

## **PLANNING & ZONING MEETING AGENDA**

**Thursday, January 15, 2026 | 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 October 30, 2025, meeting.
3. Consideration of recommending approval of the Replat of Muhs Tracts LC parcel numbers 93140530211 and 9314213031.
4. Consideration of recommending the approval of the rezoning of Muhs Tracts LC parcel number 9314213031 from C-3 General Commercial and R-3 Multiple Family Residential to R-1 Single Family Residential. This portion of the meeting will include public comment.
5. Consideration of recommending the approval of the vacation of ROW south of the finished portion of S. 4<sup>th</sup> Avenue extending west to E. Spring Street.
6. Consideration of recommending approval of the Baustian Farms replat of parcel numbers 932505003 and 932521001.
7. Consideration of recommending approval of the rezoning of the new Baustian Farms plat from R-1 Single Family Residential, R-3 Multiple Family Residential and SA-Suburban Agricultural to R-1 Single Family Residential. This portion of the meeting will include public comment.
8. Adjournment

Next Meeting: TBD

Karl Donaubauer  
Scott LaPlante

Mike Martin  
Jennifer Vittorio

Brad Merrick  
Dean Ferguson



**Eldridge Planning and Zoning Commission**  
**October 30, 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 October 30, 2025. The meeting was called to order at 6:05 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Brad Merrick, Scott LaPlante and Jennifer Vittorio. Mike Martin was absent. Also, present were Jeff Martens and Dale Grunwald.

The minutes from the September 25, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Vittorio seconded. Motion carried 5-0 by voice vote.

Donaubauer asked Martens to present a summary of the Grunwald Grove 3<sup>rd</sup> Addition Final Plat application. Martens stated that Grunwald Grove 3<sup>rd</sup> Addition would include 34 lots and on the south side extend Linden Lane to the east and connect to a new street S. Sawgrass Street which would extend north to Lincoln Road. This will be zoned R-2 Two-Family Residential the same as the first two developments and is designed for single-family homes. He stated City Staff and City Engineer have reviewed it and have no issues with it and recommend approval.

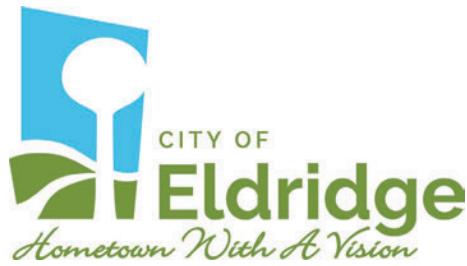
Donaubauer asked about the differences between the first and second page and Martens said that the second page contained a legal description and a blown-up rendering of the lots. Vittorio asked some clarifying questions about the location of the new roads in comparison to existing roads. Martens let the commission know that S. Sawgrass Street would continue north across Lincoln Road into the future Townsend Farms 15<sup>th</sup> Addition and S. 5<sup>th</sup> Street would be connected south through Townsend Farms 16<sup>th</sup> Addition into Grunwald Grove 1<sup>st</sup> Addition. Donaubauer asked how the detention ponds would be configured in Outlot A. Grunwald and Martens stated that a smaller pond would be constructed to the north, and a larger pond would be constructed to the south. Vittorio asked how long the house would remain on the corner of S. 1<sup>st</sup> Street and Lincoln Road. Martens and Grunwald stated it would be removed at the time a commercial development was constructed on that site. Donaubauer asked a question about why the bearing line was not labeled as straight on the section line. Grunwald stated that the surveyors had used found monuments for that line.

Merrick made a motion to recommend approval of the Grunwald Grove 3<sup>rd</sup> Addition Final Plat. Ferguson seconded. Motion carried 5-0 by voice vote.

## AGENDA

LaPlante made a motion to adjourn the meeting at 6:18 p.m. Seconded by Merrick. Motion carried 5-0 by voice vote.

