



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
July 21, 2025 at 6:30 PM

**Council meetings are streamed live and archived at
www.cityofdubuque.org/media and broadcast on CityChannel Dubuque
Mediacom cable channel 8 or digital 117.2 and ImOn channel 5.**

PROVIDING VIRTUAL PUBLIC INPUT

Log into GoToMeeting using the information listed below. If you are joining by computer, use the chat function to indicate the item you would like to speak on or state your intention to speak during the appropriate section. If you are joining by phone, indicate the item you would like to speak on during the appropriate section. All comments, whether audio or written, must include your name and address.

Use the following link to join the meeting from your computer, tablet or smartphone.

www.CityOfDubuque.org/VirtualMeeting

You can also dial in using your phone:

United States (Toll Free): 1-877-568-4106

United States: +1 (571) 317-3129

Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

Farber, Jones, Resnick, Wethal, Roussell, Cavanagh, Sprank

WORK SESSION

5:00 PM - Old Mill Lift Station Construction Project Update - Taking Place at 1580 Old Mill Rd.

City staff will provide a brief presentation and viewing of the Old Mill Lift Station Construction Project. This update will occur at the Old Mill Road Lift Station, located at 1580 Old Mill Rd. Parking is available in the job trailer area across the street from the lift station.

City Council will then travel to the Historic Federal Building for the 6:00 p.m. work session.

6:00 PM - Dubuque Nature Everywhere

Dubuque Nature Everywhere will provide an update on their progress in establishing a community-wide Nature Everywhere vision and developing an implementation plan that focuses on strategies for connecting young children (ages 0-6) with nature.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Service Member Patriot Award

Assistant City Manager Cori Burbach will recognize Acting Project and Facilities Manager Marie Ware for receiving the Service Member Patriot Award.

PROCLAMATIONS

1. Community of Colleges Week (July 28 through August 1, 2025)

On behalf of Greater Dubuque Development Corporation and area colleges and universities.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of July 7 and 14, 2025; Equity and Human Rights Commission of May 13, 2025; Equity and Human Rights Commissions Goals Subcommittee of May 27, 2025; Library Board of Trustees Update of June 23, 2025; Park and Recreation Commission of June 10, 2025; Proof of Publication for City Council Proceedings of June 16, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Carol Oberfoell for vehicle damage.

Suggested Disposition: Receive and File; Refer to City Attorney

3. Disposition of Claims

City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Cathleen Avenarius for vehicle damage; Craig DeMoss for property damage; Samantha Giglio for vehicle damage; Edward Marinko for property damage.

Suggested Disposition: Receive and File; Concur

4. Approval of City Expenditures

City Manager recommending City Council approval for payment of City expenditures.

RESOLUTION Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures

Suggested Disposition: Receive and File; Adopt Resolution(s)

5. CLG Grant Report for 20th Century Neighborhood Surveys

City Manager transmitting the Certified Local Government (CLG) grant reports and project products for two 20th century neighborhood surveys, as required for the FY2024 grant received from the Iowa Economic Development Authority (IEDA), and is recommending City Council approve the submitted grant reporting documents and have the mayor sign the Request for Reimbursement and the Certificates for each grant on behalf of the City of Dubuque.

Suggested Disposition: Receive and File; Approve

6. Dubuque City Assessor Letter on 2025 Assessment Appeals

Correspondence from Dubuque City Assessor Troy Patzner regarding appeals of the Dubuque City Board of Review decisions on 2025 assessments.

Suggested Disposition: Receive and File

7. Signed Contract(s)

Independent Contractor Agreement with Fowler Public Sector Consulting LLC; Vendor Service Agreement with Wenzel Towing.

Suggested Disposition: Receive and File

8. Approval of Retail Alcohol Licenses

City Manager recommending City Council approval of retail alcohol licenses as submitted.

RESOLUTION Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits

Suggested Disposition: Receive and File; Adopt Resolution(s)

9. Approval of Retail/Device Tobacco, Alternative Nicotine, and Vapor Product Permit Applications

City Manager recommending City Council approval of the retail tobacco, tobacco products, alternative nicotine products, vapor products, and device permits as submitted.

RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3

Suggested Disposition: Receive and File; Adopt Resolution(s)

ITEMS SET FOR PUBLIC HEARING

These agenda items are being scheduled for a future public hearing on the date indicated.

1. Auburn-Custer Utility and Roadway Reconstruction Project - Initiate Public Bidding Process and Setting Date for a Public Hearing

City Manager recommending City Council authorize the public bidding process and set a public hearing for August 4, 2025, and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the

Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution.

RESOLUTION Auburn-Custer Utility And Roadway Reconstruction Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025

2. Setting A Public Hearing On The Proposed Lease Agreement Between The City Of Dubuque And The LAMAR Companies

City Manager recommending City Council set a public hearing for August 4, 2025, to approve the attached Lease Agreement between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street.

RESOLUTION Setting A Public Hearing To Consider The Lease Agreement By And Between The City Of Dubuque And The Lamar Companies For Real Property Located On White Street

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025

3. North Schmitt Island Collection System Contract #1 Contracting Services

City Manager recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1 and recommends establishing August 4, 2025, as the date of the public hearing, and authorizing the Engineering Department to advertise for bids for the project.

RESOLUTION North Schmitt Island Collection System Project – Contract #1: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025

4. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

Assistant City Attorney recommending City Council adopt the attached resolution setting a public hearing for September 2, 2025, to consider the attached Development Agreement between the City of Dubuque and Greater Dubuque Impact Investment Fund for the redevelopment of 1550 Elm Street as community health and related office facilities.

RESOLUTION 1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Greater Dubuque Impact Investment Fund Satisfies The Offering Requirements With Respect To The Real

Property And Improvements And Declaring The Intent Of The City Council To Approve The Sale To Greater Dubuque Impact Investment Fund In The Event That No Competing Proposals Are Submitted; And (3) Soliciting Competing Proposals
Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for September 2, 2025

BOARDS/COMMISSIONS

1. Boards and Commission Application Review

Applicants are invited to address the City Council regarding their desire to serve on the following Boards/Commissions. Applicant appointments will be made at the next City Council meeting.

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

Katie Bailey, 1085 West 5th St.

2. Boards and Commission Appointments

Appointments to the following commissions to be made at this meeting.

Transit Advisory Board

One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann)

Applicant:

Alex Kruse, 3578 Keymont Dr.

PUBLIC HEARINGS

Residents are invited to address the City Council on the following agenda items. Please come to the podium and state your name and address when the item you wish to speak to is being considered.

1. Request to Rezone 2167 Jackson Street

Proof of publication on notice of public hearing to consider City Council approve a request from Michelle Mihalakis to rezone 2167 Jackson Street from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 2167 Jackson Street From R-2A Alternate Two-Family Residential District To C-4 Downtown Commercial District

Suggested Disposition: Receive and File; Motion B; Motion A

2. Request to Rezone Property at Bluff Street

Proof of Publication on notice of public hearing to consider a request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family

Residential to OR Office Residential zoning district, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property From R-2 Two-Family Residential To OR Office Residential Zoning District

Suggested Disposition: Receive and File; Motion B; Motion A

3. Request to Rezone 4178 Peru Road

Proof of publication on notice of public hearing to consider City Council approve a request from Dan Miller, Miller Family Property, LLC to rezone 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 4178 Peru Road From AG Agriculture District To R-1 Single-Family Residential District

Suggested Disposition: Receive and File; Motion B; Motion A

4. Unified Development Code Amendment for Wall and Free Standing Signs

Proof of publication on notice of public hearing to consider City Council approve a request from the City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Section 16-15-11.10 C-5 Central Business Zoning District Sign Regulations

Suggested Disposition: Receive and File; Motion B; Motion A

5. 2025 Maintenance Dredging Project Public Hearing

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract, and estimated cost of \$270,100.00 for the 2025 Maintenance Dredging Project through adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2025 Maintenance Dredging Project

Suggested Disposition: Receive and File; Adopt Resolution(s)

PUBLIC INPUT

At this time, anyone in the Council Chambers may address the City Council on the Action Items on the agenda or on matters under the control of the City Council. Residents are asked to approach the podium and state their name and address before proceeding with their comments. Individual remarks are limited to 5 minutes and the overall Public Input period is limited to 30 minutes. Under the Iowa Open Meetings Law, the City Council can take no formal action on comments given during Public Input which do not relate to Action Items on the Agenda.

ACTION ITEMS

These are items where discussion is held by the City Council - public comments are not allowed except where authorized by the Mayor.

1. Quarterly Update Video on New Housing Development Projects

A brief video highlighting progress on new housing projects under construction in the community will be shown. The video can also be seen on the City's YouTube channel at <https://youtu.be/SO-EjMM92R4>

The updated publication on new housing units approved, under review, under construction, or completed is also enclosed.

Suggested Disposition: Receive and File; Video

COUNCIL MEMBER REPORTS

CLOSED SESSION

**Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j)
Code of Iowa**

ADJOURNMENT

The agenda with supporting documents may be accessed at www.cityofdubuque.org or at the City Clerk's Office at cityclerk@cityofdubuque.org or by mail to 50 W. 13th Street, during regular business hours.

This notice is given pursuant to Chapter 21, Code of Iowa, and applicable local regulations of the City of Dubuque, Iowa and/or governmental body holding the meeting.

Written comments regarding the above items may be submitted to the City Clerk's Office at cityclerk@cityofdubuque.org or by mail to 50 W. 13th St., Dubuque, IA 52001, before said time of meeting.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible at (563) 589-4100, cityclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

**City of Dubuque
City Council**

WORK SESSION #

ITEM TITLE:

5:00 PM - Old Mill Lift Station Construction Project Update -
Taking Place at 1580 Old Mill Rd.

SUMMARY:

City staff will provide a brief presentation and viewing of the
Old Mill Lift Station Construction Project. This update will
occur at the Old Mill Road Lift Station, located at 1580 Old
Mill Rd. Parking is available in the job trailer area across the
street from the lift station.

City Council will then travel to the Historic Federal Building for
the 6:00 p.m. work session.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None

**City of Dubuque
City Council**

WORK SESSION #

ITEM TITLE:

6:00 PM - Dubuque Nature Everywhere

SUMMARY:

Dubuque Nature Everywhere will provide an update on their progress in establishing a community-wide Nature Everywhere vision and developing an implementation plan that focuses on strategies for connecting young children (ages 0-6) with nature.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Dubuque Nature Everywhere 1-pager
4. Presentation
5. 24-9-3 Council Packet - Nature Everywhere Accelerator Community Letter of Support and Appointment of City Representative to Lead



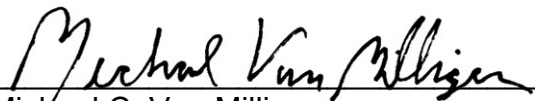
TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Work Session for Dubuque Nature Everywhere

DATE: July 16, 2025

Interim Parks and Recreation Director Stephen Fehsal is providing information for the July 21, 2025, 6:00 p.m. Work Session Dubuque Nature Everywhere.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Stephen Fehsal, Interim Parks and Recreation Director
Marie Ware, Acting Project and Facilities Manager

TO: Michael C. Van Milligen, City Manager
FROM: Stephen J. Fehsal, Interim Parks and Recreation Director
SUBJECT: Work Session for Dubuque Nature Everywhere
DATE: July 15, 2025

INTRODUCTION

The purpose of this memorandum is to share background information, achievements since becoming a Nature Everywhere Accelerator Community, and the presentation for the City Council work session for Dubuque Nature Everywhere on July 21, 2025.

BACKGROUND

The following background is being shared to be able to use the time in the work session on Dubuque Nature Everywhere's most recent efforts and future work.

September 3, 2024 The Council approved to be a part of the Nature Everywhere Accelerator Community Technical Assistance application, approved a letter of support signed to be signed by the Mayor, and appointed Parks and Recreation Director Marie Ware as the City representative on the local leadership team.

Nature Everywhere is an initiative of Children & Nature Network, National League of Cities, and the KABOOM! Foundation.

The application for the Nature Everywhere Accelerator Community Technical Assistance committed to the following:

- Development of a community-wide Nature Everywhere vision and implementation plan using a systems-change approach that focuses on nature connection strategies such as early childhood nature connections at a community-wide scale; elevating equitable access; and engaging BIPOC partners.¹
 - Identify, advance, and scale a community-wide vision
- Activation of city government, school districts, and grassroots momentum for nature access.

¹ The application outlined the assistance areas of equitable access in August of 2024. The work we are doing now in the implementation phase of the Nature Everywhere Accelerator Community is focused on removing barriers, success for all, welcoming and supportive environments, and community engagement.

- Full participation in
 - Three-day in person vision lab October 28-30, 2024 in Milwaukee to learn about successful nature connection and community engagement strategies.
 - Technical assistance meetings and Children and Nature Network and National League of Cities in person Dubuque visit. This direct planning support from experts is for a two-year timeframe.
 - Access to tools and resources (specifically mapping and community engagement tools)
 - Peer learning events and a national peer learning network
 - Local planning initiatives

Mid-September 2024 Dubuque was chosen to become a Nature Everywhere Accelerator Community Technical Assistance program sponsored by the Children & Nature Network, National League of Cities, and KABOOM! Foundation after a competitive application process. Dubuque was the first city in Iowa to be chosen.

October 28-30, 2024 The Dubuque Nature Everywhere team attended the Nature Everywhere Vision Lab where we learned about proven nature connection strategies from technical experts and data from the sponsors, in addition to touring some on the ground successes in Milwaukee.

The team identified their area of focus as early Childhood Nature Connection with the following goal and definitions.

Goal: Development of an Early Childhood Nature Connection Strategy and Implementation Plan

1. Early Childhood: For this strategic planning effort Dubuque Nature Everywhere defined early childhood as being children ages 0-6.
2. Audiences: Children ages 0-6 and their caregivers, childcare providers, early childhood educators, other early childhood stakeholders.

October 2024 to present The local team has been meeting bi-weekly and working on the commitments made above with the assistance of the Technical Assistance Team from Children & Nature Network and the National League of Cities. The original local Dubuque Nature Everywhere team is Jared McGovern from Wanderwood Gardens and Dubuque Forward Recreation Spaces & Natural Areas Passion Team, Lisa TeBockhorst, Director of Early Childhood Education Dubuque Community School District, Daniele Willis and Kaitlin Schmidt of St. Mark Youth Enrichment, Dee Althoff of Hills and Dales, and Marie Ware of the City of Dubuque. The team has been expanded to include more members which will be shared later in this memo. Interested community members are being recruited at the events and activities attended by Dubuque Nature Everywhere.

October 2024 to present The local team has monthly technical assistance calls from the staff of Nature Everywhere and the League of Cities. The calls have focused on the community scan of programs and partners, policies and initiatives, coalition and movement building, case making and guiding decisions, equity mapping, community

engagement, developing an implementation plan, and sustaining Dubuque's Nature Everywhere initiative. Each call and in between calls the team receives potential funding opportunities.

December 2024 The team adopted a vision and mission.

Vision Statement: Inspiring meaningful nature connections for all young children to be happy, healthy, and hopeful

Mission Statement: Dubuque Children and Nature's mission is to connect all young children aged 0-6 with nature every day by

1. Inspiring a community movement to foster awareness and buy-in for Nature Everywhere
2. Empowering households, caregivers, and educators with tools, trainings, continuing education, and resources
3. Collaboratively bridging gaps in equitable access
4. Focusing on nature space improvements that support community climate resilience

January 2025 Dubuque Nature Everywhere teamed up with Dubuque Forward as the fiscal agent with connection to their Recreation Spaces & Natural Areas Passion Team. The Team is supported by Wendy Scardino, Director of Dubuque Forward, Clair Sieverding Kapraun and Debi Butler of Dubuque Forward. Kaytlan Moeller, Outreach Coordinator for Dubuque County Conservation has now joined the Dubuque group and brings great expertise and insights.

January 2025 The team applied for and received a seed funding grant of \$50,000 from Children & Nature Network, National League of Cities, and KABOOM! Foundation. This grant included the hiring of a part-time position approx. (20 hrs/week) to work on the initiative and community engagement as well as supplies to assist with meetings, gatherings, and give giveaways. This support has been extremely helpful as the initiative engages the public in the plan.

January 2025 to present The team developed a one-pager to explain the Dubuque Nature Everywhere initiative (attached). Branding for Dubuque Nature Everywhere was developed and is now being used. The team created our community's assessment using a workbook provided by Children & Nature Network which includes a policy scan, review of relevant organizational plans, research for relevant stakeholders, programs/experiences, policies. Community focus groups have begun to engage many community experts in this focus area. The team will also be attending and out in the community at events meeting people where they are and hearing their input. Each of these activities will be used in the development of an action plan.

The team determined one action step they wish to accomplish is to engage the community, develop, gain support for, and bring forward for adoption by City Council and other organizations and individuals a Dubuque Children's Outdoor Bill of Rights. Click this link for three cities examples on the right hand side of the webpage

<https://www.childrenandnature.org/resources/childrens-outdoor-bill-of-rights-bring-leaders-residents-together/>.

February 2025 The team developed a job description for Dubuque Nature Everywhere Coordinator, advertised, hired, and on-boarded Colleen McKenna part-time.

May 5, 2025 The team brought the Kids to Parks Proclamation to City Council and then had a table at the Parks and Recreation kite event on May 17 at Allison Henderson to celebrate Kids to Parks day.

May 2025 The national Nature Everywhere Conference was attended by Daniele Willis and Kaitlin Schmidt of St. Mark Youth Enrichment as well as Tara Roddick, Child Care Consultant Supervisor for Childcare Resource and Referral of Northeast Iowa. Tara works with childcare providers across the community and was excited to be invited to this opportunity as childcare providers (0-6) have been asking for more nature connection resources. Tara's registration was paid for by the Children and Nature Network.

June-July 2025 The Dubuque Nature Everywhere Team has been planning for and begun community engagement and focus groups.

DISCUSSION

During this work session Dubuque Nature Everywhere will share their progress in and setting the foundation for a community-wide Nature Everywhere vision and the implementation plan that focuses on nature connection strategies for early childhood (0-6 years) nature connections.

ACTION REQUESTED

I respectfully share this memo and presentation in preparation for the City Council Work Session to be held on July 21, 2025.

Prepared by: Marie L. Ware, Acting Project and Facilities Manager and member of Dubuque Nature Everywhere



CONNECTING DUBUQUE'S YOUNGEST TO NATURE

The Children & Nature Network, National League of Cities, and Kaboom! selected the City of Dubuque, IA to join a national initiative called Nature Everywhere Communities, designed to increase equitable **access to nature** everywhere children **live, learn, and play**.

As a project team of Dubuque Forward, our overarching goal is to ensure every young child in Dubuque can grow up with meaningful, everyday experiences in nature. We aim to **spark a community movement** that supports families, caregivers, and educators in making nature a vibrant and accessible part of everyday life.

