



PLANNING & ZONING MEETING

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

AGENDA

ROLL CALL

AGENDA ITEMS

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

ADJOURNMENT



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, April 14, 2025
6:30 PM

MINUTES

ROLL CALL

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

AGENDA ITEMS

1. Approve Minutes of the February 10, 2025, Planning & Zoning Meeting.

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

Motion to approve minutes of the February 10, 2025, Planning & Zoning Meeting made by Matt Tauke, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

2. Approve Preliminary Plat of 2nd Avenue SE Multi Family Housing (Erdmanville Townhomes) 1520 2nd Avenue SE, Dyersville, Iowa. Plat submitted by BM Co.

Jacque Rahe with Dyersville Economic Development Corporation was present and stated they purchased the old Cardinal building and the five lots to the east last year. DEDC was looking for a location for townhomes to fill the shortage of this type of housing in Dyersville. The proposed developer is looking to build a total of 20 townhomes in 4 separate buildings. There will be 2–3-bedroom units with rental in the \$1500 price range. They have plans to create a detention area for the storm water runoff.

Chairperson Gibbs asked for any comments from the audience and there were none.

City Administrator Mick Michel stated the commission is considering the preliminary plat. Michel has been working with the developer and the plat conforms to Chapter 166 of the city code and with the Comprehensive Plan. Water and Sewer services are available. Michel stated street access was a concern onto 2nd Avenue SE so the entrance will be from 15th Street SE. There were also concerns regarding storm water. A storm water analysis was done by McClure and it was determined that the development would decrease the storm water runoff. Michel recommends approval of the preliminary plat. The development is being designed to fit in with the neighborhood and help with property value.

Commission Member Nefzger asked for clarification of the McClure memo that was in the agenda packet. Michel stated that it was a summary of the runoff study, and the study indicates that the runoff would decrease.

Sharon Lehman, spokesperson for her mother Clara Hoeger, 108 17th Street SE, had questions regarding the storm water runoff. It currently flows past her mother's home and she has had water issues in the past. Michel stated the runoff will still flow past the property since that is the natural drainage route. However, the amount of water running through will decrease with the new development.

There was no further discussion or comments.

Motion to approve Preliminary Plat of 2nd Avenue SE Multi Family Housing, 1520 2nd Avenue SE, Dyersville, Iowa made by Tim Nefzger, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

3. Petition to Rezone Property from A1 Agricultural to C2 Commercial. Petition submitted by Randy Hess.

An email from Joshua Woodland in support of the rezoning was provided to the commission.

Scott Teigen, VP of Real Estate, Kwik Trip, was present and stated Kwik Trip will be acquiring approximately 7.6 acres of land that includes the sales barn and house. They are requesting rezoning of the property and plat approval for the development. They are requesting to separate the house property from the business property. Kwik Trip plans to sell the residential property and keep the sales barn area for a gas station.

Chairperson Gibbs asked for any comments from the audience.

Ryan Bries, 1011 8th Avenue SE, stated he was not for or against the issue. Bries wanted to state his concern regarding lighting issues. Woodland Eye Clinic lights shine into his bedroom windows so he would like the city to consider lighting and noise issues from this project.

Mike Kramer, 1117 11th Street SE, had concerns regarding traffic flow and entering the lot. City Administrator Mick Michel stated the state had mandated a traffic study be conducted. The study that took place was approved by the Iowa Department of Transportation and the City of Dyersville. There will be three entrances to the business. Two will be from 12th Avenue SE and the other from Highway 52. The entrance from Highway 52 will match up with 10th Avenue SE. That entrance access will be shared with the property that holds the house. A traffic signal will be installed at 12th Avenue SE.

Carol Hermesen, 1127 11th Street SE, had questions regarding the entrances. Michel explained that the traffic signal would be at the intersection of Hwy 52 and 12th Avenue SE. The signal will help the flow of traffic making left turns. The city has been looking at this since 2009. The current signals are set up to work with the current signals. There will also be a direct entrance from Hwy 52. The streets are already built for additional truck traffic.

Steve Lueck, 1124 9th Avenue SE, stated he lives near the intersection 9th Avenue SE and 11th Street SE. He was wondering if the dead end would remain or if they were plans for alley entrance or continuing the street. Michel stated the end of 11th Street SE was an open storm water channel. The city owns that channel and there are no plans to have access from 11th Street SE.

