

## **AGENDA**

### **ROLL CALL**

### **AGENDA ITEMS**

1. Approve Minutes of the November 13, 2023 Meeting
2. Approve Plat of Survey of Parcel 2023-103 Part of Lot 3 of the R.L. Steger Addition in Delaware County, Iowa. Plat submitted by Mike Meyer.
3. Approve Plat of Survey of Parcel 2023-104 Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa. Plat submitted by Linda Hansel.

### **ADJOURNMENT**



**PLANNING & ZONING**  
**Lower Level Council Chambers**  
**Monday, November 13, 2023**  
**6:30 PM**

## MINUTES

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

### ROLL CALL

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

ABSENT:

### AGENDA ITEMS

1. Approve Minutes of the September 11, 2023 Meeting  
There were no comments or questions.

Motion to approve minutes of the September 11, 2023 meeting made by Bec Willenborg.

Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried.

2. Approve Final Plat of Steffensmeier Place No. 4, Dubuque County, Iowa. Lot 1 of Steffensmeier Place No. 3, and Lot 1 in the Northeast Quarter of the Northwest Fractional Quarter, all in Section 7, Township 88 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

Tristan Gardner with River City Stone was present and advised the company plans to purchase property from the Steffensmeier family. The plat separates Lot 1 and Lot 2. River City Stone will purchase Lot 1 and Steffensmeier's will keep Lot 2. City Administrator Mick Michel asked who River City Stone was affiliated with since he has never heard of them. Gardner stated they are a division of Mathy Construction. Commission member Bec Willenborg asked if this was in the city limits, Michel stated it is outside the city limits but within the two-mile jurisdiction. Michel also stated the commission has approved plats in the past of this area for divisions for family. Michel stated the plat is also correcting the entrance, including the scale in Lot 1, and providing access to the Steffensmeier's property.

Chairperson Gibbs questioned the current ownership of the property. It was stated that the Steffensmeier family owns all the property now. River City Stone will purchase Lot 1 and the Steffensmeier family will continue to own Lot 2. Chairperson Gibbs had questions regarding the Nature Trail area. It was explained that Nature Trail is the access easement and is not part of the purchase of Lot 1. Gibbs asked what is in Lot 2 and was advised it was CRP land.

Commission Member Petsche asked if there were any special setbacks or requirements for the scale. Michel stated the city does not require any. The plat will need to be approved by the county and they will need to handle county requirements.

Michel was asked if the city had any issues and he stated he did not.

There were no further comments or questions.

Motion to approve Final Plat of Steffensmeier Place No. 4 made by Matt Tauke. Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried.

#### **ADJOURNMENT**

Meeting adjourned at 6:36 p.m. on a motion by Tim Nefzger. Seconded by Ryan Cahill.



Lori A. Panton, recording Secretary

## INDEX LEGEND

LOCATION: LOT 3 OF R.L. STEGER ADDITION IN DELAWARE  
COUNTY, IOWA

REQUESTOR: MIKE MEYER

PROPRIETOR: LILLIAN R. STEGER, C/O JIM STEGER

SURVEYOR: BILL BURGER

SURVEYOR  
COMPANY: WM. BURGER LANDSURVEYORBILL BURGER, 510 3RD STREET WEST COURT,  
RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

Item 2.

