

**PLANNING & ZONING MEETING AGENDA**  
**Thursday, September 25, 2025 | 6:00 p.m.**  
**Eldridge City Hall | 305 N 3<sup>rd</sup> Street**

1. Call to Order and Roll Call
2. Approval of the Minutes of July 17, 2025, meeting
3. Consideration of recommending approval of the Final Plat of Ivy Acres Part 3.
4. Consideration of recommending approval of the Replat of Baustian Farms Inc parcels.
5. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission  
July 17, 2025, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Planning and Zoning Commission met in open session in Eldridge City Hall at 6:00 p.m. on July 17, 2025. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Brad Merrick and Jennifer Vittorio. Scott LaPlante arrived at 6:18 p.m. Mike Martin was absent. Also present were Brian Dockery, Jeff Martens, Bruce Keppy, Lois Keppy and Kevin McClung.

The minutes from June 18, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Donaubauber seconded. Motion carried 4-0 by voice vote.

Donaubauber explained the ground rules for public hearings and asked Martens to present a summary of the first request. Martens stated that RIVALDD Farms, Inc. had submitted a rezoning request that required a change on the Comprehensive Plan Future Use Map for three of the seven parcels being rezoned. This would require changing these three parcels on the map from Light Industrial to Heavy Industrial. Martens stated that this had been done in the past for other parcels along this tier and that the consensus at that time had been that if a tier of Light Industrial remained between this and the High Density Residential above it that would meet city code.

Donaubauber asked for public comment and Bruce Keppy introduced his wife Lois and brother-in-law Kevin McClung. He said that their agricultural land was located next door to this land and their family had farmed all this land for generations. He said they are carrying people of agriculture. He said he sees this as a travesty in some ways. He thought that the owner of this property sees this as an opportunity for their pocketbook and it doesn't benefit another farmer. He said he felt the need to come and speak to this for his dad. McClung said that he married Bruce's sister and built a home on a parcel of Keppy ground. He spoke about the economics of this and was concerned about using the richest, blackest farm ground for industrial purposes. He asked about the uses in Light Industrial compared to Heavy Industrial and said his fear was there would be a 50' Amazon wall outside of his house. Martens explained the state of the infrastructure in the area. B. Keppy stated that he would be passing his land along to his sons and their farm was a century farm and once he fills out the paperwork it will be a 150-year farm. Dockery stated that no one will ever be able to do anything to their property without their consent. B. Keppy acknowledged that.

Merrick made a motion to recommend changing the zoning the Comprehensive Land Use Map from Light to Heavy Industrial for Parcel Numbers 932149001, 932153001, and 932155001. Ferguson seconded the motion. Motion carried all ayes by roll call vote.

Donaubauer moved on to the rezoning application from RIVALDD Farms, Inc. Martens had no further information to relay. LaPlante made a motion to recommend approving the rezoning request from SA-Suburban Agricultural District to I-2 General Industrial District. Motion carried all ayes by roll call vote.

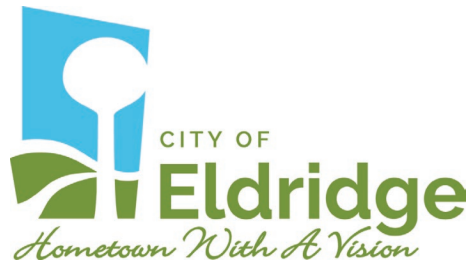
Donaubauer asked Martens for a staff report of the rezoning request from RG Prime LLC and Slopertown LLC. Martens said that this request aligned with the Comprehensive Land Use Map but some special consideration would be required for one parcel due to the fact that it contained a homestead. Dockery corrected Martens that two of the three parcels actually contained homesteads. Martens agreed and said that those two parcels would require conditional rezoning to allow the homesteads to remain until such a time that they were developed industrially.

Merrick made a motion to recommend rezoning of the parcels from SA-Suburban Agricultural District to I-2 General Industrial District with conditional rezoning on the parcels containing homesteads. Ferguson seconded the motion. Motion carried all ayes by roll call vote.