Karl Donaubauer      Mike Martin      Brad Merrick      Jennifer Vittorio  
Scott LaPlante      Dean Ferguson



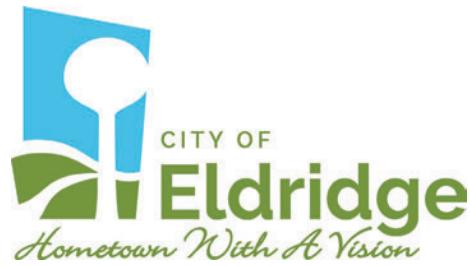
To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Muhs Tracts lot line adjustment and rezoning  
Date: 1/15/26

Muhs Tracts LC and the North Scott School District have submitted applications to replat parcel number 9314213031, currently briefly described as MUHS' 2ND ADD Lot: 003 MUHS' 2ND ADD LOT 3EX MUHS' TRACTS 1<sup>ST</sup>, into a larger parcel and change the zoning on the replatted parcel to exclusively R-1 Single Family Residential. This zoning change is consistent with the Future Use Map in the Comprehensive Plan. The current parcels involved in the request include split zoning of R-1 Single Family Residential, R-3 Multiple Family Residential and C-3 General Commercial. See illustrations below for further clarification.

The North Scott School District has also applied to vacate the City right-of-way adjacent to the parcel to be replatted that extends south of S. 4<sup>th</sup> Avenue south of the line of Muhs Second Addition Lot 2, as dedicated in Muhs Tracts First Addition. This will allow more flexibility when master planning a future connection to S. 1<sup>st</sup> Street on this parcel when developed. The Comprehensive Plan shows a future connection in this area to S. 1<sup>st</sup> Street. See illustration from Comprehensive Plan below.

City staff and City Engineer have reviewed these applications and find them to be in accordance with City Code and Comprehensive Plan and recommend approval.

Following this memo, you will find replatting, rezoning and vacation applications along with illustrations for clarification.



