



AGENDA

ROLL CALL

AGENDA ITEMS

- 1.** Approve Minutes of the March 9, 2026 Planning & Zoning Meeting
- 2.** Approve Plat of Survey of Parcel 2026-26 in Part of Lot 2 and Parcel 2026-27 in Part of Lot 2, all in 20 West Industrial Center Seventh Addition, City of Dyersville, Delaware County, Iowa.
- 3.** Approve Plat of Survey of Parcel 2026-28 Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), and Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), all in Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridan, Delaware County, Iowa. Parcel 2026-29 Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridan, Delaware County, Iowa.
- 4.** Commission Report on Urban Renewal Plan Amendment - Consolidated Dyersville Economic Development District.

ADJOURNMENT



PLANNING & ZONING
 Lower Level Council Chambers
 Monday, March 09, 2026
 6:30 PM

MINUTES

Meeting called to order by Vice-Chairperson Roger Gibbs at 6:30 pm.

ROLL CALL

PRESENT: Ryan Cahill, Vice-Chairperson Roger Gibbs, Joe Petsche, Bec Willenborg

ABSENT: Chairperson Tim Nefzger, Matt Tauke

AGENDA ITEMS

1. Approve Minutes of the February 9, 2026 Planning & Zoning Meeting.

There were no comments or questions regarding the minutes.

Motion to approve the Minutes of the February 9, 2026 Planning & Zoning Meeting made by Bec Willenborg, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried.

2. Approve Plat of Survey and Plat of Access and Utility Easement. Lot 1 in Part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 88 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Travis Recker.

Travis Recker was present and advised that he wants to purchase 3 acres of land from his parent's property to build a house. He is just within 2 miles of the city limits.

City Administrator, Mick Miched, stated that there is an access and utility easement on the plat and asked if there were any restrictions regarding the easement. If the property is sold, a new owner could assume they have the right to use that easement when they may not. Recker stated restrictions would be specified in the deed when the property would be sold. Recker's parents also have their own established driveway. Michel advised that this issue has come up in the past and suggests that an agreement be put in place regarding the use of the easements.

There was no further discussion on this matter.

Motion to approve the Plat of Survey and Plat of Access and Utility Easement. Lot 1 in Part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 88 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. made by Joe Petsche, Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried.

3. Approve Plat of Survey of **Parcel 2026-14** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-15** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-16** Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Gary Wessels.

Bill Burger, the land surveyor, was present because Gary Wessels was out of town. Burger stated that Wessels is platting off the house/buildings from the hog confinement buildings and Delaware County requires the remaining part of the parcel to be platted off. The house/buildings are on Parcel 2026-14 and Wessels plans to sell this in the future. The hog confinement buildings Wessels plans on keeping and that is Parcel 2026-15. The remaining land is Parcel 2026-16 and that is farm ground that will be sold to Wessels son.

City Administrator, Mick Michel, questioned what the squiggle lines represented on Parcel 2026-16. Burger advised that means the line will go further to the east. The full line could not be done on the plat, so the jagged line represents the line extends further. Burger stated the county is OK with that.

Michel also asked if easements A, B & C had restricted use so future owners of the property would be aware of the restrictions. Burger originally stated they were and that would be listed in the deed at the time of the sale. Michel stated that he felt the city and commission should be aware of what the restrictions were. Michel stated the city has had to deal with issues from previous plats that had restricted easements. Michel did not feel it unreasonable to ask what the restrictions were and possibly have them added to the plat. Vice-Chairperson Gibbs asked if the issues that came up were plats within the city limits or within the 2-mile jurisdiction. Michel stated it was a plat within 2 miles.

The commission questioned Easement C and asked if it was alright to overlap into another parcel. Burger stated it can go into another lot, and he did it that way so if farm equipment is driven through that easement there is room at the end to turn into either the field or the hog confinement parcel.

Vice-Chairperson Gibbs asked for comments or discussion from the commission. Member Ryan Cahil stated he would like to know what the restrictions would be before making a decision regarding the plat. Burger stated he did not know what the restriction might be, that it would be decided between Wessels and his lawyer. Burger stated he has never called out restricted easements on his plats. Michel stated if there were no restrictions that is fine that was all he and the board need to know but if there are restrictions, the commission and the city should know what they are. Burger stated that there are no restrictions regarding the easements. Michel was fine with that.

There was no further discussion on this matter.

Motion to approve the Plat of Survey of Parcel 2026-14, Parcel 2026-15 and Parcel 2026-16 all in Delaware County, Iowa, made by Bec Willenborg, Seconded by Joe Petsche.

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

Voting Nay:

Motion carried.

ADJOURNMENT

Motion to adjourn at 6:52 pm made by Ryan Cahill, Seconded by Bec Willenborg.