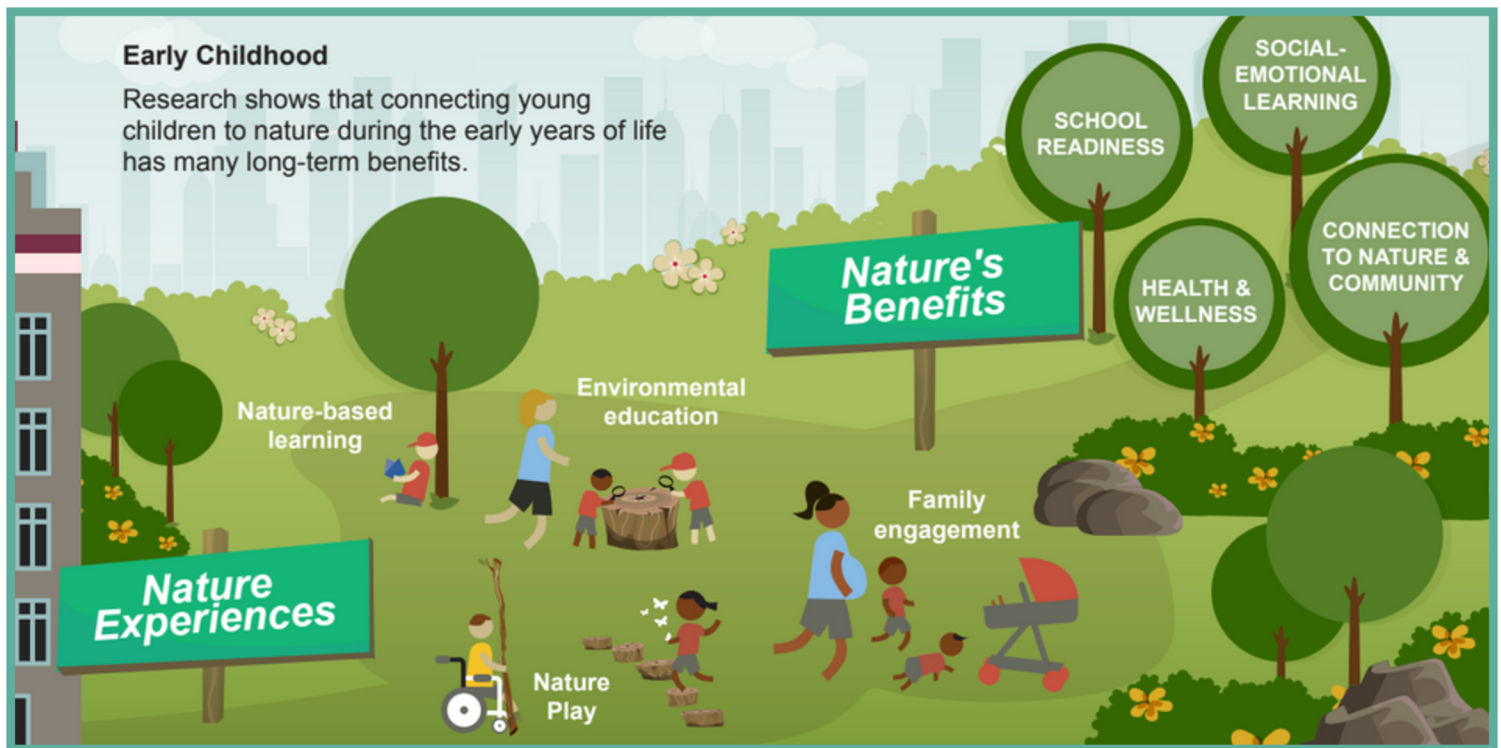
We envision a joyful, **nature-rich childhood** for every young child—where wonder grows wild, curiosity takes root, and hope blossoms. We will do this by equipping families, educators, and local leaders with the inspiration, spaces, and support to weave nature into everyday life and shared values.

JOIN THE MOVEMENT!

Sign up now to get involved
or receive email updates.

SCAN ME





OUR VISION:

To inspire meaningful nature connections for all young children to be happy, healthy, and hopeful.

OUR MISSION:

To connect all young children aged 0-6 with nature every day by:

- ✓ Inspiring a community movement to foster awareness and buy-in.
- ✓ Empowering households, caregivers, and educators with tools, trainings, continuing education, and resources.
- ✓ Collaboratively bridging gaps in equitable access.
- ✓ Focusing on nature space improvements that support community climate resilience.

OUR PARTNERS:

Working hand-in-hand to grow access to nature.





CITY COUNCIL

WORK SESSION | JULY 21, 2025



OUR WHY AND HOW



VISION

To inspire meaningful
nature connections for all
young children to be happy,
healthy, and hopeful.



HOW NATURE BENEFITS CHILDREN

HEALTH

- ↑ Physical activity
- ↑ Eye health
- ↑ Vitamin D
- ↑ Fetal growth
- ↑ Birth weights
- ↓ Stress
- ↓ Anger
- ↓ Aggression

EDUCATION

- ↑ Academic performance
- ↑ Creativity
- ↑ Focus + attention
- ↑ Impulse control
- ↑ Learning engagement
- ↑ Learning enthusiasm
- ↓ ADHD symptoms
- ↓ Disruptive behaviors

CONNECTION

- ↑ Social skills
- ↑ Self-esteem
- ↑ Environmental stewardship
- ↑ Connection to people + nature
- ↑ Relationship skills
- ↑ Satisfaction with life

MISSION

To connect all young children aged 0-6
with nature every day by:



Inspiring a community movement to foster awareness and buy-in.





MISSION

To connect all young children aged 0-6
with nature every day by:



Empowering households,
caregivers, and
educators with tools,
training, resources.

MISSION

To connect all young children aged 0-6
with nature every day by:



Collaboratively
bridging gaps in
access and belonging.





MISSION

To connect all young children aged 0-6
with nature every day by:



Focusing on nature
space improvements that
support community
climate resilience.



HOW WE GOT HERE

SEPT	Dubuque selected as Nature Everywhere Accelerator Community!
OCT–PRESENT	Vision, mission, strategies. Messaging, branding. Community scans of stakeholders, programs, policies, and funding.
MAY–JUN	Research, preparation for focus groups and events, and community events. Proclamation—Kids to Parks.
JUN–JUL	Focus groups/community engagement meetings—10 and increasing every day.



WHAT'S NEXT?

JUL-AUG	Focus groups continue, equity mapping, parents' survey, site visit from the Children and Nature Network, and the National League of Cities.
SEP-OCT	Summarize findings, quotes, themes, maps, presentations of community engagement.
NOV-DEC	Children's Outdoor Bill of Rights, quick wins based on engagement, action plan based on engagement, working groups created, fundraising, and grants.

FOCUS GROUP THEMES TO DATE



HIGH PRAISES

- The Arboretum, Miracle League of Dubuque Complex, Comiskey Park, Bee Branch Creek Greenway, River Museum, and Mowing to Monarchs are favorites
 - » Sensory-friendly design, accessible trails, multi-use water features, proximity to diverse neighborhoods.
- Free gear and education
 - » Dubuque County Conservation's free kayak, snowshoe, and ski lending breaks cost barriers and improves programming. Interacting with nature in your own backyard.
- Multi-use greenways
 - » Linear corridors connect splash pads and playgrounds, enabling families (often on bikes or scooters) to discover new spaces organically.

A woman with long brown hair, wearing a straw hat and a plaid shirt, is kneeling in a garden. She is holding a large silver watering can and pouring water onto a cluster of small white and yellow flowers. A young child with blonde hair, wearing a white t-shirt and blue shorts, stands next to her, holding the handle of the watering can. The child is smiling and looking towards the camera. The garden is filled with various plants, including tall green stalks and purple flowers. The background is a soft-focus view of more garden foliage.

“Nature is in your own
backyard. If you have
a tree, a mud pile, an
anthill—kids are
learning from that.”



BARRIERS TO NATURE

- Adult engagement + confidence
 - » Parents hesitate to take young kids outdoors if they didn't have a strong connection to nature as children. Parents put too much emphasis on structure and visible outcomes.
- Logistics + costs
 - » Weather-appropriate clothing, transportation, and time constraints hamper participation.
- Perceived safety + liability
 - » Fear of bugs, injury, or legal repercussions (e.g., bee stings at schools) leads to overly structured programming.

“Kids mirror their parents. When a 3-year-old says they’re afraid of spiders or they can’t go outside because it’s too cold, they’re echoing what they’ve heard.”





BARRIERS TO NATURE

- Information gaps
 - » Many families don't know what's available or how to access scholarships, gear, or new park features.
- Cultural norms + social judgment
 - » Caregivers often worry they'll break unspoken rules of outdoor play or be judged by neighbors and peers. "It's the adults."
- Under-represented groups
 - » Single parents, families with children with disabilities, teens (as sibling caregivers), and 0–6-year-olds themselves.

“It's his dignity. If he struggles, I can get him through it. We can decide whether to try it again.

But if he struggles and somebody else sees it, I feel like a terrible parent because I set him up to fail. Somebody else has a bad image of him, and that's not his fault.”



“I think many of our residents have access to parks. A lot fewer have access to nature.”





IDEAS + ASPIRATIONS

- Bring nature to families
 - » Pop-up kits and small-scale urban installations (e.g., planters, play “puddles”) in neighborhoods with limited green space.
- Integrate into existing processes
 - » Embed nature-friendly design into routine park and city work to reach families without new costs.
- Reach underrepresented families with trusted partners
 - » Partner with trusted hubs like the Multicultural Family Center. Train staff to ask for input and share nature-play resources.

A photograph of two young children playing in a parking lot. The child on the left is a young boy with light brown hair, wearing a grey sweater and tan pants, looking down at a small object in his hand. The child on the right is a young girl with dark curly hair, wearing a dark blue quilted jacket and maroon pants, looking up and smiling. They are standing in a large puddle on the asphalt, with water splashing around their feet. The background shows out-of-focus trees with autumn foliage. A teal semi-transparent banner is overlaid across the middle of the image, containing white text.

“What if we brought loose parts—pinecones, microscopes—to parking lots? Because I think it’s changing that mindset. Nature is literally everywhere.”



IDEAS + ASPIRATIONS

- Demystify + destigmatize
 - » Live-stream park tours and build detailed on-site guides. Which paths are best for strollers/wheelchairs? Best spots to stop for snacks? Where are kid-friendly features?
- Child-centered feedback
 - » Get more input from teens + kids—most adults don't know what they truly want. Use sticker boards with image prompts and draw-and-tell methods to capture their preferences and interests.



“The universal language is pictures. Everyone understands it. By incorporating images, children can communicate their needs.



IDEAS + ASPIRATIONS

- Better connect resources to parents—and each other
 - » Increase awareness and promotion of offerings and resources. (Hills & Dales can train staff and families on designing truly inclusive activities and tactful ways to assist caregivers when a child with a disability needs extra support.)
- Create stormwater “play bowls” and use natural landscape
 - » They naturally contain little explorers, give parents 360° sightlines, and keep kids safely away from road traffic.



HOW CAN I HELP?

Ways to Participate and Give Input



HOW CAN I HELP?

- Help draft Dubuque's Children's Outdoor Bill of Rights (COBOR).
- Sign on to the COBOR, share it, and help us lead it to adoption.
- Focus on kids 0-6 in your upcoming activities, programming, and planning.
- Take kids 0-6 outside, explore, and play!

See Austin, Baltimore, SF COBORs.



YOUR COBOR INPUT

- What outdoor Dubuque experiences should every child have the right to?
 - Play _____?
 - Grow _____?
 - Explore _____?
 - Understand _____?
 - Feel _____?
 - Harvest _____?
- What activities are unique to our community?



THANK YOU!



**City of Dubuque
City Council Meeting**

Consent Items # 015.

ITEM TITLE: Nature Everywhere Accelerator Community Letter of Support and Appointment of City Representative to Leadership Team

SUMMARY: City Manager recommending City Council recommending City Council approve the City's active participation in the Nature Everywhere Accelerator Community through the drafter letter of support attached. It is also recommended that based upon the connection with visioning and planning that the city will be undertaking, that Leisure Services Director Marie Ware be appointed to the Nature Everywhere Community team.

SUGGESTED DISPOSITION: Suggested Disposition: Receive and File; Approve

ATTACHMENTS:

Description

MVM Memo
Staff Memo
Request Letter
Letter of Interest Submission
Draft Letter of Support

Type

City Manager Memo
Staff Memo
Supporting Documentation
Supporting Documentation
Supporting Documentation

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Nature Everywhere Accelerator Community Letter of Support and Appointment of City Representative to Leadership Team

DATE: August 29, 2024

Leisure Services Director Marie Ware is recommending City Council approve the City's active participation in the Nature Everywhere Accelerator Community through the drafter letter of support attached.

Jared McGovern, Director of Wanderwood Gardens, approached City Manager Mike Van Milligen regarding the city to become an active participant in the Nature Everywhere Accelerator Community program. Active City participation is required. The Children & Nature Network, National League of Cities, and KABOOM! Foundation, have partnered to increase equitable access to nature everywhere children live, learn, and play in 100 U.S. communities by 2025. As a Nature Everywhere Community a Dubuque team would have access to tools, resources, and a national peer learning network of leaders, who can share successful strategies for connecting children to the benefits to nature.

The RFA requires representatives to form a Nature Everywhere Community team. They ask for senior representatives with a mix of early childhood, school district, government and community partners. Thus far Jared McGovern has assembled the following Community team:

Wanderwood Gardens and *Dubuque Forward Recreation Spaces & Natural Areas Passion Team*: (**Jared McGovern**, Debi Butler)
City of Dubuque: **To be appointed by City Council**
Dubuque Community School District: **Lisa TeBockhorst**, Director of Early Childhood Education
St. Mark Youth Enrichment (**Daniele Willis** and Kaitlin Schmidt)
Hills and Dales (**Dee Althoff**)

It is also recommended that based upon the connection with visioning and planning that the city will be undertaking, that Leisure Services Director Marie Ware be appointed to this team.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Marie Ware, Leisure Services Director
Steve Fehsal, Park Division Manager
Gina Bell, Director of Sustainability

TO: Michael C. Van Milligen, City Manager
FROM: Marie L. Ware, Leisure Services Director
SUBJECT: Nature Everywhere Accelerator Community Letter of Support and Appointment of City Representative to Leadership Team
DATE: August 29, 2024

INTRODUCTION

The purpose of this memo to request a letter of support for the application to become a Nature Everywhere Accelerator Community and appoint a city representative to the local leadership team.

DISCUSSION

Jared McGovern, Director of Wanderwood Gardens, approached City Manager Mike Van Milligen regarding the city to become an active participant in the Nature Everywhere Accelerator Community program. Active City participation is required. The Children & Nature Network, National League of Cities, and KABOOM! Foundation, have partnered to increase equitable access to nature everywhere children live, learn, and play in 100 U.S. communities by 2025. As a Nature Everywhere Community a Dubuque team would have access to tools, resources, and a national peer learning network of leaders, who can share successful strategies for connecting children to the benefits to nature.

Spending time outdoors, in nature, is essential for children's healthy development. From improving academic and social-emotional learning outcomes, to supporting physical and brain health, children thrive when they have frequent access to outdoor experiences and learning. Communities across the U.S. have succeeded in creating equitable access to nature through a variety of strategies that support complementary goals for climate resilience, public health, academic outcomes, youth leadership development, reducing disparities and more.

Six to eight communities will be chosen as 2024 Nature Everywhere Accelerator Communities. The chosen communities will be eligible to apply for grants. This round of awards is focused on either green school yards and/or early childhood connection strategies. Dubuque has chosen the path of early childhood connection strategies. There will be another round of competition in 2025 focused on play equity.

The 2024 RFA focuses on communities interested in exploring equitable nature connection strategies to support climate resilience and sustainability. Communities equitably enhance nature connections for young children potentially through four pathways: 1) nature play spaces in parks and public spaces 2) adding nature to outdoor spaces in early childhood programs, including centers, preschools, and family, friend, and neighbor care 3) nature-based programming at city facilities, such as libraries and recreation centers and 4) city-supported nature preschools.

Additional efforts that support more equitable Early Childhood Nature Connection across all pathways might include aligning state childcare licensing requirements and quality rating and improvement systems (QRIS), professional development for staff of early childhood programs, engaging families and caregivers to support early childhood nature connection. Early Childhood Nature Connection can advance climate resilience by addressing heat, flooding, air quality, food access, and wildlife habitat through features such as green stormwater infrastructure, tree canopy, native and pollinator gardens, nature play areas, and edible gardens.

Communities' commit to the following:

- Twelve-month program.
- Develop community-wide Nature Everywhere vision and implementation plan using a systems-change approach that focuses on nature connection strategies such as green schoolyards and early childhood nature connections at a city or community-wide scale; elevating equitable access; and engaging BIPOC partners.
 - Identify, advance, and scale a community-wide vision
- Activate city government, school districts, and grassroots momentum for nature access.
- Full participation in
 - Three-day in person vision lab October 28-30, 2024 in Milwaukee to learn about successful nature connection and community engagement strategies.
 - Technical assistance meetings and Children and Nature Network and National League of Cities in person Dubuque visit. This direct planning support from experts is for a two-year timeframe.
 - Access to tools and resources (specifically mapping and community engagement tools)
 - Peer learning events and a national peer learning network
 - Local planning initiatives

More information can be viewed at [Nature Everywhere Accelerator Communities](#).

The timing of the application process is happening with very short timelines for completion. The timing and actions to date are outlined.

- Request for city consideration received from Jared McGovern August 19, 2024

- Letter of Interest form due between August 9-21, 2024
- Letter of Interest submitted August 20, 2024
- Interview with technical staff of the program August 19-23, 2024
- Interview took place August 21, 2024
- Dubuque received invitation from program to apply for Nature Everywhere Communities C&NN and NLC technical assistance program August 21, 2024 with application deadline of September 6, 2024
- Review of applications by program no later than September 25, 2024
- Notification September 27, 2024

The RFA requires representatives to form a Nature Everywhere Community team. They ask for senior representatives with a mix of early childhood, school district, government and community partners. Thus far Jared McGovern has assembled the following Community team:

Wanderwood Gardens and *Dubuque Forward Recreation Spaces & Natural Areas*
Passion Team: (Jared McGovern, Debi Butler)

City of Dubuque: **To be appointed by City Council**

Dubuque Community School District: **Lisa TeBockhorst**, Director of Early Childhood Education

St. Mark Youth Enrichment (**Daniele Willis** and Kaitlin Schmidt)

Hills and Dales (**Dee Althoff**)

Thus far the work has been completed by Jared, Daniele, Kaitlin, and Dee with editing assistance from Marie Ware for the letter of interest submitted. The names in bold would make up the five-person required community team. The letter of interest outlined working with our many community partners to advise, coordinate and be active in making sure BIPOC is integrated into the visioning and planning outlined above.

It was fully understood at the submission of the letter of interest that the city could not be fully commitment without city council action that be on September 3, 2024. The committee intends to meet on September 4 to work on the application to meet the application deadline.

The City is a required participant for the team to move forward and be competitive in the application process. A letter of support from the Mayor must be submitted with the application. The time commitment for a city representative on the community team is attendance at the vision lab, technical assistance meetings, and the work with visioning and planning through the next year. It was estimated the work would be 3-5 hours a month based plus the three-day vision lab.

In researching this initiative, speaking with Jared McGovern, and reviewing all the materials and FAQ's the request for involvement in Nature Everywhere meets numerous city council goals, the city's comprehensive plan, as well as the city's pillars of the equitable community of choice. It also happens to align with the timing of the Leisure Services Department comprehensive parks master planning process.

ACTION REQUESTED

I respectfully recommend the City's active participation in the Nature Everywhere Accelerator Community and based upon the connection with visioning and planning that the city will be undertaking recommend appointing myself to this team. A draft letter of support is attached to this agenda item.

cc: Steve Fehsal, Park Division Manager
Gina Bell, Director of Sustainability

Marie Ware

From: Mike Van Milligen
Sent: Tuesday, August 20, 2024 10:04 AM
To: Jared McGovern
Cc: Marie Ware
Subject: Re: Children and Nature Network and National League of City's Nature Everywhere
Attachments: Request for City of Dubuque Commitment to 2024 Nature Everywhere Accelerator Community Application.docx; Nature Everywhere Accelerator Community Information Session and Application.docx; 2037 Plan Connections to Nature Everywhere and WWG.docx

Thank you Jared. We will research this. Marie Ware will attend this meeting as part of that research.

Mike
Sent from my iPhone

On Aug 19, 2024, at 6:10 PM, Jared McGovern <jared@wanderwoodgardens.com> wrote:

Caution! This message was sent from outside your organization. Never give your login information and password over email!

[Allow sender](#) | [Block sender](#) | [Report](#)

Good evening Mike, Mr. Mayor.

As you may have heard today and a little last week.

We have been working with the Children and Nature Network and their partnership with the National League of Cities in laying the groundwork to recruit a leadership cohort in preparation for an RFA process that could ultimately lead to Dubuque being designated as the first Nature Everywhere Accelerator Community in Iowa.

Please see the attached documents outlining a request/invitation that the City of Dubuque join the 5-member leadership cohort and that City Council formally endorse this effort.

The RFA process this year is a bit rushed with the information session being hosted last week, Friday the 16th. The letter of interest and subsequent 30 minute interview with their technical assistant team deadlines are already approaching this week. These steps are more of a formality. We look forward to garnering city input prior to the application deadline on September 6th.

Please see attached letter outlining the invitation and requests to the city to join the leadership cohort, as well as a more detailed information document.