Donaubauer asked Martens to summarize this request. Martens said that they had received an application to vacate the drainage easements at 721 and 725 St. Andrews Circle, lots 6 and 7 or Rustic Green 3<sup>rd</sup> Addition. Martens explained that in 2023 a neighboring property on lot 8 of this subdivision had successfully vacated the drainage easement on his property by providing documentation from Townsend Engineering that the drainage easement was no longer needed. At the time the owners of lots 6 and 7 had no interest in vacating their easements but now they do. The Townsend Engineering documents supported this request. Martens said that the City Engineer, Building Official and he all agreed that the drainage easement was no longer needed on these lots after inspecting the property. Merrick asked if the utility easement would remain and Martens said it would. Vittorio asked for clarification on the purpose of the original drainage easement and asked Martens to explain why it was no longer needed. Martens explained that the grading on the subdivision was completed differently than originally planned. Vittorio asked about the existing right of way. Martens called up the right of way on screen.

Merrick made a motion to recommend approval of the vacation of the drainage easement. Ferguson seconded. Motion carried 5-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:58 p.m. Seconded by LaPlante. Motion carried 5-0 by voice vote.



To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Ivy Acres Subdivision Part 3 Final Plat  
Date: 9/25/25

A final plat and application has been received for Ivy Acres Part 3. This plat includes 43 lots connecting the subdivision to E. Price Street on the west side. This development will include additional 4-plex condominiums as previously developed in Part 1 of this subdivision.

City Staff and City Engineer have reviewed this plat and find it to be substantially in accordance with City Code and recommend approval.

Following this memo you will find the application and final plat.



## Final Plat Application - City of Eldridge

Name of Subdivision: Ivy Acres Subdivision - Part 3

Number of lots in subdivision: 43 Current Zoning: R-3

Who should be contacted regarding this plat: Brian Boelk | Axiom Consultants LLC

Phone Number: (319) 400-1056

Email Address: bboelk@axiom-con.com

Name of Developer: R&R Investments, LLC

Developer's contact: Ryan Windmiller

Address: PO Box 809 | Bettendorf, IA 52722

Phone Number: (563) 823-0146 | (563) 332-4192

Email Address: ryan@aspenwindmiller.com

Name of Engineer preparing construction drawings: Axiom Consultants

Address: 300 S Clinton Street, #200 | Iowa City, IA 52240

Phone Number: (319) 519-6220

Email Address: bboelk@axiom-con.com

Name of land surveyor preparing plat: Brad Geater

Address: 300 S Clinton Street, #200 | Iowa City, IA 52240

Phone Number: (319) 519-6220

Email Address: bgeater@axiom-con.com

Name of person preparing legal documents: Vollersten Britt & Gorsline, P.C. | Michael L. Gorsline

Address: 5119 Ulica Ridge Road | Davenport, IA 52807

Phone Number: (563) 324-0441

Email Address: mike@vb-law.com

Filing fee included with this application: \$ 100

The following shall be filed with this application:

- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100

Date Filed: 8-20-25







FINAL PLAT  
IVY ACRES SUBDIVISION - PART 3  
IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.87	S88° 03' 30"W
L2	30.00	N88° 04' 03"E
L3	30.00	N88° 04' 03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	215.79	145.50	84°58'24"	N44° 25' 09"W	196.55
C2	134.09	85.50	89°51'18"	N46° 51' 36"W	120.76
C3	186.43	145.50	73°24'52"	S55° 04' 49"E	173.94
C4	181.45	115.50	90°00'33"	N46° 56' 13"W	163.35
C5	23.61	145.50	9°17'54"	N87° 17' 33"W	23.59
C6	36.38	145.50	14°19'30"	N75° 28' 51"W	36.28
C7	36.38	145.50	14°19'30"	N61° 09' 21"W	36.28
C8	25.15	145.50	9°54'07"	N49° 02' 32"W	25.11

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C9	20.51	145.50	8°04'40"	N40° 03' 08"W	20.50
C10	30.22	145.50	11°53'56"	N30° 03' 50"W	30.16
C11	30.22	145.50	11°53'56"	N18° 09' 54"W	30.16
C12	20.96	145.50	8°15'17"	N08° 05' 17"W	20.94
C13	5.15	145.50	2°01'42"	N02° 56' 48"W	5.15
C14	111.94	85.50	75°00'46"	N54° 26' 07"W	104.11
C15	16.50	10.50	90°02'16"	S46° 57' 05"E	14.85
C16	16.49	10.50	89°57'44"	S43° 02' 55"W	14.84

LEGEND:

SET 3/4" Ø PIPE OPC 19828

FOUND PROPERTY CORNER AS LABELED

SET CUT "X"

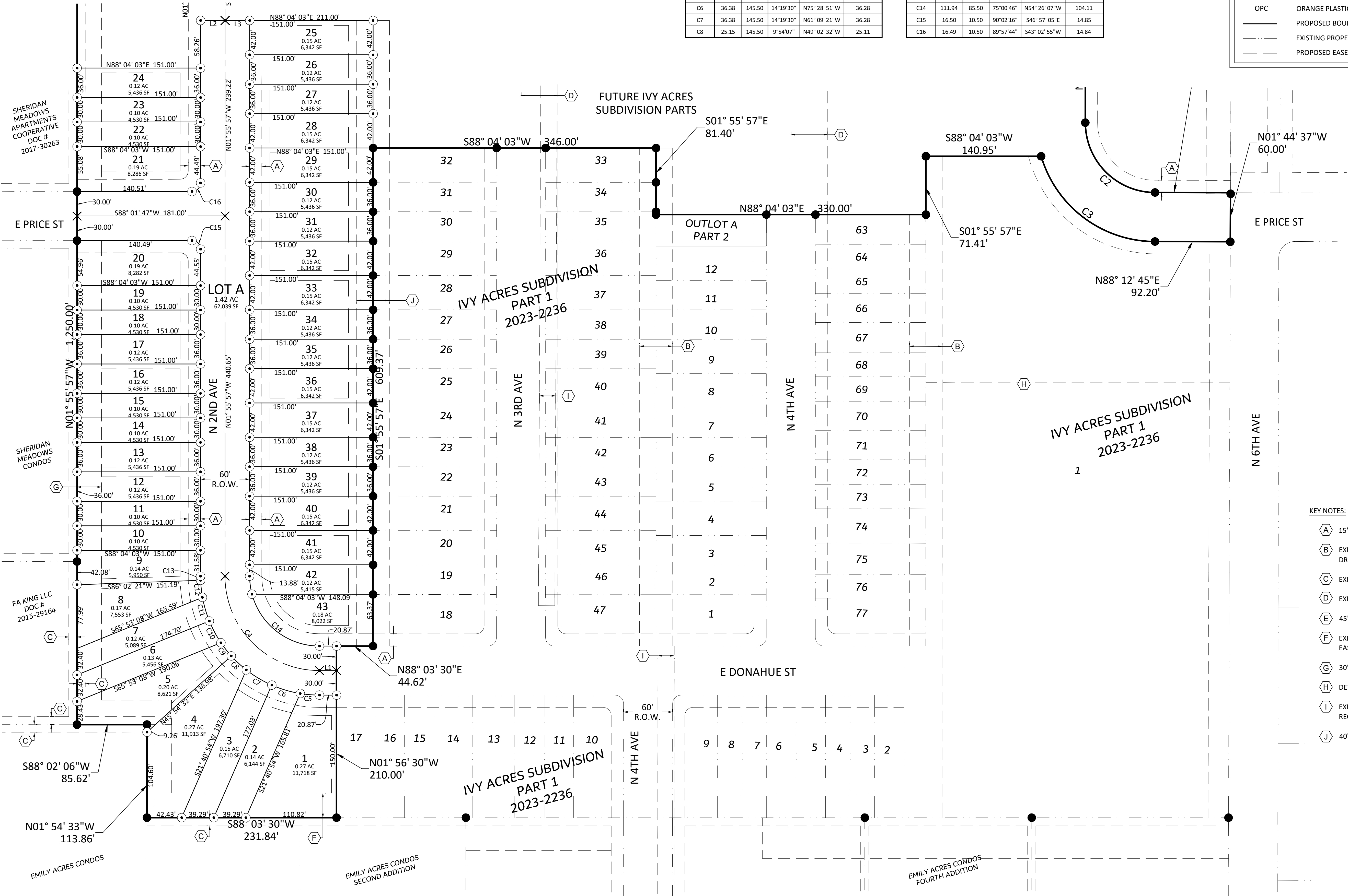
OPC

ORANGE PLASTIC CAP

PROPOSED BOUNDARY/PROPERTY LINE

EXISTING PROPERTY LINE

PROPOSED EASEMENT



- KEY NOTES:
- (A) 15' PUBLIC UTILITY EASEMENT
  - (B) EXISTING 40' STORM SEWER AND DRAINAGE EASEMENT
  - (C) EXISTING 10' UTILITY EASEMENT
  - (D) EXISTING 45' SANITARY SEWER EASEMENT
  - (E) 45' SANITARY SEWER EASEMENT
  - (F) EXISTING 30' STORM SEWER AND DRAINAGE EASEMENT
  - (G) 30' STORM SEWER AND DRAINAGE EASEMENT
  - (H) DETENTION/DRAINAGE EASEMENT
  - (I) EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
  - (J) 40' STORM SEWER AND DRAINAGE EASEMENT

Axiom

CONSULTANTS

WWW.AXIOM-CON.COM | (319) 519-6220

0 30 60

IVY ACRES PART 3

ELDRIDGE, IOWA

IVY ACRES, LLC

ISSUED FOR

CITY REVIEW

DATE DATE

DESCRIPTION DATE

DESIGNED BY JP/MO

DETAILED BY EV

CHECKED BY BB

PROJECT NO. 22-0030