Lori A. Pantan, recording Secretary

RECORDER'S INDEX

LOCATION: PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

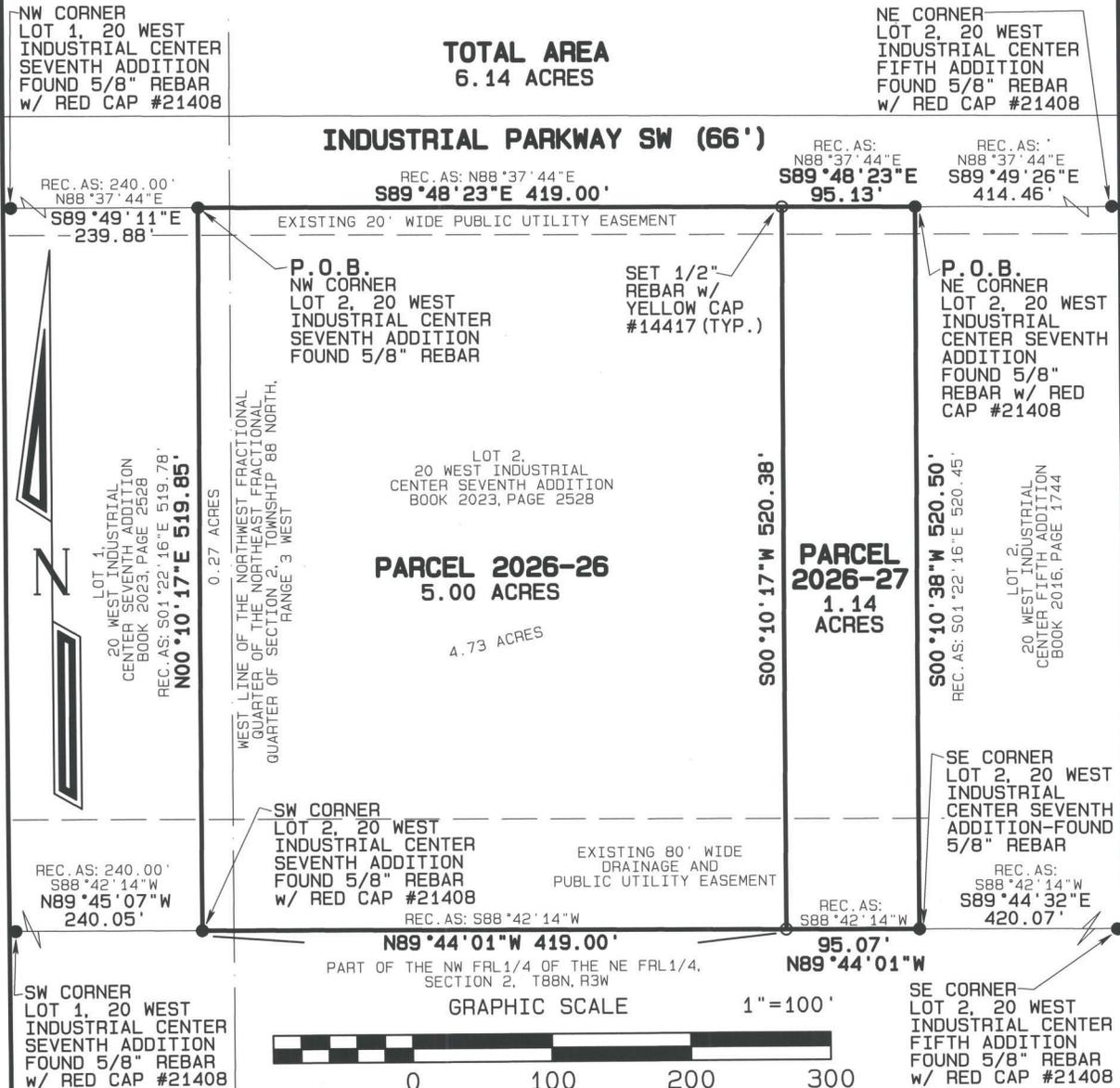
REQUESTOR: JACQUE RAHE
 PROPRIETOR: DYERSVILLE ECONOMIC DEVELOPMENT CORPORATION c/o JACQUE RAHE

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

PLAT OF SURVEY

PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



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 3/24/2026
 Date: 3/24/2026

David P. Schneider P.L.S. P14417
 My license renewal date is December 31, 2027.

Pages or sheets covered by this seal: THIS SHEET ONLY

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

Project: 3085
 Survey Date: 3/20/2026
 Sheet: 1 of 3

SURVEY DESCRIPTION – PARCEL 2026-26:

Part of Lot 2 in 20 West Industrial Center Seventh Addition in the City of Dyersville, Delaware County, Iowa, more particularly described as follows: Beginning at the northwest corner of said Lot 2; thence S89°48'23"E, 419.00 feet along the north line of said Lot 2; thence S00°10'17"W, 520.38 feet to the south line of said Lot 2; thence N89°44'01"W, 419.00 feet along said south line to the southwest corner of said Lot 2; thence N00°10'17"E, 519.85 feet to the point of beginning, containing 5.00 acres.

SURVEY DESCRIPTION – PARCEL 2026-27:

Part of Lot 2 in 20 West Industrial Center Seventh Addition in the City of Dyersville, Delaware County, Iowa, more particularly described as follows: Beginning at the northeast corner of said Lot 2; thence S00°10'38"W, 520.50 feet to the southeast corner of said Lot 2; thence N89°44'01"W, 95.07 feet along the south line of said Lot 2; thence N00°10'17"E, 520.38 feet to the north line of said Lot 2; thence S89°48'23"E, 95.13 feet along said north line to the point of beginning, containing 1.14 acres.

I hereby certify that this land survey 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.

 *3/24/2026*

David P. Schneider P.L.S. P14417 Date:

My license renewal date is December 31, 2027.

Pages or sheets covered by this seal: Surveyor's Certificate Only

Schneider Land Surveying & Planning, Inc.

P.O. Box 128 Farley, Iowa 52046

Phone: 563-744-3631

Email: daves@yousq.net

Job No. 3085

Date: 3/23/2026



CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa _____, 2026

The foregoing plat of **PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, being within the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Delaware County, Iowa is here by recommended.

