

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

5:30 p.m.

Wednesday, September 18, 2024

City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Michael Rabagia, Vice Chairperson Beth McGrath; Commissioners Cliff Conrad, Rick Merfeld, and Aaron Miller.

**Commissioners Excused:** Mark Ward

**Commissioners Unexcused:** None.

**Staff Members Present:** Wally Wernimont and Jason Duba.

**CALL TO ORDER:** The meeting was called to order by Chairperson Rabagia at 5:30 p.m.

The Oath of Office was conducted for renewing member Beth McGrath.

**MINUTES:** Motion by Conrad, seconded by McGrath, to approve the minutes of the July 17, 2024 Long Range Planning Advisory Commission meeting as submitted. Motion carried by the following vote: Aye – Conrad, McGrath, Merfeld, Miller, and Rabagia; Nay – None.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** None.

**ITEMS FROM STAFF:**

**Chaplain Schmitt Island Development Plan Update**

Planning Services Director Wernimont gave a high-level presentation of the proposed updated development plan for Chaplain Schmitt Island.

His overview covered numerous aspects of the plan and considerations for its adoption:

- Context for this plan, including previous plans, changes leading to this plan, and developments in the vicinity, such as the RAISE grant.
- Different entities involved in drafting the plan and implementing its recommendations.

- Factors motivating changes, including increased demand for recreation and tourism offerings, nature and outdoors activities, and residential demand.
- Efforts underway, such as the Key Hotel and amphitheater.
- Challenges that development will have to contend with including floodway/floodplain, former landfill, parking, utilities, and mobility.
- Emphasis that all these proposals are part of a plan at this point. They don't have a budget and are not ready for construction.

Wernimont took questions and discussed some of these points with the commissioners. He stated that at the next meeting, the commission would receive a more in-depth presentation and be asked to provide a recommendation of it to City Council.

### **Imagine Dubuque Update**

Assistant Planner Duba displayed the new Imagine Dubuque webpages on the City of Dubuque website. He stated that they are no longer using the [imaginedubuque.com](http://imaginedubuque.com) website and are instead utilizing widgets from Achievelt to display the plan's progress.

He also stated that he and Wernimont presented their annual Imagine Dubuque update to City Council in August before Council entered their goal-setting session.

### **City Council Goals and Priorities 2024-2026**

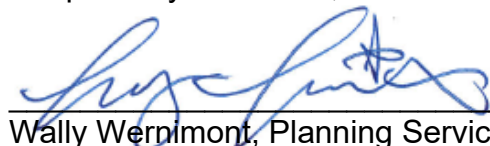
That led to a discussion of the Council's top and high priorities selected recently. Duba noted that eight of the 10 are carried over from last year, demonstrating Council's consistent focus on those areas.

### **Unified Development Code Update**

Wernimont described the UDC update and how it's just beginning with a tour of the city for the consultant. He described the future of the 18-month process, including public engagement opportunities for the commission and others. He outlined some of the aspects of the code that are being targeted for reform, with a major goal of increasing housing supply and affordability, including increased density of housing such as at the former Bridge Restaurant site.

**ADJOURNMENT:** Motion by Rabagia, seconded by Merfeld, to adjourn the September 18, 2024 Long Range Planning Advisory Commission meeting. Motion carried by the following vote: Aye – Conrad, McGrath, Merfeld, Miller, and Rabagia; Nay – None. The meeting adjourned at 6:33 PM.

Respectfully submitted,

  
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Wally Wernimont, Planning Services Director

November 20, 2025  
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Adopted