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## AGENDA

### ROLL CALL

### AGENDA ITEMS

1. Election of Chairperson
2. Election of Vice Chairperson
3. Approve Minutes of the April 13, 2026 Planning & Zoning Commission Meeting.
4. Approve Final Plat of K & K Plat 4, City of Dyersville, Delaware County, Iowa. Lot 31 of Westridge Estates 6th Addition, City of Dyersville, Delaware County, Iowa.
5. Approve Final Plat of Valley Oaks Subdivision Plat 2, City of Dyersville, Dubuque County, Iowa. Replat of Lot 3 of the Subdivision of Lot 7 of Valleyoaks Subdivision, City of Dyersville, Dubuque County, Iowa.
6. Approve Final Plat of Thier Farm Subdivision, Dubuque County, Iowa. The South Half of the Southeast Quarter and the West 30 Feet of the Northeast Quarter of the Southeast Quarter of Section 23; and the North Half of the Northeast Quarter, the North 30 Acres of the Southeast Quarter of the Northeast Quarter, and Lots 1, 2 and 3 of the Southwest Quarter of the Northeast Quarter of Section 26; all in Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

### ADJOURNMENT



**PLANNING & ZONING**  
 Lower Level Council Chambers  
 Monday, April 13, 2026  
 6:30 PM

## MINUTES

Meeting called to order by Chairperson Tim Nefzger at 6:30 pm.

### ROLL CALL

**PRESENT:** Chairperson Tim Nefzger, Vice Chairperson Roger Gibbs (attended via phone),  
 Matt Tauke, Bec Willenborg

**ABSENT:** Ryan Cahill, Joe Petsche

### AGENDA ITEMS

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

There were no comments or questions regarding the minutes.

Motion to approve the Minutes of the March 9, 2026 Planning & Zoning Meeting made by Roger Gibbs, Seconded by Bec Willenborg.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

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.

Recording Secretary Lori Panton stated a revised plat had been submitted and the only change was to the proprietor's name. It changed from Dyersville Economic Development Corporation to Dyersville Industries Inc.

City Administrator, Mick Michel, told the commission there is a sale pending on Parcel 2026-26 and the buyer only wants 5 acres. The remaining sliver of land, Parcel 2026-27 will be sold to the property owner to the east. Michel stated the city has no issues with the plat.

Chairperson Nefzger asked if the buyer of Parcel 2026-27 was the current owner of the property. Michel stated it was not, the owner of the adjoining property to the east would be buying the parcel.

There was no further discussion regarding this matter.

Motion to approve the 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 made by Bec Willenborg, Seconded by Matt Tauke.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

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 Meridian, 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 Meridian, Delaware County, Iowa.

Bill Burger, land surveyor for Gary Wessels, was present and stated Parcel 2026-29 will be sold to Wessels' son who currently lives in the house. Burger said he may have stated that wrong at the last meeting that the son was buying the house on that plat, the son is buying this house. The house on the previous plat will also sold. Parcel 2026-28 has a hog confinement building. Wessels are requesting the hog confinement building be separated for mortgage purposes, so the house is the only collateral item. Burger also stated the easements have no restrictions.

City Administrator, Mick Michel, stated the city has no issues with the plat. It is fine that the property owner is selling the house and the easements are not restricted.

There was no further discussion regarding this matter.

Motion to approve Plat of Survey of Parcel 2026-28 and Parcel 2026-29 Delaware County, Iowa made by Matt Tauke, Seconded by Tim Nefzger.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

4. Commission Report on Urban Renewal Plan Amendment - Consolidated Dyersville Economic Development District.

City Administrator, Mick Michel, stated this plan amendment is coming before the commission to comply with Section 403 of the State Code. The city is removing a TIF area and putting it back in to reset the time since the property has already been in but now has a new owner. This reset is for Item C in the plan. Dardis is being removed and Feature Properties is being added. Feature Properties have expanded and this fits within the land use policy and is basically just resetting the time of the plan. If the commission approves, the city will proceed with the process. Michel stated there is a public hearing regarding this plan amendment on Monday night. Chairperson Nefzger questioned if an expansion project was allowed for a TIF project. Michel stated this was a big expansion and the city wanted to offer some incentive.