Scott Teigen, Kwik Trip, stated that he could give an overall description of the site plan. He apologized for not having one with him. He stated the store will be their most current design

with the entrance facing south. There will be 10 gas pumps and 2 lanes for diesel. Kwik Trip will install privacy fencing to the east and will provide nice landscaping. There will be access points from 12th Avenue SE and one from Highway 52. All Kwik Trip lighting is downward facing and will not shine onto neighboring property. Teigen said there will be light, but nothing directed at other property.

Chairperson Gibbs asked what they planned on doing with the residential lot. Teigen stated they will build the store on Lot 1 and Lot 2 will be sold for commercial use.

Eric Gleason, 1121 9th Avenue SE, stated he appreciates the privacy fence. His concern is regarding foot traffic that takes shortcuts through residential lots. There is already plenty of that with pool patrons and feels this will increase with a convenience store. He would appreciate that being considered during the process.

City Administrator Mick Michel stated the first issue is the rezoning of the property. The rezoning is consistent with the comprehensive plan. There is already commercial use in the area. There is just a small portion that was never rezoned from agriculture. This is consistent with the comprehensive and land use plans, and he recommends approval.

Commission Member Tim Nefzger suggested a possible walking path from the corner of 9th Avenue SE and 11th Street SE. Michel stated that would not be feasible since that is a runoff channel.

There was no further discussion or comments.

Motion to approve Petition to Rezone Property from A1 Agricultural to C2 Commercial made by Roger Gibbs, Seconded by Tim Nefzger.

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

Voting Nay:

Motion carried

4. Approve Plat of Survey of Kwik Trip 1288, in the City of Dyersville, Dubuque County, Iowa. Comprised of Lot 2-1-1-2-7 of the SW 1/4 of Section 32, T89N, R2W of the 5th P.M., and Lot 1-5 of Burkle's First Subdivision, both in the City of Dyersville, Dubuque County, Iowa. Plat Submitted by Kwik Trip Inc.

Chairman Gibbs stated most of the discussion regarding the plat occurred during the previous item. Scott Teigen, VP of Real Estate, Kwik Trip was present for any further questions.

Chairperson Gibbs asked for any additional public comment. There was none.

City Administrator Mick Michel stated the plat fits the criteria set in Chapter 166 of the city code. If the zoning change is approved, it will also fit the zoning criteria. The city requested shared private access to Hwy 52. Water and sewer service is also available to the location.

There was no further discussion or comments.

Motion to approve Plat of Survey of Kwik Trip 1288, City of Dyersville, Dubuque County, Iowa made by Ryan Cahill, Seconded by Matt Tauke.

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

Voting Nay:

Motion carried

5. Review and Recommendation on Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District.

City Administrator Mick Michel stated the city is expanding the Tax Increment Financing district and the state requires review by the Planning & Zoning Commission.

These developments and properties are already in the district and there is just some slight adjustments being made.

Chairperson Gibbs asked for comments or questions from the public and there were none.

There was no further discussion or comments.

Motion for approval of the Urban Renewal Plan Amendment Consolidated Dyersville Economic Development District made by Roger Gibbs, Seconded by Ryan Cahill.

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

Voting Nay:

Motion carried

ADJOURNMENT

Meeting adjourned at 6:59 pm on a motion made by Tim Nefzger, Seconded by Matt Tauke.



Lori A. Panton, recording Secretary



TRANSMITTAL MEMO

TO: Dyersville City Hall
Lori Panton – Planning & Zoning
340 1st Avenue E
Dyersville, IA 52040

DATE: April 29, 2025

RE: Plat of Survey of: Parcel 2025-33

FROM: Audrey Gottschalk
Buesing & Associates
1212 Locust Street
Dubuque, IA 52001

PHONE: 563-556-4389

ENCL: 1 – Plat of Survey: Parcel 2025-33, Sheets 1 & 2 of 2
1 – Check for \$150

NOTES: Please review the enclosed paperwork and sign off as necessary. You should have received an email with a digital copy of the Plats. Once you complete your review process, please call our office and we will pick up. Thank you.