City of Dyersville Zoning Commission-Chairperson

DYERSVILLE CITY COUNCIL

Dyersville, Iowa _____, 2026

The undersigned, _____, Mayor and _____, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of **PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

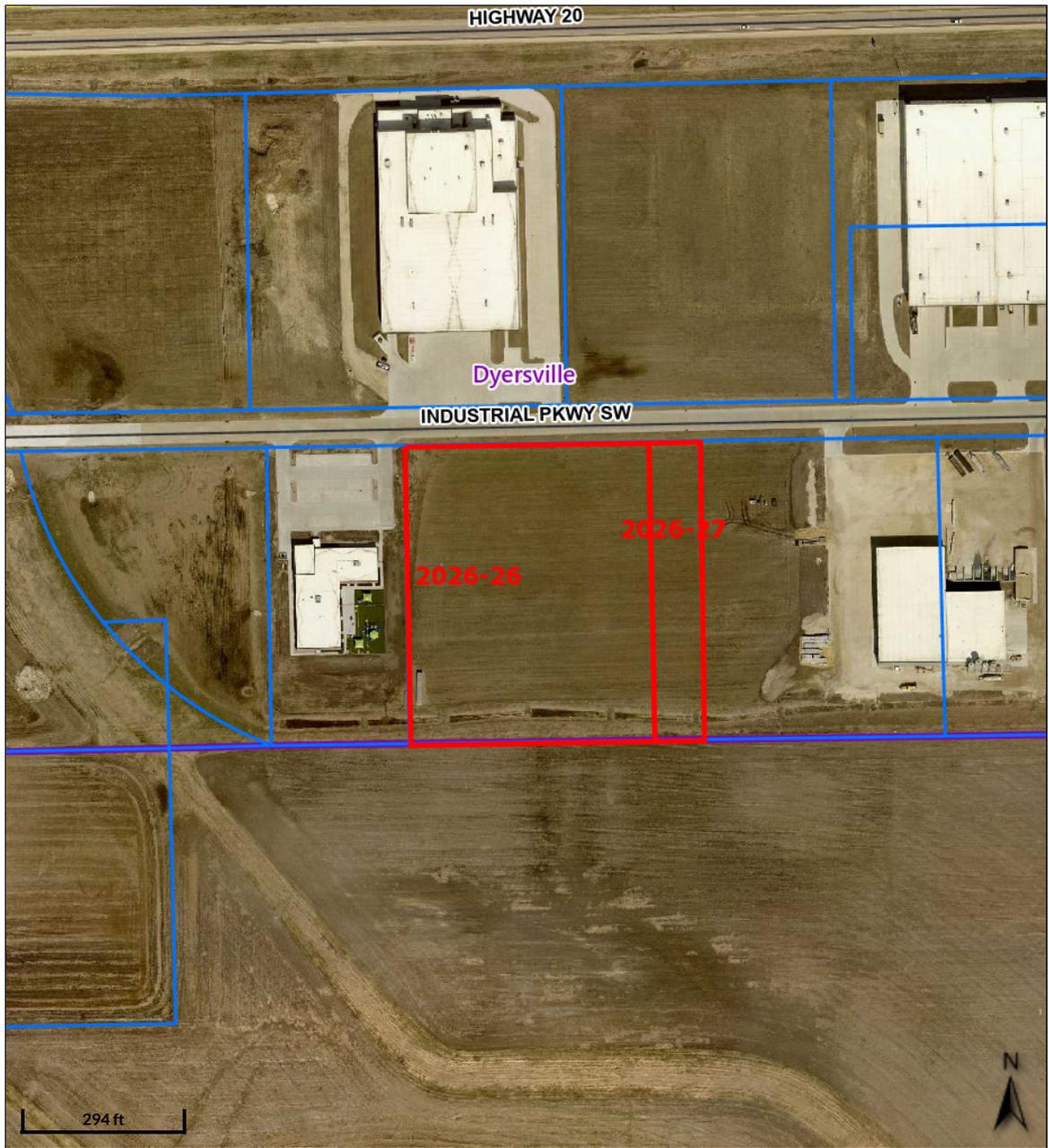
Mayor

City Clerk

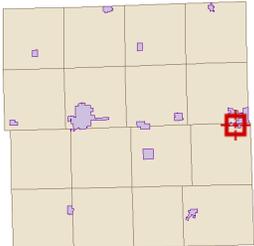
State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number _____ adopted by the City Council on the _____ day of _____, 2026, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntary executed.

Notary Public in the State of Iowa
My Commission Expires _____



Overview



Legend

- Corporate Limits**
- Corporate Limits
- Unincorporated Area
- Political Townships
- Parcels**
- BLL
- Parcel
- Roads

Disclaimer: All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 3/25/2026
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Developed by **SCHNEIDER**
 GEOSPATIAL

PLAT OF SURVEY

PARCEL 2026-28 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-29 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