There was no further discussion regarding this matter.

Motion to approve the Plan Amendment made by Bec Willenborg, Seconded by Tim Nefzger.

Voting Yea: Tim Nefzger, Roger Gibbs, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

## ADJOURNMENT

Motion to adjourn at 6:30 pm made by Matt Tauke, Seconded by Tim Nefzger.

*Lori A. Panton*

Lori A. Panton, Recording Secretary

RECORDER'S INDEX

LOCATION: LOT 31 OF WESTRIDGE ESTATES 6th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: JEANINE KOCH

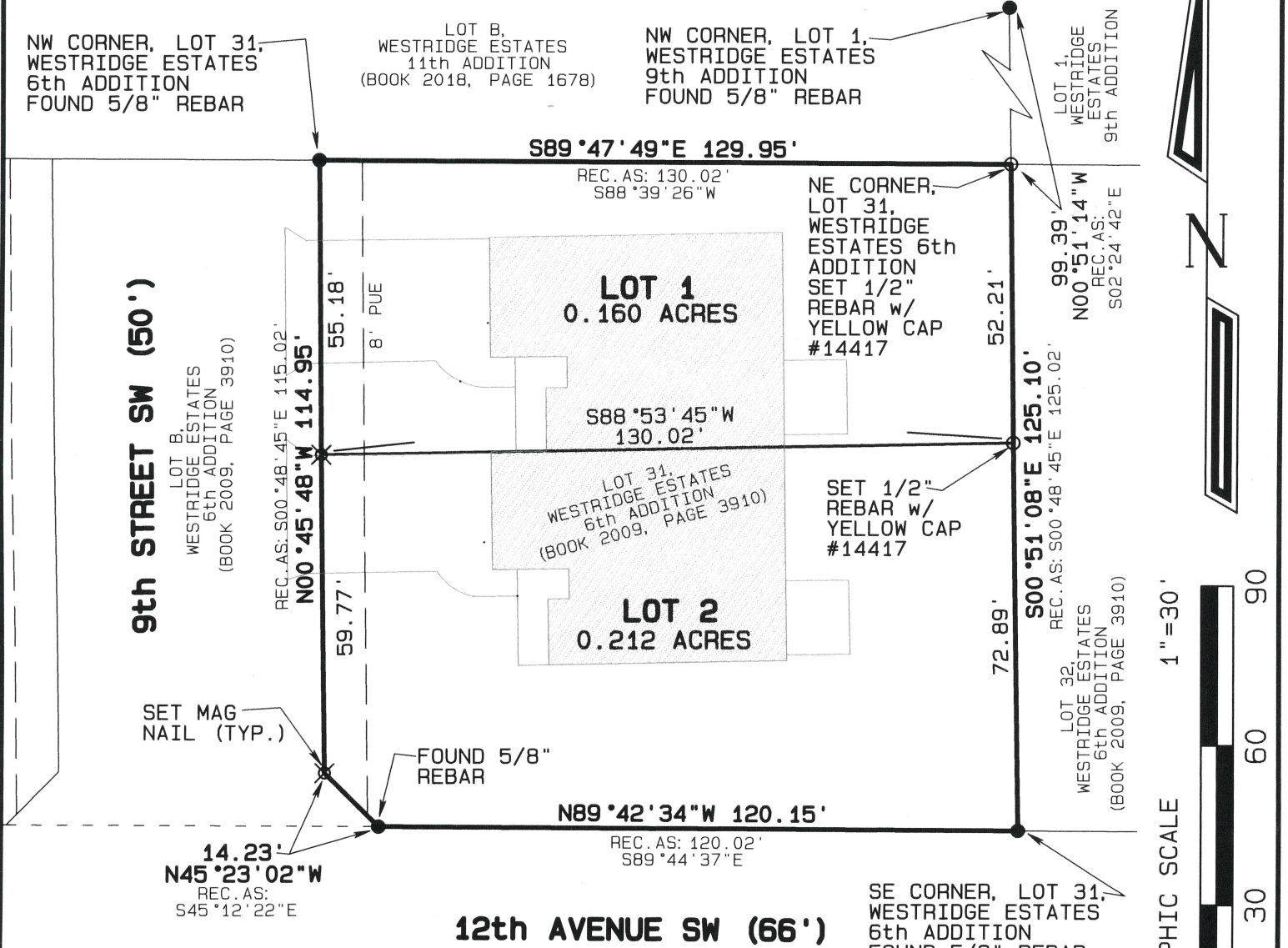
PROPRIETOR: K & K BUILDING & SUPPLY, INC.

