



## PLANNING & ZONING MEETING

Lower Level Council Chambers  
Tuesday, November 12, 2024  
6:30 PM

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### AGENDA

#### ROLL CALL

#### AGENDA ITEMS

1. Approve Minutes of the October 14, 2024 Planning & Zoning Commission Meeting
2. Approve Plat of Survey of City View Acres 3rd Addition, City of Dyersville, Dubuque County, Iowa. Plat submitted by Dan and Lynne Lueck.
3. Approve Final Plat of Ameskamp Farm Subdivision, Dubuque County, Iowa. The Northeast Quarter of the Northwest Quarter, Except Lot 1, and the Southeast Quarter of the Northwest Quarter, all in Section 27, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Wayne & Sharon Ameskamp.

#### ADJOURNMENT



## PLANNING & ZONING MEETING

Lower Level Council Chambers  
Monday, October 14, 2024  
6:31 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 August 12, 2024 Planning & Zoning Meeting.

There were no questions, changes or comments.

Motion to approve Minutes of the August 12, 2024 meeting made by Matt Tauke. Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

2. Review and Recommendation of the Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment

City Administrator, Mick Michel, stated that the commission has a resolution that includes several business activities that are in the TIF district. This district time period is coming to an end and needs to be reset. The properties included in this district are listed on Exhibit A and on the aerial map. The 3rd phase of southwest industrial development is getting underway so that is being reset to encourage building incentives. It is also resetting the time for the childcare building and the APC batch plant. The reason this is in front of the commission is because state law requires their review and recommendation. Michel also stated the city recommends this activity.

There were no more comments or questions.

Motion to recommend Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment made by Ryan Cahill, Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

## ADJOURNMENT

Meeting adjourned at 6:35 on a motion made by Tim Nefzger. Seconded by Ryan Cahill.

A handwritten signature in cursive script that reads "Lori A. Panton".

Lori A. Panton, recording Secretary

RECORDER'S INDEX

LOCATION: LOT 1 OF CITY VIEW ACRES 2ND ADDITION, DUBUQUE COUNTY, IOWA

REQUESTOR: DANIEL J. LUECK

PROPRIETOR: DANIEL J. LUECK AND LYNNE M. LUECK

SURVEYOR: DAVID P. SCHNEIDER

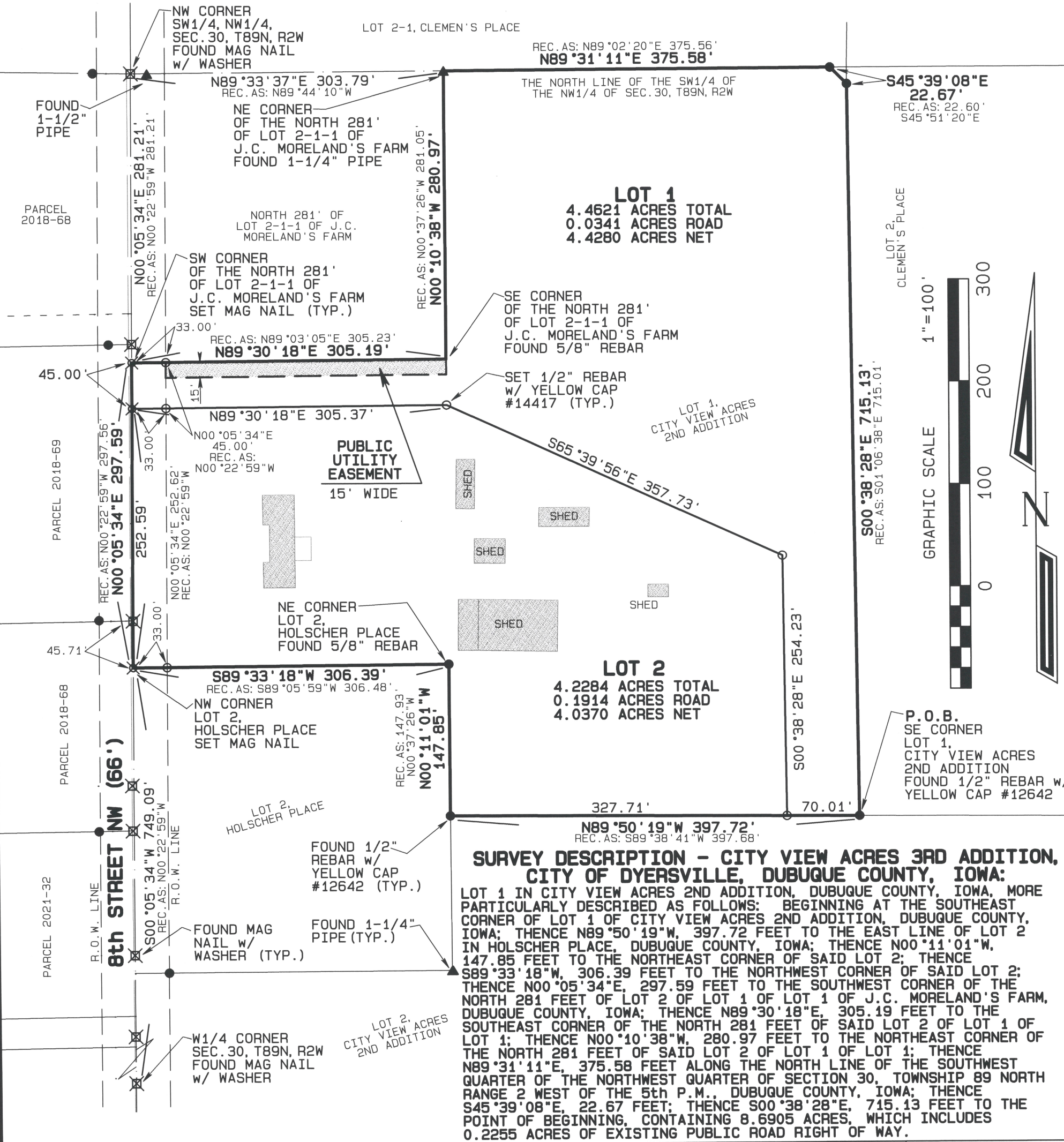
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

