

AGENDA

ROLL CALL

AGENDA ITEMS

1. Approve Minutes of the July 17, 2025, Planning & Zoning Committee meeting.
2. Approve Plat of Survey (Dedication) of: Lots 1A, 1B & 2A of Kwik Trip 1288 in the City of Dyersville, Dubuque County, Iowa.
3. Application to Rezone Property from R1 Residential to R2 Residential. Application submitted by Bill Hermsen / Lake View Estates LLC.
4. Approve Conveyance Plat of Lot 1A of Dyersville Mall, City of Dyersville, Dubuque County, Iowa. Lot 1A of part of 16th Avenue Southeast in Part of Lot 1 of "Dyersville Mall" in the City of Dyersville, Dubuque County, Iowa. Submitted by the City of Dyersville.

ADJOURNMENT



PLANNING & ZONING

Lower Level Council Chambers
Monday, July 17, 2025
6:30 PM

MINUTES

ROLL CALL

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

AGENDA ITEMS

1. Election of Chairperson
Roger Gibbs nominated Tim Nefzger for Chairperson, Seconded by Ryan Cahill
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg
Voting Nay:
Motion Carried
2. Election of Vice Chairperson
Ryan Cahill nominated Roger Gibbs for Vice Chairperson, Seconded by Tim Nefzger
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg
Voting Nay:
Motion Carried

Roger Gibbs turned the meeting over to Tim Nefzger.

3. Approve Minutes of the June 9, 2025, Planning & Zoning Committee meeting.

There were no changes or comments regarding the minutes:

Motion to approve Minutes of the June 9, 2025, Planning & Zoning Commission meeting made by Roger Gibbs, Seconded by Ryan Cahill.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

4. Approve Preliminary Plat 20 West Industrial Center Eight Addition in the City of Dyersville. Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

Roger Gibbs stated that Jacque Rahe with DEDC could not attend the meeting. City Administrator Mick Michel stated he worked with DEDC on this development, and this is just part of the formal plat process. Michel stated the infrastructure, and the streets were already installed according to city standards. These will be deeded over to the city. Michel also stated there is development ready to start on 2 of the lots. Lot C is a detention cell, and D is for a future street; both will be deeded over the city as well.

Ron Vorwald, 3254 245th Street, was present and stated he did not have any issues with warehousing type businesses being developed. He would like decent businesses to go there.

Michel stated there are covenants set forth for this development and he didn't think DEDC would bring in something the neighbors would disagree with.

There was no further discussion regarding this matter.

Motion to approve Preliminary Plat of 20 West Industrial Center Eighth Addition in the City of Dyersville made by Roger Gibbs, Seconded by Bec Willenborg.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

5. Approve Final Plat of 20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa. Subdivision is located in 20 West Industrial Center Fourth Addition in the North 1/2 of the Northwest Fractional Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian.

This is just the final plat from the previous item. City Administrator Mick Michel stated the city has no issues with the plat.

There was no further discussion regarding this matter.

Motion to approve Final Plat 20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa made by Roger Gibbs, Seconded by Tim Nefzger.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

6. Approve Final Plat of Dream Way Addition, City of Dyersville, Delaware County, Iowa. Lot 2 in Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa.

Nathan Runde, property owner, was present and stated Lot 1 is where the proposed hotel was going to be built and Lot 2 would be for future development.

City Administrator Mick Michel stated access to Lot 1 is through an access easement that goes through Lot 2 from Field of Dreams Way.

There was no further discussion regarding this matter.

Motion to approve Final Plat of Dream Way Addition, City of Dyersville, Delaware County, Iowa made by Bec Willenborg, Seconded by Roger Gibbs.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Bec Willenborg

Voting Nay:

Motion carried

ADJOURNMENT

Meeting adjourned at 6:39 pm on a motion by Roger Gibbs, Seconded by Ryan Cahill.



Lori A. Pantan, recording Secretary

Plat of Survey (Dedication) of:
LOTS 1A, 1B & 2A OF
KWIK TRIP 1288,
in the City of Dyersville,
Dubuque County, Iowa

Item 2.