Item 3.
 PART OF THE SW1/4 NW1/4 OF SEC. 35, T89N, R3W
 PART OF THE SE1/4 NE1/4 OF SEC. 36, T89N, R3W

INDEX LEGEND

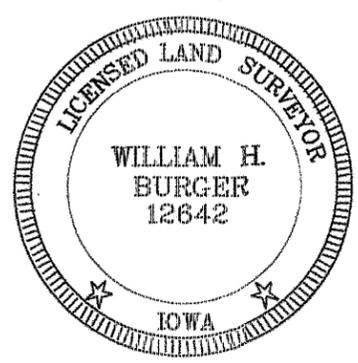
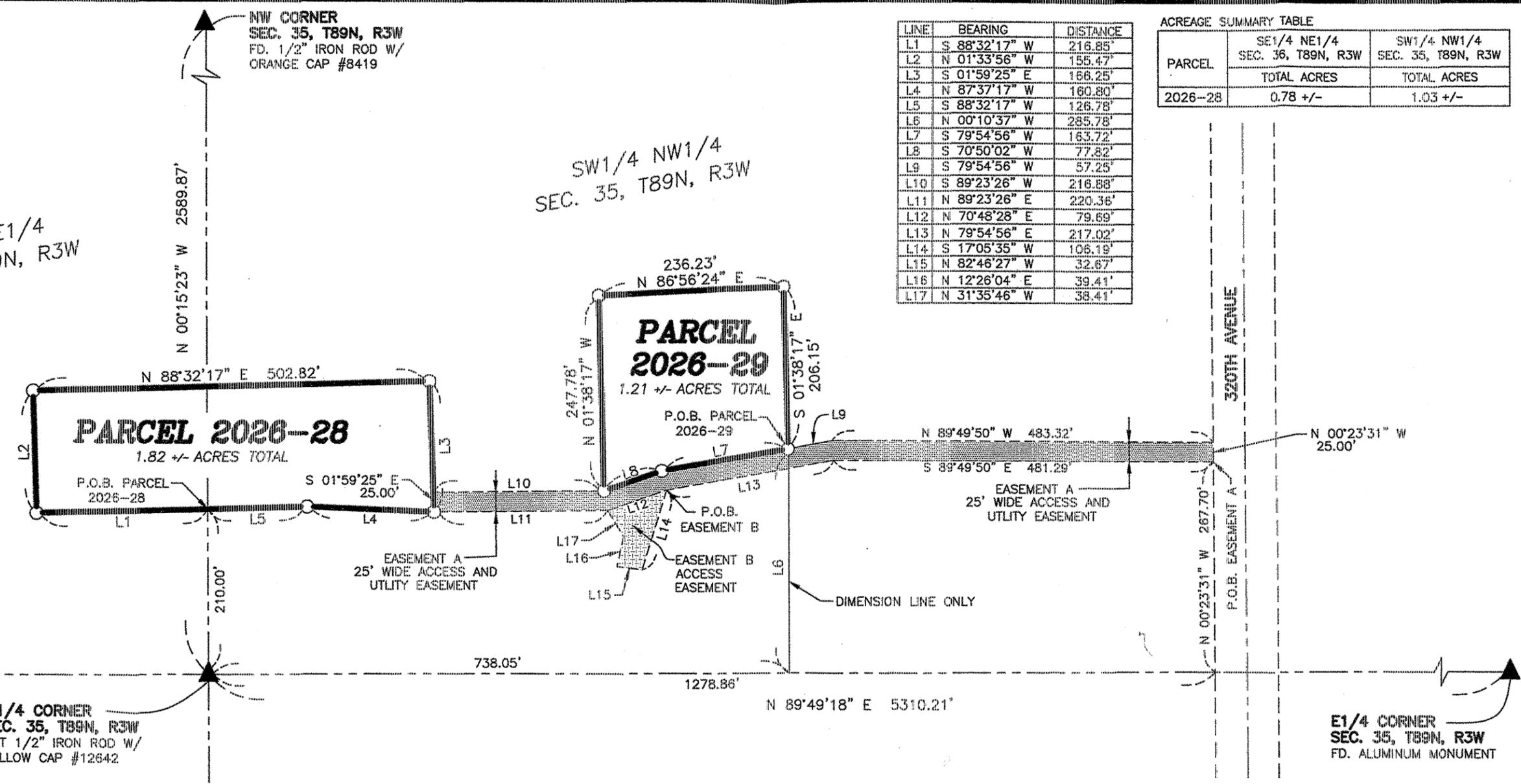
PROPRIETORS: WESSELS FARM LLC
 REQUESTOR: GARY WESSELS
 SURVEYOR: BILL BURGER
 COMPANY: WM. BURGER LANDSURVEYOR

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855-2028

LINE	BEARING	DISTANCE
L1	S 88°32'17" W	216.85'
L2	N 01°33'56" W	155.47'
L3	S 01°59'25" E	166.25'
L4	N 87°37'17" W	160.80'
L5	S 88°32'17" W	126.78'
L6	N 00°10'37" W	285.78'
L7	S 79°54'56" W	163.72'
L8	S 70°50'02" W	77.82'
L9	S 79°54'56" W	57.25'
L10	S 89°23'26" W	216.88'
L11	N 89°23'26" E	220.36'
L12	N 70°48'28" E	79.69'
L13	N 79°54'56" E	217.02'
L14	S 17°05'35" W	106.18'
L15	N 82°46'27" W	32.67'
L16	N 12°26'04" E	39.41'
L17	N 31°35'46" W	38.41'

ACREAGE SUMMARY TABLE

PARCEL	SE1/4 NE1/4 SEC. 36, T89N, R3W	SW1/4 NW1/4 SEC. 35, T89N, R3W
2026-28	0.78 +/-	1.03 +/-



DATE OF SURVEY: 2/28/2026 SCALE: 1" = 150' SHEET 1 OF 5

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

William H. Burger 3/31/26
 WILLIAM H. BURGER #12642 DATE

Wm. Burger
 LandSurveyor
 510 3rd Street West Court
 Worthington, Iowa 52078

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- BOUNDARY LINES SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS P.O.B.
- POINT OF BEGINNING

LEGAL DESCRIPTION

PARCEL 2026-26 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35) and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), all in Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.82 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-15'-23" West 210.00 feet along the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the POINT OF BEGINNING;

Thence South 88°-32'-17" West 216.85 feet;

Thence North 01°-33'-56" West 155.47 feet;

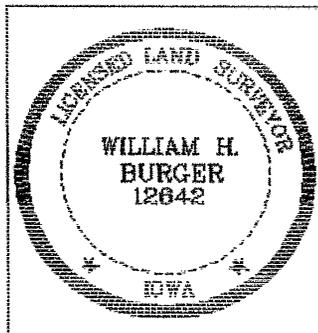
Thence North 88°-32'-17" East 502.82 feet;

Thence South 01°-59'-25" East 166.25 feet;

Thence North 87°-37'-17" West 160.80 feet;

Thence South 88°-32'-17" West 126.92 feet to the POINT OF BEGINNING, containing a total of 1.82 acres more or less, subject to easements, reservations, restrictions, and rights of way of record and not of record.

