



# APPROVED

**MINUTES  
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION  
REGULAR SESSION**

5:30 p.m.

Wednesday, January 18, 2023  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Alan Vincent; Commissioners Amy Eudaley, Beth McGrath, Tyler Stoffel (Virtual) and Mark Ward (Virtual).

**Commissioners Excused:** None.

**Commissioners Unexcused:** None.

**Staff Members Present:** Wally Wernimont, Chris Happ Olson and Jason Duba.

**CALL TO ORDER:** The meeting was called to order by Chairperson Vincent at 5:30 p.m. Commissioner Ward joined the meeting virtually. Commissioner Stoffel is not yet present.

**MINUTES:** Motion by Eudaley, seconded by McGrath, to approve the minutes of the November 16, 2022 Long Range Planning Advisory Commission meeting as submitted. Motion carried by the following vote: Aye – Eudaley, McGrath, Ward and Vincent; Nay – None.

**ACTION ITEM:**

- New Urban Renewal Area: Twin Valley Urban Renewal Area

Ian Hatch, Assistant Economic Development Director, introduced himself and the proposed Urban Renewal Plan for the proposed Twin Valley Urban Renewal Area. He explained that the plan has been developed to help spur economic development in this area of the City of Dubuque.

Commissioner Stoffel joined the meeting virtually at 5:33.

Hatch stated that the primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial development. He referred to the connections with the Imagine Dubuque Comprehensive Plan. Hatch noted this development will help add 18 jobs to the existing 350 jobs of McCoy Group.

Commissioner Vincent asked if any other development is committed to the area, other than the McCoy Group's plan? Hatch said at this time the \$33 million development by McCoy Group is the only project planned for the area.

Commissioner Eudaley asked if the new development will replace the current structures? Hatch replied that a portion of the commercial structures will be deconstructed and rebuilt. Staff Member Wernimont interjected that the Planning Services Department has reviewed the site plans and development, as part of the Development Review Team (DRT) that is a multi-departmental approach to site plan review.

Vincent asked what land will McCoy own? Hatch answered that the pink, red and green areas on the proposed land use map are to be developed and owned by the McCoy Group.

Commissioner McGrath asked if the development will impact the residential use in the district. Wernimont described that the residential area was included for future consideration.

Eudaley voiced concern about whether the new jobs might increase traffic, in relation to Table Mound School? Wernimont replied that there are future intersection improvements in the planning stage for the intersection of Rockdale Road and Twin Valley Drive.

Commissioner Ward asked about the identified green public open space on the proposed plan. Consensus was that it should be referred to as "open space" as opposed to "public open space" on proposed plan, due to its private ownership.

Vincent asked whether development in the area was considered for fire and emergency access? Wernimont replied it was included as part of the DRT review, with those departments at the table.

Motion by McGrath, seconded by Eudaley, to forward the Twin Valley Area Urban Renewal Plan on to the City Council with a recommendation for approval stating the plan is congruent with recommendations in the Imagine Dubuque Comprehensive Plan. After discussion, McGrath made a friendly amendment to include the change on the proposed land use plan to change "public open space" to "open space", which was accepted by Eudaley. Motion carried by the following vote: Aye – Eudaley, McGrath, Stoffel, Ward and Vincent; Nay – None.

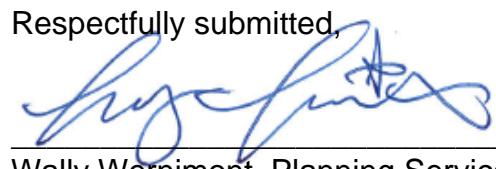
**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** Commissioner Vincent noted that he would not be available for a February meeting as he would be out of town.

**ITEMS FROM STAFF:** Staff Member Wernimont stated that in the future, the Commission will discuss the revision of the future land use map, and that the work is directly related to the Comprehensive Plan.

**ADJOURNMENT:** Motion by Eudaley, seconded by McGrath, to adjourn the January 18, 2023 Long Range Planning Advisory Commission meeting. Motion carried by the following vote: Aye – Eudaley, McGrath, Stoffel, Ward and Vincent; Nay – None. The meeting adjourned at 5:48 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

**April 19, 2023**

Adopted