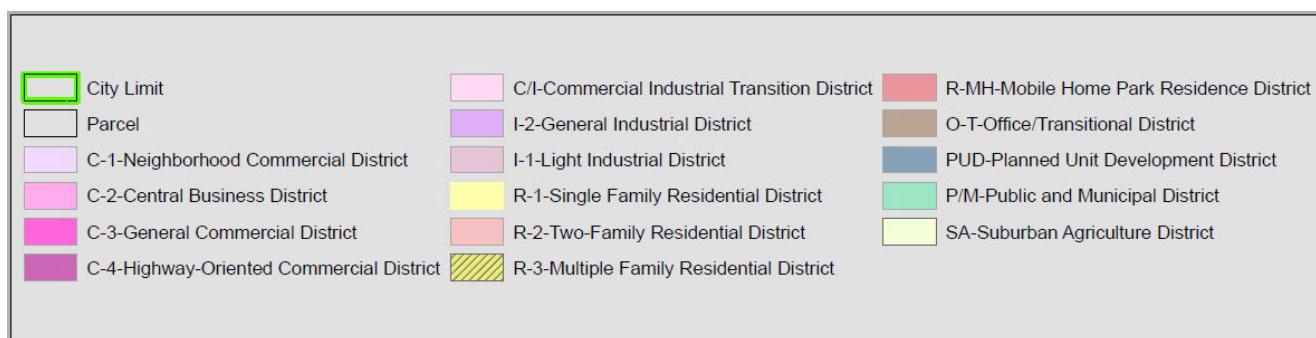
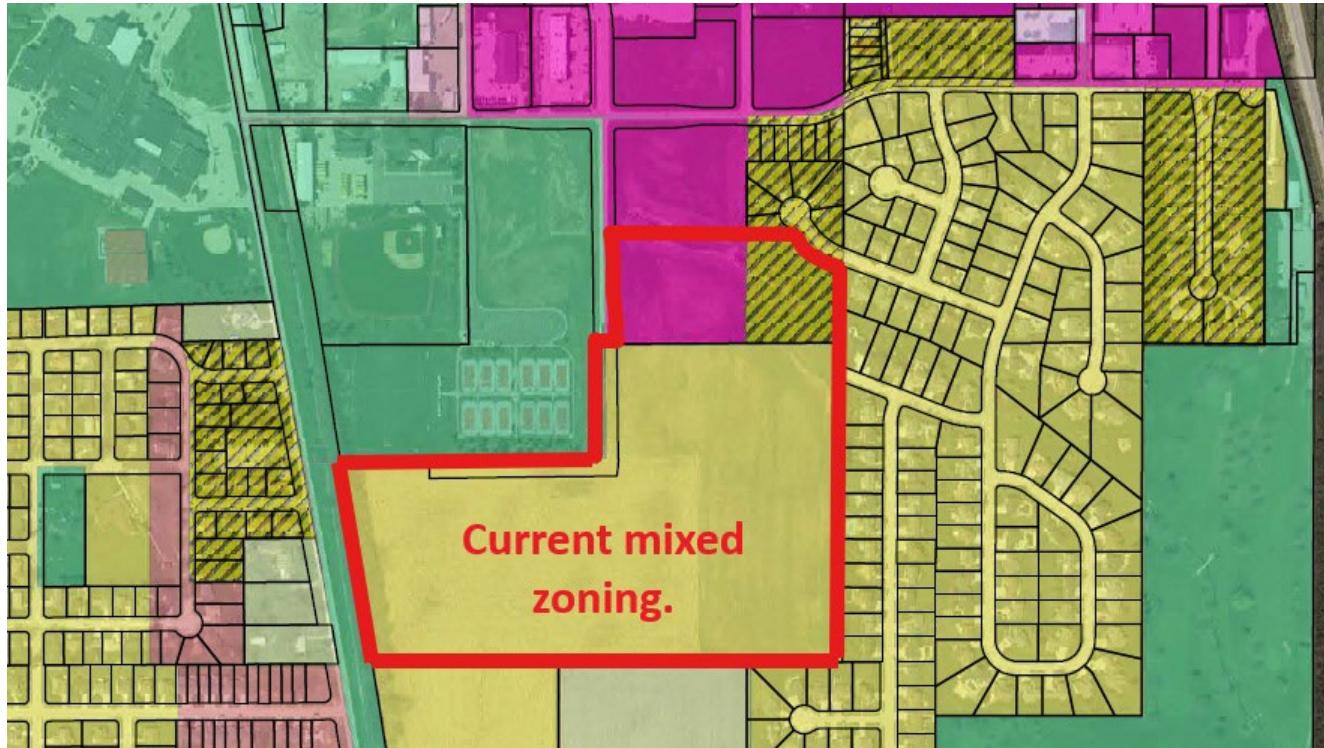
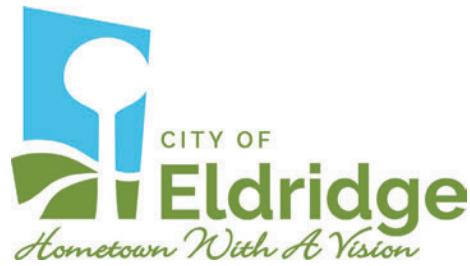
The above illustration shows the current property boundaries on the two parcels involved. The proposed new boundaries of parcel number 9314213031 are shown below. Proposed zoning for this parcel is R-1 Single Family Residential.



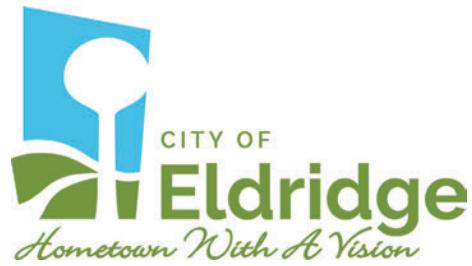
Karl Donaubauer  
Scott LaPlante

Mike Martin  
Jennifer Vittorio

Brad Merrick  
Dean Ferguson



The above illustration shows the current zoning on the parcels involved. You can see that there is split zoning on the northern parcel that this replat and rezoning will clean up.



The above illustration shows the illustration provided in the Comprehensive Plan for future streets in the area. A future connection from S. 4<sup>th</sup> Avenue to S. 1<sup>st</sup> Street is desired once developed.



