

AGENDA

ROLL CALL

AGENDA ITEMS

1. Approve Minutes of the May 12, 2025, Planning & Zoning Meeting
2. Approve Final Plat of Rahe Farm Subdivision Plat No. 4, Dubuque County, Iowa. Lot 1 and Lot 2 of Rahe Farm Subdivision, Plat No. 2, Dubuque County. Plat submitted by Dewayne Rahe.

ADJOURNMENT



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, May 12, 2025
6:30 PM

MINUTES

ROLL CALL

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

ABSENT: Bec Willenborg

AGENDA ITEMS

1. Approve Minutes of the April 14, 2025 Planning & Zoning Meeting

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

Motion to approve Minutes of the April 14, 2025, Planning & Zoning Meeting made by Ryan Cahill, Seconded by Tim Nefzger.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke

Voting Nay: None

Motion carried.

2. Approve Plat of Survey of Parcel 2025-66 part the N1/2 of the SW 1/24 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Pat Dunkel.

Tyler Massey, 547 Hickory Ridge Street, Peosta was present. He stated he plans to purchase parcel 2025-33 which is approximately 5 acres from Dunkel.

City Administrator Mick Michel advised the city has no issues with the plat.

There was no further discussion or comments.

Motion to approve Plat of Survey of Parcel 2025-66 part the N1/2 of the SW 1/24 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa made by Matt Tauke, Seconded by Tim Nefzger.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke

Voting Nay: None

Motion carried.

3. Approve Final Plat of Langel Farm Subdivision, Dubuque County, Iowa. Lot 2 in the West Half of the Northeast Quarter of the Northeast Quarter, Part of the Southwest Quarter of the Northeast Quarter, and Lot 1 in the Southeast Quarter of the Northeast Quarter, all in Section 14; and Lot 1 of Lot 3 in the West Half of the Northwest Quarter of Section 13; all in Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Dale Langel.

Rose Schneider with Schneider Land Surveying was present. She stated the property is being divided into 3 parcels. The first parcel is for a new house. The old one burned down and for financing reasons it will be on its own lot. The second parcel is the remaining farm ground. The third parcel is broken off and will be eventually sold to the son.

Chairperson Gibbs questioned what was meant by "subdivision". Schneider advised Dubuque County has several types of subdivision plats and this is a minor subdivision.

City Administrator Mick Michel stated the city has no issues with the plat.

There was no further discussion or comments.

Motion to approve Final Plat of Langel Farm Subdivision, Dubuque County, Iowa made by Tim Nefzger, Seconded by Ryan Cahill.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke

Voting Nay: None

Motion carried

4. Approve Petition to Rezone Property from C2 Commercial and R1 Residential to R3 Urban Residential at 1520 2nd Avenue SE, Dyersville Iowa. Request submitted by BM Co.

City Administrator Mick Michel advised the petitioner was not able to attend the meeting. The request is to rezone C2 and R1 property to R3. He stated the request is consistent with the Comprehensive Plan and the long-term economic agenda for additional housing. Michel recommends approval of the petition.

The commission confirmed that this was the old Cardinal restaurant area.

Chairperson Gibbs asked for public comment. Craig Salow, owner of 1515 2nd Avenue SE, wanted to make sure that his property was not being re-zoned. Michel assured him that his property would remain C2.

There was discussion regarding what area was being rezoned. Michel stated it was the 6 lots that was the old Cardinal and the area where campers were stored. When the final plat is submitted the 6 lots will be combined into one. Everything else is remaining as is.

There was no further discussion or comments.

Motion to approve Petition to Rezone Property from C2 Commercial and R1 Residential to R3 Urban Residential at 1520 2nd Avenue SE, Dyersville Iowa made by Matt Tauke, Seconded by Tim Nefzger.

Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke

Voting Nay:

Motion carried.

ADJOURNMENT

Motion to adjourn at 6:30 pm made by Joe Petsche, Seconded by Matt Tauke.



Lori A. Pantan, recording Secretary

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: See attached deed Phone: 563-543-6871

Name of new Subdivision: Rake Farm Subdivision Plat No. 4
Dubuque County, Iowa

Current Legal Description: Lot 1 & Lot 2 of Rake Farm Subdivision Plat No. 2,
Dubuque County, IA

Parcel #(s): 0728126002 # Acres 5.0
0728126001 # Acres 40.49
 # Acres _____

Zoning District: _____ Total Acres: 46.50

Current Use of Property: _____

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

Lot 1 - house & shed
Lot 2 - cattle shed

Reason for Survey & Proposed Use of Each Lot:

Lot 1 - down size acreage & continue to live in home
Lot 2 - sell Ag ground to nephew who farms to NE

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

Lot 1 - existing driveway to Golf Course Road
Lot 2 - existing access easement across Lot 1 to Golf Course 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: _____