SHEET NAME

FINAL PLAT

2 OF 3

NOT FOR CONSTRUCTION

Aug 18, 2025 - 9:54am C:\Users\bgeater\Documents\Ruekert & Mielke, Inc.\10423 - R&Rinvest - Ivy Acres, Eldridge, IA\Project Files\05 Design\Civil-Survey\Plats\220030 - FP Part 3.dwg



**FINAL PLAT**  
**IVY ACRES SUBDIVISION - PART 3**  
 IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

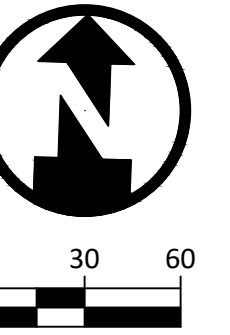
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KEY NOTES:

- (A)** 15' PUBLIC UTILITY EASEMENT
- (B)** EXISTING 40' STORM SEWER AND DRAINAGE EASEMENT
- (C)** EXISTING 10' UTILITY EASEMENT
- (D)** EXISTING 45' SANITARY SEWER EASEMENT
- (E)** 45' SANITARY SEWER EASEMENT
- (F)** EXISTING 30' STORM SEWER AND DRAINAGE EASEMENT
- (G)** 30' STORM SEWER AND DRAINAGE EASEMENT
- (H)** DETENTION/DRAINAGE EASEMENT
- (I)** EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
- (J)** 40' STORM SEWER AND DRAINAGE EASEMENT