## Replat Application - City of Eldridge

AGENDA

Parcel Numbers to be replatted: 93140530211, 9314213031

Current Zoning: R-1, R-3 and C-3

Who should be contacted regarding this plat: Luke Miller

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Developer: North Scott Community School District

Developer's contact: Joe Stutting

Address: 251 E Iowa Street, Eldridge, IA 52748

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Engineer preparing construction drawings: [REDACTED]

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of land surveyor preparing plat: Luke Miller

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

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of person preparing legal documents: [REDACTED]

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

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 \$ N/A

Date Filed: 12/29/2025



# REZONING APPLICATION

## Plan and Zone Commission

Property Address	None assigned		
Rezoning Request	From	C3 & R1& R3	To R1
Legal Description of Property	Lot 3 and Part of Lot 2, Muh's Second Addition, City of Eldridge, Scott County Iowa		
Applicant	Name	North Scott Community School District	
	Address	251 E Iowa Street, Eldridge, Iowa 52748	
	Phone Number	[REDACTED]	
	Email Address	[REDACTED]	
	Main Contact Person	Joe Stutting	

Title Holder's (If different than applicant)

Name Muh's Tract L.C.  
 Address 321 E 35<sup>th</sup> Street Ct, Davenport, IA 52807  
 Phone Number [REDACTED]

Signature of Applicants (s)

A handwritten signature in black ink that appears to read 'Joe Stutting'.

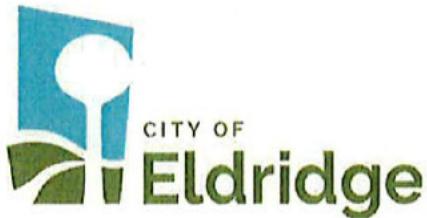
Intended property use  
(please be specific)

Agriculture

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only			
Filing Fee Paid	\$ <u>N/A</u>	Date Filed	<u>12/22/2025</u>
Payment Method	<u>N/A</u>	Meeting Date	<u>1/15/2026</u>
Courtesy Letters Sent	<u>Y8/2026</u>		



# Vacation Application

## Plan and Zone Commission

Property Address None assigned

Legal Description of Property ROW of E. Spring Street and that part of South 4th Avenue south of the line of Muhs Second Addition Lot 2, as dedicated in Muhs' Tracts First Addition

Applicant Name North Scott Community School District  
 Address 251 E Iowa Street, Eldridge, IA 52748  
 Phone Number [REDACTED]  
 Email Address [REDACTED]  
 Main Contact Person Joe Stutting

Vacation Request ROW of E. Spring Street and that part of South 4th Avenue south of the line of Muhs Second Addition Lot 2, and attached 10' utility easement as dedicated in Muhs' Tracts First Addition

Reason for Request To enable flexibility when master planning a future connection to south first street on the subject parcel in which NSCSD is proposed to be the owner.

Signature 

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only			
Fee	\$ 100	Date Filed	<u>12/22/2025</u>
Filing Fee Paid	\$ <u>100</u>	Meeting Date	<u>1/15/2026</u>
Payment Method	<u>Credit Card</u>		
Courtesy Letters Sent	<u>NA Adjacent Property Owned by Applicants</u>		

# PLAT OF SURVEY

LOT 3 AND PART OF LOT 2, MUHS' SECOND ADDITION, PART OF SECTION 14,  
TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
CITY OF ELDRIEDE, SCOTT COUNTY, IOWA,

Description: Lot 3 and Part of Lot 2, Muhs' Second Addition  
City of Eldridge, Scott County, Iowa  
Requestor: North Scott Community School District  
Proprietor: Muhs' Tracts LC.  
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

**KLINGNER**  
& ASSOCIATES, P.C.  
Engineers • Architects • Surveyors  
Davenport, Iowa  
4111 East 60th St  
563.359.1348