The West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-15'-23" West.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2026

William H. Burger 3/31/26

William H. Burger

Date

Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2026-29 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.21 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-49'-18" East 738.05 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35);

Thence North 00°-10'-37" West 285.78 feet to the **POINT OF BEGINNING**;

Thence South 79°-54'-56" West 163.72 feet;

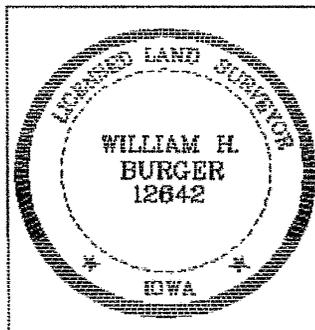
Thence South 70°-50'-02" West 77.82 feet;

Thence North 01°-38'-17" West 247.78 feet;

Thence North 86°-56'-24" East 236.23 feet;

Thence South 01°-38'-17" East 206.15 feet to the **POINT OF BEGINNING**, containing a total of 1.21 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-49'-18" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2026

William H. Burger 3/31/24

William H. Burger Date Reg. No. 12642

Sheet No. 3-5 covered by this seal

EASEMENT A – A 25.0' wide Access and Utility Easement is hereby created through and across the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as shown on the attached plat for the benefit of the proprietor of Parcel 2026-28 And Parcel 2026-29. Said easement being described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North $89^{\circ}-49'-18''$ East 1278.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the West right of way line of 320th Avenue;

Thence North $00^{\circ}-23'-31''$ West 267.70 feet along said West right of way line to the **POINT OF BEGINNING**;

Thence continuing along said West right of way line North $00^{\circ}-23'-31''$ West 25.00 feet;

Thence North $89^{\circ}-49'-50''$ West 483.32 feet;

Thence South $79^{\circ}-54'-56''$ West 57.25 feet to the Southeasterly corner of Parcel 2026-29;

Thence South $79^{\circ}-54'-56''$ West 163.72 feet along a Southerly line and to a Southerly corner of said Parcel 2026-29;

Thence South $70^{\circ}-50'-02''$ West 77.82 feet along a Southerly line and to the Southwesterly corner of said Parcel 2026-29;

Thence South $89^{\circ}-23'-26''$ West 216.88 feet to the Easterly line of Parcel 2026-28;

Thence South $01^{\circ}-59'-25''$ East 25.00 feet along the Easterly line and to the Southeasterly corner of said Parcel 2026-28;

Thence North $89^{\circ}-23'-26''$ East 220.36 feet;

Thence North $70^{\circ}-48'-28''$ East 79.69 feet;

Thence North $79^{\circ}-54'-56''$ East 217.02 feet;

Thence South $89^{\circ}-49'-50''$ East 481.29 feet to the **POINT OF BEGINNING**.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North $89^{\circ}-49'-18''$ East.

EASEMENT B – An Access Easement is hereby created through and across the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as shown on the attached plat. Said easement being described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North $89^{\circ}-49'-18''$ East 1278.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the West right of way line of 320th Avenue;

Thence North $00^{\circ}-23'-31''$ West 267.70 feet along said West right of way line;

Thence North $89^{\circ}-49'-50''$ West 481.29 feet;

Thence South $79^{\circ}-54'-56''$ West 217.02 feet to the **POINT OF BEGINNING**;

Thence South $17^{\circ}-05'-35''$ West 106.19 feet;

Thence North $82^{\circ}-46'-27''$ West 32.67 feet;

Thence North $12^{\circ}-26'-04''$ East 39.41 feet;

Thence North $31^{\circ}-35'-46''$ West 38.41 feet to the **POINT OF BEGINNING**.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North $89^{\circ}-49'-18''$ East.

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa _____, 2026

The foregoing PLAT OF SURVEY of **PART OF THE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION 35, AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER, SECTION 36, ALL IN T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA;** as shown on the attached plat, being within 2 miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque and Delaware County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By _____
Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa _____, 2026

The undersigned, Jeff Jacque, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing PLAT OF SURVEY of **PART OF THE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION 35, AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER, SECTION 36, ALL IN T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA;** as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

Jeff Jacque Mayor

Tricia Maiers City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this _____ day of _____, 2026, before me, _____, a Notary Public in and for the State of Iowa, personally appeared Jeff Jacque and Tricia Maiers, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number _____ adopted by the City Council on the _____ day of _____, 2026, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public

PLAT OF SURVEY

PARCEL 2026-28 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-29 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

Item 3.

INDEX LEGEND	NON:	PART OF THE SW1/4 NW1/4 OF SEC. 35, T89N, R3W
	REQUESTOR:	PART OF THE SE1/4 NE1/4 OF SEC. 36, T89N, R3W
	PROPRIETORS:	WESSELS FARM LLC
	SURVEYOR:	GARY WESSELS
	SURVEYOR COMPANY:	BILL BURGER
	SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR

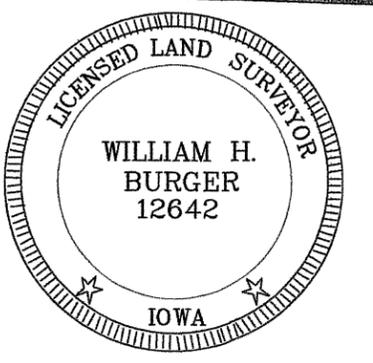
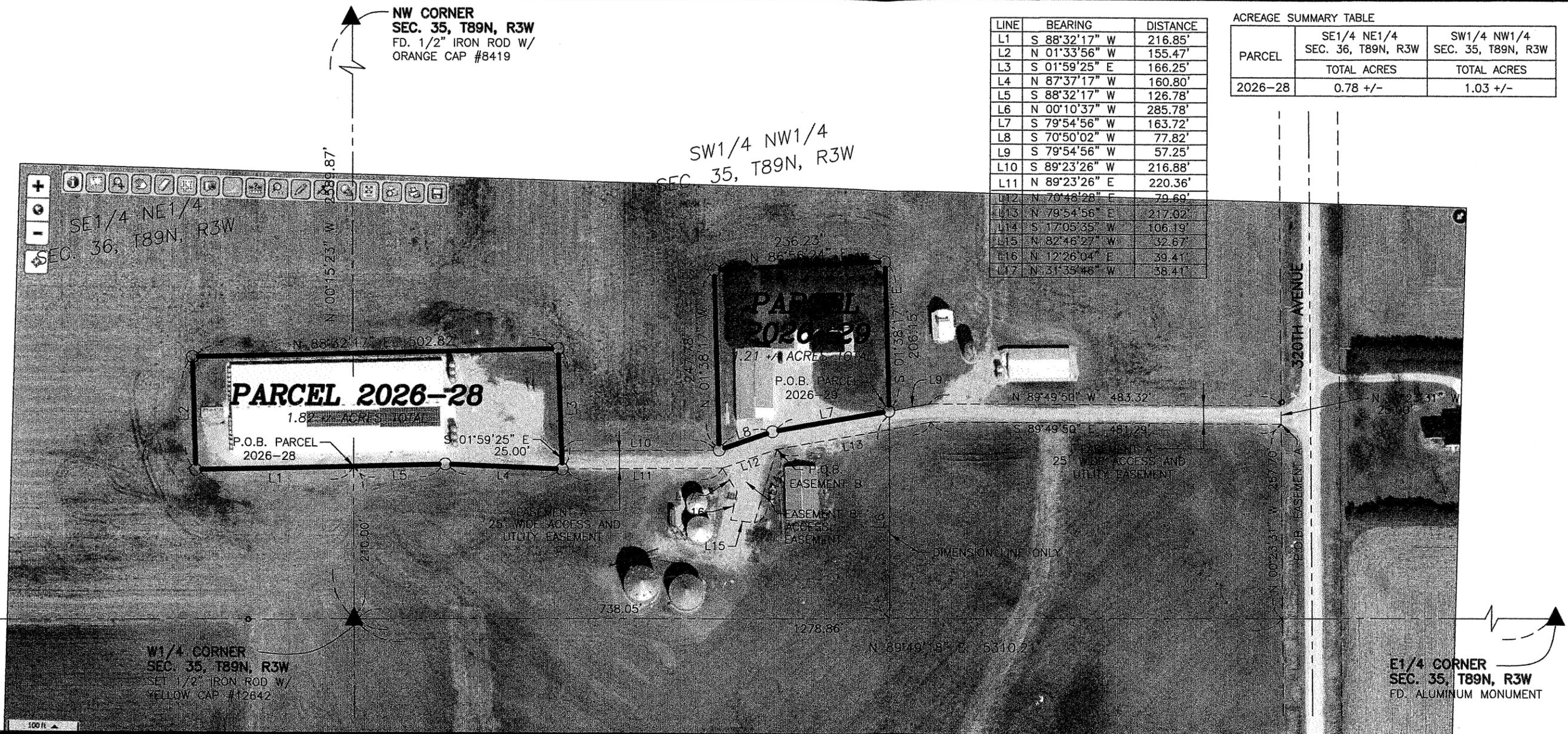
RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

LINE	BEARING	DISTANCE
L1	S 88°32'17" W	216.85'
L2	N 01°33'56" W	155.47'
L3	S 01°59'25" E	166.25'
L4	N 87°37'17" W	160.80'
L5	S 88°32'17" W	126.78'
L6	N 00°10'37" W	285.78'
L7	S 79°54'56" W	163.72'
L8	S 70°50'02" W	77.82'
L9	S 79°54'56" W	57.25'
L10	S 89°23'26" W	216.88'
L11	N 89°23'26" E	220.36'
L12	N 70°46'26" E	79.69'
L13	N 79°54'56" E	217.02'
L14	S 17°05'35" W	106.19'
L15	N 82°46'27" W	32.67'
L16	N 12°26'04" E	39.41'
L17	N 31°35'46" W	38.41'

ACREAGE SUMMARY TABLE

PARCEL	SE1/4 NE1/4 SEC. 36, T89N, R3W	SW1/4 NW1/4 SEC. 35, T89N, R3W
	TOTAL ACRES	TOTAL ACRES
2026-28	0.78 +/-	1.03 +/-



DATE OF SURVEY: 2/28/2020

PROPRIETORS: SEE INDEX LEGEND

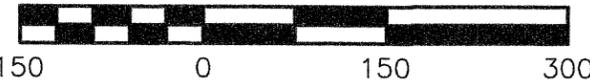
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