Plat of Survey of:
PARCEL 2025-33
part of the N1/2 of the SW1/4
of Section 12, T88N, R3W of the 5th P.M.,
in Delaware County, Iowa

INDEX LEGEND

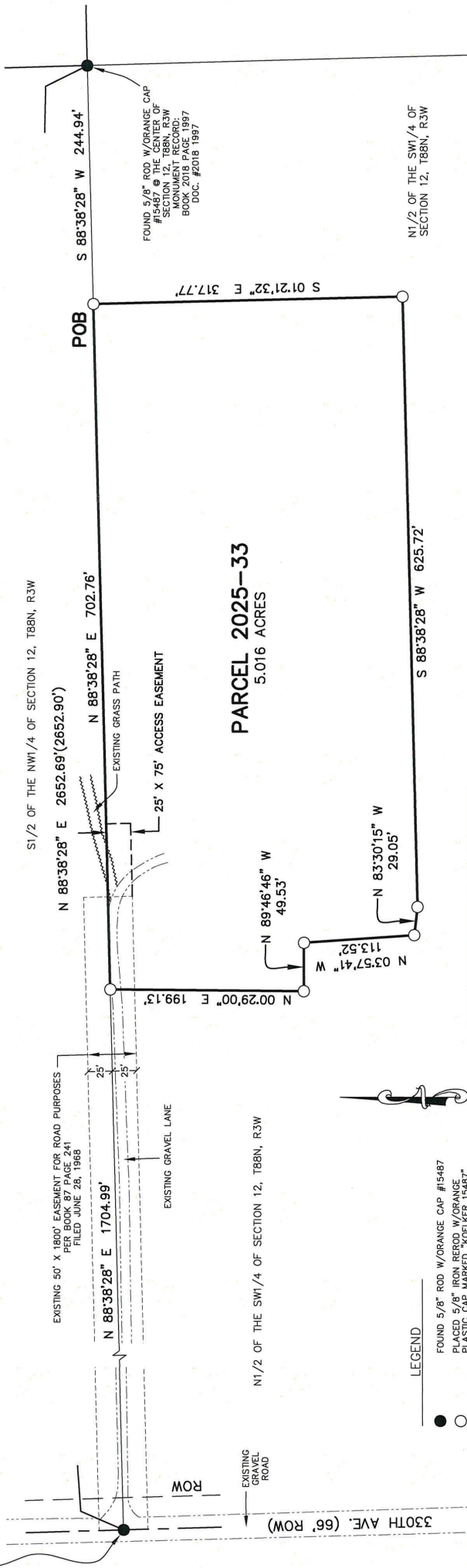
Location: Parcel 2025-33, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa
Requestor: Pat Dunkel
Proprietor of: the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

NOTE

THIS SURVEY IS COMPRISED OF: PART OF THE N1/2 OF THE SW1/4 OF SECTION 12, T88N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA

FOUND 5/8" ROD W/ORANGE CAP #15487 @ THE 1/4 CORNER OF SECTION 12, T88N, R3W MONUMENT RECORD: BOOK 2018 PAGE 2000 DOC. #2018 2000

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
1212 LOCUST STREET, DUBUQUE, IOWA

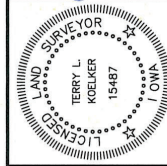


LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487
- PLACED 5/8" IRON ROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING GRAVEL EASEMENT
- EXISTING GRASS PATH EASEMENT
- EASEMENT LINE
- RECORD DIMENSION
- POINT OF BEGINNING
- RIGHT OF WAY

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERMETER SURVEYED IS 5.016 ACRES.
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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
(Signature)
TERRY L. KOELKER 15487
LICENSE NUMBER
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
(562) 558-4339

DRAWN BY: JCH
CHECKED BY: TLK
SURVEY DATE: 4/15/2025
PLOT DATE: 4/29/2025
DWG. NO. 25068-01
SCALE: 1" = 120'

SHEET 1 OF 2

Surveyor's Certificate

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:

Comprised of: part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa.

Parcel 2025-33

Commencing at the Center of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 38' 28" West along the South line of the NW1/4 of said Section 12, a distance of 244.94 feet to the Point of Beginning;

Thence South 01° 21' 32" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) a distance of 317.77 feet;

Thence South 88° 38' 28" West a distance of 625.72 feet;

Thence North 83° 30' 15" West a distance of 29.05 feet;

Thence North 03° 57' 41" West a distance of 113.52 feet;

Thence North 89° 46' 46" West a distance of 49.53 feet;

Thence North 00° 29' 00" East a distance of 199.13 feet to the South line of the NW1/4 of said Section 12;

Thence North 88° 38' 28" East along the South line of the NW1/4 of said Section 12, a distance of 702.76 feet to the Point of Beginning;

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as Plat of Survey of: **PARCEL 2025-33**, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa.