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

FINAL PLAT  
K & K ADDITION PLAT 4,  
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA  
LOT 31 OF WESTRIDGE ESTATES 6th ADDITION,  
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



**SURVEY DESCRIPTION-**  
**K & K ADDITION PLAT 4,**  
**CITY OF DYERSVILLE,**  
**DELAWARE COUNTY, IOWA:**

LOT 31 OF WESTRIDGE ESTATES 6th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2009, PAGE 3910

**TOTAL AREA**  
**0.372 ACRES**

LOT 35, WESTRIDGE ESTATES 6th ADDITION (BOOK 2009, PAGE 3910)

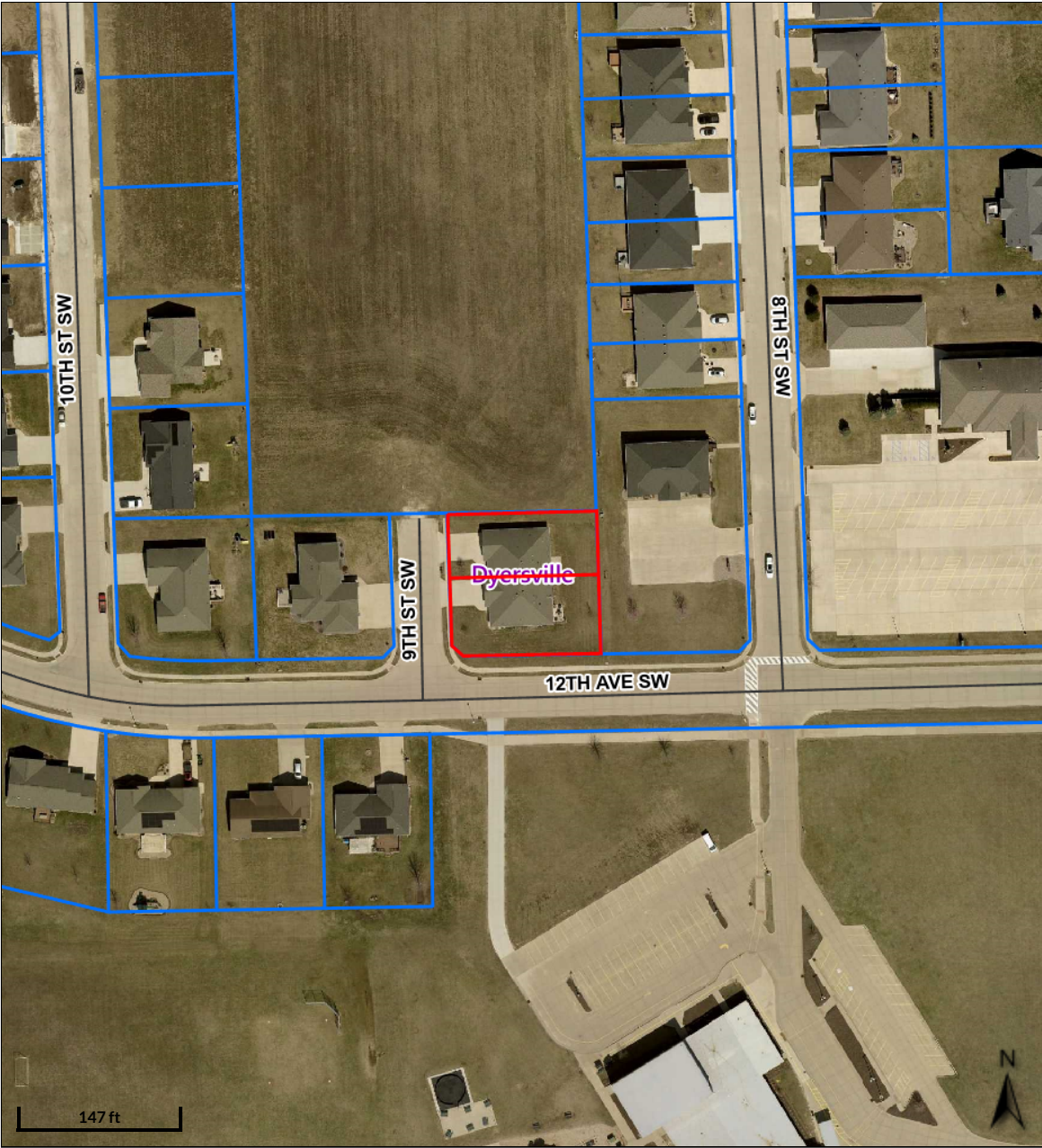


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

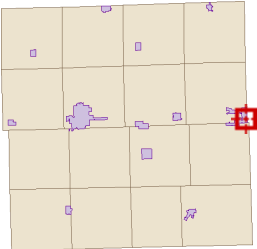
*David P. Schneider* 6/23/2026  
David P. Schneider P.L.S. P14417 Date:  
My license renewal date is December 31, 2027.

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







Project: 3098  
Survey Date: 5/29/  
Sheet: 1 of 4



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: 6/29/2026  
 Last Data Uploaded: 6/28/2026 4:30:17 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

**RECORDER'S INDEX**

**LOCATION:** REPLAT OF LOT 3 OF THE SUBDIVISION OF LOT 7 OF "VALLEYOAKS SUBDIVISION", CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