WILLIAM H. BURGER #12642 DATE

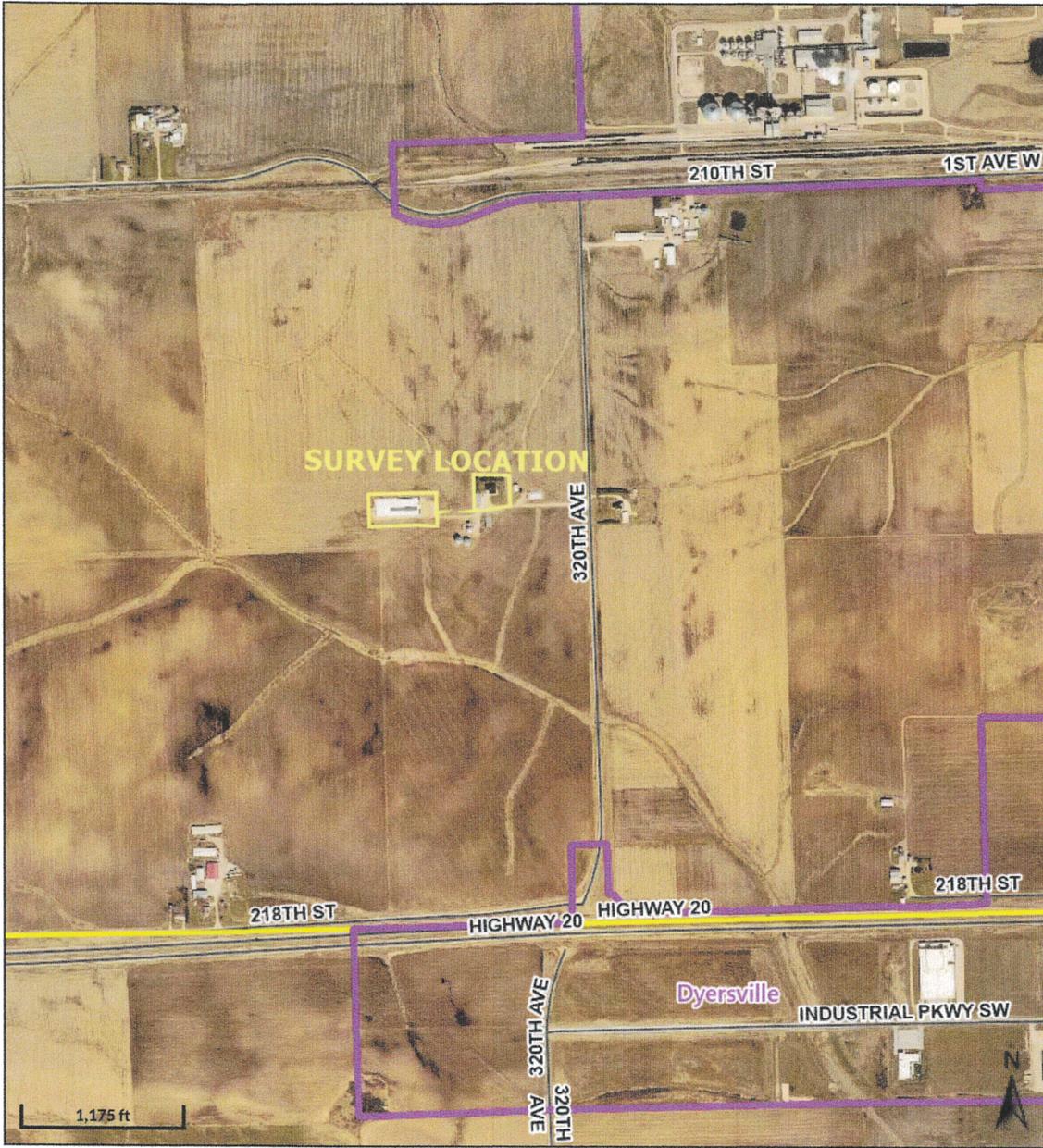
Wm. Burger
LandSurveyor
 510 3rd Street West Court
 Worthington, Iowa 52078

LEGEND

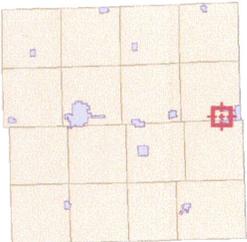
- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- BOUNDARY LINES SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS P.O.B. POINT OF BEGINNING



Beacon™ Delaware County, IA



Overview



Legend

- Corporate Limits
- Corporate Limits
- Unincorporated Area
- Political Townships
- Roads

Date created: 3/30/2026
Last Data Uploaded: 3/30/2026 5:43:10 PM

Developed by SCHNEIDER GEOSPATIAL

MEMORANDUM

To: City of Dyersville Planning & Zoning Commission
From: Amy Bjork and John P. Danos, Bond Counsel for the City
Date: March 16, 2026
Re: Consolidated Dyersville Economic Development District

A public hearing will be held by the City Council on April 20, 2026 on a proposed amendment to the urban renewal plan for the Consolidated Dyersville Economic Development District to add the property legally described in the proposed amendment and to approve new urban renewal projects. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please convene a quorum of the Commission, complete your review and submit any comments to the City Council by Noon on April 20, 2026.

Please call us at (515) 283-1000 if you have questions about the statutory process.

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

April, 2026

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 adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

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, 2026 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) 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: 3rd Street Lift Station Project

Date of Council Approval of the Project: April 20, 2026

Description of Project and Project Site: The City will undertake the construction of improvements to the 3rd Street lift station situated on certain real property bearing Dubuque County Property Tax Parcel Identification Number 0731306008, and the incidental utility, landscaping, site clearance and cleanup work related thereto.

The completed 3rd Street Lift Station Project will have a direct, positive impact on increased and improved industrial and commercial development in the Urban Renewal Area through the provision of enhanced public infrastructure in the City.

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 3rd Street Lift Station Project.

Description of Use of TIF: It is anticipated that the City will pay for the 3rd Street Lift Station Project with either 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 to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the 3rd Street Lift Station Project will not exceed \$250,000, plus any interest expense incurred by the City on the Obligations.

B.

