

ORDINANCE NO. 863

AN ORDINANCE TO RECLASSIFY PROPERTY AS R-1 RESIDENTIAL DISTRICT  
LOCATED AT PART OF PARCEL 2016-02 IN THE CITY OF DYERSVILLE,  
DELAWARE COUNTY, IOWA

NOW, THEREFORE, be it ordained by the City Council of the City of Dyersville,  
Iowa:

**Section 1.** The City of Dyersville hereby accepts the application received from Lakeview Estates LLC (the “Application”), a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference.

**Section 2.** The Planning and Zoning Commission of the City of Dyersville, Iowa, has reviewed the foregoing Ordinance.

**Section 3.** If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such section shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**Section 4.** This Ordinance shall be in full force and effect following passage and publication of this Ordinance as provided by law.

PASSED, APPROVED, and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jeff Jacque, Mayor

Attest:

\_\_\_\_\_  
Tricia L. Maiers, City Clerk

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

## ZONING APPLICATION

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

563.599.6415

Property Owner Lake View Estates, LLC 2104 332nd Ave Dyersville

Name Address Zip Phone #

Applicant Same

Name Address Zip Phone #

Representative Bill Hermesen 2104 332nd Ave 52040

Firm Name Address Zip Phone #

Contact Same

Name Address Zip Phone #

B.J. Hermesen BJE@hotmail.com

E-Mail Address

General Location/Address Southwest of Tegeler Pond

Legal Description Exhibit A

Currently Zoned: A-1

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Proposed Use Type Residential Existing Use mining

(Section 165.05.14 Use Matrix)

Description of the Proposed Use(s) Single family Residential

### 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.)

3.25.2024

Date Submitted

Bill Hermesen

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: \_\_\_\_\_ Approved \_\_\_\_ Denied \_\_\_\_ Tabled \_\_\_\_

\_\_\_\_\_  
Chairperson Signature

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

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

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

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Certain real property situated in the City of Dyersville, County of Dubuque, State of Iowa more particularly described as follows:

As Comprised of Parcel 2016-02, A Part of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M. in the City of Dyersville, Delaware County, Iowa.

## MAP OF THE PROPERTY

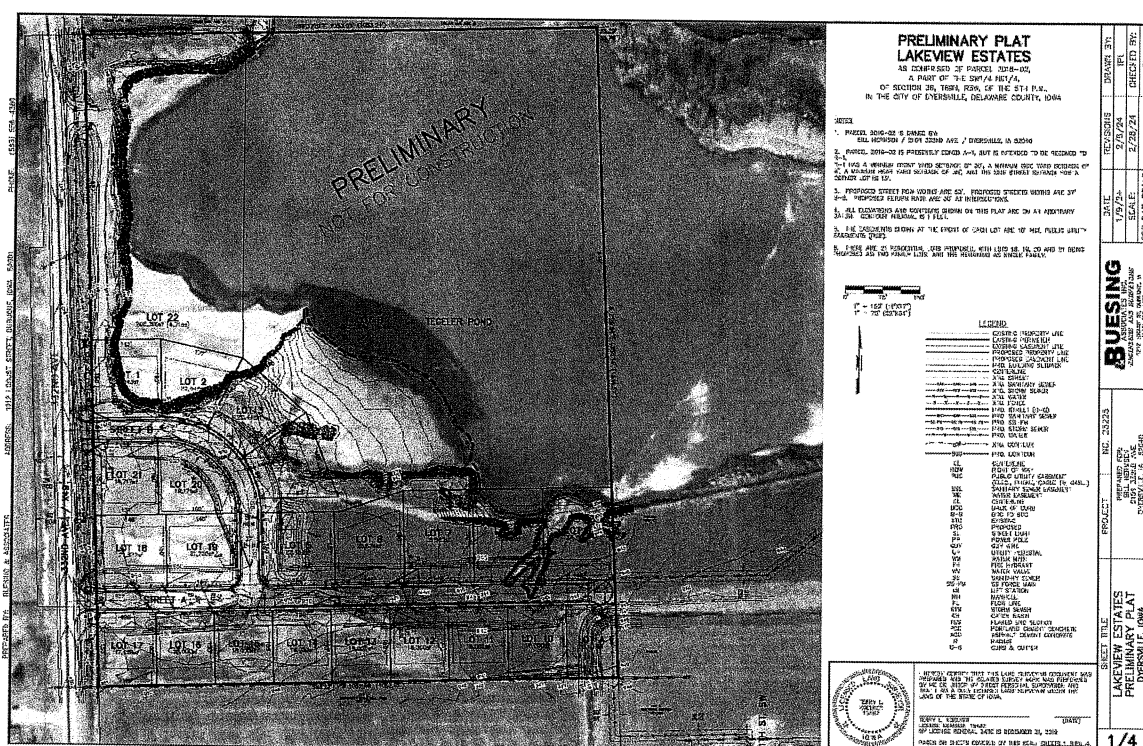




FIGURE 3.3: Development Concept/Future Land Use Map