**REQUESTOR:** JOE LUDWIG

**PROPRIETOR:** PATRICIA MEYER REVOCABLE TRUST DATED MAY 16, 2007

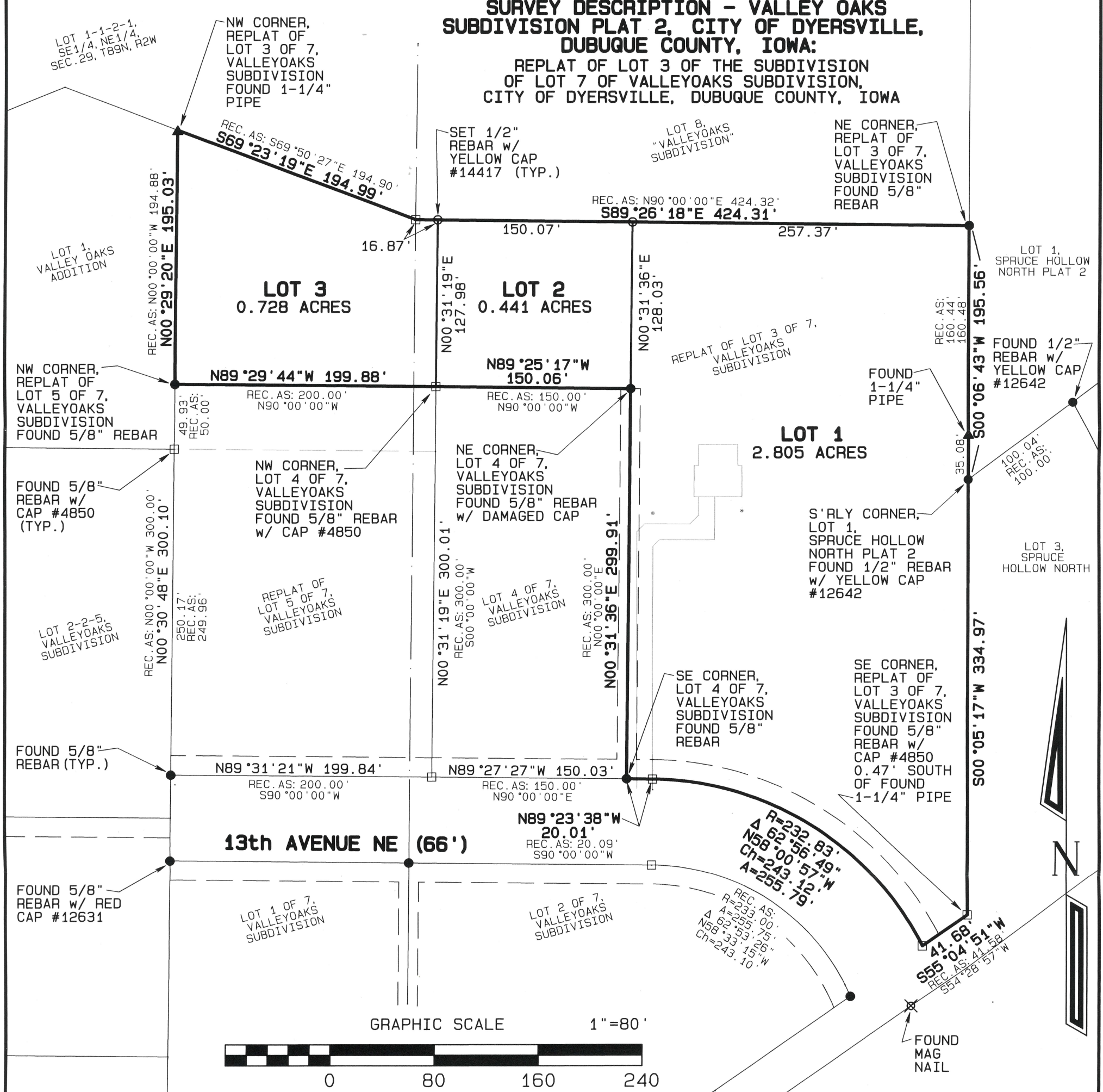
**SURVEYOR:** DAVID P. SCHNEIDER

**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

**FINAL PLAT**  
**VALLEY OAKS SUBDIVISION PLAT 2,**  
**CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA**  
REPLAT OF LOT 3 OF THE SUBDIVISION OF LOT 7 OF VALLEYOAKS SUBDIVISION,  
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

**SURVEY DESCRIPTION - VALLEY OAKS**  
**SUBDIVISION PLAT 2, CITY OF DYERSVILLE,**  
**DUBUQUE COUNTY, IOWA:**  
REPLAT OF LOT 3 OF THE SUBDIVISION  
OF LOT 7 OF VALLEYOAKS SUBDIVISION,  
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA



**TOTAL AREA**  
3.974 ACRES



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* 6/23/2026  
Date: 6/23/2026  
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

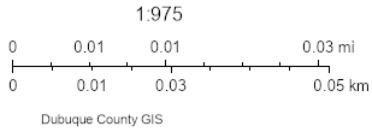
**SCHNEIDER**  
**Land Surveying**  
**&**  
**Planning, Inc.**  
P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
daves@yousq.net

Project: 3077  
Survey Date: 6/1/2026  
Sheet: 1 of 5

# ArcGIS Web Map



6/29/2026, 2:39:04 PM



**RECORDER'S INDEX**

**LOCATION:** THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTH EAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

**REQUESTOR:** LARRY THIER  
**PROPRIETOR:** LARRY THIER AND MELISSA THIER  
**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