Total area of **PARCEL 2025-33** is 5.016 acres. The surveyed Lot area is, more or less, and is 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
Terry L. Koelker
Licensed Land Surveyor
License No. 15487

4/29/25
Date
License Renewal Date: 12/31/25

City of Dyersville Planning and Zoning Commission

Dyersville, Iowa _____, 2025

The foregoing Plat of Survey of: **PARCEL 2025-33**, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa, being within 2 miles 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, Delaware County, Iowa is here by recommended.

City of Dyersville Planning and Zoning Commission

Chairperson

City of Dyersville, Iowa

Dyersville, Iowa _____, 2025

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Plat of Survey of: **PARCEL 2025-33**, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa, 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 of the City of Dyersville, IA

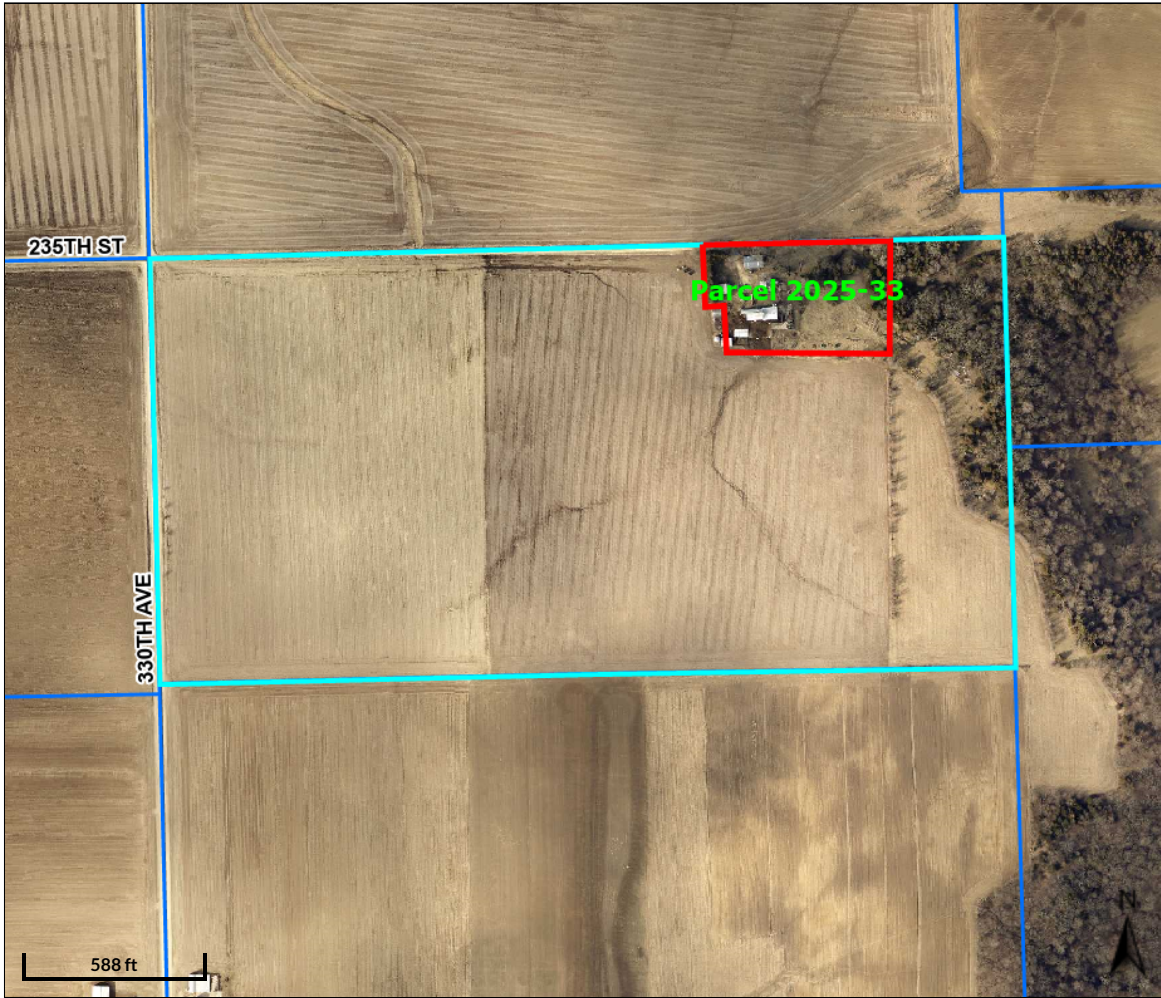
Clerk of the City of Dyersville, IA



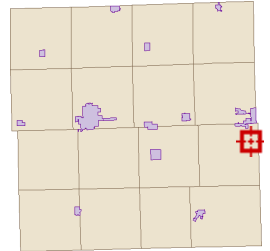
Beacon™

Delaware County, IA

Item 2.