AGENDA

www.klingner.com



## LEGAL DESCRIPTION:

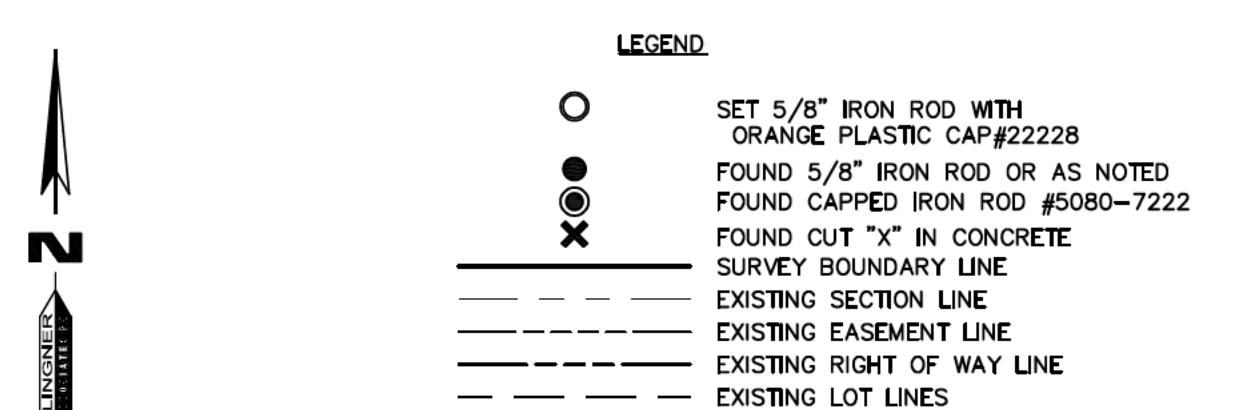
LOT 3 AND PART OF LOT 2, MUHS' SECOND ADDITION, CITY OF ELDRIEDE, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 MUHS' SECOND ADDITION, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH FIRST STREET; THENCE, NORTH 10 DEGREES 39 MINUTES 20 SECONDS WEST, TO THE SOUTHWEST CORNER LOT 1 MUHS' TRACTS FIRST ADDITION, A DISTANCE OF 723.38 FEET; THENCE, ALONG A SOUTH LINE OF SAID LOT, NORTH 88 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 304.60 FEET; THENCE, SOUTH 01 DEGREES 59 MINUTES 52 SECONDS EAST, TO THE SOUTH RIGHT OF WAY LINE OF SPRING STREET, A DISTANCE OF 60.00 FEET; THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 00 MINUTES 08 SECONDS EAST, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 4TH AVENUE, A DISTANCE OF 657.10 FEET, TO AN ARC; THENCE, ALONG SAID ARC CONCAVE WESTERLY, A DISTANCE OF 91.08 FEET, SAID ARC HAVING A RADIUS OF 640.00 FEET, A CHORD LENGTH OF 91.00 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 04 MINUTES 45 SECONDS EAST; THENCE, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 4TH AVENUE, NORTH 01 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 746.41 FEET; THENCE, NORTH 88 DEGREES 00 MINUTES 08 SECONDS EAST, TO THE SOUTHWEST CORNER OF LOT 7 RUSTIC RIDGE ESTATES FOURTH ADDITION, A DISTANCE OF 461.65 FEET; THENCE, NORTH 84 DEGREES 23 MINUTES 04 SECONDS EAST, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7 & BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST SHERIDAN DRIVE, A DISTANCE OF 182.55'; THENCE, SOUTH 36 DEGREES 43 MINUTES 36 SECONDS EAST, TO AN ARC, A DISTANCE OF 164.40 FEET; THENCE, ALONG SAID ARC CONCAVE NEASTERLY, A DISTANCE OF 161.63 FEET, AND A CHORD BEARING OF SOUTH 54 DEGREES 04 MINUTES 06 SECONDS EAST; THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 71 DEGREES 31 MINUTES 38 SECONDS EAST, TO THE NORTHEAST CORNER OF LOT 1 IN GREEN MEADOWS FIRST ADDITION, A DISTANCE OF 21.31 FEET; THENCE, ALONG THE WEST LINE OF GREEN MEADOWS FIRST ADDITION AND RUSTIC RIDGE ESTATES THIRD ADDITION, SOUTH 01 DEGREES 51 MINUTES 52 SECONDS EAST, TO THE SOUTHWEST CORNER OF LOT 25 OF SAID RUSTIC RIDGE ESTATES THIRD ADDITION, ALSO BEING THE SOUTHEAST CORNER OF LOT 3 MUHS' SECOND ADDITION, A DISTANCE OF 1,386.28 FEET; THENCE, ALONG THE SOUTH LINE OF SAID LOT 3 FOR THE NEXT 2 CURSES, SOUTH 88 DEGREES 04 MINUTES 47 SECONDS WEST, TO THE CENTER OF SECTION 14, A DISTANCE OF 998.82 FEET; THENCE, SOUTH 88 DEGREES 05 MINUTES 28 SECONDS WEST, A DISTANCE OF 649.39 FEET, TO THE POINT OF BEGINNING, CONTAINING 41.17 ACRES, MORE OR LESS.