RECORDER'S INDEX

LOCATION: LOT 1 AND LOT 2 OF RAHE FARM SUBDIVISION, PLAT NO. 2, DUBUQUE COUNTY, IOWA

REQUESTOR: DEWAYNE G. RAHE

PROPRIETOR: DEWAYNE G. RAHE DECLARATION OF TRUST DATED JUNE 14, 2000,
DEWAYNE G. RAHE, TRUSTEE AND
KRYSTAL A. RAHE DECLARATION OF TRUST DATED JUNE 14, 2000,
KRYSTAL A. RAHE, TRUSTEE

SURVEYOR: DAVID P. SCHNEIDER

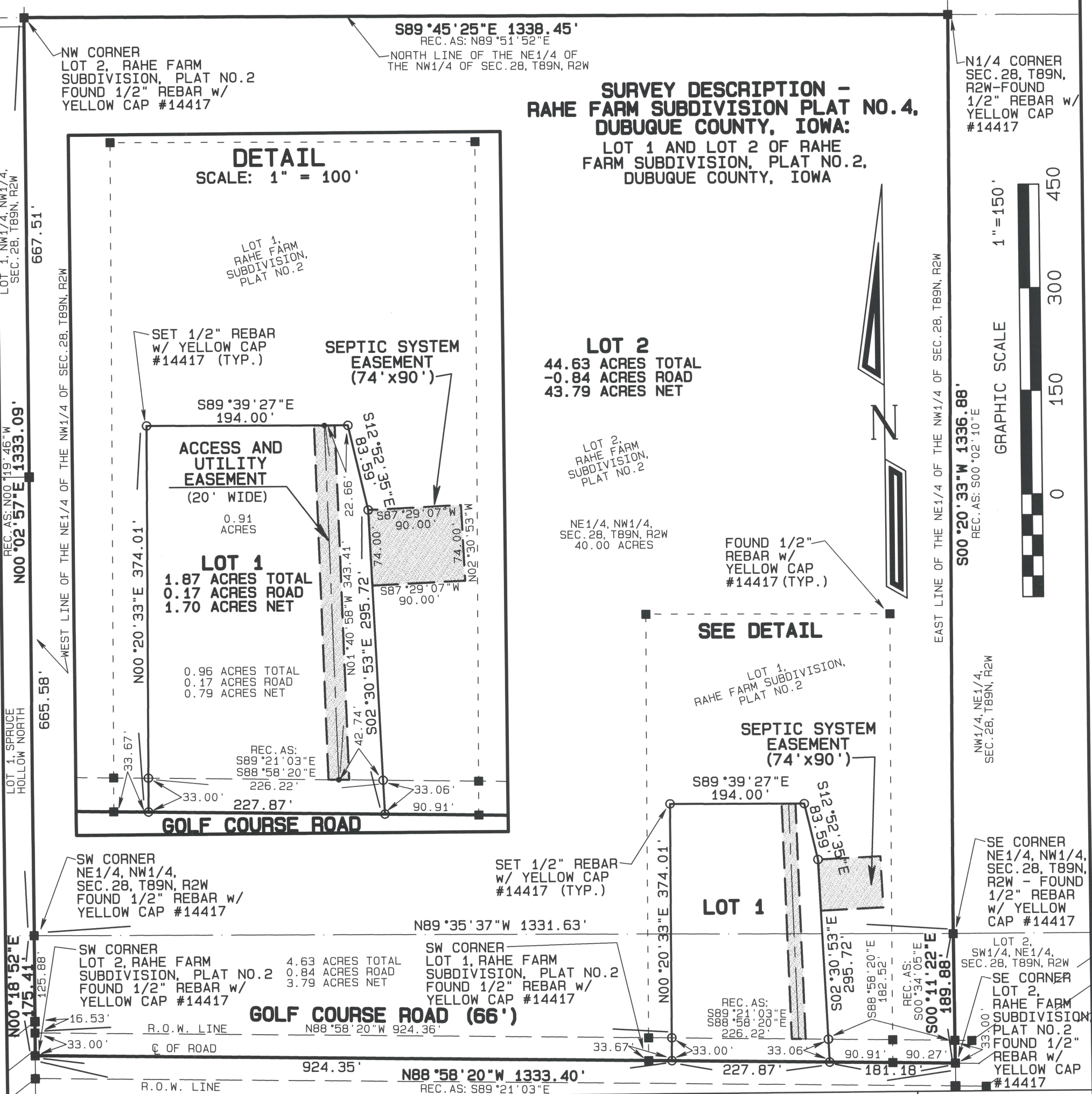
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