Overview



Legend

Corporate Limits

- Corporate Limits
- Unincorporated Area

Political Townships

Parcels

- BLL
- Parcel
- Roads

Parcel ID	210120000600	Alternate ID	n/a	Owner Address	Dunkel, Patrick J & Ann M
Sec/Twp/Rng	12-88-3	Class	A		2350 330th Ave
Property Address	2350 330TH AVE	Acreage	80.0		Worthington, IA 52078
	WORTHINGTON				

District NORTH FORK WESTERN DUBUQUE FD #13

Brief Tax Description N 1/2 SW

(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: 4/30/2025

Last Data Uploaded: 4/30/2025 4:22:42 AM

Developed by SCHNEIDER
GEOSPATIAL

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: Dale and Carlene Langel Phone: 563-543-6419

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

Current Legal Description:
See attached plat

Parcel #(s):	<u>0714200007</u>	<u>Net</u>	<u>37.23</u>
	<u>0714200006</u>	# Acres	<u>39.95</u>
	<u>0714200003</u>	# Acres	<u>6.03</u>
	<u>0713100008</u>		<u>4.04</u>
Zoning District:	<u>A-1</u>	Total Acres:	

Current Use of Property: Agriculture

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

Lot 1 - New home + existing shed
Lot 2 - existing farm buildings, Lot 3 - bare land

Reason for Survey & Proposed Use of Each Lot:

Lot 1 - finance new home, Lot 2 - Retained as agriculture,
Lot 3 - sale to son for ag purposes

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

Lot 1 - existing drive way off Hickory Valley Road
Lot 2 - existing drive way off Hickory Valley Road -
Lot 3 - existing drive way off Hickory Valley 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: 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

REQUESTOR: DALE F. LANGEL

PROPRIETOR: DALE F. LANGEL AND CARLENE M. LANGEL

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

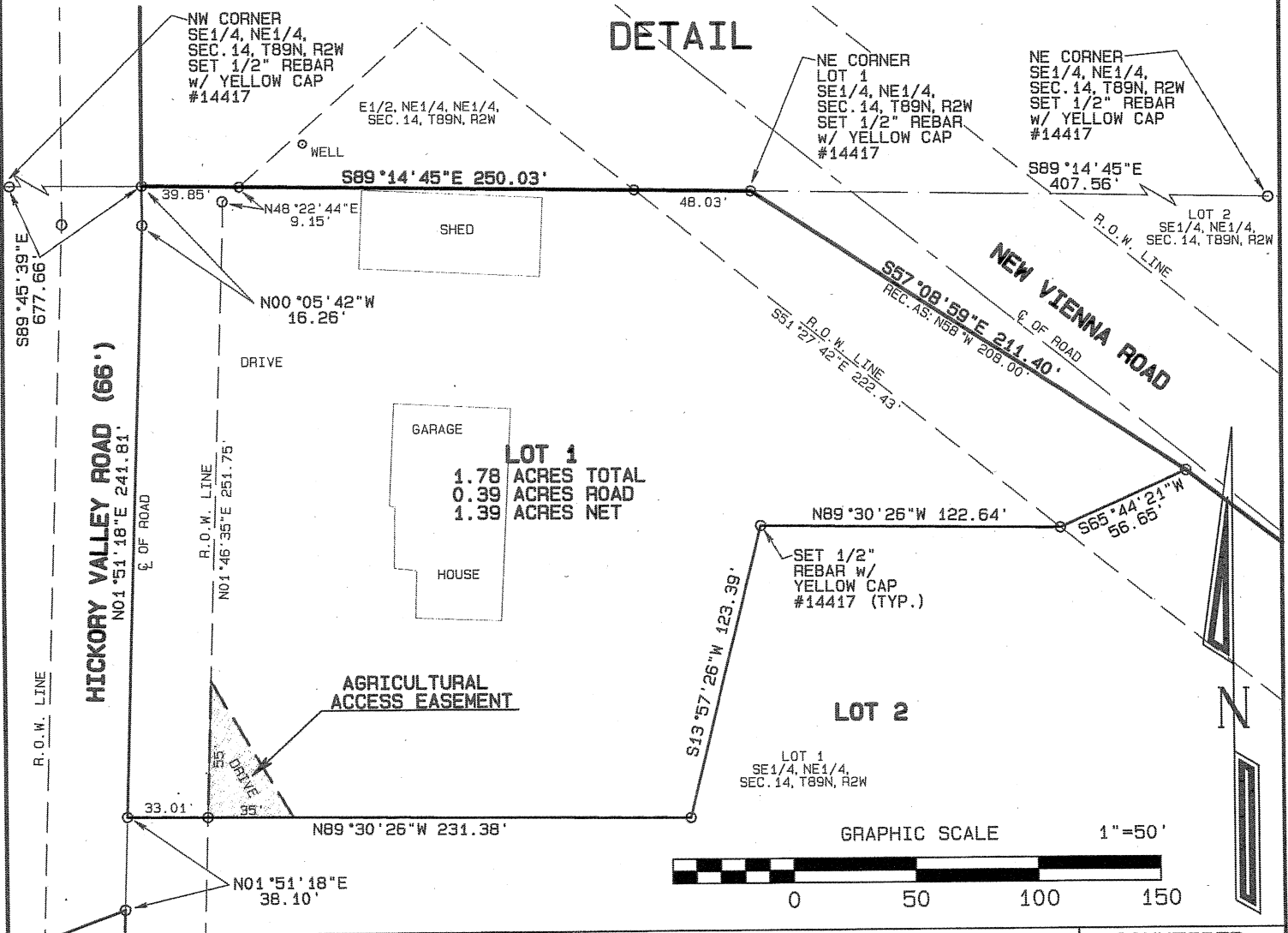
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FINAL PLAT
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