I have also included a document with excerpts taken directly from the Imagine Dubuque, 2037 Master Plan that we interpret as aligning with the Nature Everywhere Accelerator Community declaration and an early childhood nature connection strategy.

Hope you both are doing well. We very much look forward to working on this with you both and the rest of the city team.

Thank you and have a great night.

Jared McGovern

DIRECTOR

C [563.590.8060](tel:563.590.8060)

jared@wanderwoodgardens.com

www.wanderwoodgardens.com



Final: Children and Nature Network Accelerator Community Dubuque Leadership Cohort Letter of Interest.

Team Lead Contact Information (page 2)

As the team lead, you will be the point of contact and coordinator for your team. During the application process, you will submit the interest form, attend the 30-minute call, and ensure that all team members have reviewed your team application before submitting it.

The application process will require timely communication and responses so please provide us with an email address and a phone number where we can reach you during the application window.

Team Lead Name*

Jared McGovern

Pronouns*

He/Him

Title*

Director

Organization*

The Wanderwood Gardens

Location (i.e., City, State)*

Dubuque, Iowa

Email address*

jared@wanderwoodgardens.com

Phone number*

563-590-8060

If you will be unavailable during the entire application and selection window, please provide us with the name, title, organization, email, and phone number of a secondary contact. *

Danielle Willis

Director of Early Childhood

St. Mark Youth Enrichment

dwillis@stmarkyouthenrichment.org

O: 563.582.6211 x108

C: 563.231.1932

Tell us more about your team (page 3)

For the Nature Everywhere Accelerator Community, we are looking for 5-member cross sector teams representing a mix of institutional representatives and essential community partners for advancing green schoolyards, early childhood and climate resilience strategies, with formal support from a community leader such as the Mayor, Superintendent, or other key decision makers. Teams should include representatives such as:

- City chief sustainability or resilience officer or other senior representative of the Mayor's office
- Senior representative of the school district superintendent, facilities, curriculum, or wellness departments
- Senior representative of the local early childhood agency director
- City parks and recreation director or senior representative
- Senior representative of the local stormwater management agency or an organization implementing green infrastructure / nature-based solutions
- Senior representative of a BIPOC-led community organization functioning as a green infrastructure/nature-based solutions partner of one of the above agencies

Please tell us the current status of your team*

- Fully committed team that meets all attributes listed above
- **Committed core team that meets most of the attributes listed above**
- Committed core team that meets some of the attributes listed above
- Individual team lead currently recruiting other members.
- Individual member only

Please share additional information about your team, such as team member names, titles and organizations.*

- Jared McGovern, Director of Wanderwood Gardens and Clairia Sieverding Kapraun, Director of Brain Health Now and President of Strategic Projects with the Butler Family Foundations[MW1] . Jared has extensive experience in environmental education and interpretation leadership having worked for multiple states and numerous non-profit education centers in multiple community engagement capacities over the past 20 years.
- Danielle Willis, Director of Early Childhood with St. Mark Youth Enrichment, and Kaitlin Schmidt, Director of Strategic Resources with St. Mark Youth Enrichment.
- Deanne Althoff, Mission Advancement and Community Relations Director with Hills & Dales. Hills & Dales has been both a local and regional leader of disability services for over 50 years, with a current significant focus on autism services. The Hills & Dales autism program is one of the three largest Applied Behavior Analysis (ABA) therapy providers within the state of Iowa. Deanne has been with Hills & Dales for 20 years in a leadership and relationship building role.
- City of Dubuque Mayor and City Managers Offices: Leisure Services Director is currently providing guidance. A formal representative committed to the full 12 months is yet to be determined. We are currently moving through formal approval processes and City Council endorsement.
 - Marie Ware serves as the Leisure Services Director, overseeing Dubuque's Parks and Recreation amenities and has 39 years experience implementing systems change strategies, facilitating broad community input and planning, and

- is an expert in data gathering, making decisions based on on data, and acting on the needs that are identified through these data gathering efforts.
 - In addition to a city representative serving on the 5-person leadership team, we will also receive guidance from a Strategic Advisors Council we will develop which will include representatives from the Office of Shared Prosperity and Neighborhood Support, Multicultural Family Center, and Oh Happy Play (a play equity partner). These strategy advisors will in diversity, equity, inclusion, and belonging as well as plan alignment as we build out the early childhood nature access strategy for Dubuque.
- Dubuque Community School District, Superintendent's Office: Representative is yet to be determined. Currently moving through formal approval processes beginning with introductory discussions with the Dubuque Community School District Director of Early Childhood.

Please share additional details about how members of your team are participating in a current collaboration, how this team was brought together, or any other notes about team composition.*

The St. Mark Youth Enrichment team are trusted leaders in youth programming and social emotional learning and are advocates and practitioners of nature-based learning play. St. Mark is embarking on expanding into early childhood education with an intentional nature focus with plans to open in Fall of 2025. The St. Mark's team are members of the Children and Nature Network and after attending the 2023 Inside Out Conference their team came back and presented this opportunity to the City of Dubuque's city manager's office. The city then reached out to Jared McGovern after being introduced to The Wanderwood Gardens, a new children's garden opening in Dubuque in spring 2026 whose mission is to inspire lives through creative outdoor play. This core team of three then came together and began discussing how Dubuque and our neighbors would benefit from becoming a Nature Everywhere Accelerator Community. As part of these discussions, we also began the process of identifying two additional organizations to join in the application and to serve as members of the 5-member leadership cohort.

Each individual representing each organization is currently or has partnered closely with the Dubuque Community School District. Conversations are ongoing with the Superintendent's Office.

After attending the Children and Nature Network Conference in Madison the Wanderwood Gardens, St. Mark Youth Enrichment teams began to look at nature access through a new lens. They gained the perspective of occupational therapists, clinical autism service providers, and students diagnosed with attention deficit hyper/activity disorder and their households. As they were familiarizing themselves with the work of Dr. Ruth Wilson, including her newest book "Naturally Inclusive", The Wanderwood Gardens team became organically connected to Hills & Dales about a possible future partnership. The Hills & Dales mission is to build meaningful lives for both children and adults with disabilities while supporting the whole person with a strong focus on community inclusion. After a short Nature Everywhere Accelerator Community introductory call with the Hills & Dales team, they agreed to become a member of our leadership cohort with a strong disability and autism/behavioral inclusivity focus.

Your goals for the Nature Everywhere Accelerator Community pathway (page 4)

Nature Everywhere is an initiative led by the Children & Nature Network, National League of Cities and KABOOM! that is working to create equitable access to nature everywhere children live, learn and play. Communities are invited to apply as an Accelerator Community to launch a green schoolyard or early childhood strategy that can advance children's nature connection and climate resilience. Teams will receive one year of technical assistance, training, resources, peer learning and the opportunity to apply for seed funding.

Which system-level nature connection strategy are you interested in advancing in your community*

- Green schoolyards
- **Early childhood nature connections**

What are the top priorities driving your team's interest in and vision for this?*

- **Data Collection and Learning:** A key priority is to gather comprehensive data to understand the Dubuque community's needs, knowledge, and awareness regarding the benefits of nature access. The Technical Assistance Team can support this effort by providing expertise in data collection methodologies, designing surveys, and conducting focus groups to identify existing gaps and barriers. Their analysis will help the community develop targeted strategies to address these challenges effectively, ensuring that interventions are data-driven and impactful.
- **Health and Happiness of Young Children and Their Families:** We are dedicated to enhancing the health and happiness of young children and their families by fostering early connections to nature. The Technical Assistance Team can assist by offering best practices in program design and implementation, helping to create initiatives that inspire a lifelong positive relationship with the environment. They can also provide training and resources to educators and community leaders, ensuring that nature-based programs are both engaging and accessible to all families in Dubuque.
- **Equitable Access to Nature:** Ensuring equitable access to nature is essential for our strategy. The Technical Assistance Team can play a critical role by identifying and addressing disparities in access to green spaces within the Dubuque community. They can help design and advocate for policies that create and maintain accessible natural areas in underserved neighborhoods. Additionally, the team can assist in developing outreach programs that empower all families, regardless of socioeconomic status, to connect with nature, making these opportunities truly inclusive.
- **Building a Regional Collaborative:** Our vision includes building a robust regional collaborative of practitioners, researchers, and advocates focused on early childhood nature connection. The Technical Assistance Team can facilitate this process by bringing together diverse stakeholders across various fields—such as brain health, physical health, climate resiliency, sustainability, education, and human services—and aligning them around common goals. Their expertise in collaboration and network-building will be invaluable in creating a unified strategy that leverages the strengths of all involved sectors.
- **Expanding the Circle of Influence:** We aim to expand our circle of influence by welcoming new voices and underrepresented voices into the environmental education, conservation, parks management, nature access, and nature-based learning communities. The Technical Assistance Team can support this effort by identifying and engaging underrepresented groups, facilitating dialogues, and ensuring that diverse perspectives are included in the planning and implementation of our initiatives. Their guidance will help create a more inclusive and dynamic community, ensuring that our efforts are reflective of and responsive to the entire Dubuque population.

How would you describe your team's current knowledge and skill in implementing this strategy?*

Novice

- 1 [Novice]
- 2
- 3
- 4
- 5 [Experts]

Describe existing relationships your team has with key leaders like the Mayor, school district superintendent, early childhood education network leaders, or other critical partners.*

No one in Dubuque does anything alone. We are a unique community with a large concentration of nonprofits representing various fields. Our community is built on close partnerships, collaborations, and personal relationships. Between the five member organizations on our team, we represent many community leadership positions with vast active partnerships we intend to engage in this effort along the way. We have the close personal and professional relationships and regional and statewide connections necessary to influence action and drive change around a community strategy to facilitate meaningful early childhood nature connections.

What are your goals for participating in the technical assistance program? For example, what topics or processes will support your team in the visioning, community assessment, and planning for nature connection strategies?*

- **Mapping Nature Deficit Zones and Resource Allocation:** Our primary goal is to identify areas within Dubuque and its surrounding communities where access to nature is limited or absent, often referred to as "nature deficit zones." The Technical Assistance Team can provide invaluable expertise in mapping these zones using geographic information systems (GIS) and other data analysis tools. They can offer recommendations on where to invest time, energy, and financial resources to make nature more equitably accessible to all children and households. By pinpointing areas with the greatest need, we can focus our efforts working with partners on creating new green spaces, improving existing ones, and ensuring that every child in Dubuque has the opportunity to connect with nature.
- **Peer Recommendations and Community Engagement:** We seek guidance on the best practices for engaging communities, professionals, childcare providers, and neighborhoods in our nature connection initiatives. The Technical Assistance Team can facilitate peer-to-peer learning opportunities, connecting us with other communities that have successfully implemented similar strategies. Through these connections, we can gain insights into effective community engagement techniques and learn how to utilize data to meet the specific needs of our population. This support will help us build strong, collaborative relationships within the community, ensuring that our efforts are both inclusive and responsive to the needs of all stakeholders.
- **Developing an Early Childhood Nature Connection Strategy:** A key goal is to develop a comprehensive early childhood nature connection strategy. We need assistance in identifying techniques, financial and educational resources, and professional certifications that can empower childcare providers and early childhood educators to incorporate nature-based learning and nature play into their programs. The Technical Assistance Team can provide tailored guidance on best practices, curriculum development, and training opportunities, ensuring that educators in Dubuque are well-equipped to facilitate meaningful nature experiences for young children. Additionally, the team can help us secure funding and resources to sustain these initiatives long-term.
- **Bringing New Voices and Perspectives:** We aim to broaden the scope of our work by bringing new voices and perspectives into the nature-based learning and nature access space in Dubuque and the surrounding communities. The Technical Assistance Team can assist in identifying and engaging underrepresented groups, ensuring that our strategies are inclusive and reflective of the diverse

experiences within our community. By intentionally including a wide range of voices, we can create a more dynamic and effective approach to nature connection that resonates with all residents.

- **Expanding Equitable and Frequent Access to Nature:** Our commitment to equity drives us to be intentional and diligent in expanding access to nature. We need support in developing strategies that not only increase the availability of green spaces but also ensure that these spaces are frequently utilized by all community members. The Technical Assistance Team can help us design outreach and engagement programs that encourage regular use of nature areas, especially by those who may face barriers to access. This will help create a culture of nature connection that is embedded in the daily lives of Dubuque residents.
- **Leveraging Expertise for Policy and Infrastructure Changes:** To sustain and expand our efforts, we aim to leverage the expertise of the Children & Nature Network (C&NN) and other experts in policy and infrastructure systems. The Technical Assistance Team can provide guidance on initiating and maintaining momentum around policy changes that support nature connection initiatives. This includes advising on infrastructure development, such as creating safe pathways to nature areas, and advocating for policies that prioritize nature access in urban planning. Their expertise will be crucial in driving systemic changes that make nature a central part of life in Dubuque.

Is there anything else you would like us to know about your team or your interest in this opportunity?*

Dubuque is ready to lead as the first Nature Everywhere Accelerator Community in Iowa!

- There have been many recent investments in expanding childcare in the Dubuque area as well as across the state of Iowa, including investments in and new innovative partnerships between local organizations expanding early childhood education access. Some of which have been led by members of our leadership cohort.
- The City of Dubuque is dedicated to lifting people from poverty and building a community of hope, climate resilience and inclusion. This dedication is visible in their \$1.5 million award in partnership with Dubuque Trees Forever titled “Branching Out Dubuque”. This project will add 5,000 new trees to the city of Dubuque over the next five years. All these trees will be planted in Dubuque’s lowest socio-economic census tracts where people are most severely impacted by extreme heat and energy insecurity. Dubuque also minimizes its use of pesticides and herbicides in green spaces managed by the city and prioritizes native landscaping and the transitioning of underutilized turf areas to pollinator and wildlife habitat wherever possible. The recent renovation of Comisky Park is another example of the City of Dubuque investing in all community members and a testament to their skill in garnering community input and buy-in with projects designed to increase play and nature access equity. Finally, Mayor Brad Cavanagh of Dubuque, along with all member mayors of the National Coalition of Mayors, recently signed on in support of the Outdoors for All Act. Additionally, the City of Dubuque provides City Council-approved plans developed through robust community engagement on topics and actions focused on Climate Action, Equitable Poverty Reduction & Prevention, Arts & Culture, and a community-wide comprehensive vision and planning guide.
- There have been recent transformative investments by business leaders such as the Butler Children’s Garden Foundation and its Wanderwood Gardens (opening in 2026) and Cottingham and Butler’s new Childcare Center (adjacent to a new art museum) as well as an innovative new collaborative between the Dubuque Community School District and Dubuque YMCA. The new YMCA Childcare Center has built a playground structure to facilitate learning through play as well as integrating representations of Dubuque’s natural environment indoors. Pursuing classroom certifications through

Nature Explore a program of the North American Association for Environmental Education.

- Just this year, Hills & Dales opened the Weber Autism Center, allowing for expanded functional delivery of ABA therapy and services in a safe, comfortable, and FUN environment for clients currently ranging in age from 2 to 22 within the Autism Center.
- Our faith communities are leaning heavily into nature access and climate resiliency. This can be seen through the efforts of the Interfaith Power and Light Coalition and in the Archdiocese of Dubuque's recent hiring of our friend Brian Zeaman as Director of the Life, Earth and Social Justice Ministry
- Efforts by the Dubuque County Conservation Board, Dubuque County Iowa State University Extension and Outreach, and the National Mississippi River Museum & Aquarium to provide outdoor experiences for all Dubuque Community School District students in grade k-5 every year have seen dramatic growth in the past two years and these same organizations have spearheaded a growing movement of urban native wildflower and grass gardens.

We have observed a need in Dubuque for nature-based play opportunities, specifically targeting early childhood students and their households. A regional collaborative guiding and advancing a systems change that will prioritize equitable opportunities for our youngest community members and their caregivers to connect with nature will be invaluable. We aim to identify ways to meaningfully engage a diverse assemblage of professionals, trusted community advocates and neighbors in activating Dubuque's system of neighborhood parks and neighborhood schools, reflecting the needs of the residents living in these neighborhoods, and to do so through the lens of early childhood nature connection.

Dubuque is a place rooted in and proud of our history, we are dedicated to each other, to equity, to proven partnership work, and to our continued growth as a community. With the guidance of the Children and Nature Network, National League of Cities, and Kaboom! as well as our peers, we will take the momentum we are experiencing, and we will accelerate early childhood nature connections in Northeast Iowa.

The timing is right for us to build upon this momentum and embed early childhood nature connection into the fabric of our community.

Thank you.

September 4, 2024

Dear Members of the Nature Everywhere Accelerator Community Review Committee,

It is with great pleasure that I share that at last evening's City Council meeting the City Council and myself unanimously approved the City's commitment to the Nature Everywhere Accelerator Community program. We have appointed Leisure Services Director Marie Ware as our representative.

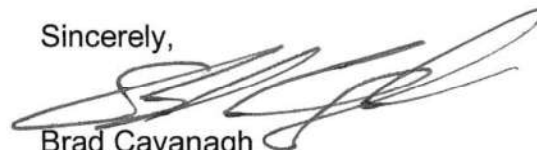
The Nature Everywhere movement aligns well with numerous plans and initiatives of the city. The City's comprehensive plan *Imagine Dubuque 2037* connects closely in numerous areas of the plan. A year of community engagement and outreach during this planning effort over 12,500 ideas from all sectors of the community. In the area of environmental integrity promotion of a health urban forest and native plantings, encouragement of edible landscaping and continued community gardens as well as increasing eco-education programming, particularly for children were called out. In the area of social and cultural vibrancy a focus on expanding access to healthy foods, promoting healthy lifestyles, and enhancing event access and participant diversity were suggested by residents.

The action plan calls for updating the parks and recreation plan and we committed funding, and the process of a comprehensive parks and recreation master plan will begin at the end of the year and would complement the Nature Everywhere visioning and planning work. The action plan also calls out increasing native plant, pollinator and edible landscaping, conserving natural areas, supporting food production spaces, expand childcare options and resources, and more.

Dubuque has been proactive in working in our lowest socioeconomic neighborhoods by investing major renovations for example in Comiskey Park. We currently have a grant request pending to complete Phase 2 which will enhance the park even more with a native planting area, many native plants in beds, and lots of trees. Jackson Park is also set for renovation in 2025. The timing and location of both parks meet the many goals of the city yet also overlay into Nature Everywhere in our most vulnerable neighborhoods.

We share often that Dubuque is the place where people, planning, and partnerships are how we make things happen. We are striving to be an equitable community of choice using five pillars – resiliency, sustainability, equity, transparency and compassion. We hope you will consider Dubuque as a choice for a Nature Everywhere Accelerator Community. We wholeheartedly support this application and have appointed our Leisure Services Director Marie Ware to our local committee.

Sincerely,



Brad Cavanagh
Mayor

**City of Dubuque
City Council**

PRESENTATIONS # 1.

ITEM TITLE:

Service Member Patriot Award

SUMMARY:

Assistant City Manager Cori Burbach will recognize Acting Project and Facilities Manager Marie Ware for receiving the Service Member Patriot Award.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None

**City of Dubuque
City Council**

PROCLAMATIONS # 1.

ITEM TITLE:	Community of Colleges Week (July 28 through August 1, 2025)
SUMMARY:	On behalf of Greater Dubuque Development Corporation and area colleges and universities.
SUGGESTED DISPOSITION:	
ATTACHMENTS:	1. Proclamation



PROCLAMATION

WHEREAS, the residents of the City of Dubuque and the Greater Dubuque region recognize the vital role that our colleges and universities play as cornerstones of economic prosperity, cultural vitality, and community advancement; and

WHEREAS, Capri College, Clarke University, Divine Word College, Emmaus University, Loras College, Northeast Iowa Community College, Southwest Wisconsin Technical College, the University of Dubuque, the University of Wisconsin-Platteville, and Wartburg Theological Seminary represent a diverse and respected network of higher education institutions that serve students from around the region, the nation, and the world; and

WHEREAS, Dubuque's higher education sector is a key economic driver, educating tomorrow's workforce, employing hundreds of professionals, attracting visitors, and fostering innovation and civic engagement across the tri-state area; and

WHEREAS, the students who choose to live and learn in the Dubuque region enrich our neighborhoods, strengthen our talent pipeline, and help shape the future of our community; and

WHEREAS, the City of Dubuque expresses its deep appreciation for the contributions of the students, faculty, and staff at each institution and affirms its commitment to fostering an inclusive, welcoming, and opportunity-rich environment for all; and

WHEREAS, Dubuque College Visit Week (July 28 – August 1) brings prospective students and families to our city, showcasing the high-quality educational opportunities and exceptional quality of life our region offers; and

WHEREAS, this week also serves as a time to celebrate and promote the collective strength and value of the Greater Dubuque region's higher education community.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE WEEK OF JULY 28 TO AUGUST 1, 2025 AS

“COMMUNITY OF COLLEGES WEEK”

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 21st day of July 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted by Nicolas Hockenberry and accepted by:

2018: Submitted by Kristin Dietzel of Greater Dubuque Development, 900 Jackson St., Suite 109.
Accepted by Kristine Dietze, Rick Dickinson, Anna Roling of GDDC.