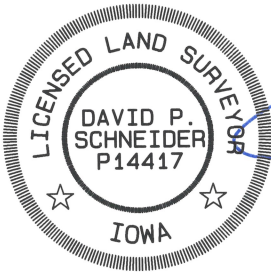
FINAL PLAT

RAHE FARM SUBDIVISION PLAT NO. 4, DUBUQUE COUNTY, IOWA

LOT 1 AND LOT 2 OF RAHE FARM SUBDIVISION,
PLAT NO. 2, DUBUQUE COUNTY, IOWA



TOTAL AREA
46.50 ACRES TOTAL
-1.01 ACRES ROAD
45.49 ACRES NET



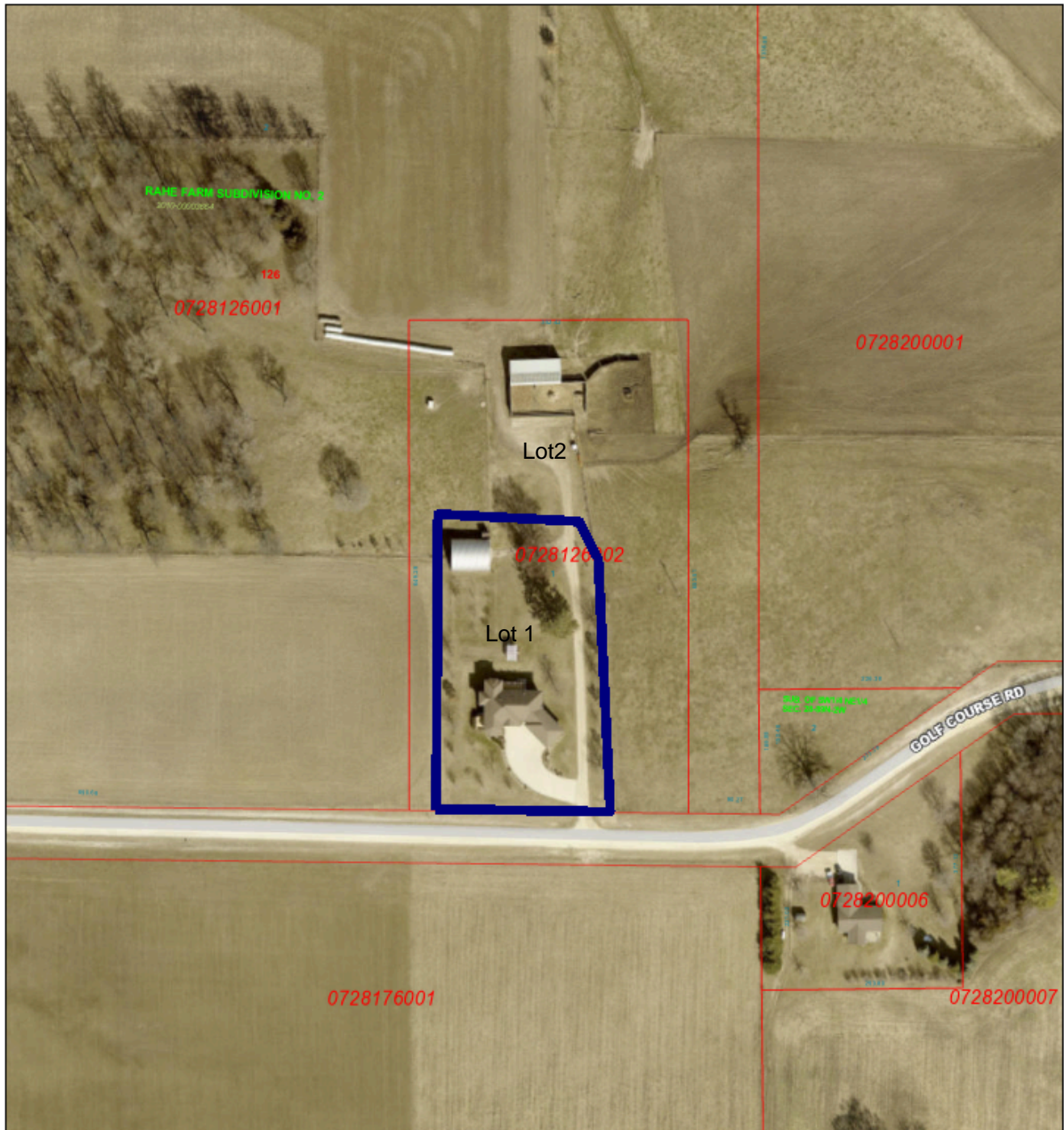
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 5/27/2025
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

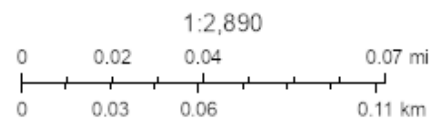
SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 1422-2025FP
Survey Date: 5/22/2025
Sheet: 1 of 7

ArcGIS Web Map



5/29/2025, 8:37:17 AM



Dubuque County GIS