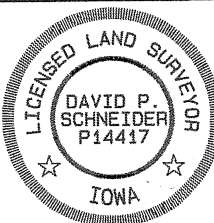
SURVEY DESCRIPTION - LANGEL FARM SUBDIVISION, DUBUQUE COUNTY, IOWA:

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE N89°27'59"W, 2179.87 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE CENTER OF HICKORY CREEK; THENCE N17°16'18"W, 251.33 FEET; THENCE N42°48'36"W, 233.76 FEET; THENCE N14°49'11"E, 438.00 FEET; THENCE N72°06'41"E, 1015.72 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE N00°18'49"E, 787.68 FEET TO THE NORTHWEST CORNER OF LOT 2 IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE S89°05'42"E, 54.12 FEET; THENCE S68°05'42"E, 261.00 FEET; THENCE S54°05'42"E, 369.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°05'42"E, 261.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°14'45"E, 250.03 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE S57°08'59"E, 211.40 FEET ALONG THE NORTHEAST LINE OF SAID LOT 1; THENCE S52°57'29"E, 630.05 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LOT 3 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S10°15'21"W, 771.02 FEET ALONG THE EAST LINE OF SAID LOT 1 OF LOT 3; THENCE S21°52'58"W, 99.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF LOT 3; THENCE N89°09'41"W, 100.06 FEET TO THE POINT OF BEGINNING, CONTAINING 73.83 ACRES, WHICH INCLUDES 5.13 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