2017: Submitted and accepted by Kristin Dietzel of Greater Dubuque Development, 900 Jackson St., Suite 109.

2016: Submitted and accepted by Jan Powers of Greater Dubuque Development, 900 Jackson St., Suite 109.

2015: Submitted and accepted by Jan Powers of Greater Dubuque Development, 900 Jackson St., Suite 109.

2014: Submitted by Sarah Harris of Greater Dubuque Development, 300 Main St., and accepted by Rick Dickinson and staff on behalf of Greater Dubuque Development Corporation, DubuqueWorks, and the local educational institutions.

2013: Submitted by Shannon Gaherty of Greater Dubuque Development, 300 Main St., and accepted by Rick Dickinson on behalf of Greater Dubuque Development Corporation, DubuqueWorks, and the colleges.

**City of Dubuque
City Council**

CONSENT ITEMS # 1.

ITEM TITLE: Minutes and Reports Submitted

SUMMARY: City Council Proceedings of July 7 and 14, 2025; Equity and Human Rights Commission of May 13, 2025; Equity and Human Rights Commissions Goals Subcommittee of May 27, 2025; Library Board of Trustees Update of June 23, 2025; Park and Recreation Commission of June 10, 2025; Proof of Publication for City Council Proceedings of June 16, 2025.

SUGGESTED DISPOSITION: Receive and File

ATTACHMENTS:

1. 7 7 25 City Council Minutes
2. 7 14 25 City Council Minutes
3. May 27, 2025 EHRC Subcommittee Minutes
4. May 13, 2025 EHRC Minutes
5. Library Board of Trustees Update
6. 6.10.2025 Park and Rec Meeting Minutes
7. Proof of Publication for 6.16.25 Proceedings

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:00 p.m. on July 7, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, Assistant City Attorney Lehman.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting a work session on Four Mounds Foundation.

**WORK SESSION
Four Mounds Foundation**

Consultant Ellen Goodman Miller presented on the work of Four Mounds Foundation. Four Mounds Foundation Program Manager Becky Bodish and Lori Appel, whose child Arica participated in Four Mounds programming, also spoke. In response to questions, Bodish shared the benefits of the programs, the foundation's partnership with the City, and the facility's options for hosting events.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:28 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION**

The Dubuque City Council met in regular session at 6:30 p.m. on July 7, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, Assistant City Attorney Lehman.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Governor's Volunteer Award Recognition: Director of Sustainability Gina Bell recognized Jessica Anderschau, Green Iowa AmeriCorps member in the Office of Sustainability, for receiving the Governor's Volunteer Award.

2. Dubuque Area Chamber of Commerce's Chamber Chair Award Recognition: Dubuque Area Chamber of Commerce's President and CEO Molly Grover recognized Airport Director Todd Dalsing for receiving the Chamber Chair Award.

PROCLAMATIONS

1. Dubuque County Fair Week (July 22 - 27, 2025) was accepted by John Bries and Kevin Kotz on behalf of the Dubuque County Fair Association.

CONSENT ITEMS

Roussell requested Item No. 9 be held for separate discussion. Wethal requested Item No. 5 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except for Item Nos. 5 and 9. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of June 16, 2025; Arts and Cultural Affairs Commission of May 27, 2025; Civil Service Commission of January 17, February 12, March 3, March 12, March 20, and April 9, 2025; Community Development Advisory Commission of May 21, 2025; Historic Preservation Commission of May 15, 2025; Library Board of Trustees Update from May 22, 2025; Park and Recreation Commission of May 21, 2025; Resilient Community Advisory Commission of April 23, 2025; Zoning Advisory Commission of June 4, 2025; Zoning Board of Adjustment from May 22, 2025; Proof of Publication for City Council Proceedings of June 2, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Cathleen Avenarius for vehicle damage; Craig Demoss for property damage; Samantha Giglio for vehicle damage; Edward and Carol Marinko for property damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 231-25 Authorizing the Chief Financial Officer/City Treasurer to make certain

payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

4. Acceptance of the Southgate Drive Sanitary Project: Upon motion the documents were received and filed, and Resolution No. 232-25 Accepting The Southgate Drive Sanitary Improvements Project And Authorizing Final Payment To The Contractor was adopted.

5. Contracted Services Agreements for Fiscal Year 2026: Wethal announced her intent to abstain from voting on Greater Dubuque Development Corporation's (GDDC) Contracted Service Agreement due to her father serving as President and CEO of GDDC. Motion by Jones to receive and file the documents and approve all Contracted Services Agreements except GDDC's. Seconded by Farber. Motion carried 7-0. Motion by Jones to receive and file the documents and approve GDDC's Contracted Service Agreement. Seconded by Farber. Motion carried 6-0 with abstention from Wethal.

6. Contracted Services Agreements Fiscal Year 2026 for Community Foundation of Greater Dubuque Programs: Upon motion the documents were received, filed, and approved.

7. Iowa Department of Transportation PCC Pavement Grade Project Notification Correspondence from Jesse Tibodeau, Assistant District Engineer with the Iowa Department of Transportation (IDOT) notifying the City Council of PCC Pavement grade on US-20 over the Middle Branch Catfish Creek and Chicago, Central and Pacific Railroad. Upon motion the documents were received and filed.

8. 2025 Repair and Maintenance of the Iowa Street Parking Garage Amended Resolution 220-25, Establish New Bid Letting Date: Upon motion the documents were received and filed, and Resolution No. 233-25 Amending Resolution No. 220-25: 2025 Repair And Maintenance Of The Iowa Street Parking Garage - Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids was adopted.

9. Signed Contract(s): Roussell announced her intent to abstain voting on the Dubuque Trees Forever Memorandum of Agreement due to her serving on the Dubuque Trees Forever board. Motion by Jones to receive and file the documents and approve the Memorandum of Agreement with Cornerstone Government Affairs, Inc. Seconded by Wethal. Motion carried 7-0. Motion by Jones to receive and file the documents and approve the Memorandum of Agreement with Dubuque Trees Forever. Seconded by Sprank. Motion carried 6-0 with abstention from Roussell.

10. Adoption of Supplement Number 2025 S-16 to the City of Dubuque Code of Ordinances: Upon motion the documents were received and filed, and Resolution No. 234-25 Adopting Supplement No. 2025 S-16 To The Code Of Ordinances Of The City Of Dubuque, Iowa was adopted.

11. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications: Upon motion the documents were received and filed, and Resolution No. 235-25 was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Sprank to receive and file the documents, adopt the resolution, and set the public hearing for July 21, 2025. Seconded by Wethal. Motion carried 7-0.

1. 2025 Maintenance Dredging Project - Initiate Public Improvement Bidding Process: Upon motion the documents were received and filed and Resolution No. 236-25 2025 Maintenance Dredging Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost;

Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on July 21, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Transit Advisory Board: One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann). Applicant: Alex Kruse, 3578 Keymont Dr.

Appointments were made to the following boards/commissions.

1. Arts and Cultural Affairs Advisory Commission: One, 3-Year term through June 30, 2028. (Expiring Business Professional - lives or works in the cultural and entertainment district term of Hefel). Applicants: Nick Halder, 876 S. Grandview Ave.; Aaron Hefel, 515 1/2 West 8th St.; Sarah Ndagire, 1536 Kehl Ct. Upon roll call vote, Halder was appointed to the term. Hefel received 2 votes (Wethal and Cavanagh), and Halder received the remaining votes.

2. Historic Preservation Commission: One, 3-Year term through July 1, 2028 (Expiring Jackson Park District term of Esser). Applicant: Janice Esser, 1072 Locust St. Motion by Jones to appoint Esser to the term. Seconded by Sprank. Motion carried 7-0.

3. Transit Advisory Board: One, 3-Year term through July 30, 2027 (Vacant term of Esser). Applicant: Gary Wernimont, 736 University Ave. Wernimont was not appointed because no motion was made.

PUBLIC HEARINGS

1. Hold a Public Hearing for Adopting the Public Housing Authority (PHA) Annual Plan: Motion by Resnick to receive and file the documents and adopt Resolution No. 237-25 Authorizing The Mayor To Execute The Certification By State Or Local Office Of Public Housing Agency (PHA) Plan's Consistency With The Consolidated Plan And Approval Of The PHA Federal Fiscal Year 2025 Annual Plan. Seconded by Wethal. In response to questions, Assistant City Manager and Interim Housing Director Cori Burbach summarized the purpose of the plan. While the plan is presented to the City Council through the annual budget process, its budget shifts each federal fiscal year. The budget can be verified at a later date. Motion carried 7-0.

2. Petition to Vacate Certain Street and Alley Right of Way Easements in Julien Addition, in the City of Dubuque, Iowa For Vacating Petition from Elaine Reiss and Doug Blong: Motion by Sprank to receive and file the documents and adopt Resolution No. 238-25 Vacating Certain Street And Alley Easements In Julien Addition, City Of Dubuque, Iowa and No. 239-25 Disposing Of City Interest In Certain Street And Alley Easements In Julien Addition, City Of Dubuque, Iowa. Seconded by Wethal. After a point of order was made by Jones on whether the motion included adopting both resolutions, Cavanagh confirmed the motion covered both. Motion carried 7-0.

3. Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage Public Hearing: Motion by Wethal to receive and file the documents and adopt Resolution No. 240-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2025 Repair And Maintenance Of The Iowa Street Parking Garage. Seconded by Jones. Project Manager Jim Bousley summarized the

project timeline. City Council Members thanked city staff for rebidding the project quickly. Motion carried 7-0.

PUBLIC INPUT

Paul Uzel, 61 N. Algona, spoke about his desire for the City Council to take action in support of Dubuque's immigrant community.

ACTION ITEMS

1. Parks and Recreation Title 10 Chapter 5 Ordinance Amendment Recommendation: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Roussell. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 28-25 Amending City Of Dubuque Code Of Ordinances Title 10 Public Ways And Property, Chapter 5 Parks And Recreation, Article B. Use Regulations, Section 13 Climbing On Fences, Roofs, Section 22 Open Season And Hours Generally, And Article C Section 1 Specific Park Areas, Open Spaces, And Trails Described. Seconded by Roussell. Motion carried 7-0.

2. Recommendation to Update Human Rights Ordinance, Title 8: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 29-25 Amending City Of Dubuque Code Of Ordinances Title 8 Equity And Human Rights By Repealing Title 8 Equity And Human Rights And Adopting In Lieu Thereof A New Title 8 Human Rights. Seconded by Wethal. Motion carried 5-2 with Jones and Sprank voting nay.

3. Proceedings to Complete Action on the Issuance of \$761,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Green Alley Sponsorship Project: Motion by Farber to receive and file the documents and adopt Resolution No. 241-25 Authorizing and approving a Loan and Disbursement Agreement, providing for the issuance and securing the payment of \$761,000 Storm Water Revenue Bonds, Series 2025 and authorizing the related reduction of the interest rate on the Stormwater Management Utility Revenue Capital Loan Note No. R-1, Series 2019, dated April 12, 2019. Seconded by Resnick. Motion carried 7-0.

4. FY 2026 Arts & Culture Operating Support Grant Funding Recommendation: Motion by Resnick to receive and file the documents and approve the Arts & Cultural Affairs Advisory Commission's funding recommendations for the FY2026 Arts & Culture Operating Support grant applicants. Seconded by Jones. City Council Members highlighted the importance of citizen input on these applications by the commission and how the grants exemplify the benefits of government partnership. Motion carried 7-0.

5. FY 2026 Arts & Culture Special Projects Grant Funding Recommendation: Motion by Roussell to receive and file the documents and approve the Arts & Cultural Affairs Advisory Commission's funding recommendations for the FY2026 Arts & Culture Special Projects grant applicants. Seconded by Sprank. Motion carried 7-0.

6. 2025 – 2026 AmeriCorps Funding Awarded: Motion by Sprank to receive and file the documents on the funding for the City of Dubuque AmeriCorps program being approved for the third year of Dubuque's competitive grant cycle (September 1, 2025 – August 31, 2026). Seconded by Farber.

Community Impact Director Antonio Mouzon discussed the consequences of losing AmeriCorps funding this program year, including the cancellation of this summer's teen empowerment program. Mouzon highlighted the creation of the Serve Dubuque initiative, which aims to support a limited number of teenagers over the summer. Mouzon noted that other cities have faced the same situation of their AmeriCorps funding being cut for the current program year but reinstated for the upcoming year. City Council Members expressed enthusiasm that funding will be reinstated. Motion carried 7-0.

7. Funding Agreement between City of Dubuque and Dubuque Marina, Inc. - 2024 Boating Infrastructure Tier 1 Grant Dredge Dubuque Marina: Motion by Jones to receive and file the documents and adopt Resolution No. 242-25 Approving The Funding Agreement Between The City Of Dubuque And Dubuque Marina, Inc. For The 2024 Boating Infrastructure Tier 1 Grant Agreement For Maintenance Dredging At Dubuque Marina. Seconded by Wethal. Assistant City Engineer Bob Schiesl stated that the City and the Marina work together to determine dredging locations, considering their target depths and available funding. The City holds a dredging permit from the US Army Corps of Engineers, which mandates that dredged materials be deposited at the 16th St. Bridge. Schiesl confirmed that dredging will occur in the same area as the previous year. City Council Members highlighted the necessity of dredging so recreational boats can access the river. Motion carried 7-0.

8. 2025 Dubuque City Services Guide: Motion by Resnick to receive and file the documents. Seconded by Farber. Public Information Officer Randy Gehl stated that the guide, which has been available for over 15 years and is updated every few years, was recently mailed to all postal addresses within the city limits. The Communications Office's budget covers printing and mailing the publication. City Council Members shared positive feedback and expressed their enthusiasm that council contact information was included. Motion carried 7-0.

9. July Utility Bill Insert: Ways to Get Involved: Motion by Sprank to receive and file the documents. Seconded by Wethal. City Council Members highlighted the variety of ways people can get involved with the City. Motion carried 7-0.

10. Reschedule Greater Dubuque Development Corporation Work Session: Motion by Roussell to receive and file the documents and schedule the work session for July 21, 2025, at 6:00 p.m. Seconded by Jones. Point of Order by Breitfelder that the recommendation was to reschedule the work session from July 21 to August 18, 2025. Motion amended by Roussel to schedule the work session for August 18, 2025. Seconded by Jones. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Roussell reported on volunteering at the Presbyterian Hunger Outreach, touring St. Mark Youth Enrichment's new childcare center, attending the groundbreaking for the Habitat for Humanity Pocket Neighborhood, and meeting with HACAP.

Jones reported on attending a Dubuque Racing Association (DRA) board meeting, a Dubuque Metropolitan Area Solid Waste Agency (DMATS) work session, a North End Neighborhood Association meeting, and the recent passing of former Iowa State Trooper Dick Bakey.

Farber reported on representing Dubuque in Washington, D.C., on conversations on Artificial Intelligence (AI), participating in an IBM podcast, attending a Sister City Committee meeting, and the upcoming open house for the City's new data center.

Sprank also reported on attending the DRA board meeting, the Mathias Ham House 4th of July event, and attending various neighborhood get-togethers.

Resnick reported on attending the Grand Opera House's production of "Footloose" and the Tri-State Wind Symphony's performance.

Cavanagh also reported on the Mathias Ham House event, along with the air service virtual town hall, the US Conference of Mayors meeting, and the successful 3rd of July fireworks and airshow.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:55 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Roussell. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is Assistant City Attorney Lehman. Motion carried 7-0.

The City Council reconvened in open session at 9:31 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:31 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in regular session at 6:00 p.m. on July 14, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber (attended virtually), Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen; Assistant City Attorney Lehman.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PUBLIC INPUT

DeLano, Cain-Watson, 994 Patricia Ann Dr. - – Voiced concern about the impact of removing gender identity protections and the weight of responsibility he believes the council holds, in protecting all Dubuque residents.

Alexander Viner, 12972 Swiss Valley Rd. - Spoke to past experiences with discrimination and advocated for restoration of legal protections.

Jake, Kurczek, 1110 Victoria St. - Acknowledged the rarity and bravery in elected officials admitting fault and encouraged procedural improvements, such as ordinance redlining and involving advisory commissions.

David Heiar, 805 Carriage Hill Dr. - Expressed support for comments made by previous speakers.

Haley Lammer-Heindel, 1145 Mt. Pleasant St. – Recalled the historical absence of LGBTQ protections and stressed the importance of reviewing legal changes carefully and with community involvement.

Patricia Mackey, 1353 Atlantic St. – Commented on the city’s image as a welcoming community and emphasized the value of maintaining inclusive policies.

Nino Erba, 180 West 15th St. – Raised concerns about the broader social context and potential increased vulnerability for marginalized groups due to policy changes.

ACTION ITEMS

1. Equity and Human Rights Ordinance Amendment: Motion by Jones to receive and file the documents and rescind Ordinance No. 29-25 Amending City of Dubuque Code of Ordinances Title 8 Equity and Human Rights by Repealing Title 8 Equity and Human Rights and Adopting in Lieu Thereof a New Title 8 Human Rights. Seconded by Wethal.

City Manager Van Milligen offered a direct apology for the administrative oversight that inadvertently resulted in the removal of gender identity from Title 8 through Ordinance No. 29-25, understanding the harm it may have caused to members of the community. The City Manager recommended procedural updates including redlining future ordinances and consulting with relevant boards or commissions prior to a council vote. The City Council expressed regret in not catching the omission of gender identity earlier and how that omission may have affected members of the community. All council members emphasized the need for red-lined documents and thorough staff and commission review before presenting ordinances to the council. Assistant City Attorney Lehman confirmed that gender identity protections were reinstated in the current revised ordinance under council consideration. Motion carried 7-0.

Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Sprank. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 30-25 Amending City of Dubuque Code of Ordinances Title 8 Equity and Human Rights by Repealing Title 8 Equity and Human Rights and Adopting in Lieu Thereof a New Title 8 Human Rights. Seconded by Sprank. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:15 p.m.

/s/Trish Gleason, MMC, Assistant City Clerk

**EQUITY AND HUMAN RIGHTS COMMISSION GOALS SUBCOMMITTEE MEETING
MINUTES
May 27, 2025**

DATE: Tuesday, May 27, 2025

TIME: 4:00 PM

LOCATION: Multicultural Family Center, 1157 Central Avenue, Dubuque, IA 52001

The meeting was called to order at 4:02 pm.

Commissioners Present: Matthew Zanger, Dave Heiar, DeLano Cain Watson, Traci Phillipson, Luzelena Bravo

Staff Present: Ann Marie Jannette, Equity and Human Rights Specialist

New Business:

The subcommittee discussed the Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis and made the following changes:

- The addition of the “ages” to the strengths section in regard to the diverse commissioners.
- Added to the weaknesses section: difficult recruiting and maintaining a diverse pool of commissioners; visibility of the commission; and unclear ordinance to follow due to recent changes in state and federal laws.
- Added to the opportunities section: partnerships with organizations that share goals to promote and engage in community development.
- Changed in the threats section: unsure of our role in the actions that we can take according to new state and federal laws; and removed the wording “rooted in white supremacy” from one of the threats.