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

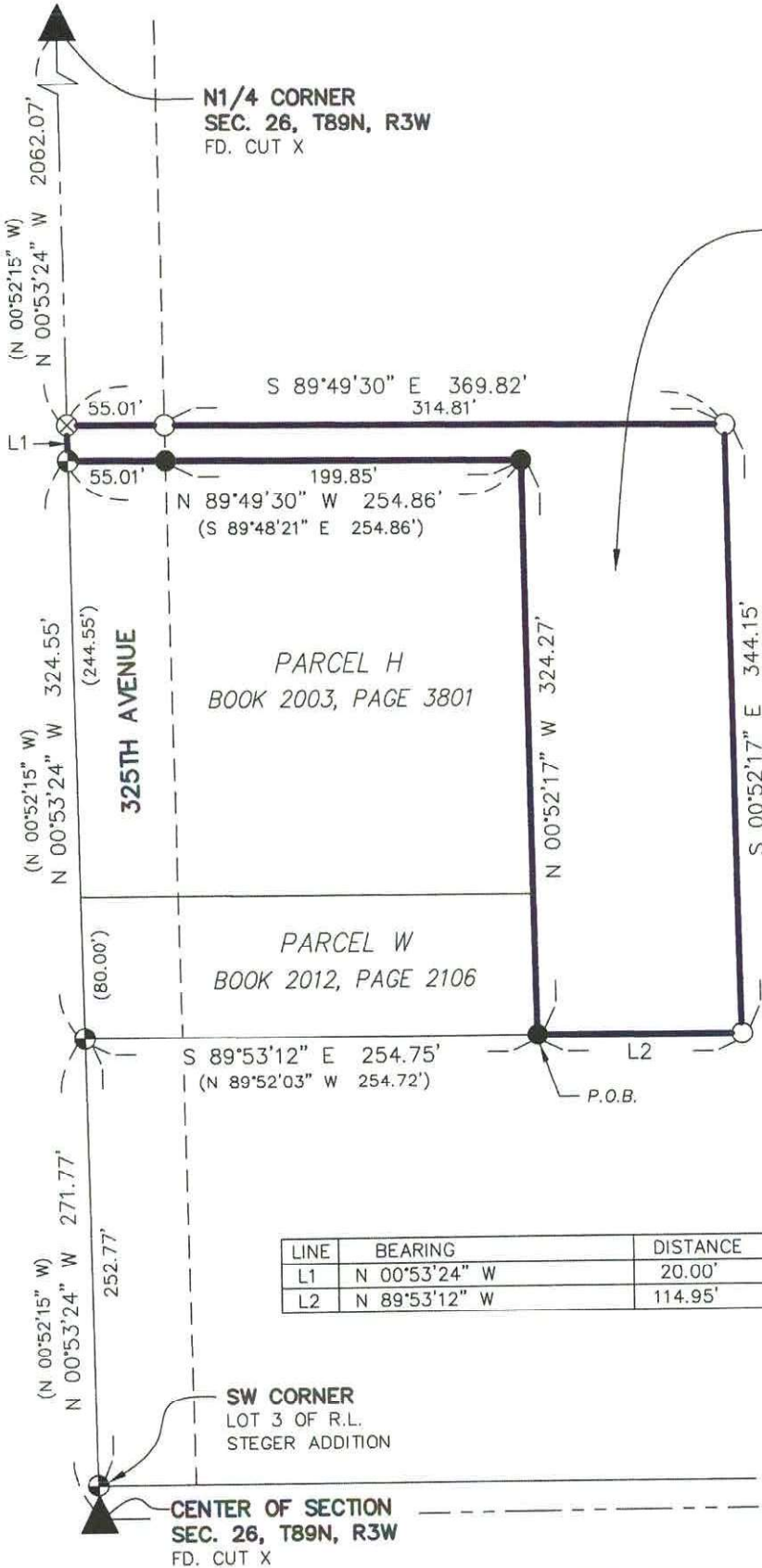
(563) 855 2028

PLAT OF  
SURVEY

## PARCEL 2023-103

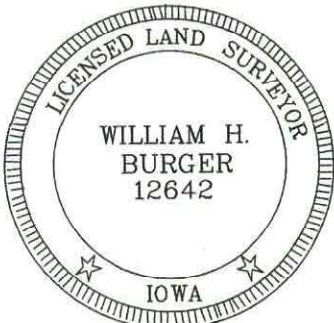
PART OF LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

## PARCEL 2023-103

1.03 +/- ACRES TOTAL  
0.03 +/- ACRES R.O.W.  
1.00 +/- ACRES NETLOT 3 OF  
R.L. STEGER ADDITION  
IN DELAWARE COUNTY, IOWA  
BOOK 2022, PAGE 3741

## LEGEND

- SET 1/2" IRON ROD W/  
YELLOW CAP #12642
- ⊗ SET CUT X
- FD. 1/2" IRON ROD W/  
YELLOW CAP #12642
- ⊙ FD. CUT X
- BOUNDARY LINE 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



NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 11/8/2023

SCALE: 1" = 100'

SHEET 1 OF 3

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, 2024

*William H. Burger* 11/20/23  
WILLIAM H. BURGER #12642 DATE

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



LEGAL DESCRIPTION

**PARCEL 2023-103** - Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa; containing a total of 1.03 acres more or less, including 0.03 acres more or less of public road right of way, **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 Southwest corner of Lot 3 of R.L. Steger Addition in Delaware County, Iowa as recorded in Book 2022, Page 3741 in the Office of the Delaware County Recorder;

**Thence** North 00°-53'-24" West 252.77 feet along a West line of said Lot 3 to the Southwest corner of Parcel W as recorded in Book 2012, Page 2106 in the Office of the Delaware County Recorder;