## NOTE:

FOR THE PURPOSE OF THIS SURVEY THE EAST RIGHT OF WAY LINE OF SOUTH FIRST STREET HAS A BEARING OF NORTH 10 DEGREES 39 MINUTES 20 SECONDS WEST.

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



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: **DO NOT RECORD** Luke D. Miller

Date Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

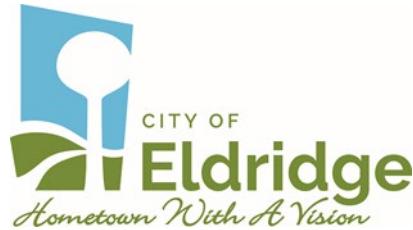
**PLAT OF SURVEY**

PROJECT NO. 25-6102

12-5-2025

**SHEET 1 OF 1**

# City of Eldridge MEMORANDIUM



To: Property Owner  
From: City of Eldridge  
Re: Rezoning Request  
Date: 01/08/2026

Property Owner,

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, January 15, 2026, in Eldridge City Hall at 6:00 p.m. The request includes parcels shown on the reverse side of this letter.

The request is to rezone the property inside the red line from a split use of R-1 Single Family Residential, R-3 Multiple Family Residential and C-3 General Commercial use to exclusively R-1 Single Family Residential.

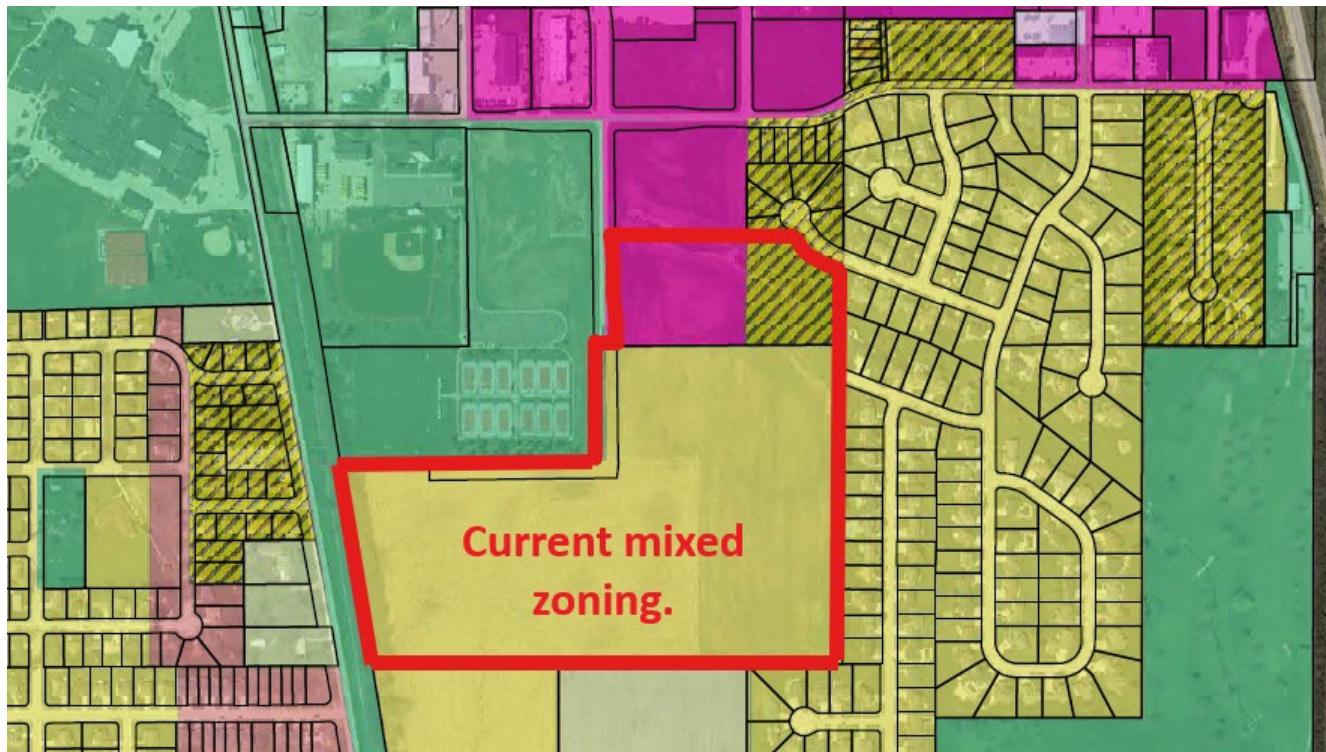
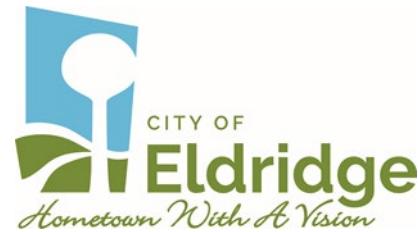
Comments will be accepted by writing up to 4:00 p.m. on January 15<sup>th</sup> or in person at the meeting. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