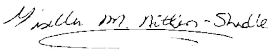
The subcommittee also discussed department goals and made the following changes:

- Changed language in goal number two to match the SWOT analysis: Partner with organizations that share goals to promote and engage in community development.
- Removed goal three in regard to supporting Breaking Bread and Building Bridges program.
- Changed goal four from creating an enhanced social media presence to work on enhancing the visibility of the commission.
- Removed the wording “equity challenge” from goal 5B

Adjournment:

Motion to adjourn by Heiar, seconded by Watson. All in favor. The meeting ended at 5:12 p.m.

The next regularly scheduled meeting is scheduled for Tuesday, June 10, 2025, at 4:30 p.m., at the Multicultural Family Center.

Minutes approved as submitted:  _____

Minutes approved as corrected: _____

EQUITY AND HUMAN RIGHTS COMMISSION MEETING MINUTES
May 13, 2025

DATE: Tuesday, May 13, 2025

TIME: 4:30 PM

LOCATION: Multicultural Family Center, 1157 Central Avenue, Dubuque, IA 52001

The meeting was called to order at 4:35 pm.

Commissioners Present: Jake Kurczek, Matthew Zanger, Michaela Freiburger, Dave Heiar, Rick Baumhover, DeLano Cain Watson, Traci Phillipson, Luzelena Bravo

Commissioners Absent: Nikki Nutter

Staff Present: Gisella Aiken Shadle, Chief of Equity and Human Rights; Ann Marie Jannette, Equity and Human Rights Specialist

New commissioner Luzelena Bravo was sworn in.

Approval of Meeting Minutes

Motion to approve the minutes as corrected from the April 8, 2025, meeting by Watson, seconded by Freiburger. All in favor.

Public Input

No members of the public were in attendance.

Reports

Caseload Report

- Complaints filed – number of complaints that were signed during the month
 - April amount: 0
- Active investigations – investigations that are currently active but in various stages (active, administrative review, initiated, on hold, etc.)
 - April amount: 13
- Incidents in mediation – complaints currently in mediation
 - April amount: 2
- Incidents in full hearing – complaints in full hearing process
 - April amount: 0
- Inquiries – calls/inquiries that don't result in an official complaint being filed (including outreach events)
 - April amount: 11
- Complaints closed during the month – signed complaints that were closed during the month (doesn't include inquiries or complaints that were never filed)
 - April amount: 0

- Total inquiries and complaints FY25 – signed complaints filed in FY25
 - April amount: 162

Example of EHR complaint received in April 2025:

No complaints were filed in April.

Director's Report

Aitken-Shadle reported staff plus Baumhover had attended and had a table at the Myson Easter Egg Hunt. They also attended the event put on by grant recipient Afriwell Hub. Conversations are pending on the continuation of the Dubuque Community Police Relations Committee (DCPRC) in light of the recent passage of bills at the state level limiting police committees. People wanting to make complaints against the police should direct them to the Dubuque police directly or the Iowa Office of Civil Rights (IOCR).

The Equity & Human Rights Department (EHR) gave a presentation on implicit bias to the local realtor's association. During the presentation they played a game developed by the department called Neighbor-Opoly. Bravo to offer the game to her professor and/or different school groups at Loras College.

The EHR department is doing goal setting for FY26. The commission is also responsible for goal setting. A subcommittee was formed for this purpose which includes Heiar, Bravo, Zanger, and Phillipson. The subcommittee meeting will take place May 27 at 4:00 PM at the MFC.

Chairperson's Report

Chairperson Kurczek reported that he has been looking at other human rights departments across the state, but many don't have agendas posted for their commissions. Some commissions were noted as providing awards or grants to residents. Iowa City wrote a commission letter regarding Trans laws at the state level.

Old Business:

There is no update on the planning of a commission event. Jannette reminded that all checks for an event must be cut no later than June 15 and that no funds will be available in FY26 which starts July 1, 2025.

New Business:

Aitken-Shadle reported that the HF856 bill has passed at the state level. This bill prohibits diversity, equity, and inclusion activities at the state, county and city levels. It is waiting to be signed by Governor Reynolds. Aitken-Shadle inquired whether the commission wanted to continue to meet throughout the summer months. There was general consent throughout the commission that they would continue to meet.

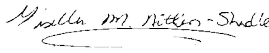
Reflections and Updates

Heiar reported that the Afriwell Hub event was very well done. Baumhover reported that he is on the DBQ Pride committee and that in case of rain the event will be held at Five Flags.

Adjournment:

Motion to adjourn by Watson, seconded by Heiar. All in favor. The meeting ended at 5:39 p.m.

The next regularly scheduled meeting is scheduled for Tuesday, June 10, 2025, at 4:30 p.m., at the Multicultural Family Center.

Minutes approved as submitted:  _____

Minutes approved as corrected: _____

*Carnegie-Stout Public Library
Library Board of Trustees Update
From the Meeting June 23, 2025*

Present: Victor Lieberman, President; A. Alanda Gregory, Vice President; Andy Bland, Secretary; and Trustees, Greg Gorton, Diann Guns, Christy Monk, and Pam Mullin

- The Board approved library expenditures.
- The Board accepted and approved Library Director Nick Rossman's annual review.
- The Board and Library Staff celebrated and thanked outgoing Trustee Greg Gorton on eight years of service to the library Board of Trustees.
- The Board celebrated a beautiful Art @ your Library opening reception on June 6.
- The library interacted with more than 300 individuals at the Dubuque Pride Festival this year promoting library services and the Summer Reading Programs for all ages.
- Library staff promoted the Maker Space at the Dubuque Dog Expo, offering pins or magnets using pictures of visiting dogs.
- The library added a large-format 36-inch-wide printer to the Maker Space. This printer has the capability to print professional quality signage, posters, banners, photographs and more for \$1.00/square foot.
- The Summer Reading Program for youth is off to a great start. Over 500 students were registered on the first day and more than 1,300 students signed up in total.
- More than 160 submissions for this year's Tiny Art program. Tiny art pieces are on display on the 1st floor of the library through July, and will be celebrated in conjuncture with the Friday, August 1st Art @ your Library reception from 5:30-7:30 pm.
- The Board continued to review plans and discuss plans for future library renovations.

Statistical Highlights	May Count
Total Checkouts	39,500
Total Visitors	19,444
Total Program Attendance	4,793
Total Computer/Wi-Fi Use	12,398

Library Board of Trustees



Victor Lieberman, Board President
Alanda Gregory, Vice-President
Andy Bland, Board Secretary
Greg Gorton
Diann Guns
Christy Monk
Pam Mullin



Nick Rossman, Library Director

**PARK AND RECREATION COMMISSION
MEETING
Tuesday, June 10, 2025
Comiskey Park Building, 255 E 24th Street,
Dubuque, Iowa 52001**

PRESENT: Jennifer Tigges, Lori Ollendick, Jessica Ochoa, Ron Axtell,
Josh Jorgenson, Robin Kennicker

ABSENT: Jason Henkel

STAFF PRESENT: Steve Fehsal, Angie Metcalf

CALL TO ORDER: Tigges called meeting to order at 4:35pm.

MINUTES APPROVED; VOTE:

It was moved by Ochoa, seconded by Axtell, to approve the minutes of the May 21, 2025, special meeting. Jorgenson and Kennicker abstain.

DISCUSSION OF FUTURE MEETINGS AND FACILITY TOUR:

Discussion was had regarding whether to have the July meeting and when and where the facility tour should take place. It was decided there would be a regular July meeting. It was discussed to have the facility tour September 9th, 2025 and a guided bus tour of the parks and city owned green space located in the North End. Final details will be determined at the July meeting.

SOUTH POINTE SUBDIVISION PARK CONCEPT PLAN REVIEW AND RECOMMENDATION:

Ochoa made a motion to recommend South Pointe Subdivision Park concept plan. Jorgenson Seconded. Unanimous.

BEGIN NAMING PROCESS FOR SOUTH POINTE SUBDIVISION PARK:

Park Division manager Steve Fehsal provided details regarding the naming process according to the City's Naming Policy. We will most likely begin the public input in mid June and provide the public input to the commission for a recommendation at the August 2025 meeting.

DISCUSSION AND RECOMMENDATION OF PARK AND RECREATION COMMISSION CITY COUNCIL GOALS AND PRIORITIES:

Park Division manager Steve Fehsal introduced the Commission's goal setting sheets to be provided for review by City Council during their goal setting sessions in August 2025. Page one listed the success of FY 2025 identified by the Commission and their impacts. Page two listed the goals and focus issues for FY2026[SF1] identified by the Commission. Commission members listed their successes and discussed the goals.

Commissioner Ochoa made a motion to approve the goal setting sheets and Commissioner Kennicker seconded Unanimous.

**CHAPTER 10:5B-13, 10:5B-22, 10:5C-1 PARKS AND RECREATION
ORDINANCE UPDATE RECOMMENDATION:**

Ochoa made a motion to recommend the updates to the Parks and Recreation Ordinance chapter 10:5B-13, 10:5B-22, 10:5C-1. Axtell Seconded. Unanimous.

PARKS AND RECREATION COMPREHENSIVE MASTER PLAN UPDATE:

Park Division manager Steve Fehsal and Lead Administrative Assistant Angie Metcalf provided updates on the Master Plan as well as details regarding upcoming public engagement sessions that are scheduled.

DIVISION MANAGER UPDATE:

Park Division manager Steve Fehsal provided an update on ongoing projects.

DIVISION MANAGER UPDATE:

Commissioner Tigges advised a community member had reached out to her in regards to naming Rockdale/Grandview Entry Falb Park and was curious what the process was to do that.

Commissioner Ochoa asked what the age limit is for the play set inside of Flora pool. Fehsal advised he would reach out to Recreation Division manager for the answer.

ADJOURNMENT:

It was moved by Ochoa, seconded by Axtell, to adjourn the meeting 6:13 p.m. Unanimous.

STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

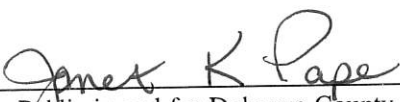
06/29/2025

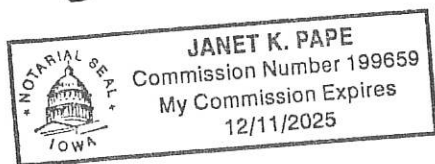
and for which the charge is 653.22



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 30th day of June, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on June 16, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber (participated virtually), Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen (participated virtually), City Attorney Brumwell.

Absent: Council Member Jones.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE
PROCLAMATIONS

1. Stonehill Communities Longest Day (June 20, 2025) was accepted by Halle Nichols on behalf of Stonehill Communities.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Wethal. Motion carried 6-0.

1. Minutes and Reports Submitted: City Council Proceedings of June 2, 2025; Arts and Cultural Affairs Advisory Commission of April 22, 2025; Arts and Cultural Affairs Advisory Commission Art on the River Committee of May 15 and June 12, 2025; Community Development Advisory Commission of April 16, 2025; Zoning Advisory Commission of May 7, 2025; Proof of Publication for City Council Proceedings of May 19, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Theresa White for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advised that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Brandon and Jessica Rethwisch for property damage; Theresa White for vehicle damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 204-25 Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

5. Resolution Approving Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2025 Period 12: Upon motion the documents were received and filed, and Resolution No. 205-25 Authorizing The Chief Financial Officer To Make The Appropriate Interfund Transfers Of Sums And Record The Same In The Appropriate Manner For The FY 2025 For The City Of Dubuque, Iowa was adopted.

6. Dubuque Golf & Country Club July 4th Fireworks Permit: City Manager recommended City Council approval to issue a Fireworks Permit to Lance Marting with the Dubuque Golf & Country Club for a fireworks display at 1800 Randall Place on July 4, 2025, at approximately 9:30 p.m. with a rain date of July 5, 2025, same time. Correspondence was enclosed from

Lance Marting, General Manager/CEO of Dubuque Golf and Country Club, requesting approval for the country club to conduct the fireworks display. Upon motion the documents were received, filed, and approved.

7. Final Plat of Summers Place: Upon motion the documents were received and filed, and Resolution No. 206-25 Approving The Final Plat Of 65 Meadow Lane Summers Place, In The City Of Dubuque, Iowa was adopted.

8. Locust Street Ramp Repairs Project - Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 207-25 Accepting The Locust Street Ramp Repairs Project And Authorizing The Payment To The Contractor was adopted.

9. Fire Station 6 Roof Replacement Project - Award Recording Memo: Upon motion the documents were received and filed, and Resolution No. 208-25 Awarding Public Improvement Contract For The Fire Station 6 Roof Replacement Project was adopted.

10. E 24th Street Site Contaminated Soil Removal Project (Comiskey Park Property) - USEPA Brownfields Multipurpose Grant: Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 209-25 Accepting The East 24th Street Site Contaminated Soil Removal Project And Authorizing Final Payment To The Contractor was adopted.

11. 2025 Pavement Marking Project - Award Public Improvement Contract: Upon motion the documents were received and filed, and Resolution No. 210-25 Awarding Public Improvement Contract For The 2025 Pavement Marking Project was adopted.

12. Resolutions of Support for Iowa State Historic Preservation Tax Credit Part 2B Applications: Upon motion the documents were received and filed, and Resolution No. 211-25 In Support Of Iowa State Historic Preservation Tax Credit Part 2B Application Submitted To The Iowa Economic Development Authority By 799 Main, LLC For A Historic Rehabilitation Project At 799 Main Street; Resolution No. 212-25 In Support Of Iowa State Historic Preservation Tax Credit Part 2B Application Submitted To The Iowa Economic Development Authority By Rider Lacey Block, LLC For A Historic Rehabilitation Project At 1706 Central Avenue; and Resolution No. 213-25 In Support Of Iowa State Historic Preservation Tax Credit Part 2B Application Submitted To The Iowa Economic Development Authority By Henry Stout, LLLP For A Historic Rehabilitation Project At 125 W 9th Street were adopted.

13. 20th Century Neighborhood Intensive Historic and Architectural Surveys for the Deereville and Voelker Highlands Neighborhoods: Historic Preservation Commission provided information on the 20th Century Neighborhood Intensive Historic and Architectural Surveys performed by Heritage Works for the Deereville and Voelker Highlands neighborhoods. Upon motion the documents were received and filed.

14. Tow Contract Award FY2026-FY2028: City Manager recommended City Council approval of the FY 2026-FY2028 City of Dubuque Tow Contract being awarded to Wenzel Towing, 3197 Hughes Ct., Dubuque, Iowa, as recommended by the City of Dubuque Tow Contract Awards Committee. Upon motion the documents were received, filed, and approved.

15. Signed Contract(s): McDermott Excavating for the Creek Crossing Restoration - Radford Road; Westphal & Company, Inc. for the Water Utility SCADA Upgrade Change Order No. 1. Upon motion the documents were received and filed.

Myers, 65 North Booth St.; Ashley Regan, 1100 N Booth St.; Sara Tandy, 2307 Martin Dr. Upon roll call vote, Blau, Myers, and Tandy were reappointed to the terms. Blau was unanimously reappointed. For the second term, Regan received 2 votes (Resnick and Sprank) and Myers received the remaining 4 votes. For the third term, Regan received 2 votes (Resnick and Sprank) and Tandy received the remaining 4 votes.

4. Historic Preservation Commission: One, 3-Year term through July 1, 2028 (Expiring West 11th District term of Stuter). Applicant: Charles (Rick) Stuter, 1296 Prairie St. - Qualifies for West 11th District. Motion by Roussell to appoint Stuter to the term. Seconded by Sprank. Motion carried 6-0.

5. Park and Recreation Advisory Commission: Three, 3-Year terms through June 30, 2028 (Expiring terms of Henkel, Jorgenson, and Ollendick). Applicants: Jason Henkel, 1888 Saint Joseph St.; Josh Jorgenson, 3030 Judson Ct.; Lori Ollendick, 1390 Oak Park Pl.; Mya Schaefer, 1720 Plymouth Ct.; Greg Swift, 2150 Fairway Dr. Upon roll call vote, Henkel, Jorgenson, and Ollendick were reappointed to the terms. Ollendick received 1 vote (Roussell) for one of the terms, and Henkel received the remaining 5 votes. Ollendick received 1 vote (Roussell) for the second term, and Jorgenson received the remaining 5 votes. Ollendick was unanimously reappointed to the third term.

6. Resilient Community Advisory Commission: One, 3-Year term through July 1, 2028 (Expiring term of Kohlhaas). Applicant: Jacob Kohlhaas, 1125 Richards Rd. Motion by Sprank to appoint Kohlhaas to the term. Seconded by Wethal. Motion carried 6-0.

7. Transit Advisory Board: One, 3-Year term through July 30, 2027 (Vacant term of Esser). Applicant: Gary Wernimont, 736 University Ave. Motion by Sprank to appoint Wernimont to the term. Seconded by Resnick. Motion failed 3-3 with Cavanagh, Roussell, and Farber voting nay. Cavanagh stated that the term would be voted on at the next City Council meeting.

8. Zoning Advisory Commission: Two, 3-Year terms through July 1, 2028 (Expiring terms of Mulligan and Norton). Applicants: Matthew Mulligan, 1167 Hunters Rdg.; Patrick Norton, 920 Valentine Dr.; Dylan Schwering, 1741 Dexter St.; Casey Stoyke, 3960 Oneida Ave. Upon roll call vote, Mulligan and Norton were unanimously reappointed to the terms.

PUBLIC HEARINGS

1. Request to Rezone 1395 Washington Street: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. City Council Members stated that the zoning change would be positive for the property owner and the neighborhood. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 20-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 1395 Washington Street (Pin 1024430010) From C-4 Downtown Commercial District To C-1 Neighborhood Commercial District. Seconded by Wethal. Motion carried 6-0.

2. Request to Rezone Property at June Drive: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted

on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. In response to a question, Associate Planner Shena Moon stated that its uncommon to see portions of properties re-zoned, but it does occur for various reasons. In this instance, the property owner wants to maintain the other portion of the property as AG Agriculture. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 21-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At The West Terminus Of June Drive From AG Agriculture District To R-1 Single-Family Residential District. Seconded by Wethal. Motion carried 6-0.

3. Unified Development Code Amendment on Restaurant, Carry-Out: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Sprank. Trijuana Robinson, 1486 Central Ave., spoke in support of the amendment, sharing her desire to open a business that serves carryout refreshments. Moon stated that city code does not address delivery as a specific type of use and that deliveries could be a component of a drive-in, carry-out, or sit-down establishment. City Council Members praised the amendment and expressed hope that it would encourage other local businesses on Central Ave. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 22-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Sections 16-2-3 Definitions, 16-5-10 C-1 Neighborhood Commercial, 16-5-11 C-2 Neighborhood Shopping Center, 16-5-14 C-4 Downtown Commercial, And 16-5-17 Cr Commercial Recreation By Adding The Restaurant, Carryout Definition And Making It A Principal Permitted Use In C- 2, C-4, And CR Districts And A Conditional Use In The C-1 District. Seconded by Sprank. Motion carried 6-0.

4. Grant of Storm Sewer Utility Easement to Switch Development at JFK, LLC: Motion by Wethal to receive and file the documents and adopt Resolution No. 222-25 Disposing Of City Interest By Grant Of Storm Sewer Utility Easement To Switch Development At JFK, LLC Across Part Of The Northwest Arterial Right Of Way Adjacent To Lot 1 Of Switch Development @ JFK No. 4, In The City Of Dubuque, Iowa and Resolution No. 223-25 Granting A Storm Sewer Utility Easement To Switch Development At JFK, LLC Across Part Of The Northwest Arterial Right Of Way Adjacent To Lot 1 Of Switch Development @ JFK No. 4, In The City Of Dubuque, Iowa. Seconded by Resnick. In response to a question, City Engineer Gus Psihoyos stated that the storm sewer will exit Switch Developments property through the NW Arterial to get to the public system. Motion carried 6-0.

5. Approving the Amended and Restated Lease between the City of Dubuque and Vitterra USA Grain, LLC: Motion by Sprank to receive and file the documents and adopt Resolution No. 224-25 Approving The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Vitterra USA Grain, LLC For Commercial Street Lease. Seconded by Wethal. In response to a question, Psihoyos stated that Vitterra USA Grain, LLCs current lease covers 9.2 acres. In 2027, they plan to reduce the

leased area by 1.6 acres, which would result in around a \$40,000 reduction in lease payments. Motion carried 6-0.

