



ZONING APPLICATION

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

- ☒ 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 332nd 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 Same 52040 _____
Name Address Zip Phone #

Bj.Hermsonbj@hotmail.com
E-Mail Address

General Location/Address Lake Shore Dr

Legal Description L7 20 x 21 x 18 x 19

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.

XBTM
Owner's Signature

8/24/25
Date Submitted

XBTM
Owner/Applicant Signature

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

Bill Hermson
Print or Type Name of Applicant

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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

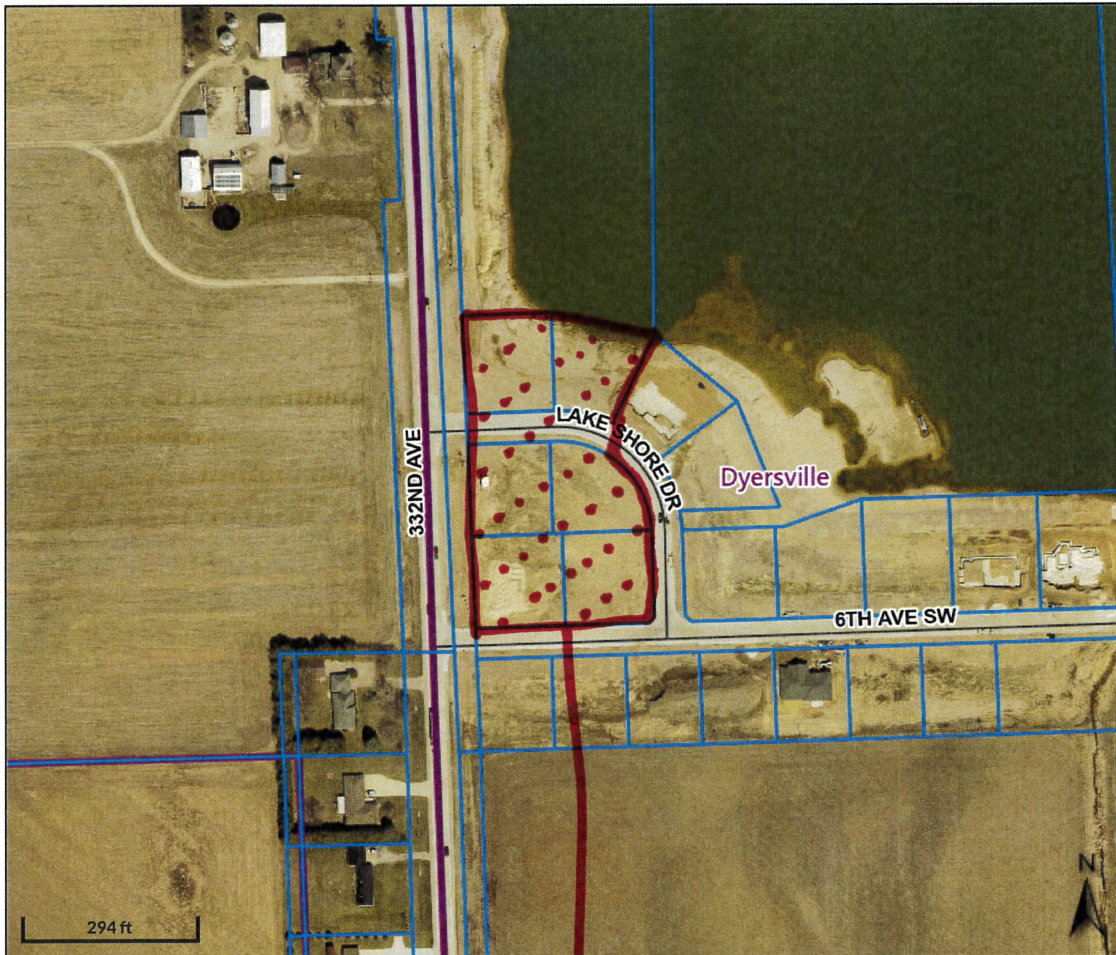
Planning & Zoning Meeting: _____ Approved ____ Denied ____ Tabled ____

Chairperson Signature

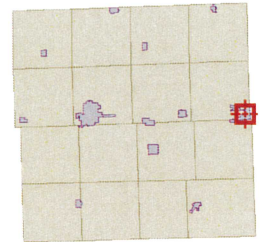
City Council Date: _____ Approved ____ Denied ____ Tabled ____

Resolution # _____

Task # _____




Overview



Legend

Corporate Limits

 Corporate Limits

 Unincorporated Area

 Political Townships

Parcels

 BLL

 Parcel

 Roads

Parcel ID 530000101290
Sec/Twp/Rng 36-89-3
Property Address 112 1ST AVE W
DYERSVILLE

Alternate ID n/a
Class R
Acreage 14.12

Owner Address Tegeler Sand Inc
c/o Wayne Wessels
22156 181st Ave
Manchester, IA 52057

District DYERSVILLE COPR. TIF 2
Brief Tax Description 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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R1 to R2