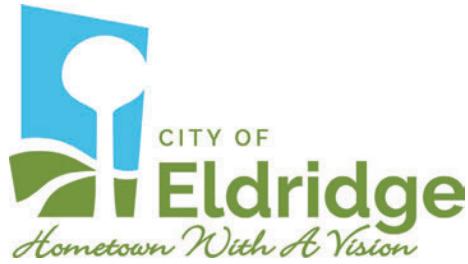
Jeff Martens  
Assistant City Administrator/Zoning Official  
City of Eldridge, Iowa

[jmartens@cityofeldridgeia.org](mailto:jmartens@cityofeldridgeia.org)  
563-285-4841

# City of Eldridge MEMORANDIUM



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	



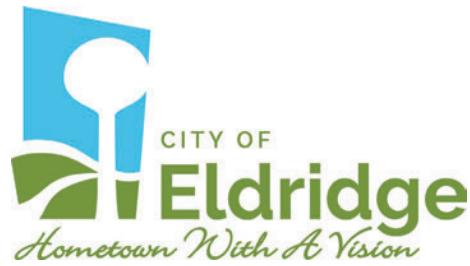
To: Planning and Zoning Commission  
From: Jeff Martens, Assistant City Administrator  
Re: Baustian Farms Replat  
Date: 1/15/25

A replat and rezoning application have been received from Baustian Farms Inc. for parcels 932505003, 932521001 located on the south of E. Blackhawk Trail and west of S. Cody Road, see illustration below. This replat will create a new 40.31-acre parcel.

Due to split zoning on these parcels, the owners have agreed to rezone the new parcel to align with the City's Comprehensive Plan Future Use Map rezoning it to R-1 Single Family Residential. The family plans to continue farming this parcel for the foreseeable future.

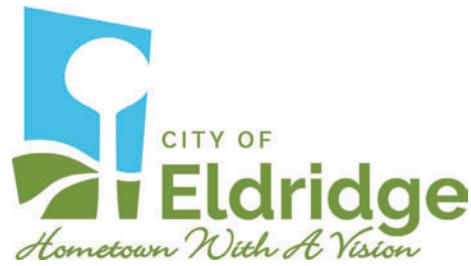
City Staff finds this replat and rezoning to be substantially in accordance with City Code and recommends approval.

Following this memo, you will find clarifying illustrations, the replat and rezoning applications, and the Final Replat.



Above is a location map showing the final replat. Below is an illustration showing that the Comprehensive Plan Future Use Map designates this area as Low Density Residential.