6. Resolution Approving a Development Agreement with Plastic Center, Inc.: Motion by Roussell to receive and file the documents and adopt Resolution No. 225-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Plastic Center, Inc., Including The Issuance Of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. In response to a question, Economic Development Director Jill Connors stated that the City Council has supported funding for the Downtown Housing Creation Grant for many years. She noted that, due to larger allocations in recent years, the City has been able to support all qualifying projects. The Economic Development Department monitors the fund balance, and the current balance can be confirmed at a later time. Connors explained that the City's Developer Guide promotes the grant, and staff plan to present amended housing incentive options to the City Council in the near future. She clarified that the \$35,000 rehabilitation grant is a one-to-one matching grant. For the \$10,000 per unit incentive for housing creation, there is no matching requirement, but the cost to create a new unit typically exceeds a one-to-one match. Motion carried 6-0.

7. Proceedings for Public Hearing on the Issuance of Not to Exceed \$500,000 Sewer Revenue Capital Loan Notes (Interim Financing) State Revolving Loan Fund Program), Planning and Design Loan, Track Line Sanitary Sewer Reconstruction Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 226-25 Taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$500,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement). Seconded by Resnick. In response to a question about the types of projects and work planned under this item and the following three agenda items, Van Milligen stated that from 2025 to 2029, the City plans to invest \$131 million in wastewater system improvements and \$80 million in sanitary sewer pipe upgrades. City Council Members acknowledged that replacing and upgrading infrastructure is a responsibility of municipalities. Motion carried 6-0.

8. Proceedings for Public Hearing for the Issuance of Not to Exceed \$15,000,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Old Mill Rd. Lift Station Project Phase 2: Motion by Sprank to receive and file the documents and adopt Resolution No. 227-25 Taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. Seconded by Wethal. City Council Members commented positively on the low interest rate. Motion carried 6-0.

9. Proceedings for Public Hearing for the Issuance of Not to Exceed \$3,600,000 Sewer Revenue Capital Loan Notes (Interim Financing) State Revolving Loan Fund Program, Planning and Design Loan, Old Mill Phase III Project Catfish Creek Sanitary Interceptor Sewer System Middle Fork: Motion by Resnick to receive and file the documents and adopt Resolution No. 228-25 Taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$3,600,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement). Seconded by Wethal. Motion carried 6-0.

10. Proceedings for Public Hearing for the Issuance of Not to Exceed \$3,400,000 Sewer Revenue Capital Loan Notes (Interim Financing) State Revolving Loan Fund Program, Planning and Design Loan, Old Mill Phase IV Project Catfish Creek Sewershed Improvement - South Fork: Motion by Wethal to receive and file the documents and adopt Resolution No. 229-25 Taking additional action with respect to a Sewer Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$3,400,000 Sewer Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement). Seconded by Resnick. Motion carried 6-0.

PUBLIC INPUT

Noah Riley, Owner of The Goose, 920 Main St., summarized that FEH Design, which purchased the adjacent property for renovation, expects his business to cover half of the cost of a fire protection wall required as part of the project. He expressed concern that, despite the project receiving City assistance, there had been no communication or guidance from the City regarding the impact on his business. Riley asked whether the City Council could provide any form of support via financial assistance, mediation, or other resources.

Brooklyn Williams, 250 W. 6th St. Apt. 501, spoke in support of The Goose.

Natalie Heck, 1005 Garfield Ave., Co-Owner of The Goose, stated her desire to see more foot traffic downtown and emphasized the importance of communication.

Breitfelder stated that written input was received by Clark Schloz, 2925 Burlington St., regarding Action Item No. 7.

ACTION ITEMS

1. Proposed Ordinance Change to Title 7 Chapter 5 Article A Section 10 Related to Fireworks: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. City Council Members expressed frustration with the state mandate requiring municipalities to allow fireworks during specific timeframes on July 3, July 4, and December 31, noting they regularly hear from residents who oppose them. Brumwell explained that if the City Council chooses not to amend the local ordinance, the City's current fireworks code would become unenforceable. In that case, enforcement would default to state law, and any citation revenue from fireworks set off outside permitted timeframes would go to the state rather than the City. Police Chief Jeremy Jensen explained that City staff recommended expanding the permitted timeframe for fireworks on July 3 and January 1 to reduce the volume of service calls to the Police Department during periods when commercial fireworks activity is typically high. Jensen clarified that permitting fireworks does not override other applicable laws, such as those related to child endangerment or reckless use. He stated that violations of permitted hours would be enforceable under the City's noise ordinance and that citations would be issued to the individual who ignited the fireworks. Jensen confirmed that the department has a communication plan prepared to inform the public of all changes once adopted by the City Council. Brumwell emphasized that the state is not requiring the City to amend its ordinance but noted that if the ordinance is not updated, it will be unenforceable. Van

Milligen added that while the state does not require the City to extend hours beyond those mandated by law, the current recommendation does include additional permitted hours. City Council Members discussed whether adopting the ordinance could imply support for the state law and considered the implications of having an unenforceable local ordinance. Van Milligen outlined three options: not adopt the ordinance, adopt it as proposed, or amend it to align only with the state-mandated hours. Brumwell noted that the proposed ordinance would also limit the use of consumer fireworks to private property, either owned by the user or used with the property owner's permission, whereas the current code only restricts use in public parks. City Council Members expressed support for limiting fireworks to private property and indicated a preference for aligning with the states permitted timeframes. When asked how to amend the motion to align with the states permitted fireworks timeframes, Brumwell advised making a motion to amend the ordinance under consideration. Once amended, a motion could then be made to waive the three readings of the ordinance as amended. Motion by Roussell to amend the ordinance to allow consumer fireworks during the following dates and times: July 3 from 9 a.m. to 10 p.m., July 4 from 9 a.m. to 11 p.m., and December 31 from 9 a.m. through 11:59 p.m. Seconded by Wethal. Jensen clarified that the ordinance applies only to consumer fireworks, while professional displays, such as those conducted by the Dubuque Jaycees and the Dubuque Country Club, are permitted through a separate process. Motion carried 6-0.

City Council then proceeded with the motion to waive the three readings of the ordinance, as amended. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 23-25 Amending City Of Dubuque Code Of Ordinances Title 7 Police, Fire, And Public Safety, Chapter 5 Offenses, Article A Section 10 Projectiles, Slingshots, Knuckles Of Metal Or Other Material, Other Weapons, And Fireworks. Seconded by Wethal. Motion carried 6-0.

2. Fire Headquarters HVAC Replacement Project - Award Public Improvement Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 230-25 Awarding Public Improvement Contract For The Fire Headquarters HVAC Replacement Project. Seconded by Roussell. Motion carried 6-0.

3. South Pointe Subdivision Park Plan for Approval: Motion by Roussell to receive and file the documents and approve the South Pointe subdivision park plan provided by Dubuque South Pointe, L.L.C. Seconded by Wethal. Motion carried 6-0.

4. Five Flags Civic Center Management Agreement Between the City of Dubuque and Global Spectrum, L.P. d/b/a OVG Approval: Motion by Resnick to receive and file the documents and approve the Five Flags Civic Center Management Agreement between the City of Dubuque and Global Spectrum, L.P. d/b/a OVG. Seconded by Sprank. Parks and Recreation Director Marie Ware made a presentation. OVG District Manager Jeremy Huelsing and Grand River Center General Manager Ryan Bonifas also spoke. In response to a question, Ware stated that staff will need to identify which updates will have the greatest impact. Bonifas noted that OVG needs to assess the building in person to fully understand its needs, and Huelsing added that one of OVGs corporate executives will be visiting Dubuque in July to

tour the facility. City Council Members expressed enthusiasm for potential updates to the facility and commended OVGs community involvement. Motion carried 6-0.

5. PFAS Litigation: Motion by Roussell to receive and file the documents on a settlement award resulting from PFAS Litigation against 3M. Seconded by Resnick. In response to a question, Water Department Director Chris Lester shared that the initial estimate for a well replacement was \$5 million. City Council Members thanked the City Attorneys Office for their work and expressed frustration that cities are left to shoulder the majority of PFAS mitigation costs, despite the issue being caused by private entities. Brumwell noted that while any funds received will help, they will not fully meet the City's mitigation needs. Staff continue to explore ways to maximize available funding. By participating in a class action lawsuit rather than a multi-district litigation, the City can access funds more quickly. Motion carried 6-0.

6. Amending Fiscal Year 2026 Water Rates under City of Dubuque Code of Ordinances: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Sprank. City Council shared it was good news to be able to reduce water rates. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 24-25 Establishing The City Of Dubuque Code Of Ordinances Title 13 Public Utilities Chapter 1 Water Use And Service, Article C Rates Section 13-1C-2 Fixing Water Rates For Fire Sprinkler Service and Ordinance No. 25-25 Establishing City Of Dubuque Code Of Ordinances Title 13 Public Utilities, Chapter 1 Water Use And Service, Article C Rates, Section 13-1C-1(A) Fixing Water Rates For Residential, Commercial, Industrial, And All Other Uses. Seconded by Sprank. Motion carried 6-0.

7. Request for City Council Ratification of Teamsters Local 120, Mixed, July 1, 2025, Collective Bargaining Agreement (CBA): Motion by Wethal to receive and file the documents and approve ratification of the City of Dubuque/Teamsters Local 120 Mixed (BU-0503 & BU-0229) Collective Bargaining Agreement to become effective July 1, 2025. Seconded by Roussell. Motion carried 6-0.

8. Ordinance Amendment: Civil Service Commission Membership: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Resnick. In response to a question, Breitfelder reviewed the commissioners terms and confirmed that their responsibilities will remain unchanged as defined by state and city codes. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 26-25 Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 2 Civil Service Commission, Sections 2-2-5 Membership And 2-2-7 Terms For The Expansion Of The Commission Pursuant To State Law. Seconded by Resnick. Motion carried 6-0.

9. Ordinance Amendment: Mayor and City Council Compensation: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and

voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 27-25 Amending City Of Dubuque Code Of Ordinances Title 1 Administration, Chapter 6 Mayor And City Council, Section 2 Compensation. Seconded by Wethal. Motion carried 6-0.

10. July/August 2025 City News Newsletter: Motion by Sprank to receive and file the documents. Seconded by Wethal. Motion carried 6-0.

11. Updated Handout - New Housing Creation: Motion by Resnick to receive and file the documents. Seconded by Sprank. Motion carried 6-0.

12. Work Session Request: Four Mounds Foundation: Motion by Resnick to receive and file the documents and schedule the work session for July 7, 2025, at 6:00 p.m. Seconded by Roussell. Motion carried 6-0.

13. Work Session Request: Dubuque Nature Everywhere: Motion by Resnick to receive and file the documents and schedule the work session for July 21, 2025, at 5:30 p.m. Seconded by Sprank. Motion carried 6-0.

14. Work Session Request: Precision Policing Center: Motion by Resnick to receive and file the documents and schedule the work session for September 8, 2025, at 6:00 p.m. to be held at the Dubuque Law Enforcement Center. Seconded by Roussell. Motion carried 6-0.

COUNCIL MEMBER REPORTS

Resnick reported on attending the Juneteenth celebration.

Sprank reported on attending two neighborhood association meetings and the Pride Festival.

Roussell reported on the 30th anniversary of Dubuque and All That Jazz and the Pride Festival.

Wethal reported on attending the Talent Dubuque welcome luncheon and the Juneteenth event.

Farber reported on Dubuque and All That Jazz and University of Dubuques dance recital.

Cavanagh commented that there are many things to do in Dubuque based on what City Council has shared.

CLOSED SESSION

Motion by Roussell to convene in closed session at 9:58 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 6-0.

The City Council reconvened in open session at 10:40 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:40 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

lt 6/29

**City of Dubuque
City Council**

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Carol Oberfoell for vehicle damage.
SUGGESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Carol Oberfoell

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Arielle Swift
Brian Wulfekuhle

This written report constitutes your claim against the City of Dubuque, Iowa. You should complete this form in full and attach any additional information that supports your claim.

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Council to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

THE FINAL DECISION ON ALL CLAIMS IS MADE BY THE CITY COUNCIL. NO EMPLOYEE OF THE CITY OF DUBUQUE HAS THE AUTHORITY TO MAKE ANY REPRESENTATION TO YOU AS TO WHETHER YOUR CLAIM WILL OR WILL NOT BE PAID.

1. Name of Claimant: Carol Oberfoell
2. Address: 1040 Carmel Dr, Apt 367
City: Dubuque State: IA Zip: 52003
3. Telephone Number: 563-564-0162
4. Date of Incident: mid-june
5. Time of Incident: afternoon
6. Location of Incident (Be specific): Mt Carmel - S. Grandview

7. DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)

workers in area leaving white materials
on streets - no cones present - splattered on car

8. What were weather conditions like? Sunny
9. Give name and address of any witnesses: —
10. Did police investigate? (If so, give names of officers.)
no
11. Was anyone injured? (If so, give names, addresses, and extent of injuries).
no

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

paint or cement-like white color on car

13. What other damages do you claim, if any? _____

14. Have you been compensated for any part or all of your claim by any insurance company? (If so, give name and address of insurance company and amount paid.)

no

15. What amount do you claim from the City of Dubuque? _____

16. Why do you claim the City of Dubuque is responsible?

workers were present

17. Have you made any claim against anyone else for damages as a result of this incident? (If yes, give name and address.)

no

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

Dated at Dubuque, Iowa this 18 day of July, 20 25

Carol Oberfoell

(Signature)

Carol Oberfoell

(Print Name)

(Rev. 9/24)

RECEIVED
2025 JUL 17 PM 2:47
City Clerk's Office
Dubuque, IA

**City of Dubuque
City Council**

CONSENT ITEMS # 3.

ITEM TITLE:	Disposition of Claims
SUMMARY:	City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Cathleen Avenarius for vehicle damage; Craig DeMoss for property damage; Samantha Giglio for vehicle damage; Edward Marinko for property damage.
SUGGESTED DISPOSITION:	Receive and File; Concur
ATTACHMENTS:	None

**City of Dubuque
City Council**

CONSENT ITEMS # 4.

ITEM TITLE: Approval of City Expenditures

SUMMARY: City Manager recommending City Council approval for payment of City expenditures.
RESOLUTION Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. Memo Council for 2025_07_21
2. Resolution_Approving_Expenditures (40)
3. Expenditure Report - Approvals
4. Expenditure Report - Exceptions

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Expenses Submitted for City Council Approval

DATE: July 14, 2025

Finance is submitting the following expenses to City Council for approval at the July 21, 2025 meeting. Payments on these expenses will be made July 23, 2025.

In addition, Finance is submitting expenses paid since July 9, 2025, to City Council for review. The payments for these claims were approved either by prior City Council action or meet the criteria as an exemption to prior City Council approval.

Pursuant to Iowa Code §372.13A *Payments without prior authorization of council*, all expenses are submitted to City Council for approval before payment, except if approved by prior City Council action or are exempt under City Council resolution 142.18.

RESOLUTION NO.

AUTHORIZING THE CHIEF FINANCIAL OFFICER / CITY TREASURER TO MAKE CERTAIN PAYMENTS OF BILLS THAT MUST BE PAID AND APPROVED FOR PAYMENT IN ACCORDANCE WITH CITY PROCEDURES

Whereas, Section 1-7-7(E) of the Municipal Code of the City of Dubuque provides that the Finance Director-City Treasurer shall keep an accurate account of all disbursements, money, or property, specifying date, to whom, and from what fund paid; and

Whereas, the invoices, presented by those firms and persons providing such goods and services have been pre-audited by Finance Department personnel in accordance with generally accepted internal control procedures and have been determined to have been requisitioned for a lawful municipal purpose; and

Whereas, the Chief Financial Officer-City Treasurer has provided a list of Expenditures attached hereto, and by this reference made a part hereof, to be drawn to pay for goods and services provided for City purposes; and

Whereas, the City Council of the City of Dubuque has heretofore, by Resolution 142-18 adopted May 7, 2018, authorized the Chief Financial Officer-City Treasurer to issue checks in payment of certain expenditures known as Exception Expenditures prior to City Council approval and such list is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The Chief Financial Officer-City Treasurer is hereby authorized to issue payment for goods and services provided for City purposes in response to the purchase orders and contracts issued in compliance with state and municipal code requirements as requested by designated requisitioning authorities in accordance with approved budget appropriations.

Section 2. In accordance with Iowa Code Section 372.13(6), the City Clerk and Chief Financial Officer are hereby authorized and directed to provide the statement of receipts and disbursements to the City Council, and to publish a summary thereof.

Passed, approved, and adopted this _____ day of _____, 20__.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

COUNCIL APPROVAL

PAYDATE 07-23-2025

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
A & G ELECTRIC COMPANY	\$ 528.66	Disconnect Bee Branch Trailer Electricity
A-1 STORAGE SERVICE	175.00	STORAGE CONTAINER -BRANCHING OUT DBQ
AARON DOUGLAS	1,500.00	TREES REMOVED
AARON DOUGLAS	1,200.00	TREES REMOVED
ACCO UNLIMITED CORPORATION	1,270.60	POOL CHEMICALS FOR SUTTON
ACCO UNLIMITED CORPORATION	3,002.60	POOL CHEMICALS FOR FLORA
ACCO UNLIMITED CORPORATION	1,508.82	POOL CHEMICALS FOR SUTTON
ACCURATE ANALYTICAL TESTING	16.00	1660 Iowa Street Dust Wipes
ACCURATE ANALYTICAL TESTING	120.00	704 Providence Final Dust Wipes
ACCURATE ANALYTICAL TESTING	80.00	2302 Prince Clearance Wipes
ACCURATE ANALYTICAL TESTING	65.00	2712 Jackson dust wipes
ACCURATE ANALYTICAL TESTING	104.00	739.5 Alta Vista Dust Wipes
ACCURATE ANALYTICAL TESTING	104.00	2128 White EBL Dust Wipes
ACCURATE ANALYTICAL TESTING	65.00	418 Almond Dust Wipes
ACCURATE ANALYTICAL TESTING	104.00	739 Alta Vista Dust Wipes
Acuren Inspection Inc	344.00	Crane & Service Truck Inspections
Acuren Inspection Inc	325.00	Crane & Service Truck Inspections
Acuren Inspection Inc	245.00	Crane & Service Truck Inspections
Acuren Inspection Inc	245.00	Crane & Service Truck Inspections
Acuren Inspection Inc	245.00	Crane & Service Truck Inspections
ADVANCE DESIGNS	1,085.25	Street- Hi-Vis Pocket Safety Shirts (new hires)
ADVANCE DESIGNS	366.00	UNIFORMS SHIRTS FOR MECHANIC
AECOM TECHNICAL SERVICES INC	1,042.65	22200328
AECOM TECHNICAL SERVICES INC	41,646.56	B2E2 (705) RAISE Planning Grant Design Services
AFFORDABLE HOUSING NETWORK INC	92,500.00	1449 Locust St. - Renovation - AHNI (Blanket PO)
AHMANN'S LAWN CARE INC	260.00	LAWN CARE AT MCGRAW HILL
AIRGAS USA LLC	15.39	Medical Oxygen for Ambulances
AIRGAS USA LLC	2.70	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	2.70	Medical Oxygen for Ambulances
AIRGAS USA LLC	8.10	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,306.59	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,306.59	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,482.69	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,324.55	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,459.91	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,310.04	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,342.51	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	1,895.69	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	2,381.19	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	20.70	Medical Oxygen for Ambulances
AIRGAS USA LLC	1,219.20	FY2026 BLANKET PO - CO2 FOR WATER TREATMENT PROCES
AIRGAS USA LLC	3,046.23	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	2,599.90	Tank & Vaporizer Rental - FY26
AIRGAS USA LLC	2,832.84	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	2,867.54	FY2026 BLANKET PO - CO2 FOR WATER TREATMENT PROCES
AIRGAS USA LLC	317.30	FY2026 BLANKET PO - CO2 FOR WATER TREATMENT PROCES
AIRGAS USA LLC	84.36	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,517.92	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	2,283.82	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,422.62	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	3,276.20	Liquid Oxygen for the WRRRC - FY26
AIRGAS USA LLC	48.05	Medical Oxygen for Ambulances
Alexia Walsh	151.90	MILEAGE REIMBURSEMENT
ALICIA M TURNIS	451.26	May 23 - July 9 Mileage -AT
ALL SEASONS HEATING & COOLING	2,020.00	Blanket Purchase Order - Building Maintenance
ALL SEASONS HEATING & COOLING	696.00	Blanket Purchase Order - Building Maintenance
ALL SEASONS HEATING & COOLING	646.75	Blanket Purchase Order - Building Maintenance

