a public hearing on the designation of expanded Urban Renewal Area and on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: SINGSANK, WESTHOFF, ENGLISH, OBERBRECKLING

Absent: GIBBS.

The Mayor announced that an amendment to the boundaries of the Consolidated Dyersville Economic Development District had been prepared, along with an amendment to the urban renewal plan for the areas, and that it was now necessary to set a date for a public hearing on the proposed amended areas and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: .

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 40-25

Resolution Setting Date for Public Hearing on Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Dyersville, Iowa (the “City”) by resolution previously established the Consolidated Dyersville Economic Development District (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) updates the description of the Childcare Center Development Project previously approved by the City Council in the November, 2024 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dyersville Hotel Investors, LLC (the “Developer”) in connection with the construction by the Developer of a new hotel; and (b) using tax increment financing to pay the costs of constructing street and traffic signalization improvements to support commercial development; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dyersville, Iowa, as follows:

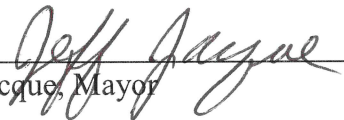
Section 1. This City Council will meet at the Memorial Building, 340 1st Avenue East, Dyersville, Iowa, on April 21, 2025, at 6:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the applicable form attached hereto, which publication shall be made in a legal newspaper of general circulation in Dyersville, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Delaware County, Dubuque County and the Western Dubuque Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved March 17, 2025.



Jeff Jacque, Mayor


Attest:



Tricia L. Maiers, City Clerk

.....

On motion and vote the meeting adjourned.



Jeff Jacque, Mayor

Attest:



Tricia L. Maiers, City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
CONSOLIDATED DYERSVILLE ECONOMIC DEVELOPMENT DISTRICT AND ON
PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 p.m., at the Memorial Building, 340 1st Avenue East, Dyersville, Iowa, on April 21, 2025, the City Council of the City of Dyersville, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Consolidated Dyersville Economic Development District and designating an expanded Consolidated Dyersville Economic Development District (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including certain real property situated in the City of Dyersville, Dubuque and Delaware Counties, State of Iowa, more particularly described as follows:

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 540000100271 more particularly described as Lots 1-5 Bukle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Street SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment also (1) updates the description of the Childcare Center Development Project previously approved by the City Council in the November, 2024 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dyersville Hotel Investors, LLC (the "Developer") in connection with the construction by the Developer of a new hotel; and (b) using tax increment financing to pay the costs of constructing street and traffic signalization improvements to support commercial development. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Tricia Maiers
City Clerk

EXHIBIT A
Legal Description
Expanded Consolidated Dyersville Economic Development District
April, 2025 Addition

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 540000100271 more particularly described as Lots 1-5 Bukle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Street SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

STATE OF IOWA
DUBUQUE & DELAWARE COUNTIES SS:
CITY OF DYERSVILLE

I, the undersigned, City Clerk of the City of Dyersville do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Consolidated Dyersville Economic Development District for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this _____ day of _____, 2025.

Tricia L Maiers, City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
DUBUQUE AND DELAWARE COUNTIES SS:
CITY OF DYERSVILLE

I, the undersigned, City Clerk of the City of Dyersville, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Consolidated Dyersville Economic Development District for the City and on an urban renewal plan amendment.

WITNESS my hand this _____ day of _____, 2025.

Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE, IOWA
URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED DYERSVILLE ECONOMIC DEVELOPMENT DISTRICT

April, 2025

The Urban Renewal Plan (the “Plan”) for the Consolidated Dyersville Economic Development District (the “Urban Renewal Area”) for the City of Dyersville, Iowa (the “City”) is being amended for the purposes of (1) adding certain real property to the Urban Renewal Area; (2) updating the description of the Childcare Center Development Project; and identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Addition of Property. The real property (the “Property”) legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the April, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. The City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Update Description of the Childcare Center Development Project. The description of the Childcare Center Development Project is hereby updated as follows:

Name of Project: Childcare Center Development Project

Date of Council Approval of the Project: November 4, 2024 and updated on April 21, 2025

Description of Project and Project Site: DEDC has proposed to undertake the construction of a new childcare center (the “Childcare Center Project”) on certain real property in the Urban Renewal Area bearing Delaware County Property Tax Parcel Identification Number 540000200171.

It has been requested that the City provide tax increment financing assistance to DEDC in support of the efforts to complete the Childcare Center Project.

The costs incurred by the City in providing tax increment financing assistance to DEDC will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with DEDC with respect to the Childcare Center Project and to provide economic development payments (the “Payments”) to DEDC thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property

tax revenues with respect to the Childcare Center Project will not exceed \$900,000 (increased from \$500,000 in the November, 2024 Amendment to the Plan), plus the Admin Fees.

3) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Hotel Development Project

Date of Council Approval of the Project: April 21, 2025

Description of Project and Project Site: Dyersville Hotel Investors, LLC has proposed to undertake the construction of a hotel (the “Hotel Project”) on a portion (the “Hotel Property”) of the Property (as defined in Section 1 of this Amendment) bearing Delaware County Property Tax Parcel Identification Number 540000100271.

It has been requested that the City provide tax increment financing assistance to Dyersville Hotel Investors, LLC in support of the efforts to complete, operate and maintain the Hotel Project.

The costs incurred by the City in providing tax increment financing assistance to Dyersville Hotel Investors, LLC will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$12,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with Dyersville Hotel Investors, LLC with respect to the Hotel Project and to provide annual appropriation economic development payments (the “Payments”) to Dyersville Hotel Investors, LLC thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Hotel Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Hotel Project will not exceed \$2,200,000, plus the Admin Fees.

B.

Name of Project: Street Improvement and Traffic Signal Installation Project

Date of Council Approval of Project: April 21, 2025

Description of Project and Project Site: The City will undertake the installation of a traffic signal and the construction of certain street improvements at the intersection of Highway 52 and 12th Avenue SE in the Urban Renewal Area.

It is expected that the completed Street Improvement and Traffic Signal Installation Project will support the development of new convenience store on a portion of the Property (as defined in Section 1 of this Amendment) bearing Dubuque County Property

Tax Parcel Identification Number 0732304003 and cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Improvement and Traffic Signal Installation Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Street Improvement and Traffic Signal Installation Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Street Improvement and Traffic Signal Installation Project will not exceed \$1,000,000, plus any interest expense incurred by the City on the Obligations.

4) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$27,337,118</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed TIF debt to be incurred under the April, 2025 Amendment*:	<u>\$ 4,100,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Consolidated Dyersville Economic Development District
(April, 2025 Addition)

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 540000100271 more particularly described as Lots 1-5 Bukle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Street SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.