The above illustration shows the split zoning on the current and newly created parcel. The owners have agreed to rezone the new parcel to align with the Comprehensive Plan Future Land Use Map.



## Replat Application - City of Eldridge

AGENDA

Parcel Numbers to be replatted: 932505003, 932521001

Current Zoning: Ag

Who should be contacted regarding this plat: Luke Miller

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Developer: Baustian Farms Inc

Developer's contact: Gina Bettini

Address: 18278 210th Street

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Engineer preparing construction drawings: [REDACTED]

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of land surveyor preparing plat: Luke Miller

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

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of person preparing legal documents: [REDACTED]

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

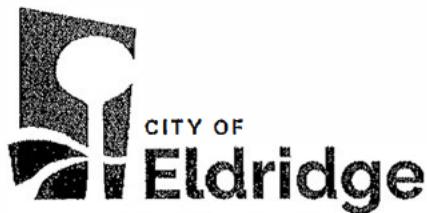
Filing fee included with this application: \$100

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 \$ N/A

Date Filed: 12-30-2025



# REZONING APPLICATION

## Plan and Zone Commission

Property Address None assigned  
 Rezoning Request From R1 & R3 & SA To R1  
 Legal Description of Property Part of the northeast quarter of Section 25, Township 79 North, Range 3 East  
of the Fifth Principal Meridian

Applicant Name Gina Bettini  
 Address 18278 210th St., Davenport, IA 52807  
 Phone Number [REDACTED]  
 Email Address [REDACTED]  
 Main Contact Person Gina Bettini

Title Holder's (If different than applicant)

Name [REDACTED]  
 Address [REDACTED]  
 Phone Number [REDACTED]

Signature of Applicants (s)

Gina R. Bettini

Intended property use Agricultural  
 (please be specific) [REDACTED]

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid \$ N/A  
 Payment Method N/A  
 Courtesy Letters Sent 1-8-2026

Date Filed 12-30-2025  
 Meeting Date 1-15-2026

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

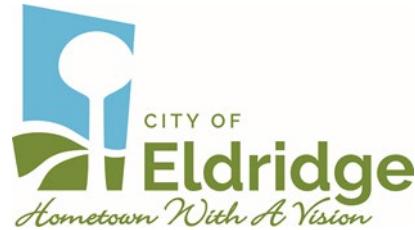
# PLAT OF SURVEY

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



<b>KLINGNER</b> <b>&amp; ASSOCIATES, P.C.</b>		
Engineers • Architects • Surveyors		
www.klingner.com		
Davenport, Iowa		
4111 East 60th Street 563-359-1348		
Quincy, IL Hanibal, MO Galesburg IL Pella, IA Columbia, MO Carbondale, IL Burlington, IA		
AGENDA		

# City of Eldridge MEMORANDIUM



To: Property Owner  
From: City of Eldridge  
Re: Rezoning Request  
Date: 01/08/2026

Property Owner,

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, January 15, 2026, in Eldridge City Hall at 6:00 p.m. The request includes parcels shown on the reverse side of this letter.

The request is to rezone the property inside the blue line from a split use of R-1 Single Family Residential, R-3 Multiple Family Residential and SA – Suburban Agriculture to exclusively R-1 Single Family Residential. This will align with the City's future land use map for this area. The owner plans to continue farming the property for the foreseeable future.

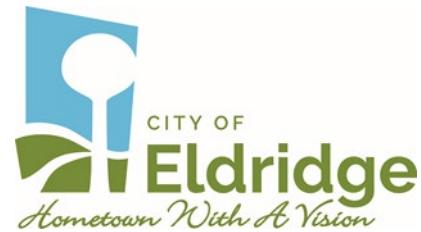
Comments will be accepted by writing up to 4:00 p.m. on January 15<sup>th</sup> or in person at the meeting. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

Jeff Martens  
Assistant City Administrator/Zoning Official  
City of Eldridge, Iowa

[jmartens@cityofeldridgeia.org](mailto:jmartens@cityofeldridgeia.org)  
563-285-4841

# City of Eldridge MEMORANDIUM



City Limit	Parcel	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel		I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District		I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District		R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District		R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District		R-3-Multiple Family Residential District	