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
ALL SEASONS HEATING & COOLING	420.00	Blanket Purchase Order - Building Maintenance
ALLIANT ENERGY	186.86	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	32.28	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	70.68	Blanket Purchase Order - Monthly Electric Service
ALLIANT ENERGY	383.28	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	1,713.82	FY26 535 E 16th
ALLIANT ENERGY	14.08	2527 Washington St - Alliant Energy - (City Owned)
ALLIANT ENERGY	106.95	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	22.33	2820 Brunswick St.-Alliant Energy (City Owned)
ALLIANT ENERGY	3,511.66	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	15,180.86	WRRRC Electrical Expense - FY26
ALLIANT ENERGY	460.43	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	177.74	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	16,130.73	WRRRC Electrical Expense - FY26
ALLIANT ENERGY	29.02	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	642.82	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	23,383.16	WRRRC Lift Stations - Electricity Expense FY26
ALLIANT ENERGY	11,497.88	FY 2026 Energy Costs for Various Locations
ALLIANT ENERGY	297.43	FY26 Electrical Service for 300 Main, Suite 330
ALTORFER INC	10,950.00	SCISSOR LIFT FOR MAINTENANCE OF UNREACHABLE EQUIP.
Ascendance Trucks LLC	3,556.28	UNIT# 3404 Repair Engine Oil Leak
Ascendance Trucks LLC	4,574.00	UNIT# 1906 Replace Fuel Injectors
Ascendance Trucks LLC	121.53	STOCK - Brakes, ASA Premium
Ascendance Trucks LLC	73.57	UNIT# 3405 Replace Mirror Control Switch
Ascendance Trucks LLC	557.59	UNIT# 1908 Replace Air Tank
Ascendance Trucks LLC	778.08	UNIT# 1908 Replace Second Vehicle Air Tank
Ascendance Trucks LLC	360.33	STOCK -Fuel Filters
Ascendance Trucks LLC	98.71	UNIT# 2682 Pressure Sensor
Ascendance Trucks LLC	98.60	UNIT# 3233 Brake Chamber Diaphragm
AT&T Mobility National Accounts, LLC	1,575.64	FY2026 BLANKET PO - MONTHLY PHONE & IPAD COSTS
AT&T Mobility National Accounts, LLC	3,053.10	AT&T First Net Monthly Charges
AT&T Mobility National Accounts, LLC	1,321.32	IPHONES AND IPADS PARKS-MAY 29-JUNE 28
AT&T Mobility National Accounts, LLC	1,205.80	AT&T FirstNet - 05/29/25-06/28/25
Atlas Copco North America Inc	28,795.00	Portable Boiler Rental for the WRRRC - part 2
AV FUEL	20,994.03	Blanket Purchase Order - Aviation Fuel
AV FUEL	19,392.43	Blanket Purchase Order - Aviation Fuel
AV FUEL	38,497.83	Blanket Purchase Order - Aviation Fuel
AV FUEL	21,002.43	Blanket Purchase Order - Aviation Fuel
AV FUEL	20,924.91	Blanket Purchase Order - Aviation Fuel
B L MURRAY COMPANY INC	319.75	items for Washing Windows at the WRRRC
B L MURRAY COMPANY INC	400.92	Wypalls, Disinfectant Wipes for the WRRRC
BALL HORTICULTURAL COMPANY	94.62	SEEDS FOR GREENHOUSE
BALL HORTICULTURAL COMPANY	1,245.32	PLANTS/PLUGS FOR GREENHOUSE
Banner Fire Equipment Inc	1,586.38	UNIT# 1998 Diagnose/Repair LED Strip Lights
BARBARA A KLEIN	152.50	FLAG REPAIRS
BARRY A LINDAHL	350.20	City Attorney's Meeting - Des Moines
BARRY A LINDAHL	370.20	June 2025 IPIB Meeting
BENJAMIN R HUNT	100.00	SOFTBALL UMPIRE
BERENS-TATE CONSULTING GROUP INC	3,000.00	Arbitrage Calc Series 2015A
BIDDLE CONSULTING GROUP INC	1,315.00	Maintenance Renewal
BIG A AUTO PARTS & SERVICE	800.43	UNIT# 3471 24 Volt Alternator & Brush Assy
BLACK HILLS/IOWA GAS UTILITY CO	44.19	FY26 1805 Central Ste 2
BLACK HILLS/IOWA GAS UTILITY CO	23.40	2820 Brunswick St.-Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	9.74	2527 Washington St (City Owned) Black Hills Energ
BLACK HILLS/IOWA GAS UTILITY CO	23.40	821 Garfield Ave. - Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	23.37	514 Angella St - (City Owned) Black Hills Energy
BLACK HILLS/IOWA GAS UTILITY CO	43.03	FY26 Gas Service for 300 Main, Suite 330
Boomerang Corp	394,874.44	Relocate Taxiway Alpha Phase 3 - Phase 2 Constr.
Brandon Schueler	150.00	SOFTBALL UMPIRE
Brian DeMoss	1,070.62	B. DeMoss GFOA Conf.

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Bries & Fangmann Inc	15,050.00	Pump Rental for WAS mixing in Excess Flow Tank
C&C MANUFACTURING LLC	2,064.47	UNIT# 3471 Assembly Flat Doors
CALLAWAY GOLF SALES COMPANY	544.45	PRO SHOP SPECIALTY ITEM
CARRICO AQUATIC RESOURCES INC	91.20	ROPE HOOK FOR SUTTON POOL
CARRICO AQUATIC RESOURCES INC	731.53	POOL EQUIPMENT MAINTENANCE
CHEMSEARCH	787.75	Boiler Chemical for Temp Boiler - Chem 585/PH PWR
CHEMSEARCH	375.00	Bld #80 - (Admin) - Two Loops
CHEMSEARCH	169.95	Bld #75 - Lower Loop
CHEMSEARCH	319.41	Bld #75 - Upper Loop
CINTAS CORP	730.54	Ultraclean Restroom Svc
CINTAS CORP	816.22	Ultraclean Restroom Svc
CINTAS CORP	629.63	Rugs/Towels for the WRRRC-FY26
CINTAS CORP	342.00	Various Maintenance - FY26
CINTAS CORP	600.27	Rugs/Towels for the WRRRC-FY26
CINTAS CORP	413.38	MSC mats/mops, fleet uniforms 16JUN25
CINTAS CORP	19.45	Various Maintenance - FY26
CINTAS CORP	52.43	Various Maintenance - FY26
CINTAS CORP	596.88	Rugs/Towels for the WRRRC-FY26
CINTAS CORP	413.38	Various Maintenance - FY26
CINTAS CORP	313.96	Various Maintenance - FY26
CINTAS CORP	203.92	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	212.20	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	52.43	Various Maintenance - FY26
CINTAS CORP	19.45	Various Maintenance - FY26
CINTAS CORP	600.27	Rugs/Towels for the WRRRC-FY26
CINTAS CORP	412.60	Various Maintenance - FY26
CINTAS CORP	35.00	JANITORIAL SUPPLIES- BHGC
CINTAS CORP	193.69	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	203.92	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	52.43	Various Maintenance - FY26
CINTAS CORP	19.45	Various Maintenance - FY26
CINTAS FIRST AID & SAFETY	187.76	First Aid Supplies-WRRRC - FY26
CINTAS FIRST AID & SAFETY	114.99	FIRST AIDE CABINET RESTOCKED
CINTAS FIRST AID & SAFETY	91.91	FY2026 First Aid Supplies
City of Des Moines	545.01	Simmons Pet Food - High Strength Waste - Apr 25
CITY OF DUBUQUE - UB	590.70	COMMUNITY IMPACT SERVICE PROGRAM FR 6/8/25-7/1/25
CLEMENT COMMUNICATIONS, INC	259.31	SAFETY AND THE SUPERVISOR-ELEC
Coast to Coast Personal Transportation	363.00	Blanket Purchase Order - Lost Baggage Return
COBRA PUMA GOLF	382.41	PRO SHOP ITEMS
COBRA PUMA GOLF	887.91	PRO SHOP ITEMS
COBRA PUMA GOLF	818.43	PRO SHOP ITEMS
COBRA PUMA GOLF	554.50	PRO SHOP ITEMS
COBRA PUMA GOLF	291.02	PRO SHOP ITEMS
COBRA PUMA GOLF	1,034.23	PRO SHOP ITEMS
COLONIAL TERRACE ANIMAL HOSPITAL	487.00	Professional Vet Services
COMMUNICATIONS ENGINEERING CO	555.00	XG Firewall Replacement
COMMUNICATIONS ENGINEERING CO	1,648.60	Virtualization environment for DLEC
COMMUNICATIONS ENGINEERING CO	370.00	Switches replacement Federal Building
COMMUNICATIONS ENGINEERING CO	4,500.00	Block of Labor
CONSTELLATION NEW ENERGY GAS DIV	6,983.15	Natural Gas - FY26 - Constellation
CONSTELLATION NEW ENERGY GAS DIV	572.95	City Of Dubuque - Dubuque City Garage C&I May 2025
Cottingham & Butler Inc	1,000.00	Job Evaluation Retainer
CRENNA M BRUMWELL	350.20	City Attorney's Meeting - Des Moines
D & D CONCRETE INC	17,041.93	2025 Concrete work in the public row
DANIEL J MAYNE	68.00	LF- IACC Compost Operator Renewal Training
DAVIS EQUIPMENT CORP.	50.90	WHEEL BEARING FOR ROUGH MOWER DECK
DELL MARKETING LP	2,861.00	FY26 Computer Replacement- Shop/ Part 2
DEMCO INC	139.14	Processing supplies for library
DEMCO INC	854.05	Library book cart for Adult Services
DEMMER OIL COMPANY	9,047.08	UNLEADED FUEL- POD MARINA

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
DEMMER OIL COMPANY	2,899.00	Diesel and Gas for Resale
DEMMER OIL COMPANY	1,449.50	Diesel and Gas for Resale
DIETZ ENTERPRISES LLC	2,136.00	960 Boyer HH Dietz 1
DIETZ ENTERPRISES LLC	3,251.97	2025 Concrete work in the public ROW
Discover Hospitality LLC	1,827.72	529 Pickett Relocation Invoice
DISH NETWORK LLC	148.10	Blanket Purchase Order - Monthly TV Service
District 20 Supply Co	693.00	STAFF SHIRTS-TEEN RESILIENCY PROGRAM
District 20 Supply Co	1,150.00	STAFF SHIRTS-TEEN RESILIENCY PROGRAM
DITTMER RECYCLING INC	11,456.18	LF- Haul Charges and Inbound Recycling
DITTMER RECYCLING INC	521.04	Landfill Fees - 20 yrd/2 yrd - FY26
Donny Does It LLC	828.57	MILLER RIVERVIEW CAMPGROUND MGR PAYMENTS
DRIVE LINE OF DUBUQUE INC	214.25	UNIT# 1921 Repair Leaking Radiator
DTN LLC	2,214.58	Weather Forecast Serv Inv # 210-00186646 06-16-25
DUBUQUE COMMUNITY SCHOOL DIST	8,617.05	REIMBURSEMENT FOR BEFORE SCHOOL CARE
DUBUQUE COMMUNITY SCHOOL DIST	162.19	Franchise Fee FY26
DUBUQUE COMMUNITY SCHOOL DIST	4,276.74	Franchise Fee FY26
DUBUQUE COMMUNITY SCHOOL DIST	45.84	Franchise Fee FY26
DUBUQUE COMMUNITY SCHOOL DIST	25.31	Franchise Fee FY26
DUBUQUE COMMUNITY SCHOOL DIST	2,129.94	Franchise Fee FY26
DUBUQUE COMMUNITY SCHOOL DIST	621.53	Franchise Fee FY26
DUBUQUE COUNTY ABSTRACT & TITLE	125.00	Ace Condemnation Lien Search June 2025
DUBUQUE COUNTY RECORDER	12.00	2025 00006592
DUBUQUE COUNTY SHERIFF	520.87	FY25 Firing Range Fees
DUBUQUE COUNTY SHERIFF	8,149.98	FY26 RAVE Mobile Safety
DUBUQUE COUNTY SHERIFF	40,759.35	Dubuque County Sheriff May & June 2025
DUBUQUE HOSE & HYDRAULICS	4.61	UNIT# 4034 Metal Lock Nut
DUBUQUE HOSE & HYDRAULICS	1.26	UNIT# 2696 O-Ring Replacement
DUBUQUE HOSE & HYDRAULICS	97.12	UNIT# 4001 Body/Frame Hose Replacement
DUBUQUE HOSE & HYDRAULICS	897.40	UNIT# 1916 Replacement Parts
DUBUQUE RACING ASSOCIATION LTD	19.80	June DRA Board Meeting Catering
DUBUQUE RESCUE MISSION	4,779.74	DBQ Rescue Mission Grant
DUBUQUE SIGN COMPANY	9.00	DECAL NUMBERS FOR #4454
DUBUQUE SIGN COMPANY	100.00	PICKLEBALL COURTS CLOSED SIGN
DUBUQUE SOIL & WATER CONSERVATION	128,980.54	Watershed 28E Program
EAST CENTRAL INTERGOVERN ASSOC	5,085.00	ECIA PEI Membership 2026 IVC000024120
EAST CENTRAL INTERGOVERN ASSOC	1,176.75	16th St Detention Basin Culvert & Pumping Station
EMPLOYEE & FAMILY RESOURCES INC	3,300.00	Mediation sessions with Scarlett Lunning
ENERGETICS	950.95	UNIT #2721 Parallel Shaft DC Gear Motor
ENERGETICS	99.95	SHOP - New Compressor
ENTENMANN-ROVIN COMPANY	1,264.50	Officer Badges
Eocene Environmental Group	586.79	Eocene MSA Work Order 3 - South Schmitt Island Env
Eocene Environmental Group	170.00	Eocene MSA Work Order 3 - South Schmitt Island Env
Eocene Environmental Group	546.60	Eocene MSA Work Order 2 - Terminal Street
Eocene Environmental Group	3,698.75	Eocene MSA Work Order 1 for South Port Funding Mee
Eocene Environmental Group	247.50	Eocene MSA Work Order 1 for South Port Funding Mee
Eocene Environmental Group	3,251.50	Eocene MSA Work Order 1 for South Port Funding Mee
Eocene Environmental Group	8,523.50	Eocene MSA Work Order 2 - Terminal Street
Eocene Environmental Group	11,917.38	Eocene MSA Work Order 3 - South Schmitt Island Env
Eocene Environmental Group	12,526.03	Eocene MSA Work Order 3 - South Schmitt Island Env
ESO SOLUTIONS INC	57,694.36	Software Support
ESO SOLUTIONS INC	6,988.49	Software Support
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 04/23/25
EUROFINS ENV TESTING NORTH CENTRAL	215.25	NPDES - 03/26/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 06/11/25
EUROFINS ENV TESTING NORTH CENTRAL	169.80	Universal Tank - 2nd Qtr 2025 - 06/09/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 06/18/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 06/25/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 07/02/25
Evan A Bratten	119.70	MILEAGE REIMBURSEMENT
EXCEPTIONAL PERSONS INC.	110.00	KIDS EXPO EVENT

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
EXPRESS EMPLOYMENT PROFESSIONALS	1,236.62	C063 - Administrative Assistant 6/18/2025
EXPRESS EMPLOYMENT PROFESSIONALS	1,027.84	C063 - Administrative Assistant 6/22/25
EXPRESS EMPLOYMENT PROFESSIONALS	912.50	Temporary Administrative Assistant for HR
EXPRESS EMPLOYMENT PROFESSIONALS	1,113.25	Temporary Administrative Assistant for HR
F&W SERVICE COMPANY INC	1,155.00	SHOP Services - Inspect Garage Lifts for Issues
FACTUAL DATA	102.35	Factual Data- Blanket PO
FEDEX	10.09	Fed X Shipping Fee-Water Bottle Sample - Lead
FEDEX	10.09	Fed X Shipping Fee-Water Bottle Sample - Lead
FEHR-GRAHAM & ASSOCIATES LLC	7,959.00	WELU PARK PLAYGROUND CONSULTATION/ENGAGEMENT
FEHR-GRAHAM & ASSOCIATES LLC	2,113.00	Tamarack Sanitary Sewer Extension
FINLEY HOSPITAL	3,995.47	Franchise Fee FY26
Floratine Central Turf Products	1,210.00	TURF CHEMICALS
FOTH INFRASTRUCTURE & ENVIRO LLC	10,265.15	Relocate Taxiway Alpha Construction Engineering
FOTH INFRASTRUCTURE & ENVIRO LLC	39,134.42	Relocate Taxiway Alpha Construction Engineering
FOTH INFRASTRUCTURE & ENVIRO LLC	19,704.18	Relocate Taxiway A Construction Phase 3
FOTH INFRASTRUCTURE & ENVIRO LLC	37,338.97	Relocate Taxiway A Construction Phase 3
FOTH INFRASTRUCTURE & ENVIRO LLC	49,487.35	Relocate Taxiway A Construction Phase 3
FOTH INFRASTRUCTURE & ENVIRO LLC	2,031.96	Install PV System Construction-AIP #77
FOTH INFRASTRUCTURE & ENVIRO LLC	44,802.03	Relocate Taxiway A Construction Phase 3
FOTH INFRASTRUCTURE & ENVIRO LLC	10,873.45	Relocate Taxiway A Construction Phase 3
FOTH INFRASTRUCTURE & ENVIRO LLC	1,738.96	Install PV System Construction-AIP #77
G & R TREE SERVICE INC	4,850.00	STUMP REMOVAL-BUNKER
GENUINE PARTS COMPANY INC	209.58	UNIT # 3455 Hydraulic, Air, Oil, & Cabin Filters
GENUINE PARTS COMPANY INC	26.95	UNIT# 3456 Replace Oil Filter
GENUINE PARTS COMPANY INC	72.96	STOCK - Glass and Brake Parts Cleaner
GENUINE PARTS COMPANY INC	204.61	STOCK - Oil & Air Filters and Motor Oil
GENUINE PARTS COMPANY INC	42.16	STOCK - Idler Pulley
GENUINE PARTS COMPANY INC	100.25	UNIT# 3453 Replace Oil, Hydraulic, Air, & Fuel Fil
GENUINE PARTS COMPANY INC	385.66	STOCK - Filters and Motor Oil
GENUINE PARTS COMPANY INC	212.40	STOCK - Motor Oil & Filters
GENUINE PARTS COMPANY INC	3.55	UNIT# 3475 Engine Oil Filter
GENUINE PARTS COMPANY INC	434.61	STOCK - Air, Cabin, & Oil Filters & Eraser Wheel
GENUINE PARTS COMPANY INC	63.23	STOCK - Air and Cabin Air Filters
GENUINE PARTS COMPANY INC	24.06	STOCK - Cabin Air Filters
GENUINE PARTS COMPANY INC	43.04	STOCK - Engine Oil and Fuel Filters
GENUINE PARTS COMPANY INC	105.83	STOCK - Air and Oil Filters
GENUINE PARTS COMPANY INC	372.25	STOCK - Oil Filters
GENUINE PARTS COMPANY INC	262.01	STOCK - Engine Oil, Air, and Fuel Filters
GENUINE PARTS COMPANY INC	5.72	STOCK - Oil Filters
GENUINE PARTS COMPANY INC	54.96	STOCK - Hydraulic Filters
GENUINE PARTS COMPANY INC	5.20	UNIT# 530003 Replace Air Filter
GENUINE PARTS COMPANY INC	101.96	STOCK - Air, Fuel, and Cabin Air Filters
GENUINE PARTS COMPANY INC	35.08	STOCK - TOGGLE SWITCHES
GENUINE PARTS COMPANY INC	10.40	STOCK - Air Filters
GENUINE PARTS COMPANY INC	329.71	STOCK - Filters, Motor Oil, Cleaners & Lubricant
GENUINE PARTS COMPANY INC	26.26	STOCK - Fuel Filter and Freeze-Off Penetrant
GENUINE PARTS COMPANY INC	20.96	UNIT#110012 Wheel Nuts and Oil Filter
GENUINE PARTS COMPANY INC	50.94	SHOP USE - Motor Tune Up Aerosol
GENUINE PARTS COMPANY INC	124.90	REFUSE- Towels
GENUINE PARTS COMPANY INC	24.98	REFUSE -Disposable Towels
GENUINE PARTS COMPANY INC	72.60	STOCK - Lite Flasher and Cabin Air Filter
GENUINE PARTS COMPANY INC	65.17	STOCK - Engine Oil and Cabin Air Filters
GENUINE PARTS COMPANY INC	74.48	UNIT #3457 Replace Air Filters
GENUINE PARTS COMPANY INC	185.27	STOCK - Engine, Fuel, Cabin, and Air Filters
GENUINE PARTS COMPANY INC	74.48	UNIT #3456 Replace Air Filters
GENUINE PARTS COMPANY INC	107.94	STOCK - Oil Filters, Undercoat and Primer
GENUINE PARTS COMPANY INC	13.78	STOCK Filters - Engine Oil and Coolant
GENUINE PARTS COMPANY INC	25.80	STOCK - Coolant Filters
GENUINE PARTS COMPANY INC	327.80	STOCK - Cabin, Air, Oil, Fuel Filters & Motor Oil
GENUINE PARTS COMPANY INC	73.01	STOCK - Air Filter