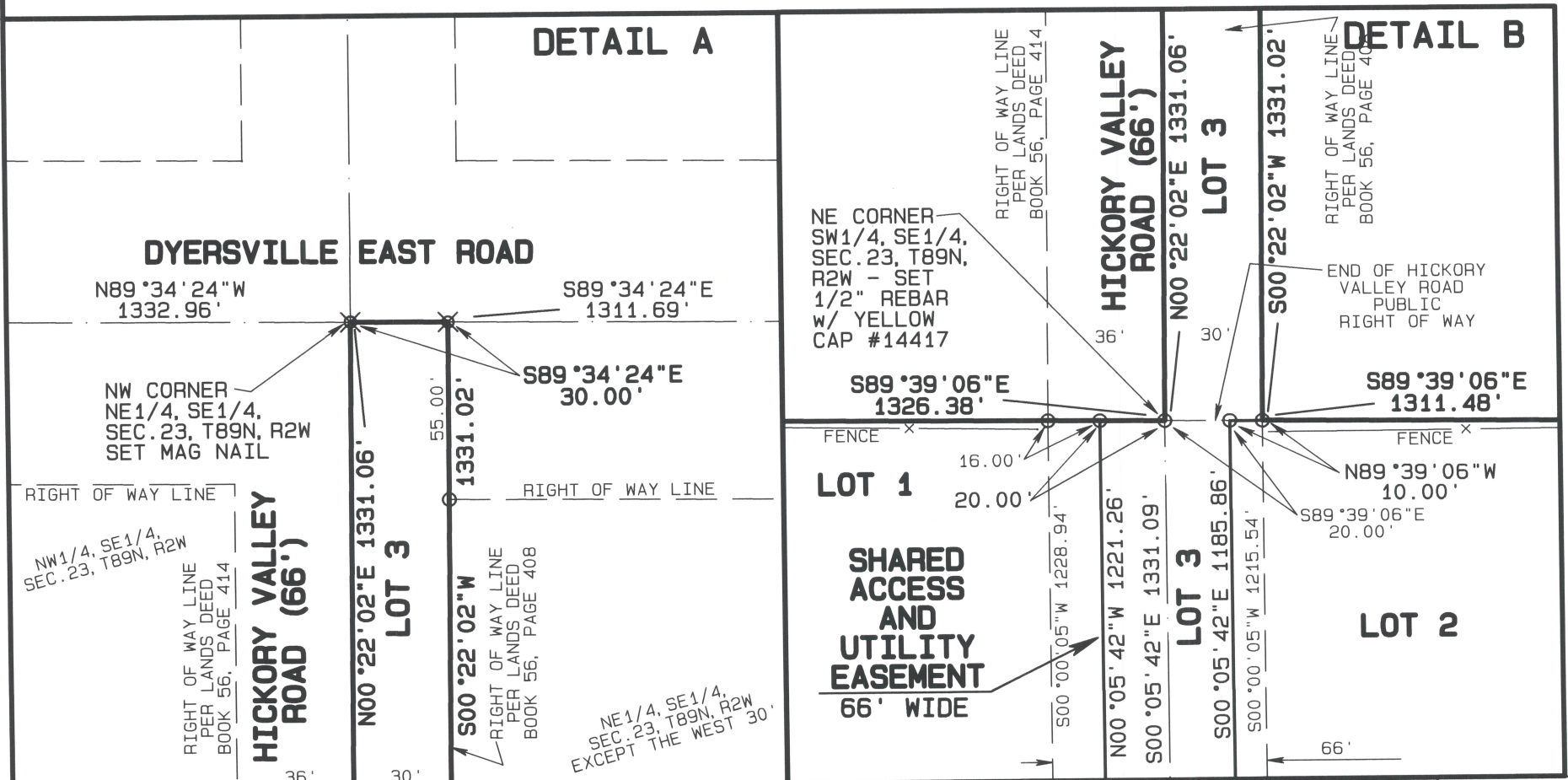
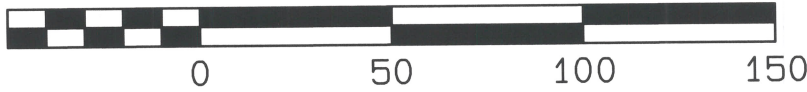
**FINAL PLAT**  
**THIER FARM SUBDIVISION, DUBUQUE COUNTY, IOWA**

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTH EAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

**SURVEY DESCRIPTION - THIER FARM SUBDIVISION, DUBUQUE COUNTY, IOWA:**

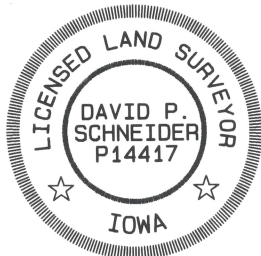
THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTH EAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S00°20'54"W, 2354.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA; THENCE N89°51'28"W, 1321.21 FEET TO THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION 26; THENCE S00°07'18"W, 336.54 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION 26; THENCE N89°58'33"W, 1343.93 FEET TO THE CENTER OF SAID SECTION 26; THENCE N00°24'22"E, 2699.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE N00°05'03"E, 1332.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°39'06"E, 1326.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N00°22'02"E, 1331.06 FEET TO THE NORTHWEST CORNER OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°34'24"E, 30.00 FEET ALONG THE NORTH LINE OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO THE NORTHEAST CORNER OF THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S00°22'02"W, 1331.02 FEET TO THE SOUTHEAST CORNER OF THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°39'06"E, 1311.48 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S00°22'34"W, 1329.22 FEET TO THE POINT OF BEGINNING, CONTAINING 236.809 ACRES, WHICH INCLUDES 1.950 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