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

PLAT OF SURVEY

CITY VIEW ACRES 3RD ADDITION, CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

LOT 1 OF CITY VIEW ACRES 2ND ADDITION, CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA



<p><b>TOTAL AREA</b> 8.6905 ACRES TOTAL 0.2255 ACRES ROAD 8.4650 ACRES NET</p>	<p>LICENSED LAND SURVEYOR DAVID P. SCHNEIDER P14417 IOWA</p>	<p>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.</p> <p>David P. Schneider P.L.S. P14417 Date: 10/7/2024 My license renewal date is December 31, 2025.</p> <p>Pages or sheets covered by this seal: THIS SHEET ONLY</p>	<p><b>SCHNEIDER</b> Land Surveying &amp; Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net</p> <p>Project: 2910A Survey Date: 9/19/2024 Sheet: 1 of 4</p>
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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: Wayne Ameskamp Phone: 563-920-7450

Legal Description:

The NE 1/4 of the NW 1/4, except Lot 1, and the SE 1/4 of the NW 1/4, all in Sect. 27, T89N, R2W of the 5th P.M., Dubuque County, Iowa

Parcel #(s): 0727126001 # Acres 33.97  
0727100004 # Acres 38.79  
 # Acres \_\_\_\_\_

Zoning District: \_\_\_\_\_ Total Acres: \_\_\_\_\_

Current Use of Property: \_\_\_\_\_

Existing Buildings & Structures:

NONE

Reason for Survey & Proposed Use of Each Lot:

To create a parcel to build new house to continue to assist in the farming operation - Lot 1  
Lot 2 - to remain as cultivated field

Note the Access for Each Lot:

Lot 1 - applied for entrance permit off Golf Course Road.  
Lot 2 = 2 entrances off Dyersville East + 1 entrance off Golf Course Road

**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: THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER, EXCEPT LOT 1,  
AND THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER, ALL IN SECTION 27,  
TOWNSHIP 89 NORTH, RANGE 2 WEST OF  
THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: RYAN AMESKAMP  
PROPRIETOR: WAYNE AMESKAMP AND  
SHARON AMESKAMP

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

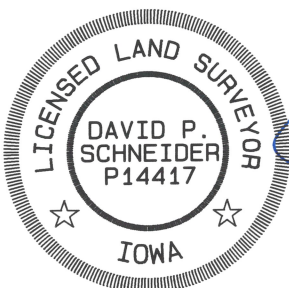
FINAL PLAT

**AMESKAMP FARM SUBDIVISION, DUBUQUE COUNTY, IOWA**

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,  
EXCEPT LOT 1, AND THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 89 NORTH,  
RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

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

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT LOT 1, AND  
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27,  
TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER  
OF SAID SECTION 27; THENCE N89°21'38"W, 1327.98 FEET TO THE SOUTHWEST  
CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID  
SECTION 27; THENCE N00°00'37"E, 1328.48 FEET TO THE NORTHWEST CORNER  
OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
THENCE N00°06'57"E, 1333.28 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S89°35'54"E,  
1056.07 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 27 TO THE NORTHWEST CORNER OF LOT 1  
OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
THENCE S00°13'43"W, 722.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE S89°43'48"E, 280.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE S00°15'28"W, 611.74 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S00°15'28"W,  
1333.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76.889 ACRES, WHICH  
INCLUDES 2.587 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



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:

My license renewal date is December 31, 2025.