**Thence** South 89°-53'-12" East 254.75 feet along the South line and to the Southeast corner of said Parcel W, corner also being the **POINT OF BEGINNING**;

**Thence** North 00°-52'-17" West 324.27 feet along the East line of said Parcel W and along the East line and to the Northeast corner of Parcel H as recorded in Book 2003, Page 3801 in the Office of the Delaware County Recorder;

**Thence** North 89°-49'-30" West 254.86 feet along the North line and to the Northwest corner of said Parcel H;

**Thence** North 00°-53'-24" West 20.00 feet along a West line of said Lot 3;

**Thence** South 89°-49'-30" East 369.82 feet;

**Thence** South 00°-52'-17" East 344.15 feet;

**Thence** North 89°-53'-12" West 114.95 feet to the **POINT OF BEGINNING**, containing a total of 1.03 acres more or less, including 0.03 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The West line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa is assumed to bear North 00°-53'-24" West.

	<p><b>SURVEYORS CERTIFICATE</b></p> <p>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;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 4/20/23 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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**CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION**

Dyersville, Iowa \_\_\_\_\_, 2023

The foregoing plat of survey of **PARCEL 2023-103**; as shown on the attached plat, being within the 2 mile radius 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 County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By \_\_\_\_\_  
Chairperson

**CITY COUNCIL APPROVING FINAL PLAT**

Dyersville, Iowa \_\_\_\_\_, 2023

The undersigned, \_\_\_\_\_, Mayor, and \_\_\_\_\_, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of survey of **PARCEL 2023-103**; 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.  
DELAWARE COUNTY    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, 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