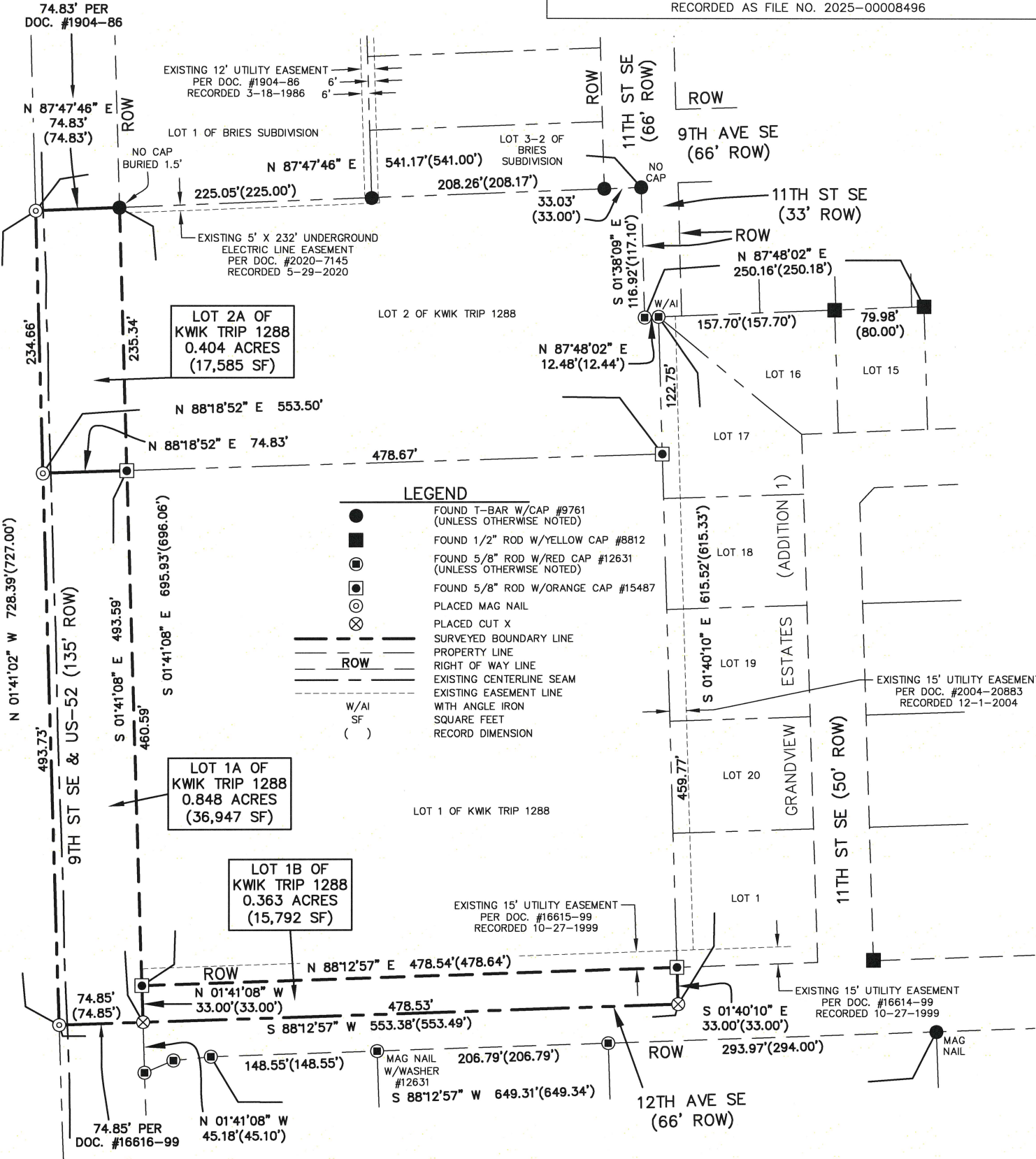
INDEX LEGEND

Location: Lots 1A, 1B & 2A of KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa
SW1/4 of Section 32, T89N, R2W of the 5th P.M., in the City of Dyersville, Dubuque County, Iowa
Requestor: Trent Kastenschmidt, Kwik Trip
Proprietor of: Lots 1 & 2 of KWIK TRIP 1288, in the City of Dyersville, Dubuque County, Iowa
Kwik Trip Inc. a Wisconsin Corporation
Surveyor: Terry L. Koelker - tkoelker@buesing.com
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tkoelker@buesing.com (563) 556-4389

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

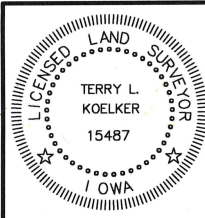
NOTE

THIS SURVEY IS COMPRISED OF: PART OF LOTS 1 & 2 OF KWIK TRIP 1288,
IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA
RECORDED AS FILE NO. 2025-00008496



NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 1.615 ACRES (70,324 SQUARE FEET).
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
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: 9/17/2025
DWG. NO. 23231-03 POS SCALE: 1" = 120'

SHEET 1 OF 5


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:

Part of Lots 1 & 2 of Kwik Trip 1288, in the City of Dyersville, Iowa

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LOTS 1A, 1B & 2A OF KWIK TRIP 1288**, in the City of Dyersville, Iowa. Total area of **LOTS 1A, 1B & 2A OF KWIK TRIP 1288** is 1.615 acres (70,324 square feet). Total area of **LOT 1A** is 0.848 acres (36,947 square feet). Total area of **LOT 1B** is 0.363 acres (15,792 square feet). Total area of **LOT 2A** is 0.404 acres (17,585 square feet). 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

ZONING APPLICATION

For Office Use Only		Item 3.
Date Filed	_____	
Fee	\$ _____	
Receipt #	_____	
Case #	_____	
Task #	_____	

- ☒ Zone amendment from R-1 to R-2 ☐ Text Amendment
- ☐ Planning Unit Development ☐ Site Plan Review ☐ Sign Permit
- ☐ Comprehensive Plan Amendment

Property Owner Bill Hermson 2004 332nd Ave 52040 563 599-6415
Name Address Zip Phone #

Applicant Bill Hermson Same 52040 _____
Name Address Zip Phone #

Representative Hermson Const Same 52040 _____
Firm Name Address Zip Phone #

Contact Bill Hermson Same 52040 _____
Name Address Zip Phone #

Bj.Hermsonbj@hotmail.com
E-Mail Address

General Location/Address Lake Shore Dr

Legal Description L7 20 x 21 x 18 x 19

Currently Zoned: R1

Proposed Use Type _____ Existing Use _____
(Section 165.05.14 Use Matrix)

Description of the Proposed Use(s) Townhouses

Site Summary Information

a. Total Site Area	_____ Sq. Ft.	g. Total Paved Area	_____ Sq. Ft.
b. Building Coverage	_____ Sq. Ft.	h. Number of Parking Stalls	_____
c. Maximum Building Height	_____ Ft.	i. Number of Handicapped Stalls	_____
d. Number of Residential Units	_____	j. Parking Lot Area	_____ Sq. Ft.
e. Non-Residential Use Area	_____ Sq. Ft.	k. Interior Parking Lot Landscaping	_____ Sq. Ft.
f. Accessory Use Area	_____ Sq. Ft.	l. Sign Permit – Sign Area	_____ Sq. Ft.

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

XBTM
Owner's Signature

8/24/25
Date Submitted

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

Bill Hermson
Print or Type Name of Applicant

ZONING APPLICATION

Item 3.

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

ZONING APPLICATION

Item 3.

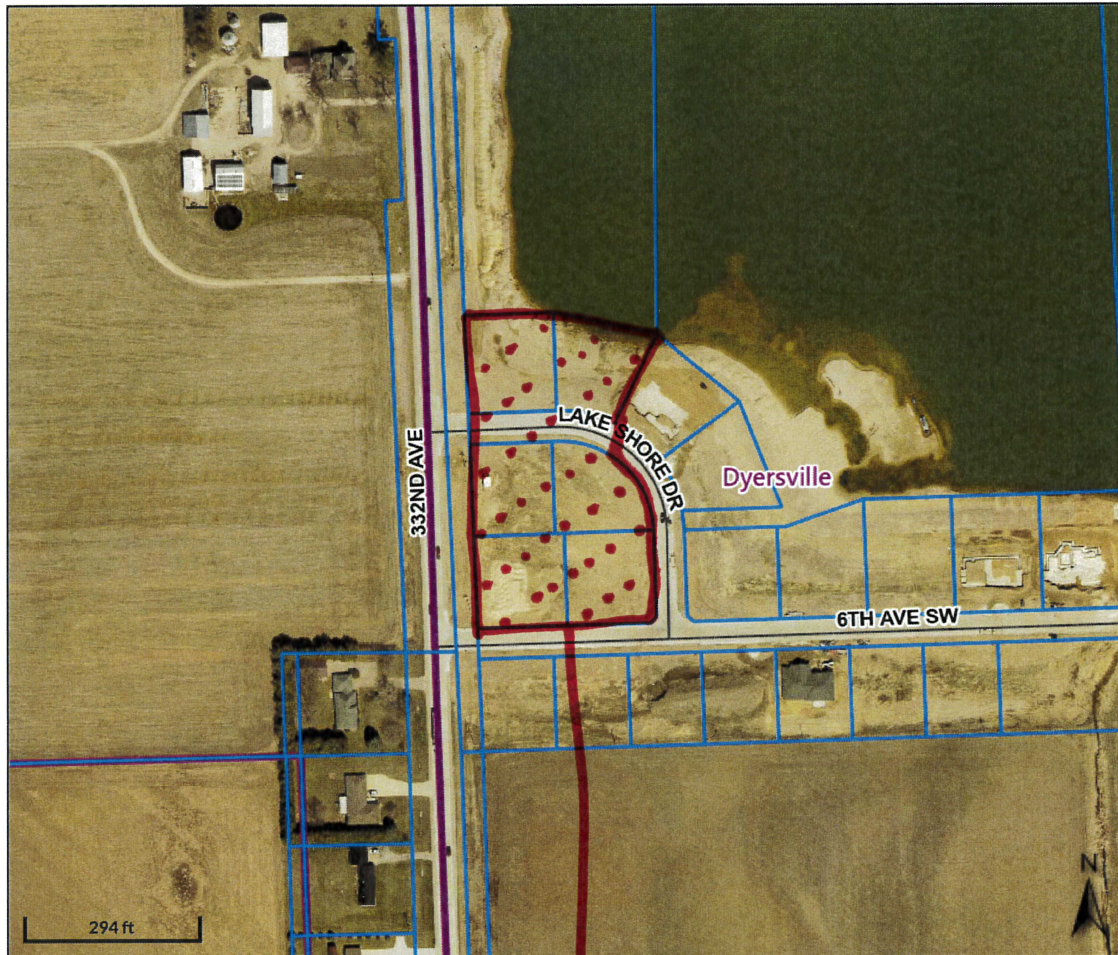
Planning & Zoning Meeting: _____ Approved ____ Denied ____ Tabled ____