TOTAL AREA
73.83 ACRES TOTAL
-5.13 ACRES ROAD
68.70 ACRES NET

PLAT OF SURVEY:
SEE SHEET 2

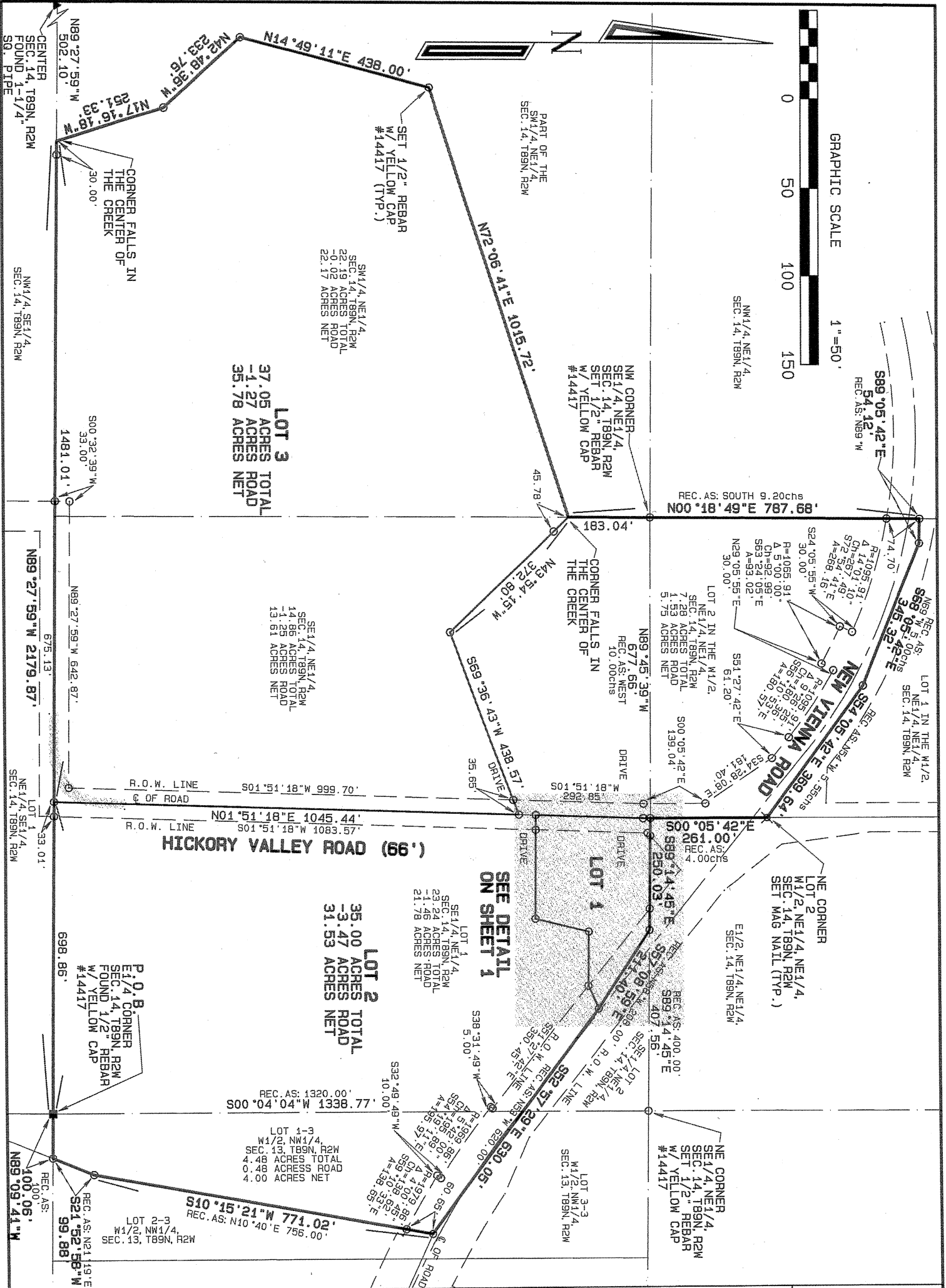


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 4/30/2025
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