GRAPHIC SCALE 1"=50'



**TOTAL AREA**  
236.809 ACRES TOTAL  
1.950 ACRES ROAD  
234.859 ACRES NET

**PLAT OF SURVEY:**  
SEE SHEET 2



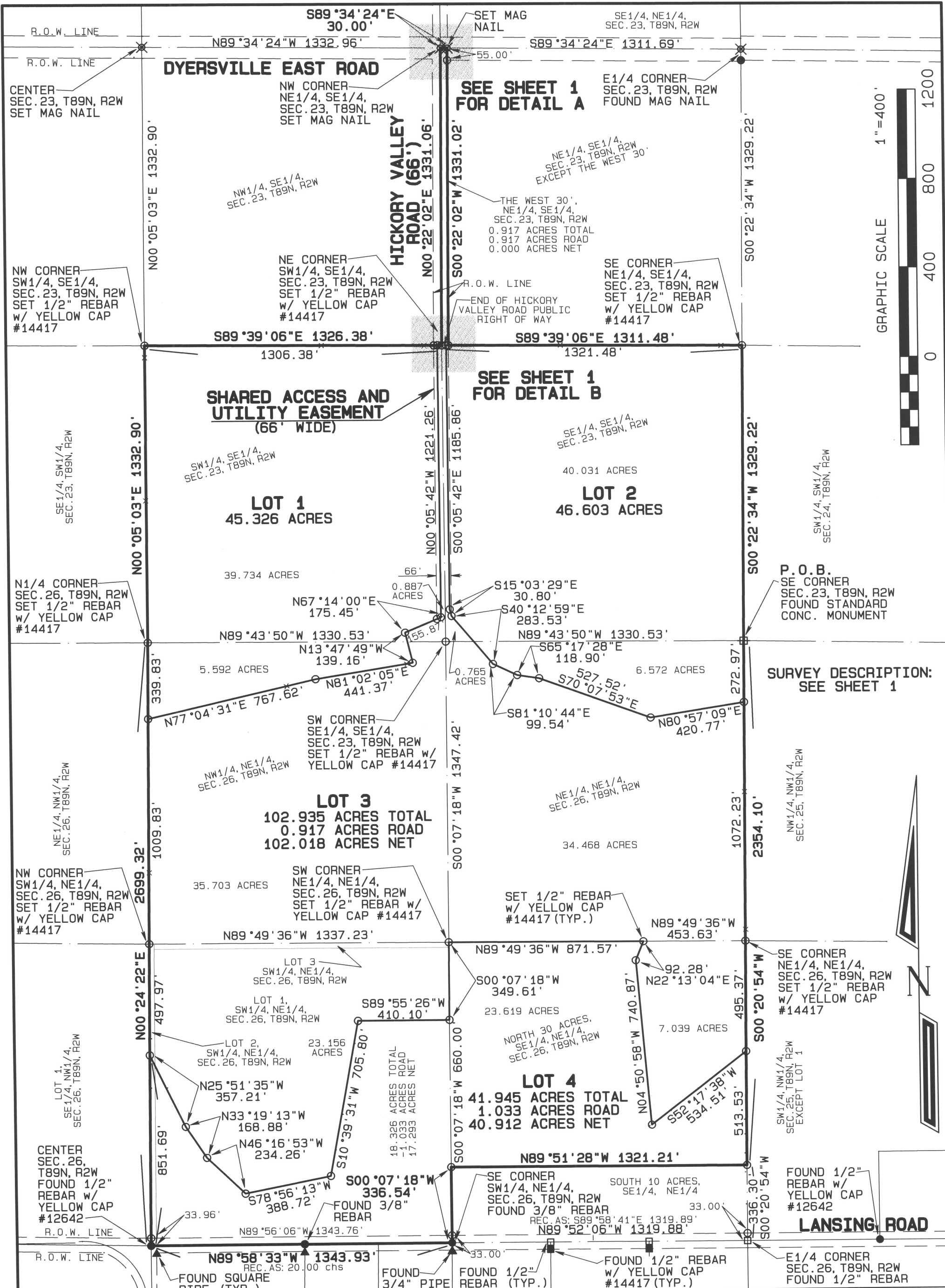
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