**IVY ACRES PART 3**  
 ELDRIDGE, IOWA  
 IVY ACRES, LLC

SUED FOR

## CITY REVIEW

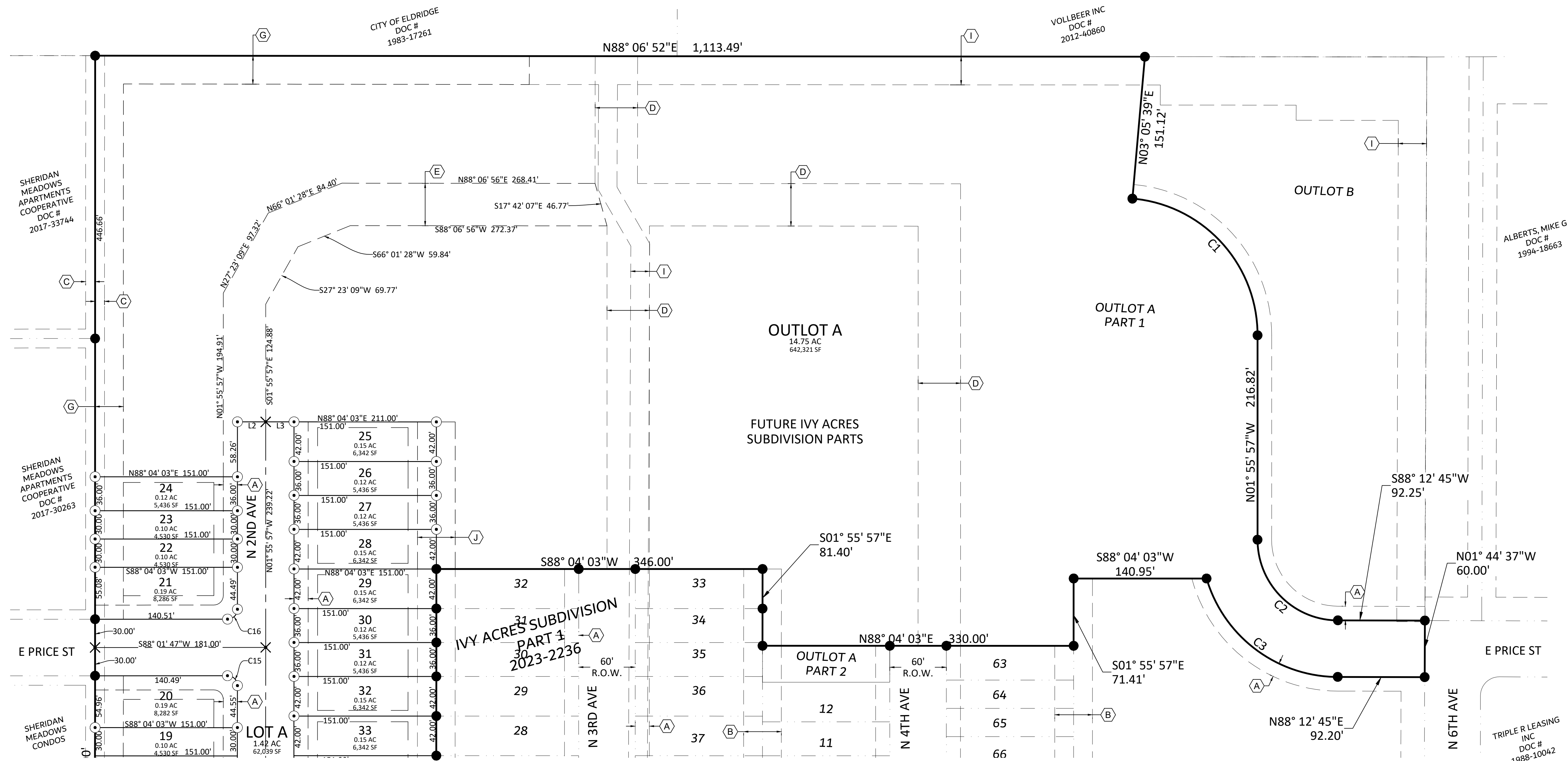
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DESIGNED BY	JP/MO
DETAILED BY	EV
CHECKED BY	BB
PROJECT NO.	22-0030
SHEET NAME	

## FINAL PLAT

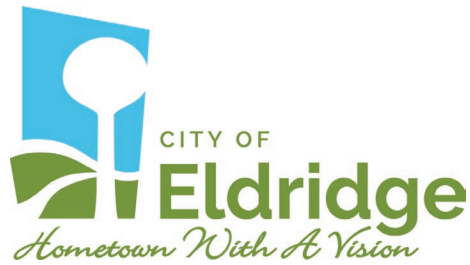
3 OF 3

NOT FOR CONSTRUCTION



Aug 18, 2025 - 9:55am C:\Users\bgeater\DC\ACCDocs\Ruekert & Mielke, Inc-10423 - R&RInvest - Ivy Acres, Eldridge, IA\Project Files\05 Design\Civil-Survey\Plats\220030 - FP Part 3.dwg