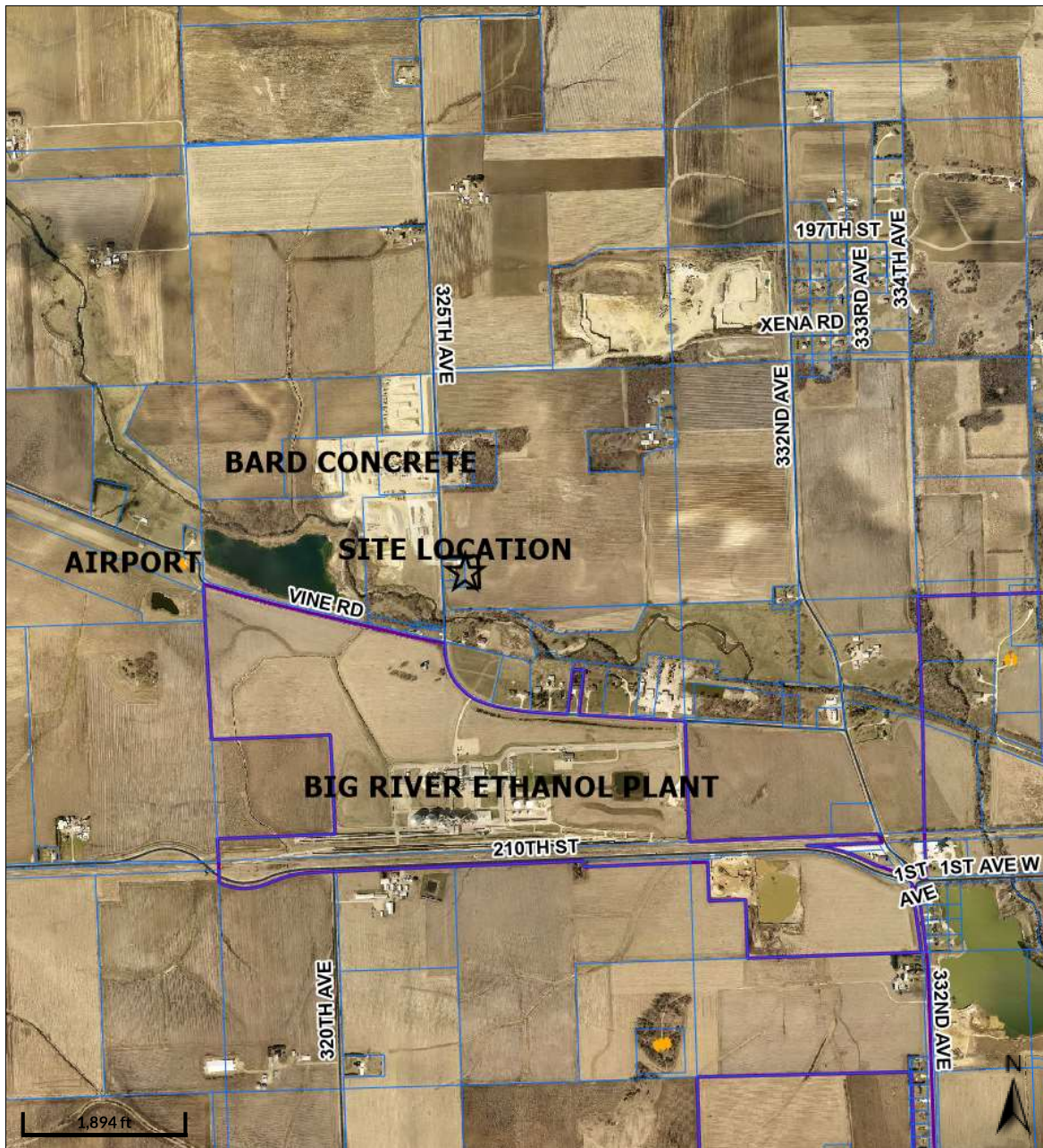




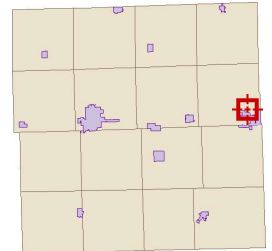
Beacon™

Delaware County, IA

Item 2.



#### Overview



#### Legend

- Corporate Limits
- Political Townships
- Parcels
  - BLL
  - Parcel
- Roads

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INDEX LEGEND

LOCATION: LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

REQUESTOR: LINDA HANSEL

PROPRIETOR: LILLIAN R. STEGER, C/O JIM STEGER

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

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

Item 3.

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

PLAT OF  
SURVEY

PARCEL 2023-104

PART OF LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	189.01'	1022.73'	10°35'20"	S 06°23'18" E	188.74'

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ SET CUT X
- FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- - - CENTER LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

NE CORNER NW1/4 NW1/4  
SEC. 25, T89N, R3W  
FD. MAG NAIL W/ WASHER

LOT 3 OF  
R.L. STEGER ADDITION  
IN DELAWARE COUNTY, IOWA  
BOOK 2022, PAGE 3741



E1/4 CORNER  
SEC. 26, T89N, R3W  
FD. 1/2" IRON ROD W/  
YELLOW CAP #12642

S 89°42'28" W 1323.09'

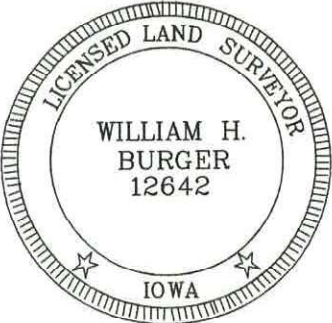
PARCEL  
2023-104

1.23 +/- ACRES TOTAL  
0.23 +/- ACRES R.O.W.  
1.00 +/- ACRES NET

PARCEL N  
BOOK 1999, PAGE 1940

PARCEL 2019-10  
BOOK 2019, PAGE 548

SE CORNER SW1/4 NW1/4  
SEC. 25, T89N, R3W  
FD. 1/2" IRON ROD W/  
YELLOW CAP #12642



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SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND

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MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

*William H. Burger* 11/20/23  
WILLIAM H. BURGER #12642 DATE

Wm. Burger  
LandSurveyor

510 3rd Street West Court  
Worthington, Iowa 52078



**LEGAL DESCRIPTION**

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**COMMENCING** at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 00°-11'-27" East 2333.26 feet along the East line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa as recorded in Book 2022, Page 3741 in the Office of the Delaware County Recorder to the **POINT OF BEGINNING**;

**Thence** continuing along the East line of said Lot 3 South 00°-11'-27" East 187.63 feet to the Northeast corner of Parcel N as recorded in Book 1999, Page 1940 in the Office of the Delaware County Recorder;

**Thence** South 89°-50'-41" West 286.63 feet along the North line and to the Northwest corner of said Parcel N;

**Thence** North 00°-11'-27" West 187.63 feet;

**Thence** North 89°-50'-41" East 286.63 feet to the **POINT OF BEGINNING**, containing a total of 1.23 acres more or less, including 0.23 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa is assumed to bear South 00°-11'-27" East.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>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;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 11/20/23 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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**CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION**

Dyersville, Iowa \_\_\_\_\_, 2023

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Dyersville Planning & Zoning Commission