David P. Schneider P.L.S. P14417 Date: 6/29/2026  
My license renewal date is December 31, 2027.

Pages or sheets covered by this seal: SHEETS 1 & 2

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

Project: 3107  
Survey Date: 6/25/2026  
Sheet: 1 of 7



**FINAL PLAT**  
**THIER FARM SUBDIVISION, DUBUQUE COUNTY, IOWA**  
 THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTHEAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

**SCHNEIDER**  
 Land Surveying & Planning, Inc.  
 P.O. Box 128  
 Farley, Iowa 52046  
 Ph# 563-744-3631  
 daves@yousq.net  
 Project: 3107  
 Survey Date: 6/25/2026  
 Sheet: 2 of 7

DUBUQUE COUNTY - IOWA  
**APPLICATION FOR PLATTING**

1225 SEIPPEL ROAD,  
DUBUQUE, IA 52002

(Attach a Sketch Plat with application, showing existing structures, accesses and new lot lines)

Owner Name: Larry D. Thier Phone: 563-690-8862

Name of new Subdivision: Thier Farm Subdivision, Dubuque County, Iowa

Current Legal Description:

See attached plat

Parcel #(s):	<u>0726200004</u>	<u>30 acres</u>	# Acres
	<u>0726200003</u>	<u>40 acres</u>	# Acres
	<u>0723400003</u>	<u>40 acres</u>	# Acres
	<u>0723400004</u>	<u>40 acres</u>	# Acres
	<u>0726200001</u>	<u>40 acres</u>	# Acres
	<u>0726200002</u>	<u>40 acres</u>	# Acres
			Total Acres: <u>236.809</u>

Zoning District: \_\_\_\_\_

Current Use of Property: A-1

Lot number with the Buildings & Structures listed on each lot (if any)

Lot 3 = farm house + ag buildings  
Lot 1, 2, + 4 = nothing

Reason for Survey & Proposed Use of Each Lot:

Lots 1 + 2 = to sell as cultivated land  
Lot 3 = to sell with pasture + cultivated land  
Lot 4 = to be retained by owner

List the Access (field, residential or commercial) and street, road or highway name for Each Lot:

Lot 1, 2, 3 = will have access off Hickory Valley Road  
Lot 4 = will have access off of existing driveway 525 feet east of Black Hills Rd.

**For Office Use Only**

Is Ag Exemption Form Required? No  Yes

Is property within 2 miles of a City? No  Yes  Name of City \_\_\_\_\_

Is there access to each lot? \_\_\_\_\_

Acquisition Plat \_\_\_\_\_ Simple Plat \_\_\_\_\_ Subdivision: Major \_\_\_\_\_ Minor \_\_\_\_\_















List current addresses: \_\_\_\_\_

# Dubuque County, IA

Results

7 Results

Click to Hide Photos

Parcel ID	Owner	Property Address	City
 <a href="#">0723400003</a>	 THIER, LARRY (Deed)	40 acres	
 <a href="#">0723400004</a>	 THIER, LARRY (Deed)	40 acres	
 <a href="#">0726200001</a>	 THIER, LARRY (Deed)	40 acres	
 <a href="#">0726200002</a>	 THIER, LARRY (Deed)	14080 HICKORY VALLEY RD 40 acres	FARLEY
 <a href="#">0726200003</a>	 THIER, LARRY (Deed)	40 acres	
 <a href="#">0726200004</a>	 THIER, LARRY (Deed)	30 acres	
 <del><a href="#">0726200005</a></del>	<del> THIER, LARRY (Deed)</del>		

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