

**MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION**

5:30 p.m.

Thursday, December 18, 2025

City Council Chambers, Historic Federal Building

Board Members Present: Chairperson Jonathan McCoy, Board Members Keith Ahlvin, Gwen Kosel, Rena Stierman and Matt Mauss.

Board Members Excused: None.

Board Members Unexcused: None.

Staff Members Present: Shena Moon, Travis Schrobilgen and Jason Duba

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

Planning Services Director Wally Wernimont recognized Jonathan McCoy, who was stepping down from the board. He stated that McCoy has been a member of the board since 2013 and has attended 120 meetings hearing 558 cases. He expressed appreciation for his service and for running effective meetings as chairperson.

MINUTES: Motion by Mauss, seconded by Kosel, to approve the minutes of the November 20, 2025, Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Ahlvin, Kosel, Mauss, Stierman and McCoy; Nay – None.

DOCKET – 45-25: Application of Wesley Wedewer, 390 Harrison Street, to allow 249 square feet of wall signage where 191 square feet is allowed in a C-3 General Commercial zoning district.

Wesley Wedewer, owner of the business and building at 390 Harrison Street, spoke in favor of the request. He explained that the zoning code limits properties to 10% of largest building wall area, which equates to 191 square feet for this building. He said this prevents them from adding a third sign due to the area limit. He said the proposed sign would be on the north side and would take the aggregate area to around 13% of the largest building wall area.

Chairperson McCoy asked if he would be amenable to a condition limiting the number of signs on the property to offset the increased size allowance. Wedewer replied yes.

There was no public input.

Staff Member Duba detailed the staff report noting the details of the area calculation,

the existing signs, and the proposed sign. He said the total area would be 249 square feet or 58 more square feet than the 191 square feet allowed. He said that this additional sign would be unlikely to alter the essential character of the surrounding neighborhood, which is an auto-oriented commercial area with numerous large signs.

The Board was supportive of the request and the condition limiting the number of signs to three.

Motion by McCoy, seconded by Stierman, to approve the request with the condition that the property only be allowed three signs. Motion carried by the following vote: Aye – Ahlvin, Kosel, Mauss, Stierman, and McCoy; Nay – None.

DOCKET – 46-25: Application of John Campbell, 1409 Romberg Avenue, to allow two vehicles to be stored 0' from the side property line where a 3' side yard setback is required, and one vehicle is permitted in an R-2A Alternate Two-Family Residential zoning district.

John Campbell, 1409 Romberg Avenue, spoke in favor of the request. He explained that this request is following a zoning enforcement case and that he stores his van and trailer there which are for stock car racing. He said he stores parts and tools inside the trailer, has a security camera on them, and wants to keep them on his property.

There was no public input.

Staff Member Schrobilgen detailed the staff report noting the applicant is seeking to store two vehicles, 0' from the north property line where one is allowed. He displayed a map of the property showing the 10' x 45' area in which both vehicles are proposed to be stored. He stated that the Board may consider conditioning their approval on the type and size of vehicle. He said there is already a hard surface driveway and noted the neighbor to the south submitted a letter of support for the request.

The board asked the applicant if the 10' x 45' space is sufficient for both vehicles. The applicant confirmed that it was.

The board asked about conditioning their approval on the vehicles being operable, and Schrobilgen noted that vehicle storage provisions already require a vehicle to meet the definition of operable in order to be stored.

Motion by Mauss, seconded by Stierman, to approve the request as submitted. Motion carried by the following vote: Aye – Ahlvin, Kosel, Mauss, Stierman, and McCoy; Nay – None.

DOCKET: 47-25: **35 Locust Street, PIN 1025426021 and 1025426009**
Applicant: Andrew McCready, 563 Design
Request Type: Variance

Proposal: To construct a building 85' in height where a maximum of 75' in height is permitted in a C-4 Downtown Commercial zoning district.

Staff Member Moon explained that this case needed to be renotified and is expected to come back for the January meeting.

The item was otherwise not discussed.

ITEMS FROM PUBLIC: None.

ITEMS FROM BOARD: Chairperson McCoy formally resigned from the Board effective at the conclusion of the meeting.

ITEMS FROM STAFF: Moon stated a new board member will be joining in January, Ben Loeffelholz.

Moon expressed gratitude for McCoy's service to the board and that an election of officers will occur in January.

ADJOURNMENT: Motion by Ahlvin, seconded by McCoy, to adjourn the December 18, 2025, Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Kosel, Mauss, Stierman and McCoy; Nay – None

The meeting adjourned at 5:47 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

January 22, 2026

Adopted