

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

5:30 p.m.

Wednesday, September 17, 2025

City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Beth McGrath, Vice Chairperson Aaron Miller; Commissioners Michael Rabagia and Mark Ward.

**Commissioners Excused:** Julietta Scott

**Commissioners Unexcused:** None.

**Staff Members Present:** Jason Duba.

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

**MINUTES:** Motion by Rabagia, seconded by Ward, to approve the minutes of the August 20, 2025 Long Range Planning Advisory Commission meeting as submitted. Motion carried by the following vote: Aye – Miller, Rabagia, Ward, and McGrath; Nay – None.

**ACTION ITEM**

***Urban Revitalization Plan for the Lake Ridge Urban Revitalization Area***

Ian Hatch, Assistant Economic Development Director, presented the request. He said this property previously had an urban renewal agreement, which was recommended by the Long Range Planning Advisory Commission in 2011. He explained that the previous developer constructed two of three 14-unit apartment buildings. He said the new owner, Cal5, LLC, intends to complete the third.

Hatch noted that this plan fits the fifth reason for creating an urban revitalization area: “An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.” He explained that another goal of urban revitalization is to create market rate housing outside of the downtown area. He noted this property is partially vacant. He explained how this plan aligns with Imagine Dubuque goals related to private developers providing quality housing units and residential choice and adding market rate multi-family housing units to facilitate job growth. He explained that the two plans layer to the cap of 73% of the property tax increase.

Commissioners asked about the status of the development with two buildings done, whether they are occupied, and how the urban revitalization plan relates to the existing buildings. Hatch replied that the second building has just been completed, there is some occupancy, and the incentive is primarily to finish the third building.

Commissioners asked how close this is to the Cedar Cross Road urban revitalization district approved earlier in the year. A map was displayed showing that they are near each other.

Commissioners expressed some concern that this project is not revitalizing a dilapidated property. Hatch noted that this project meets the fifth reason for urban revitalization, which is for new construction of housing.

Commissioners asked about whether this property will be getting both urban renewal and urban revitalization, and Hatch explained no, a property can only use one or the other.

Motion by Ward, seconded by Rabagia, to recommend approval of the Urban Revitalization Plan for the Lake Ridge Urban Revitalization Area. Motion carried by the following vote: Aye – Miller, Rabagia, Ward, and McGrath; Nay – None.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** None.

**ITEMS FROM STAFF:**

- Imagine Dubuque update
- Downtown Master Plan
- Unified Development Code update
- Two vacancies on the Long Range Planning Advisory Commission

**ADJOURNMENT:** Motion by McGrath, seconded by Miller, to adjourn the September 17, 2025 Long Range Planning Advisory Commission meeting. Motion carried by the following vote: Aye – Miller, Rabagia, Ward, and McGrath; Nay – None.

The meeting adjourned at 5:51 PM.

Respectfully submitted,

  
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Jason Duba, Assistant Planner

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December 17, 2025  
Adopted