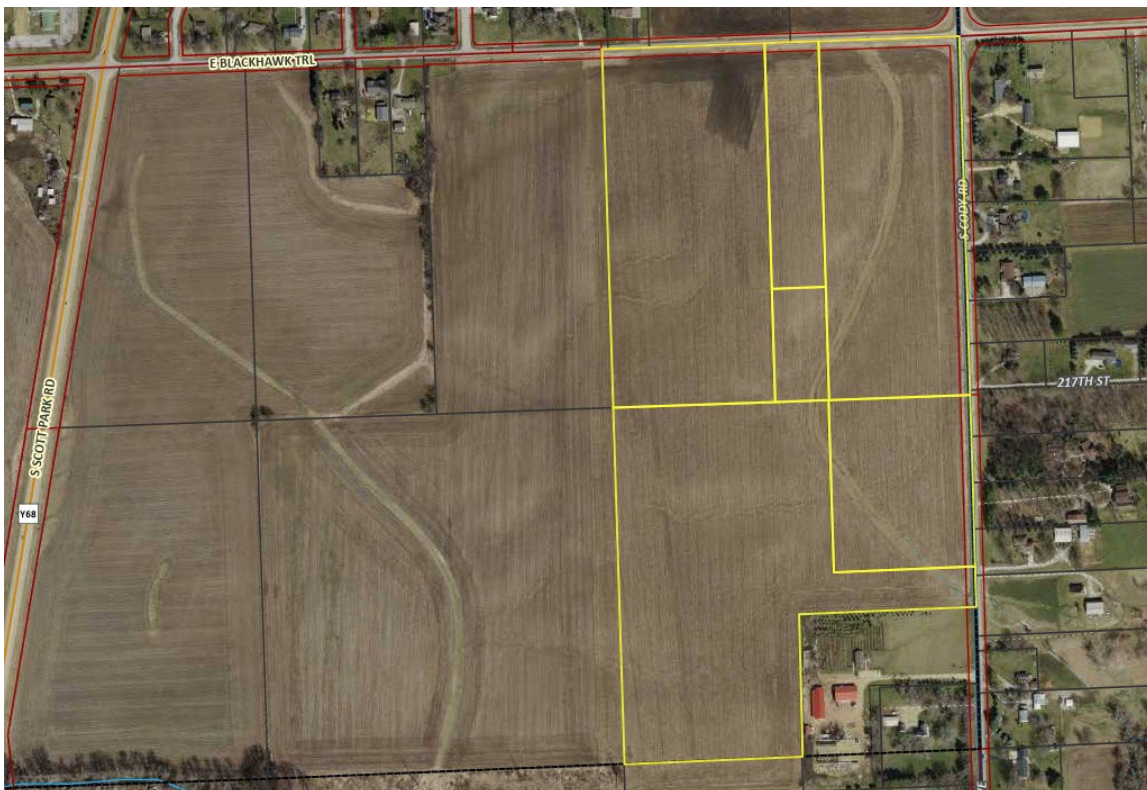


To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Baustian Farms Replat  
Date: 9/25/25

A replat and application has been received from Baustian Farms Inc. of parcels 932507005, 932523004, 932523005, 932507004, 932501001, 932501002 located on the southwest corner of E. Blackhawk Trail and S. Cody Road, see illustration below. This replat will create a new 40.09-acre parcel on that corner.

City Staff and City Engineer have reviewed this replat and find it to be substantially in accordance with City Code and recommend approval.

Following this memo you will find the application and replat.



Karl Donaubauber  
Scott LaPlante

Mike Martin  
Jennifer Vittorio

Brad Merrick  
Dean Ferguson



## Replat Application - City of Eldridge

Parcel Numbers to be replatted: 932507005, 932523004, 932523005, 932507004, 932507001, 932507002

Current Zoning: Ag

Who should be contacted regarding this plat: Luke Miller

Phone Number: 563-359-1348

Email Address: l.miller@kingner.com

Name of Developer: Baustian Farms Inc

Developer's contact: Gina Bettini

Address: 18278 210th Street

Phone Number: 563-320-4471

Email Address: gina.bettini57@gmail.com

Name of Engineer preparing construction drawings:

Address:

Phone Number:

Email Address:

Name of land surveyor preparing plat: Luke Miller

Address: 4111 e 60th Street, Davenport, IA 52807

Phone Number: 563-359-1348

Email Address: l.miller@kingner.com

Name of person preparing legal documents:

Address:

Phone Number:

Email Address:

Filing fee included with this application: \$100

The following shall be filed with this application:

- A. Ten (10) copies of the final replat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings if applicable
- G. Electronic copies can be submitted in lieu of above

