



# Approved

MINUTES  
CITY OF DUBUQUE ZONING ADVISORY COMMISSION  
REGULAR SESSION

6:00 p.m.

Wednesday, February 5, 2020  
City Council Chamber, Historic Federal Building

**Commissioners Present:** Vice Chairperson Martha Christ; Commission Members Rich Russell, Steve Baumhover, Michael Belmont, Rebecca Kemp and Brittany Loeffelholz; Staff Members Wally Wernimont, Guy Hemenway and Travis Schrobilgen.

**Commissioners Excused:** Pat Norton.

**Commissioners Unexcused:** None.

**CALL TO ORDER:** The meeting was called to order by Vice Chairperson Christ at 6:00 p.m.

**AFFIDAVIT OF COMPLIANCE:** Staff presented an Affidavit of Compliance verifying the meeting was being held in compliance with the Iowa Open Meetings Law.

**MINUTES:** Motion by Baumhover, seconded by Belmont to approve the minutes of the January 2, 2020 meeting. Motion carried by the following vote: Aye - Baumhover, Belmont, Russell, and Christ; Nay – None; Abstain – Kemp, Loeffelholz.

**PUBLIC HEARING/REZONING:** Application of Horizon Development Group to rezone property located at 1865 Radford Road from LI Light Industrial zoning district to OC Office Commercial zoning district.

Scott Kwiecinski, 5201 E. Terrace Suite 300 Madison, WI 53718, represented the applicant. He noted that Horizon Development has constructed multiple multi-family developments in Dubuque. He said they propose to construct a 44-unit senior housing development targeting 30-60% median Income as well as market rate apartments. He said they are looking to start construction in the spring of 2021.

Commissioner Baumhover asked why this location was chosen. Mr. Kwiecinski noted that their current properties are at capacity. He said that most of the demand is toward the west end. He also noted that a housing development is planned by another company adjacent to the subject property and that there is a nearby school which may provide some grandparent-grandchild interaction.

Staff Member Wally Wernimont detailed the staff report noting the property is a flag lot, that the rezoning constitutes an expansion of an existing zone, that Radford Road could handle the increased vehicle trips and that a site plan would be required to be submitted, reviewed, and approved prior to construction.

Commissioner Russell asked whether there would be a shared access with the adjacent property. Staff Member Wernimont said that they would not have shared access and that there would be two separate driveways.

The Commission discussed the proposal, finding it appropriate.

Motion by Belmont, seconded by Russell to approve the rezoning. Motion carried by the following vote: Aye - Baumhover, Belmont, Russell, Kemp, Loeffelholz and Christ; Nay – None.

**ITEMS FROM PUBLIC:**

**ITEMS FROM COMMISSION:**

**ITEMS FROM STAFF:**

**ADJOURNMENT:** Motion by Baumhover, seconded by Belmont, to adjourn the February 5, 2020 Zoning Advisory Commission meeting. Motion carried by the following vote: Aye - Baumhover, Belmont, Russell, Kemp, Loeffelholz and Christ; Nay – None

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

  
Wally Wernimont, Associate Planner

3-4-2020  
Adopted