

PLANNING & ZONING COMMISSION MEETING

CITY OF DYERSVILLE

Lower Level Council Chambers

November 13, 2018

Meeting called to order by Chairman Dan Olberding at 6:30 P.M.

Roll Call: Present: Commission Members: Tim Nefzger, Dan Olberding, Wayne Stelken,
Matt Tauke, Bec Willenborg,

Absent: Ryan Cahill, Roger Gibbs, Dan Willenborg

1st Item: Approve Minutes of the October 29, 2018 Meeting

Chairman Olberding asked for questions or comments and there were none.

Bec Willenborg made a motion to approve the October 29, 2018 Minutes. Motion seconded by Tim Nefzger.

Roll Call Vote: **Ayes:** Tim Nefzger, Dan Olberding, Wayne Stelken,
Matt Tauke, Bec Willenborg

Nays:

Motion Carried

2nd Item: Approve Preliminary Plat of Twin Steeple's Landing, in the City of Dyersville, Dubuque County, Iowa.

Jacque Rahe with Dyersville Economic Development Corporation was present and advised they are combining lots and splitting them into 8 parcels for the Riverfront Development. Rahe advised John Lutz, with IIW, put together a Preliminary Plat. Lutz had a color diagram of the development layout that he displayed for the committee. Lutz advised the development includes a 3-story building with parking area that is designed to be above the 100-year flood level. He advised there will be some right-of-way areas that will be vacated. Lutz explained the Preliminary Plat shows the developments individual lots with the buildings configured on them. Lot 2 is a current building that will be the new brewery. Lot 1 will be a new 3-story building. Lot A, next to the railroad tracks will be parking. He also stated the North and South "Existing Buildings" are not part of the development project. The corridor through the river will belong to the City. Lutz also advised there will be upgrades to the sewer and water, there will be access drives and continuation of the trail system. He said property has been purchased and demo has begun. He has been working on designs throughout the summer and now they are in the platting stage.

Chairman Olberding stated flooding is a big issue asked and what preventions are in place to protect other properties. City Administrator, Mick Michel, advised DEDC plans to raise the area 4 feet and to make sure there is plenty of flow for water. They are also excavating some of the North Fork Maquoketa river to the east. Michel advised DEDC did the necessary studies in

order to determine how to handle this. The City is dealing with the 1st Avenue bridge which has a cylinder that is holding back water. This alone will zero out the efforts by DEDC. Michel advised the city also has a 3-phase plan. One is restoration to Bear Creek that is being taken care of by a grant. The second is the North Fork restoration that ties into Bear Creek which is also being paid by a grant. The third step is restoration from the 3rd Avenue Bridge to the 2nd Street Bridge and to create some wetlands. These changes will allow the water to be held up on the north side and will push the water through to the south. All the changes will be tied together and will decrease the amount of water, more than what DEDC is doing. Michel advised they are waiting for DNR approval. Jacque Rahe advised there was a public meeting held the previous week where this was shown and felt it was well received.

Rahe advised that before they started this project, they hired IIW to conduct a feasibility study. DEDC was concerned about the water displacement and wanted to make sure the downtown was protected. Rahe stated IIW developed models and came up with a zero-displacement plan using 2 methods. One was tiering the river bed between the railroad bridge and the 1st Avenue Bridge; this would hold more and provide zero displacement of water. The second is to cleanout under the 1st Avenue Bridge. Those two actions will lower the water during a storm event. The Cities restoration plans will lower the storm water even more.

Chairman Olberding stated that Rahe is saying there would be no greater impact of flooding to the residents to the West. Rahe stated there would be less. Lutz advised the improvements were designed to lower the water level. Michel advised the City wanted to make sure other areas would not be affected. There were several studies done to ensure this.

Chairman Olberding asked if the City had any issues with the way the lots were laid out. Michel advised they did not. They may change the street name of 2nd Avenue NE. Olberding asked about the parking area. Michel advised that would be for extra city parking. Olberding also asked about the new building going up. Rahe advised the lowest level will be all parking and it will be above ground. Committee Member Nefzger questioned whether just the building was being raised 4 feet or if the whole area would be raised. Rahe advised some area will remain as is because it currently slopes up. Lutz advised they cannot fill within the floodway line. He indicated on his drawing where that area was. The new buildings parking level will be 4-feet above the 100-year flood plain and the first floor of the building will be above that. Rahe advised the Ideal Decorating building will maintain the level it is currently at. She stated several building owners along 1st Avenue are considering making their own improvements since the workers are going to be there. Lutz advised there will be access to the green space along the river and indicated where the access was on the diagram he had. He stated that is why that elevation is being maintained. Lutz went on to explain more about the other elevations.

Rahe advised this development cleans up the area, brings in needed apartments and business to the downtown. Chairman Olberding asked if this was in line with the Downtown Plan. Michel advised it is. Michel advised he and Rahe had met with the downtown business owners to the east to see if they were comfortable with these changes. He advised there was also public meetings regarding the flood issues. Rahe stated she will continue to get updated information out to everyone and meet with neighbors.

Lutz advised they will also be improving the water and sewer mains and power lines will be put underground.

Chairman Olberding asked for public comment. Nefzger asked if 2nd Avenue was going to be raised. Lutz advised it would be raised as it goes west. Lutz indicated on his drawing where it

would begin. Craig Osterhaus asked if they will tear up the part of the street that was redone a couple years ago. Michel advised they would. Dave Kramer asked about the areas being raised. Lutz & Rahe used the drawing to show what areas would be raised.

Chairman Olberding stated this was a Preliminary Plat and asked if a Final was needed. Michel advised yes, he plans to have a special meeting on November 26th for that. Michel explained that City has worked a long time on this. There have been many adjustments and options that had been looked at and discussed. Lutz advised he had to look at all issues and take care of all of them.

Chairman Olberding asked for public comment. Dave Kramer asked if anything west of river would be changed. Michel advised there would not be unless the development continues. Then there may be some parking changes and possible trail extensions in the future.

After no further discussion or questions, Tim Nefzger made a motion to approve the Preliminary Plat of Twin Steeple's Landing, in the City of Dyersville, Dubuque County, Iowa. Motion seconded by Bec Willenborg.

Roll Call Vote: **Ayes:** Tim Nefzger, Dan Olberding, Wayne Stelken,
Matt Tauke, Bec Willenborg

Nays:

Motion Carried

Meeting adjourned at 7:01PM on a motion by Bec Willenborg, seconded by Matt Tauke.

Lori A. Panton

Lori A. Panton – Recording Secretary

11/13/18

Date