Filing Fee Paid \$ 100

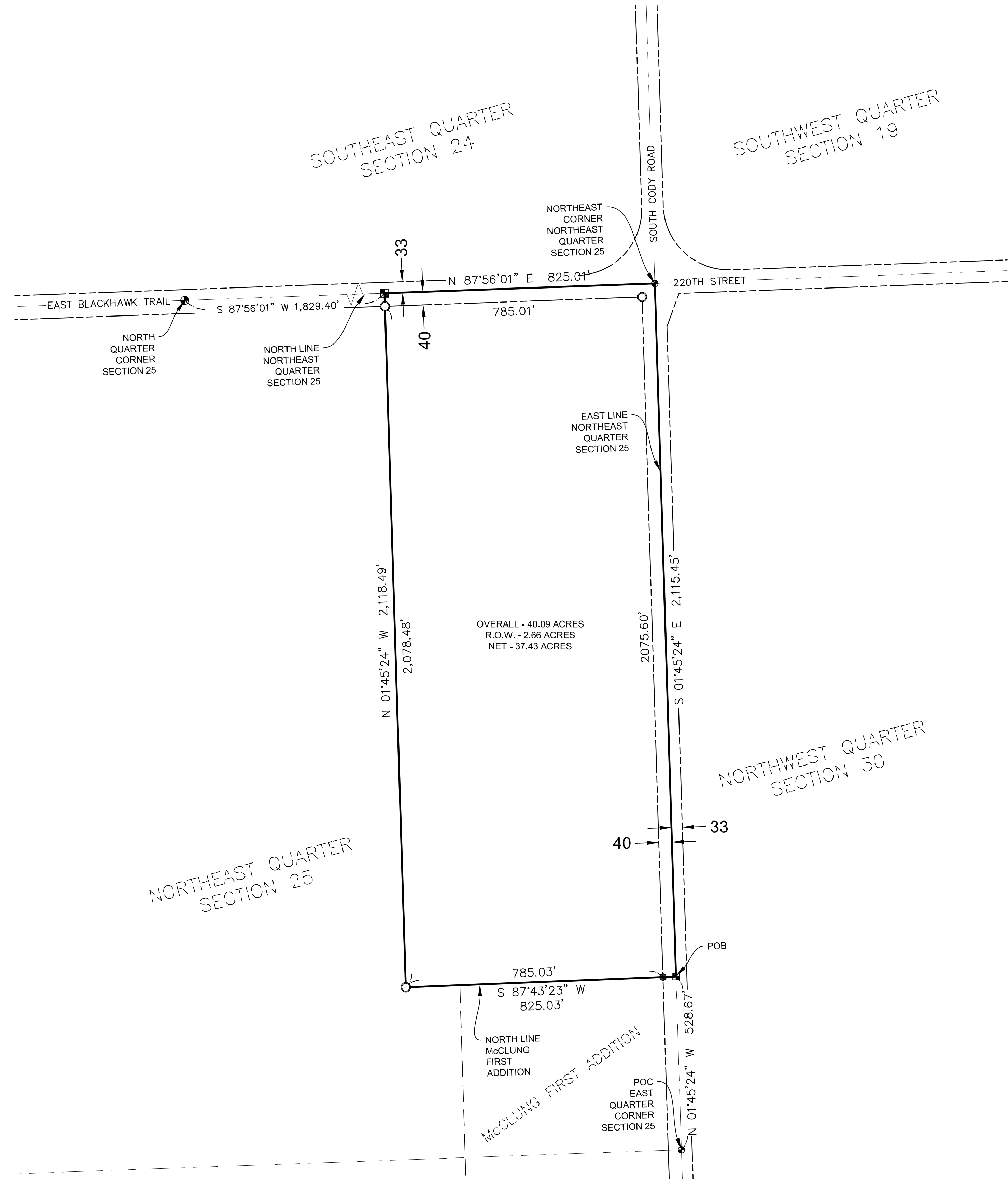
PAID AUG 06 2025

Date Filed:

8/6/2025

Description: Part of Northeast Section 25, TWP 79 N, R 3 E, 5TH PM  
Requestor: Baustian Farms Inc.  
Proprietor: Baustian Farms Inc.  
Surveyor: Luke D. Miller  
Survey Company: Klingner & Associates, P.C.  
Return To: Klingner & Associates, P.C.  
4111 East 60th Street, Davenport, Iowa 52807  
lmiller@klingner.com (563) 359-1348

PLAT OF SURVEY  
PART OF THE NORTHEAST QUARTER SECTION 25,  
TOWNSHIP 79 NORTH, RANGE 3 EAST, OF THE 5TH PM,  
ELDRIDGE, SCOTT COUNTY, IOWA



