



For Office Use Only	
Date Filed	_____
Fee	\$ <u>150.00</u>
Receipt #	<u>52986</u>
Case #	_____
Task #	<u>62171</u>

### ZONING APPLICATION

- Zone amendment from R-1 to R-2  Text Amendment
- Planning Unit Development  Site Plan Review  Sign Permit
- Comprehensive Plan Amendment

Property Owner Bill Hermson 2004 332<sup>nd</sup> Ave 52040 563 599-6415  
 Name Address Zip Phone #

Applicant Bill Hermson same 52040 \_\_\_\_\_  
 Name Address Zip Phone #

Representative Hermson Const same 52040 \_\_\_\_\_  
 Firm Name Address Zip Phone #

Contact Bill Hermson son 52040 \_\_\_\_\_  
 Name Address Zip Phone #

Bj.Hermsonbj@hotmail.com  
 E-Mail Address

General Location/Address Lake Shore Dr

Legal Description lot 20 & 21 & 18 & 19, lot 1 & 2

Currently Zoned: R1

\*\*\*\*\*

Proposed Use Type \_\_\_\_\_ Existing Use \_\_\_\_\_  
(Section 165.05.14 Use Matrix)

Description of the Proposed Use(s) townhouses

#### 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.

[Signature]  
Owner's Signature

[Signature]  
Owner/Applicant Signature

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

9/24/25  
Date Submitted

Bill Hermson  
Print or Type Name of Applicant

## ZONING APPLICATION

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

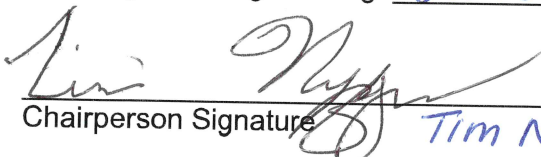
Please submit additional pages describing the proposed uses and site design. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, use of landscaping/buffering when applied, a development schedule, 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**

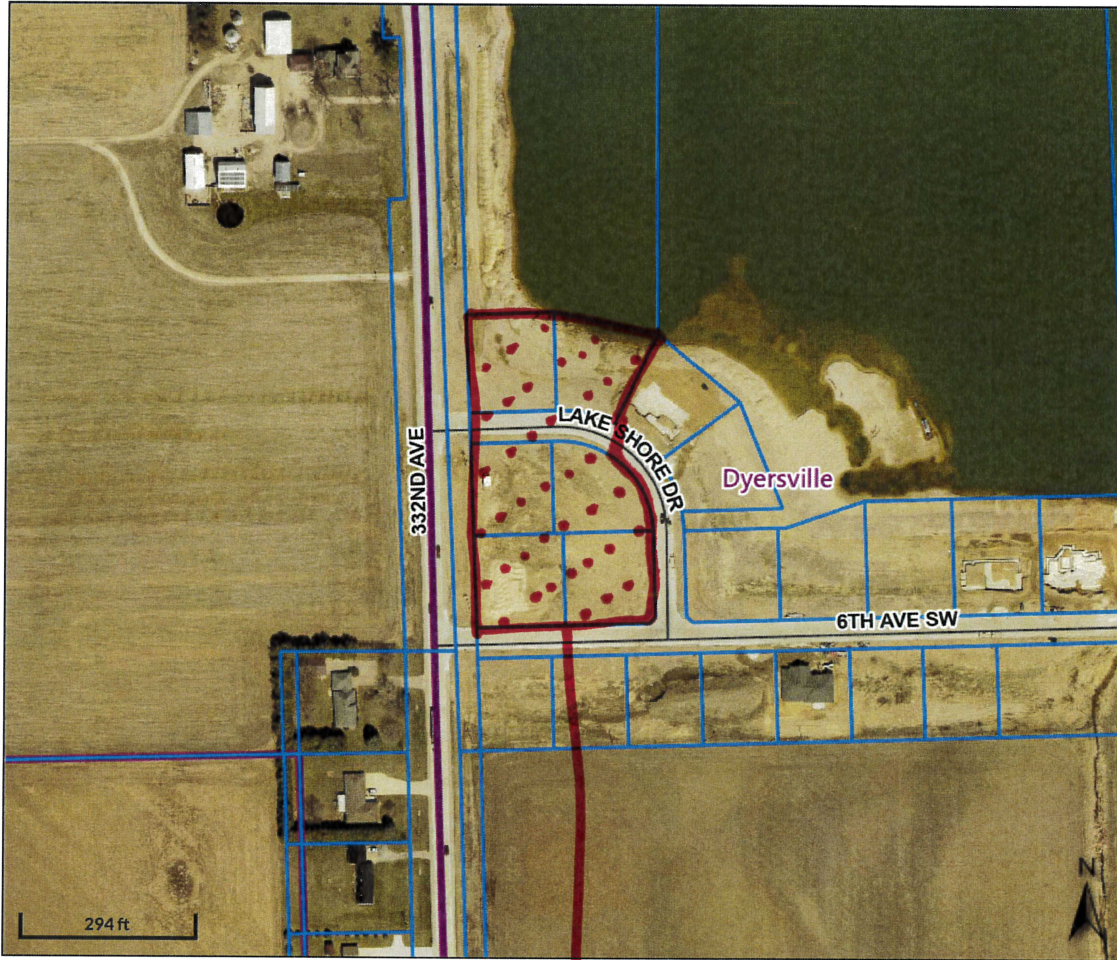
Planning & Zoning Meeting: Oct 13 2025    Approved  Denied  Tabled

  
Chairperson Signature \_\_\_\_\_  
*Tim Netzer*

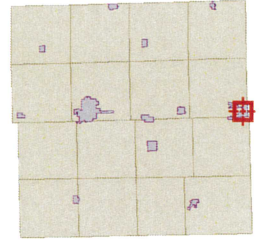
City Council Date: \_\_\_\_\_    Approved  Denied  Tabled

Resolution # \_\_\_\_\_







Task # \_\_\_\_\_



Overview



Legend

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

<b>Parcel ID</b>	530000101290	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Tegeler Sand Inc
<b>Sec/Twp/Rng</b>	36-89-3	<b>Class</b>	R		c/o Wayne Wessels
<b>Property Address</b>	112 1ST AVE W DYERSVILLE	<b>Acreege</b>	14.12		22156 181st Ave Manchester, IA 52057
<b>District</b>	DYERSVILLE COPR. TIF 2				
<b>Brief Tax Description</b>	TEGELER LAKE ADDN #2 LT 5				
	(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: 10/1/2025  
Last Data Uploaded: 10/1/2025 5:00:55 AM

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GEOSPATIAL

**R1 to R2**