Chairperson Signature

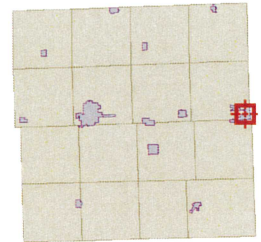
City Council Date: _____ Approved ____ Denied ____ Tabled ____

Resolution # _____

Task # _____




Overview



Legend

Corporate Limits

 Corporate Limits

 Unincorporated Area

 Political Townships

Parcels

 BLL

 Parcel

 Roads

Parcel ID 530000101290
 Sec/Twp/Rng 36-89-3
 Property Address 112 1ST AVE W
 DYERSVILLE

Alternate ID n/a
 Class R
 Acreage 14.12

Owner Address Tegeler Sand Inc
 c/o Wayne Wessels
 22156 181st Ave
 Manchester, IA 52057

District DYERSVILLE COPR. TIF 2
 Brief Tax Description TEGELER LAKE ADDN
 #2 LT 5

(Note: Not to be used on legal documents)

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: 10/1/2025

Last Data Uploaded: 10/1/2025 5:00:55 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

R1 to R2

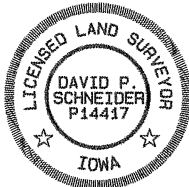
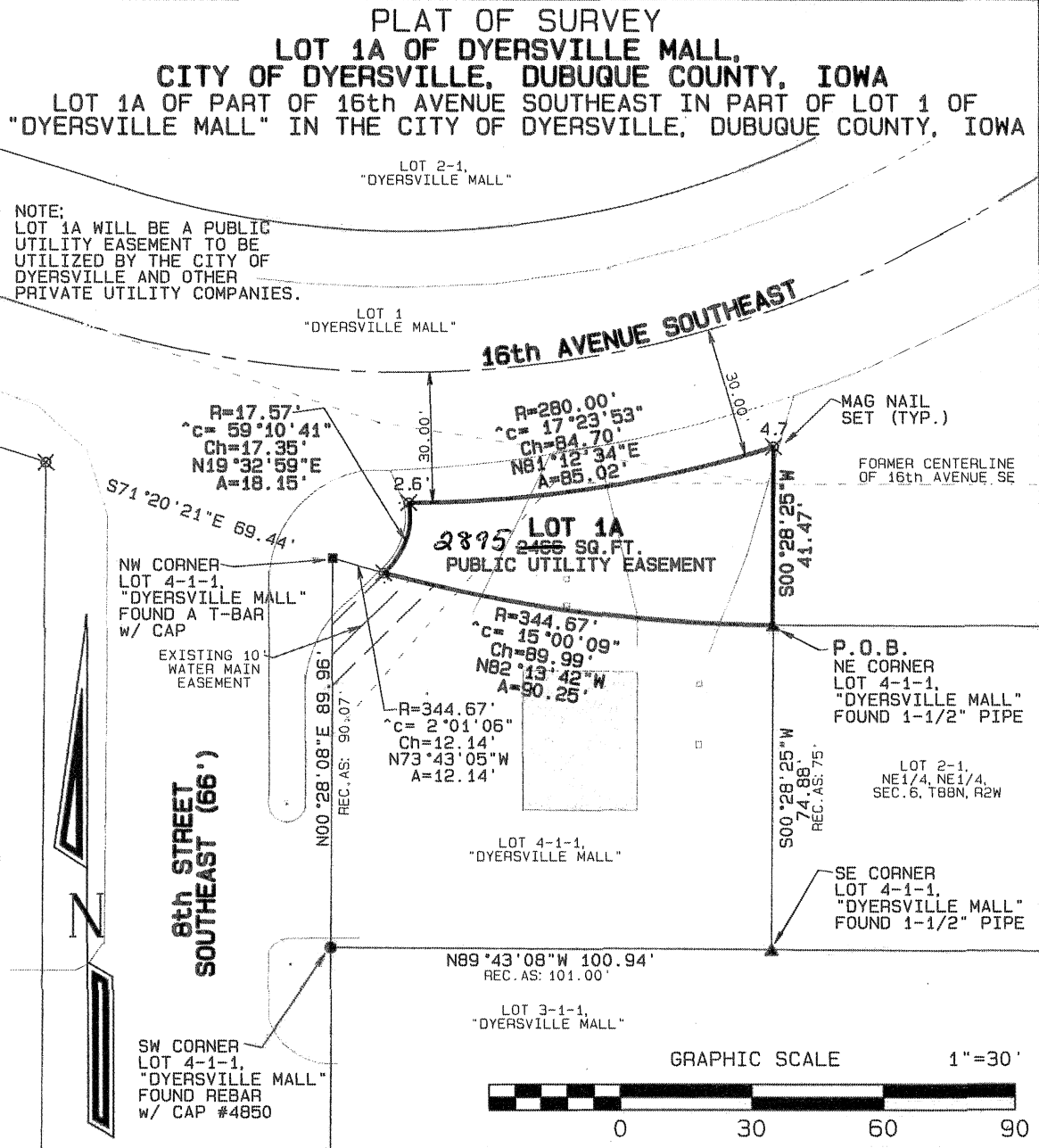
RECORDER'S INDEX

