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October 2, 2025

Mayor Jacque and City Council Members  
City of Dyersville  
Memorial Building  
340 1st Avenue East  
Dyersville, IA 52040

RE: Referral to Planning and Zoning Commission—Vacation of Portion of 16<sup>th</sup> Avenue  
SE Right-of-Way

Dear Honorable Mayor Jacque and Council Members:

Jumble Coffee Company bought the former Fidelity Bank branch at 1615 8th Street SE to open a drive-thru coffee shop. During the site plan review, it was found that the proposed traffic flow for the drive-thru would require vehicles to cross a part of the public right-of-way on the north end of the property. Since private businesses can't operate within public right-of-way, this creates a conflict that must be resolved before they can move forward.

Under Dyersville Municipal Code §137.02, the City Council is required to refer any proposed street or right-of-way vacation to the Planning and Zoning Commission for review and recommendation before acting. A vacation plat has been prepared by a licensed surveyor to address this issue.

I respectfully request that the City Council refer the proposed vacation of a portion of the 16th Avenue SE right-of-way to the Planning and Zoning Commission for review and recommendation.

The vacation plat and the Jumble Coffee site plan are included for your review. Don't hesitate to get in touch with me if you have any questions or require additional information.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mick J. Michel", is written over a large, stylized, light-colored circular mark.

Mick J. Michel,  
City Administrator