By \_\_\_\_\_  
Chairperson

**CITY COUNCIL APPROVING FINAL PLAT**

Dyersville, Iowa \_\_\_\_\_, 2023

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\_\_\_\_\_  
Mayor

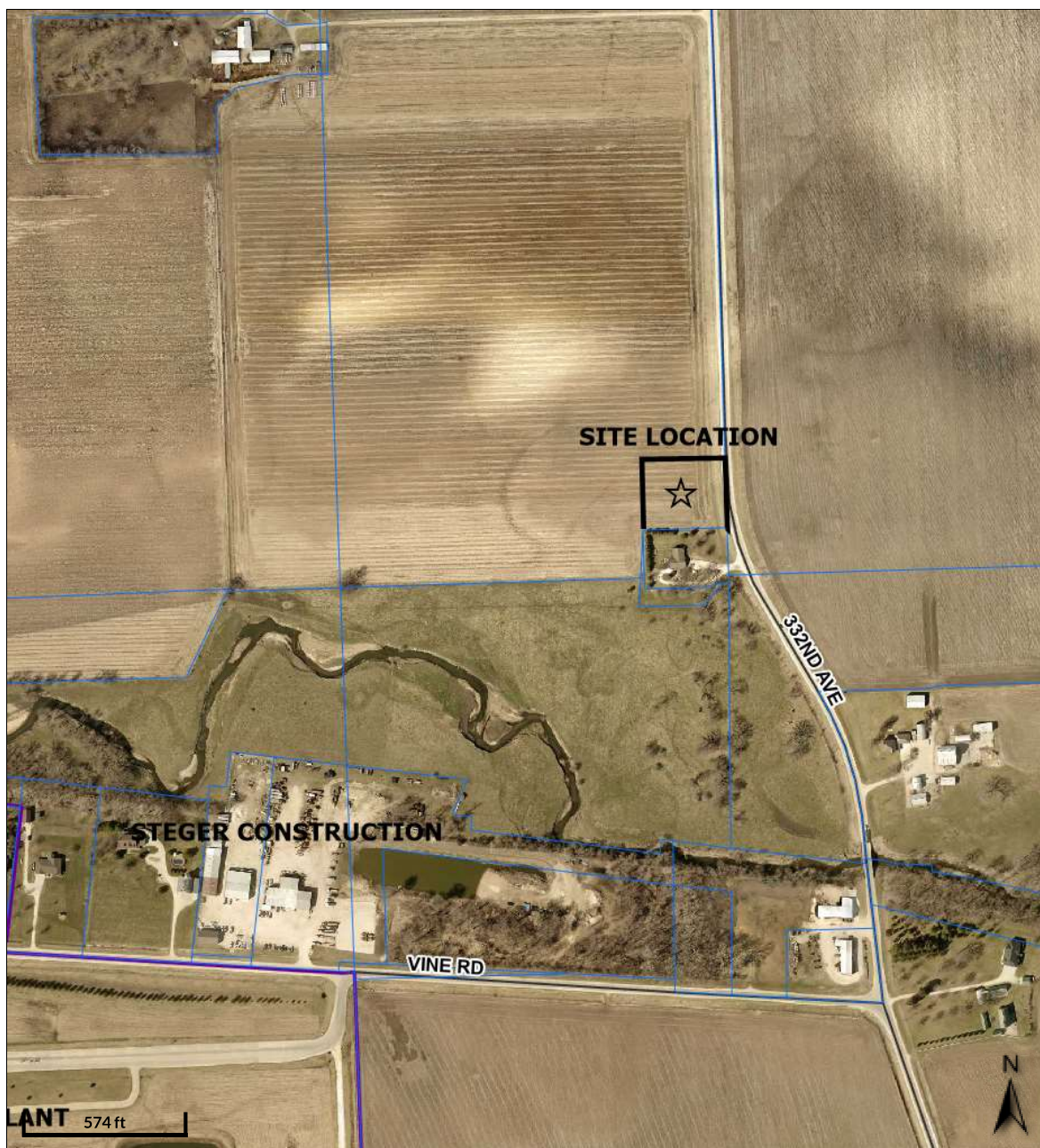
\_\_\_\_\_  
City Clerk

STATE OF IOWA            )  
                                      ) ss.  
DELAWARE COUNTY    )

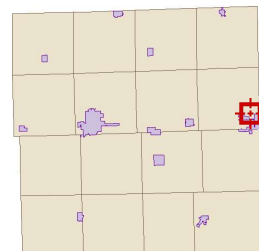
On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, \_\_\_\_\_, a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, 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 \_\_\_\_\_, 2023, 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





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