Name of Project: Liberty Investment Company Development Project

Date of Council Approval of the Project: April 20, 2026

Description of Project and Project Site: Liberty Investment Company ("Liberty") has undertaken the construction of a new 20,000 square foot warehousing and manufacturing facility (the "Liberty Project") on certain real property (the "Liberty Property") in the Urban Renewal Area bearing Dubuque County Property Tax Parcel Identification Number 1205201021 for use in its business operations.

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

The costs incurred by the City in providing tax increment financing assistance to Liberty 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 Liberty with respect to the Liberty Project and to provide economic development payments (the "Payments") to Liberty thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Liberty Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Liberty Project will not exceed \$400,000, plus the Admin Fees.

C.

Name of Project: Feature Properties LLC Expansion Project

Date of Council Approval of the Project: April 20, 2026

Description of Project and Project Site: Feature Properties LLC ("Feature") has undertaken the expansion of its facilities, including the construction of a 40,000 square foot precast building for warehouse and manufacturing space (the "Feature Project") for use in its business operations in the Urban Renewal Area on certain real property legally described as Lot 2 of 20 West Industrial Center, 6th Addition, City of Dyersville, Delaware County, State of Iowa (the "Feature Property").

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

The costs incurred by the City in providing tax increment financing assistance to Feature will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$15,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with Feature with respect to the Feature Project and to provide (i) annual appropriation economic development payments (the “Payments”) and (2) an economic development grant to Feature thereunder.

The Payments, in an amount not to exceed \$2,700,000, will be funded with incremental property tax revenues to be derived from the Feature Property.

The Grant, in an amount not to exceed \$200,000, will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) entered into to fund the Grant may be repaid with incremental property tax revenues to be derived from the Feature Property.

It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Feature Project, including the Payments, the Grant, and the Admin Fees will not exceed \$2,915,000, plus any interest expenses incurred by the City on the Obligations.

D.

Name of Project: Willow Pear, LLC Expansion Project

Date of Council Approval of the Project: April 20, 2026

Description of the Project and Project Site: Willow Pear, LLC (“Willow Pear”) has proposed to undertake the construction of an expansion to its existing dentist office building (the “Willow Pear Project”) on certain real property in the Urban Renewal Area legally described as Lot 1 of Westridge Estates Tenth Addition to the City of Dyersville, Delaware County, Iowa (the “Willow Pear Property”). It has been requested that the City provide tax increment financing assistance to Willow Pear in support of the efforts to complete, operate and maintain the Willow Pear Project.

The costs of the Willow Pear Project will include legal and administrative fees associated with the initiation, authorization and carrying out of the City’s participation therein in an amount not to exceed \$6,000 (the “Admin Fees”).

Description of Use of TIF: The City intends to enter into a Development Agreement with Willow Pear with respect to the Willow Pear Project and to provide annual appropriation economic development payments (the “Payments”) to Willow Pear thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Willow Pear Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$55,000, plus the Admin Fees.

E.

Name of Project: Spiegel Family Realty Development Project

Date of Council Approval of the Project: April 20, 2026

Description of Project and Project Site: Spiegel Family Realty Company Iowa, LLC (“Spiegel”) has proposed to undertake the construction of a new 250,000 square foot warehousing and manufacturing facility (the “Spiegel Project”) on certain real property in the Urban Renewal Area legally described as Lot 1 of 20 West Industrial Center Eighth Addition to the City of Dyersville, Delaware County, Iowa (the “Spiegel Property”).

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

The costs incurred by the City in providing tax increment financing assistance to Spiegel will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$20,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with Spiegel with respect to the Spiegel Project and to provide economic development payments (the “Payments”) to Spiegel thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Spiegel Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Spiegel Project will not exceed \$8,300,000, plus the Admin Fees.

3) 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>\$34,290,816</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed TIF debt to be incurred under the April, 2026 Amendment*:	<u>\$11,934,000</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, 2026 Addition)

Lot 2 of 20 West Industrial Center, 6th Addition, City of Dyersville, Delaware County, State of Iowa; and

Lot 1 of 20 West Industrial Center Eighth Addition, City of Dyersville, Delaware County, State of Iowa



City of Dyersville
City Clerk's Office

DATE: March 24, 2026

TO: Board of Supervisors, Dubuque County
Board of Supervisors, Delaware County
Superintendent, Western Dubuque Community School District

FROM: City Council, City of Dyersville, Iowa

RE: Consolidated Dyersville Economic Development District Amendment

The City of Dyersville is in the process of expanding its Consolidated Dyersville Economic Development District and amending the urban renewal plan and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for April 6, 2026, at 10:00 a.m. at the Memorial Building City Hall Office in Dyersville. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at 6:00 p.m. on April 20, 2026, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (563) 875-7724 if you have questions.

340 1st Avenue East | Dyersville, IA 52040
563.875.7724 | tmaiers@cityofdiersville.com
www.cityofdiersville.com



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 20, 2026, 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 and more particularly described as follows:

Lot 2 of 20 West Industrial Center, 6th Addition, City of Dyersville, Delaware County, State of Iowa; and

Lot 1 of 20 West Industrial Center Eighth Addition, City of Dyersville, Delaware 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 authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of constructing municipal sanitary sewer system improvements; (ii) providing tax increment financing support to Liberty Investment Company (“Liberty”) in connection with the construction by Liberty of new warehousing and manufacturing facilities for use in its business operations; (iii) providing tax increment financing support and economic development grant to Feature Properties LLC (“Feature”) in connection with the expansion of its existing facilities including the construction of a precast building for manufacturing and warehouse space; (iv) providing tax increment financing support to Willow Pear, LLC (“Willow Pear”) in connection with the construction by Willow Pear of an expansion to its existing dentist office building; and (v) providing tax increment financing support to Spiegel Family Realty Company Iowa, LLC (“Spiegel”) in connection with the construction by Spiegel of a new manufacturing and warehousing building. 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