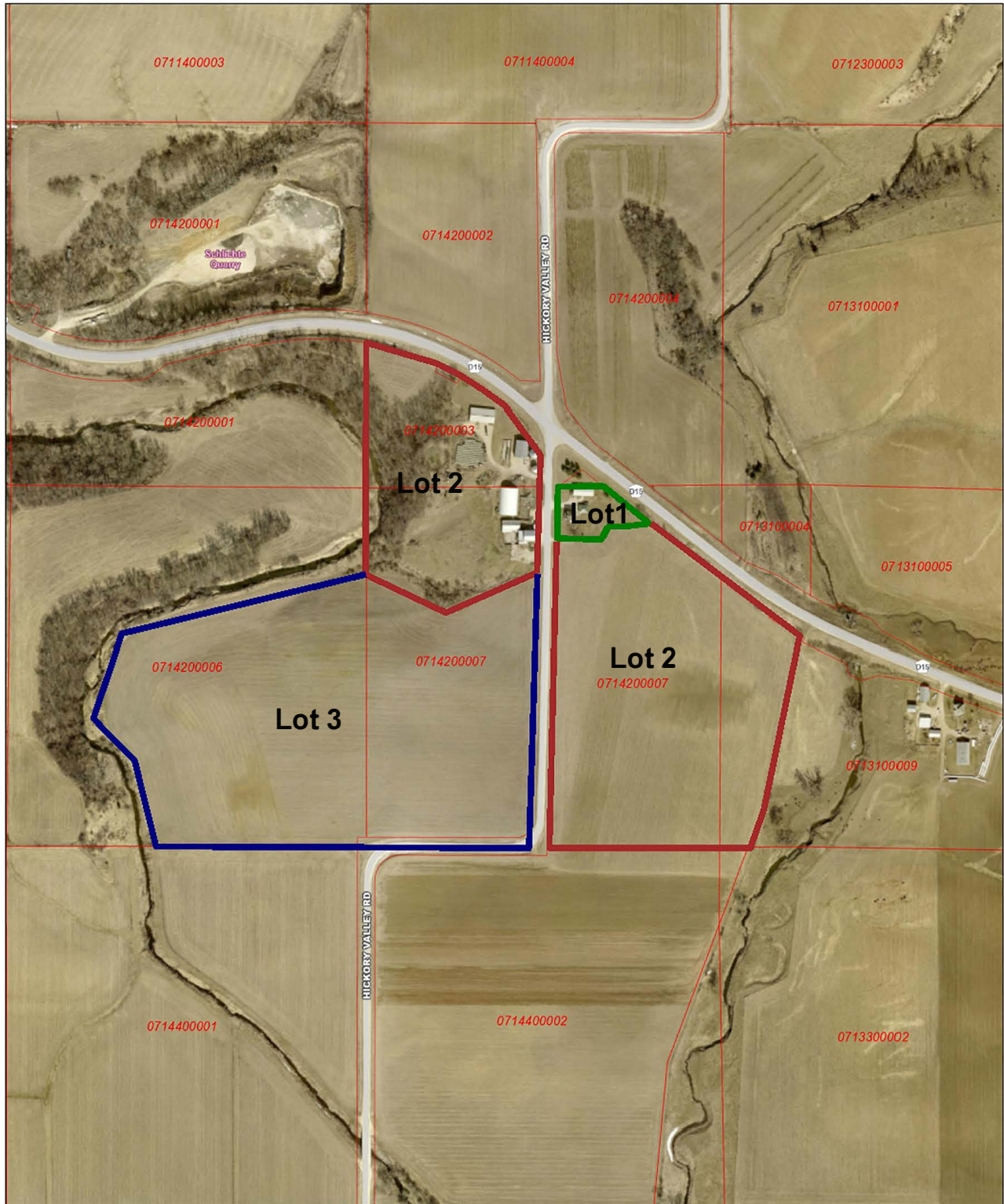
Project: 2987DETAIL
Survey Date: 4/25/2025
Sheet: 1 of 8



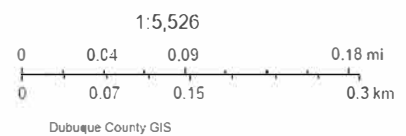
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2987
Survey Date: 4/25/2025
Sheet: 2 of 8

ArcGIS Web Map



4/30/2025, 3:39:23 PM





ZONING APPLICATION

R-3 URBAN
RESIDENTIAL
DISTRICT

For Office Use Only		Item 4.
Date Filed	_____	
Fee	\$ _____	
Receipt #	_____	
Case #	_____	
Task #	_____	

☒ Zone amendment from C2 and R1 to _____ ☐ Text Amendment

☐ Planning Unit Development

☐ Site Plan Review

☐ Sign Permit

☐ Comprehensive Plan Amendment

Property Owner Joe Mitchell 300 Walnut St 50309 319-461-9620

Name Address Zip Phone #

Applicant BM CO. 4003 SW 4TH ST ANKENY, IA 50023

Name Address Zip Phone #

Representative MCCLURE 2229 E GRANTVIEW LN, 52241 319-531-9163

Firm Name Address Zip Phone #

Contact _____

Name Address Zip Phone #

E-Mail Address _____

General Location/Address 1520 2ND AVE SE DYERSVILLE, IA 52040

Legal Description SEE ATTACHED.

Currently Zoned: _____

Proposed Use Type _____

(Section 165.05.14 Use Matrix)

Existing Use _____

Description of the
Proposed Use(s) _____

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.

Joe Mitchell
Owner's Signature

4-29-25

Date Submitted

Joe Mitchell
Owner/Applicant Signature

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Joe Mitchell

Print or Type Name of Applicant

ZONING APPLICATION

Item 4.

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 4.

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

Chairperson Signature

City Council Date: _____ Approved ____ Denied ____ Tabled ____

Resolution # _____

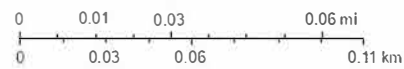
Task # _____

ArcGIS Web Map



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Dubuque County GIS