



## Notice of Public Hearing

# ZONING ADVISORY COMMISSION

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**DATE:** Wednesday, September 3, 2025  
**TIME:** 6:00 p.m.  
**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

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Notice is hereby given that the above identified governmental body will meet at the time, date and place as noted above. **Please Note: Zoning Advisory Commission meetings are televised on City Cable TV Channel 8.** The agenda for the meeting is as follows:

**A. REGULAR SESSION**

**B. CALL TO ORDER**

**C. ROLL CALL**

**D. MINUTES** – August 6, 2025

**E. ACTION ITEM**

**F. PUBLIC HEARINGS**

**1. Rezoning - Traditional** (remanded from the City Council)

Applicant: Sherry Ehrlich  
Location: West 32<sup>nd</sup> Street – PIN 1016227007  
Description: To rezone property from R-1 Single-Family Residential to ORc Office Residential with conditions.

**2. Rezoning - Traditional**

Applicant: Zoe Zeien  
Location: 705 Caledonia Place  
Description: To rezone property from R-2A Alternate Two-Family Residential to R-3 Moderate Density Multi-Family Residential zoning district.

**3. Rezoning - Traditional**

Applicant: Gregory Williams  
Location: Northwest Corner of Key Way and Keystone Drives (PIN 1021408022)  
Description: To rezone property from R-2 Two-Family Residential to R-3 Moderate Density Multi-Family Residential zoning district.

**4. Rezoning - Traditional**

Applicant: Frank Washington  
Location: 2306 Central Avenue  
Description: To rezone property from C-2 Neighborhood Shopping Center to C-1 Neighborhood Commercial Zoning district.

**5. Rezoning - Traditional**

Applicant: City of Dubuque  
Location: 1550 Elm Street (PIN 1024283003) and 411 East 15<sup>th</sup> Street (PIN 1024283004)  
Description: To rezone property from HI Heavy Industrial to C-4 Downtown Commercial zoning district.

**ITEMS FROM PUBLIC**

At this time, anyone in the Council Chamber may address the Commission on matters which are of concern to that person, and which are not an agenda item. Please take your place at the microphone and state your name and address clearly. Proceed with your comments; however, no formal action may be taken at this time on your comments because of the notice requirements of the Iowa Open Meetings Law.

**G. ITEMS FROM COMMISSION**

**H. ITEMS FROM STAFF**

- Election of Officers
- Amendment of the by-laws to move the election of officer's date.

**I. ADJOURNMENT**

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of the City of Dubuque and/or the governmental body holding the meeting. If you have any questions or comments concerning this notice, please contact the Planning Services Department, City Hall, 50 W. 13th Street, Dubuque, IA 52001, (563) 589-4210. Individuals with limited English proficiency, or vision, hearing or speech impairments requiring special assistance should contact the Planning Services Department at (563) 589-4210, 48 hours prior to the meeting. TTY/TRS users may dial 711 or 800-735-2942 (RELAY Iowa).



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Shena Moon, Associate Planner