LOCATION: LOT 1A OF PART OF 16th AVENUE
SOUTHEAST IN PART OF LOT 1
OF "DYERSVILLE MALL" IN
THE CITY OF DYERSVILLE,
DUBUQUE COUNTY, IOWA

REQUESTOR: CITY OF DYERSVILLE
PROPRIETOR: CITY OF DYERSVILLE

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



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 7/26/2025
David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: THIS SHEET ONLY

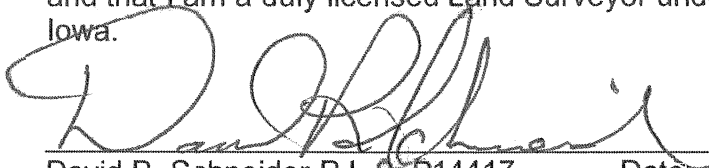
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3030
Survey Date: 9/26/2025
Sheet: 1 of 5

**Survey Description –
Lot 1A of Dyersville Mall, City of Dyersville, Dubuque County, Iowa**

Part of 16th Avenue Southeast in part of Lot 1 of "Dyersville Mall", in the City of Dyersville, Dubuque County, Iowa, more particularly described as follows: Beginning on the south right of way line of 16th Avenue Southeast at the northeast corner of Lot 4 of Lot 1 of Lot 1 of "Dyersville Mall", in the City of Dyersville, Dubuque County, Iowa; thence westerly, 90.25 feet along the south right of way curve concave to the north, having a radius of 344.67 feet, a central angle of 15°00'09" and a chord which bears N82°13'42"W, 89.99 feet to a point on the north line of said Lot 4 of Lot 1 of Lot 1; thence northeasterly and northerly 18.15 feet along the arc of a curve concave to the west having a radius of 17.57 feet, a central angle of 59°10'41" and a chord which bears N19°32'59"E, 17.35 feet to a point 30.00 feet southerly of the centerline curve of 16th Avenue Southeast; thence easterly 85.02 feet along the arc of said centerline curve concave to the north having a radius of 280.00 feet, a central angle of 17°23'53" and a chord which bears N81°12'34"E, 84.70 feet to the northerly extension of the east line of said Lot 4 of Lot 1 of Lot 1; thence S00°28'25"W, 41.47 feet to the point of beginning, containing 2466 square feet.

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.

 9/26/2025

David P. Schneider P.L.S. P14417

Date:

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: This Sheet Only

Schneider Land Surveying & Planning, Inc.

P.O. Box 128 Farley, Iowa 52046

Job No. 3030

Phone: 563-744-3631

Email: daves@yousq.net

Date: 9/26/2025

