

City of Dyersville

## APPLICATION

## ZONING APPROVALS

For Office Use Only	
Date Filed	_____
Fee	\$ _____
Receipt #	_____
Case #	_____

☒ Zone amendment from A1 to C2

☐ Text Amendment

☐ Planning Unit Development

☒ Site Plan Review

☐ Sign Permit

☐ Comprehensive Plan Amendment

Property

Owner

Ronald Hess Trust 815 5th St SE 52040 563.599.1793  
Name Address Zip Phone #

Applicant

Trent Kastenschmidt PO Box 2107, La Crosse, WI 54602 (608) 793-6456  
Name Address Zip Phone #

Representative

Kwik Trip, Inc. PO Box 2107, La Crosse, WI 54602 (608) 793-6456  
Firm Name Address Zip Phone #

Contact

Trent Kastenschmidt PO Box 2107, La Crosse, WI 54602 (608) 793-6456  
Name Address Zip Phone #

Tkastenschmidt@kwiktrip.com  
E-Mail Address

General Location/Address NE Corner of Hwy 52 & 12<sup>th</sup> Ave SE – Only the back half of this lot is zoned A1

Legal Description See attached ALTA Survey

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Proposed Use Type

Commercial

Existing Use

Commercial/Agricultural

(Section 165.05.14 Use Matrix)

Description of the  
Proposed Use(s)

Kwik Trip is proposing a  
convenience store with attached  
carwash, 10 dispenser gas canopy  
and 2-lane diesel canopy

### Site Summary Information

a. Total Site Area	<u>220,224</u> Sq. Ft.	g. Total Paved Area	<u>130,381</u> Sq. Ft.
b. Building Coverage	<u>11,108</u> Sq. Ft.	h. Number of Parking Stalls	<u>39 +</u>
c. Maximum Building Height	<u>24.5</u> Ft.	i. Number of Handicapped Stalls	<u>3</u>
d. Number of Residential Units	<u>0</u>	j. Parking Lot Area	<u>119,273</u> Sq. Ft.
e. Non-Residential Use Area	<u>220,224</u> Sq. Ft.	k. Interior Parking Lot Landscaping	<u>95,638</u> Sq. Ft.
f. Accessory Use Area	<u>6,000</u> Sq. Ft.	l. Sign Permit – Sign Area	<u>153</u> Sq. Ft.

If you have any questions about this application, please contact the City at 563-875-7724.

Ronald Hess  
Owner's Signature

Trent Kastenschmidt  
Digitally signed by Trent Kastenschmidt  
DN: CN=Trent Kastenschmidt  
Date: 2025.01.15 15:42:24-06'00'

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

3-20-25  
Date Submitted

Trent Kastenschmidt  
Print or Type Name of Applicant

## ZONING APPROVALS

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