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

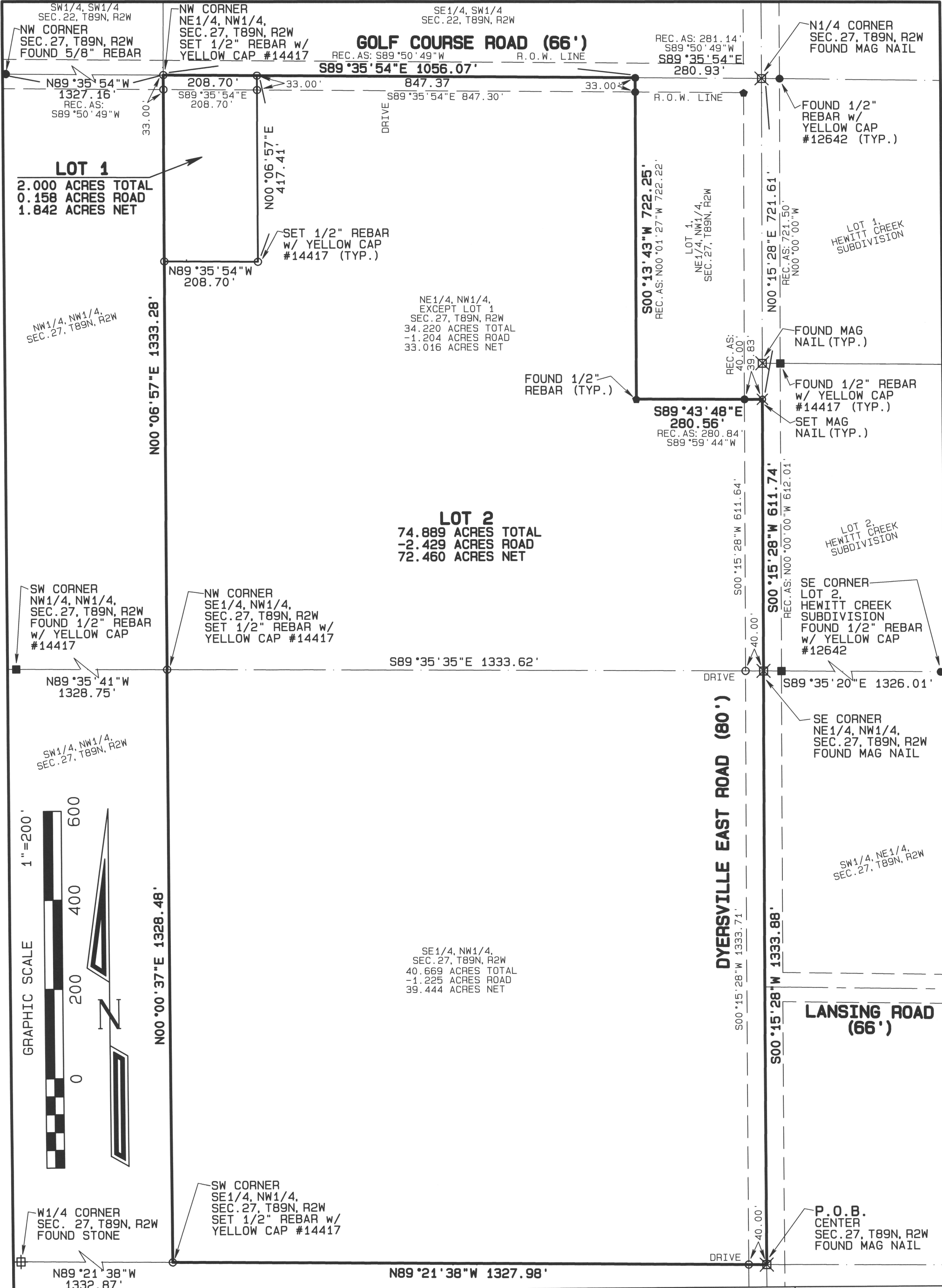
**SCHNEIDER**  
Land Surveying  
&  
Planning, Inc.

P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
daves@yousq.net

Project: 2925

Survey Date: 10/23/2024

Sheet: 1 of 7



SURVEY DESCRIPTION: SEE SHEET 1	FINAL PLAT <b>AMESKAMP FARM SUBDIVISION, DUBUQUE COUNTY, IOWA</b>	<b>SCHNEIDER</b> Land Surveying & Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net
TOTAL AREA 76.889 ACRES TOTAL -2.587 ACRES ROAD 74.302 ACRES NET		

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT LOT 1, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



Item 3.

Lot 1

0727126001

0727201002

DIKENSVILLE LEASURD

Lot 2

0727100004

0727300003