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25; THENCE, ALONG THE EAST LINE OF SAID SECTION, NORTH 01 DEGREES 45 MINUTES 24 SECONDS WEST, TO THE POINT OF BEGINNING, A DISTANCE OF 528.67 FEET; THENCE, SOUTH 87 DEGREES 43 MINUTES 23 SECONDS WEST, A DISTANCE OF 825.03 FEET; THENCE, NORTH 01 DEGREES 45 MINUTES 24 SECONDS WEST, TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2,118.49 FEET; THENCE, ALONG SAID NORTH LINE, NORTH 87 DEGREES 56 MINUTES 01 SECONDS EAST, TO THE NORTHEAST CORNER OF SAID SECTION, A DISTANCE OF 825.01 FEET; THENCE, ALONG THE EAST LINE OF SAID SECTION, SOUTH 01 DEGREES 45 MINUTES 24 SECONDS EAST, TO THE POINT OF BEGINNING, A DISTANCE OF 2,115.45 FEET; CONTAINING 40.09 ACRES, MORE OR LESS.

NOTE:

FOR THE PURPOSE OF THIS SURVEY THE EAST LINE OF SECTION 25 HAS A BEARING OF SOUTH 01 DEGREES 45 MINUTES 24 SECONDS EAST.

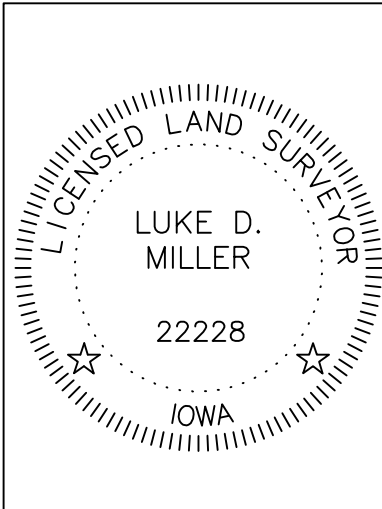
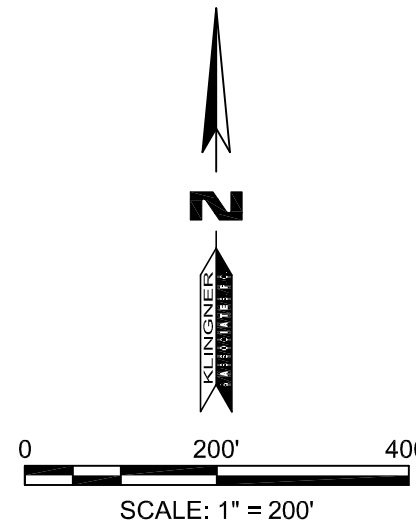
ELDRIDGE ZONING/  
BUILDING DEPARTMENT  
THIS PLAT OF SURVEY HAS BEEN REVIEWED  
AND APPROVED BY THE  
ZONING/BUILDING DEPARTMENT ON

THIS \_\_\_\_DAY OF \_\_\_\_, 2025

ZONING/BUILDING REPRESENTATIVE

THIS PLAT OF SURVEY MEETS THE  
REQUIREMENTS OF THE LAWS  
AND ADMINISTRATIVE RULES  
RELATING TO LAND SURVEYING  
IN THE STATE OF IOWA.

LEGEND	
	SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
	FOUND 5/8" IRON ROD CIR #7222
	SET MAGNAIL
	FOUND MAGNAIL
	SURVEY BOUNDARY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINES
	MEASURED DISTANCE
	RECORD DISTANCE



BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: LUKE D. MILLER  
Reg. No. 22228

Date \_\_\_\_\_ Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

SHEET 1 OF 1

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPR.

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PROJECT STATUS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PLAT OF SURVEY  
BAUSTIAN FARMS INC.  
18278 210TH STREET  
DAVENPORT, IOWA

Non-Reduced Sheet Size: 24" x 36"  
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
LDM	LDM

FIELD	FIELD BOOK
DAMUBG	

CHECKED	CHECK DATE
ASR/LDM	

SHEET TITLE

PLAT  
OF  
SURVEY

PROJECT NO.  
25-6044

DRAWING ISSUED DATE:  
08-08-2025

SHEET  
1 OF 1

KLINGNER  
& ASSOCIATES, P.C.  
Engineers • Architects • Surveyors  
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4111 East 60th Street  
563.359.1348  
Quincy, IL Hannibal, MO  
Burlington, IA Galena, IL Peoria, IL  
Columbia, MO Carbondale, IL