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
GENUINE PARTS COMPANY INC	29.94	UNIT# 130003 Replace Oil Filter
GENUINE PARTS COMPANY INC	176.41	STOCK - Oil. Fuel, Air Filters and Motor Oil
GENUINE PARTS COMPANY INC	9.22	STOCK- Fuel Filter
GENUINE PARTS COMPANY INC	21.99	UNIT# 3476 6MM 4" Round Seal
GENUINE PARTS COMPANY INC	47.96	UNIT# 3455 Replace Air Filters
GENUINE PARTS COMPANY INC	11.80	Shop Supplies- Wipes
GENUINE PARTS COMPANY INC	56.24	UNIT# 3455 Landfill Air Filters
GENUINE PARTS COMPANY INC	65.88	UNIT# 3453, 3456, 3455 Cabin Air Filters
GENUINE PARTS COMPANY INC	22.08	UNIT# 3453 Sprocket Segment
GENUINE PARTS COMPANY INC	66.24	UNIT# 3453 Rear Sprocket Butts
GENUINE PARTS COMPANY INC	61.31	STOCK - Fuel & Engine Oil Filters
GENUINE PARTS COMPANY INC	375.32	STOCK - Oil Filters & Brake Treatment
GENUINE PARTS COMPANY INC	11.13	UNIT# 3450 Replace Cabin Air Filter
GENUINE PARTS COMPANY INC	16.84	UNIT# 3475 Replace Cabin Air Filter
GENUINE PARTS COMPANY INC	95.53	STOCK- Oil Filters, Cabin Air, Weatherstrip & Glas
GENUINE PARTS COMPANY INC	53.86	STOCK - Cabin Air Filters & Weatherstrip
GENUINE PARTS COMPANY INC	96.16	STOCK - Air Filters
GENUINE PARTS COMPANY INC	176.89	STOCK - Air, Oil Filters & Boxed Capsules
GENUINE PARTS COMPANY INC	92.75	UNIT# 2618 Platinum Filter Kit
GENUINE PARTS COMPANY INC	10.49	Shop Supplies- Air Freshner
GENUINE PARTS COMPANY INC	73.79	STOCK - Filter Kit
GENUINE PARTS COMPANY INC	151.43	STOCK - Fluids and Oils
GENUINE PARTS COMPANY INC	25.62	STOCK - Fluids, Engine Degreaser
GENUINE PARTS COMPANY INC	47.96	UNIT# 3456 Replace Air Filters
GENUINE PARTS COMPANY INC	47.96	UNIT# 3453 Replace Air Filters
GENUINE PARTS COMPANY INC	39.72	UNIT# 4080 Oil Filter Replacement
GENUINE PARTS COMPANY INC	102.48	STOCK - Shop Use Engine Degreaser
GENUINE PARTS COMPANY INC	63.88	STOCK - Engine Oil Filters
GENUINE PARTS COMPANY INC	91.68	UNIT 6312 Minibus Parts
GENUINE PARTS COMPANY INC	117.45	SHOP SUPPLIES -
GIESE SHEET METAL CO INC	2,784.87	MSC-FULL PREVENTATIVE MAINTENANCE
GIESE SHEET METAL CO INC	281.25	MSC-AC not working
GILLIG LLC	521.56	STOCK - Gillig Parts (Buses)
GILLIG LLC	785.56	STOCK - Gillig Parts (Buses)
GILLIG LLC	601.92	UNIT# 2696 Suction Valve
GILLIG LLC	542.81	UNIT# 2696 Discharge Valve
Global Flight Solutions, LLC	5,483.71	Blanket Purchase Order - Monthly Air Serv. Consult
GRAY MEDIA GROUP, INC	2,350.00	Blanket Purchase Order - Marketing
GRP & ASSOCIATES INC	33.00	No Waste DMASWA 07/01/25
HARRIS MOTOR SPORTS	132.76	GOLF CART REPAIRS & RENTAL
HARRIS MOTOR SPORTS	132.76	GOLF CART REPAIRS & RENTAL
HARRIS MOTOR SPORTS	133.34	GOLF CART REPAIRS & RENTAL
HAUSERS WATER SYSTEMS INC	141.00	9" Mixed Bed Exch Tank - 06/11/25
HAUSERS WATER SYSTEMS INC	141.00	9" Mixed Bed Exch Tank - 07/01/25
Hawkeye Area Community Action Program Inc.	70,000.00	FY2025 Contracted Services Agreement_Hawkeye Area
HAWKINS INC	6,726.63	Sodium Hypochlorite - Bulk order
HAWKINS INC	6,726.64	Sodium Hypochlorite - Bulk order
HDR ENGINEERING INC	25,873.97	LF- Customer Convenience Center 12/01/24-12/28/24
HDR ENGINEERING INC	391.91	Waste Diversion Project
HDR ENGINEERING INC	16,071.16	C9AAP2 Engineering
HDR ENGINEERING INC	13,824.31	DMASWA TO 20 - Horiz Exp Permitting
Honeywell International, Inc	14,243.07	G2 FSA Mobile Application Paging System
HYGIENIC LABORATORY	794.00	METALS & PERFLUORINATEDS TESTING TEE
IMWCA	32,839.85	TPA 411 payments - June 2025
IMWCA	155,991.70	TPA payments - June 2025
INGRAM LIBRARY SERVICES INC.	1,715.71	Circulating materials Adult library collection
INGRAM LIBRARY SERVICES INC.	198.24	Children's books for collection
INTEGRA FACILITY SERVICES	165.00	JUNE 2025 CLEANING SERVICES FOR WATER PLANT
INTERSTATE POWER SYSTEMS INC	7,466.61	UNIT #3471 Replace Injector and Related Components
INTERSTATE POWER SYSTEMS INC	11,676.75	UNIT# 3471 Repair Harness and Fuel Lines

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
IOWA DEPARTMENT OF PUBLIC SAFETY	50.00	Certification Fees
IOWA ONE CALL	760.40	Iowa One Call Utility Locates
Iowa Permit Technicians Association	50.00	2025 IPTA Membership
Iron Creek Group LLC	2,279.17	FY26 Rent for 300 Main, Suite 330
J & R SUPPLY COMPANY	59,645.00	Rings & Lids 2025
J & R SUPPLY COMPANY	830.49	3" Valve for #1 Pump at Keywest Lift Station
J & R SUPPLY COMPANY	92.00	Fittings for Sump Pump check vlvs for bld #70
J & R SUPPLY COMPANY	1,260.00	sanitary repair supplies
J&R RENTAL LLC	234.98	PARTS FOR CUT OFF SAWS
JA-MAR PATTERN INC	300.00	CLARIFIER MIXER REPAIR
JAMES J GRAVES	165.00	Decal removal 1820 Police Vehicle
JAMES ORR COATING INSPECTION LLC	1,300.00	WATER TOWERS AND OFFSITE TANKS SECURITY INSPECTION
JAMES ORR COATING INSPECTION LLC	19,800.00	WATER STORAGE FCILITY INSPECTION AND DNR RESPONSE
JASPER ENGINEERING & EQUIPMENT CO	1,183.00	Spare Level Transmitter - used plant wide
Jodi Johnson	263.20	TRAVEL REIMBURSEMENT 5/12-5/13/25
JOHNSON CONTROLS FIRE PROTECTION	2,407.37	MSC Fire Protection Annual Service Agreement
KANE, NORBY AND REDDICK, PC	196.00	42 Inch Force Main Stabilization Proj - Legal Serv
Kelcor Inc	1,900.00	635 Jefferson St. Unit 635 - TBRA App #2519
KENNETH J MEYER	507.50	Gloves for Operators & Lab
KENNETH M MILLER	100.00	ISOSWO- Board Meeting 07/11/25
KEY CITY WINDOW CLEANING INC	1,725.00	Exterior window wash
KIM A HERRIG	412.00	FY26 Custodial Services for 300 Main, Suite 330
KIM A HERRIG	515.00	FY26 Custodial Services for 300 Main, Suite 330
KLAUER MANUFACTURING COMPANY	681.69	Franchise Fee FY26
KLAUER MANUFACTURING COMPANY	230.90	Franchise Fee FY26
KLAUER MANUFACTURING COMPANY	5,103.40	Franchise Fee FY26
KLAUER MANUFACTURING COMPANY	2,104.54	Franchise Fee FY26
KNOX COMPANY INC	1,298.00	KnoxConnect Software Support
KRAEMERS WATER STORE INC	25.15	Bottled Water Service for Landfill 07/02/25
KURT P WELAND	150.00	SOFTBALL UMPIRE
Kwik Trip Inc	43,344.67	Kwik Trip fuel ending June 2025
LANGUAGE TESTING INTERNATIONAL, INC	126.00	Spanish Language Testing for McDonald & Phalen
LIBRARY IDEAS LLC	7,725.00	Freegal Subscription 7.9.25 to 7.8.26
LIBRARY IDEAS LLC	194.24	Vox Books for Children's Collection
Life Wave Communication Inc	24,880.00	Ancillary Fiber Optic Services
LIME ROCK SPRINGS CO	556.59	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	214.90	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	501.92	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	384.67	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	329.18	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	423.79	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	472.41	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	615.45	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	361.20	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	361.20	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	540.59	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	325.88	BEVERAGES THROUGH JUNE 2026
LINK HYDRAULIC & SUPPLY	740.42	UNIT# 4001 Reseal cylinder / Eye broke off Rod
LOCATORS LTD	600.00	Suite Rent to Locators LTD
LORAS COLLEGE	113.49	Franchise Fee FY26
LORAS COLLEGE	4,425.05	Franchise Fee FY26
MACQUEEN EQUIPMENT GROUP	521.97	STOCK - Straps for New Refuse Packer Trucks
MACQUEEN EQUIPMENT GROUP	419.54	UNIT# 4007 Door Seal & Relative Parts
MACQUEEN EQUIPMENT GROUP	168.79	STOCK - Belts & Buckles for Refuse Packers
MACQUEEN EQUIPMENT GROUP	14,835.00	Hose & Couplings
MACQUEEN EQUIPMENT GROUP	690.00	Direct Attack Chemguard Foam
Mark Beasley	85.00	Beasley Travel - IPAA Conference
MARK FLYNN	7.20	AMBULANCE REFUND
MARTIN EQUIPMENT OF IL INC	113.11	UNIT# 3227 Parts; Gas Cap and Mirror
MARTIN EQUIPMENT OF IL INC	105.24	UNIT# 3456 Replacement Parts;

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MARTIN EQUIPMENT OF IL INC	3,624.85	UNIT# 3453 - Hydraulic Service
MARTIN EQUIPMENT OF IL INC	426.58	UNIT# 3453 Replace A/C Lines, Clamps, Brackets
MARTIN EQUIPMENT OF IL INC	910.73	UNIT#3456 Alternator Replacement
MARTIN EQUIPMENT OF IL INC	3,858.82	UNIT# 3455 Piston Replacement
MARTIN EQUIPMENT OF IL INC	330.96	UNIT# 4034 Replacement Parts
MARTIN EQUIPMENT OF IL INC	267.66	UNIT# 3214 Replacement Parts
MARTIN EQUIPMENT OF IL INC	536.81	UNIT# 3255 Replacement Part: Pedal
MARTIN EQUIPMENT OF IL INC	642.72	UNIT# 3255 Replacement Parts:
MARTIN EQUIPMENT OF IL INC	1,869.09	UNIT# 3255 Replace Flow Control Valve
MCDERMOTT EXCAVATING	3,250.00	Relocate HH
MCDERMOTT EXCAVATING	615.19	Hawthorne St Parking-Union at the Marina
MCGRATH AUTOMOTIVE GROUP INC	2,545.56	UNIT# 1917 Replace AC Condenser/Cooling Lines
MEDIACOM	236.90	FY26 INTERNET FOR POD MARINA
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Office Wellness Visits-May & June 2025
MEDICAL ASSOCIATES CLINIC PC	63.06	New Hire Physicals
MERCY MEDICAL CENTER	3,181.40	Franchise Fee FY26
MERCY MEDICAL CENTER	24,240.06	Franchise Fee FY26
MGT Impact Solutions, LLC	8,800.00	Recruitment and Search for Parks & Rec Director
MH LOGISTICS CORP	605.57	STOCK - Wind Level Pawl
Michael G Hamilton	789.00	TREE SUPPLIES FOR EPP
MICHAEL J SULLIVAN	200.00	SOFTBALL UMPIRE
MID AMERICAN SIGNAL INC	11,288.00	Traffic Signal- Web Cards
MIDWEST PATCH/HI-VIZ SAFETY	148.00	Reflectors- Amber and White Post
MIKE FINNIN FORD LLC	149.18	UNIT# 110007 Vehicle Moulding (AC & AB)
MIKE FINNIN FORD LLC	81.26	UNIT# 6297 Oil Level Indicator Tube
MIKE FINNIN FORD LLC	188.40	UNIT# 2618 Automatic Transmission Oil
MILLWORK HOTEL ASSOCIATES LLC	1,854.12	441 Burch Relocation Invoice 2
Mint Green Group USA	137.50	PRO SHOP ITEMS
Mint Green Group USA	565.47	PRO SHOP ITEMS
Mint Green Group USA	1,286.70	PRO SHOP ITEMS
Mint Green Group USA	50.00	PRO SHOP ITEMS
Mint Green Group USA	44.00	PRO SHOP ITEMS
MIRACLE CAR WASH CORP	21.49	PATROL TRUCKS WASHED
MIRACLE CAR WASH CORP	61.04	FY25 Miracle Car Wash Corp
MOLO OIL COMPANY	51,175.87	City Vehicle Fuel Costs
MOLO OIL COMPANY	572.85	Fire Dept Fuel Costs
MOLO PLUMBING & HEATING	3,250.00	REPLACED A/C COMPRESSOR, CAPACITOR, DRIER
MORNINGSTAR INC	2,575.00	Morningstar Sub 6/22/25 to 6/22/26
MSA PROFESSIONAL SERVICES INC	200.00	PROFESSIONAL SERVICES - CREEK CROSSING RESTORATION
MULGREW OIL COMPANY	585.71	UNLEADED AND DIESEL FUEL- BHGC
MULGREW OIL COMPANY	626.96	UNLEADED AND DIESEL FUEL- BHGC
MULGREW OIL COMPANY	2,629.36	LF-# 2 PRM DYED WNTR DSL ULS15PPM 07/01/25
MULGREW OIL COMPANY	2,307.69	LF-# 2 PRM DYED WNTR DSL ULS15PPM 07/03/25
MULGREW OIL COMPANY	3,889.79	UNLEADED AND DIESEL FUEL- POD MARINA
MULGREW OIL COMPANY	8,882.67	UNLEADED AND DIESEL FUEL- POD MARINA
MULGREW OIL COMPANY	2,298.12	LF-# 2 PRM DYED WNTR DSL ULS15PPM 07/08/25
MULGREW OIL COMPANY	626.37	UNLEADED AND DIESEL FUEL- BHGC
MULGREW OIL COMPANY	386.02	UNLEADED AND DIESEL FUEL- BHGC
MUNICIPAL PIPE TOOL CO LLC	5,074.72	UNIT# 2711 Camera Head Return Repair
MUNICIPAL PIPE TOOL CO LLC	194.02	Female Ring Lock x 6" Hose Barb Reducer
MUNICIPAL PIPE TOOL CO LLC	586.16	Sewer- 1.25" Hose Reel Swivel
MUNICIPAL PIPE TOOL CO LLC	1,847.00	UNIT# 2703 Piranha Sewer Cleaning Hose
MYERS-COX CO	82.04	MISC ITEMS FOR POD MARINA
MYERS-COX CO	500.00	SUTTON POOL CONCESSIONS
MYERS-COX CO	98.04	MISC ITEMS FOR POD MARINA
MYERS-COX CO	75.00	MISC SUPPLIES- FLORA POOL
MYERS-COX CO	75.00	SUTTON POOL CONCESSIONS
MYERS-COX CO	866.90	MISC FOOD PRODUCTS- FLORA POOL
MYERS-COX CO	1,651.42	MISC FOOD PRODUCTS- FLORA POOL
MYERS-COX CO	1,431.29	MISC FOOD PRODUCTS- SUTTON POOL

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MYERS-COX CO	300.00	FLORA POOL CONCESSIONS
MYERS-COX CO	1,503.37	MISC FOOD PRODUCTS- FLORA POOL
MYERS-COX CO	884.90	MISC FOOD PRODUCTS- SUTTON POOL
MYERS-COX CO	428.87	MISC SUPPLIES- FLORA POOL
MYERS-COX CO	557.87	MISC FOOD PRODUCTS- SUTTON POOL
MYERS-COX CO	852.32	MISC FOOD PRODUCTS- POD MARINA
MYERS-COX CO	99.00	FLORA POOL CONCESSIONS
MYERS-COX CO	99.00	SUTTON POOL CONCESSIONS
MYERS-COX CO	24.00	MISC ITEMS FOR POD MARINA
MYERS-COX CO	1,533.48	MISC FOOD PRODUCTS- FLORA POOL
MYERS-COX CO	1,185.96	MISC FOOD PRODUCTS- SUTTON POOL
MYERS-COX CO	785.06	MISC FOOD PRODUCTS- FLORA POOL
MYERS-COX CO	899.00	MISC FOOD PRODUCTS- SUTTON POOL
MYERS-COX CO	980.22	MISC FOOD PRODUCTS- MCALEECE
MYERS-COX CO	389.57	MISC ITEMS FOR POD MARINA
MYERS-COX CO	719.19	MISC FOOD PRODUCTS- SUTTON POOL
MYERS-COX CO	704.93	MISC FOOD PRODUCTS- FLORA POOL
NEAL REPAIR LLC	600.00	UNIT# 3455 Labor to Support Cooler Pkg Install
NEAL REPAIR LLC	250.00	UNIT# 3455 & 850L - Labor to Install Cab Mounts
NEAL REPAIR LLC	200.00	UNIT# 3456 Check Park Brake Pressures
NICHOLAS EDWARDS, MD	3,333.33	EMS Director Yearly Salary for EMS Support FY26
Nicolas Farfan	100.00	SOFTBALL UMPIRE
NIELAND REFRIGERATION	213.97	INSPECT REACH-IN COOLER FOR REPAIR
NIELAND REFRIGERATION	258.23	WALK-IN COOLER REPAIRS
NIELAND REFRIGERATION	2,387.62	NEW BEER COOLER FOR BHGC
NIELAND REFRIGERATION	222.00	ICE MACHINE INSPECTION
Norma Koetz	60.00	FLAG REPAIRS
NORTHERN LIGHTS FOODSERVICE	(24.15)	MISC FOOD PRODUCTS FOR BHGC
NORTHERN LIGHTS FOODSERVICE	336.60	MISC FOOD PRODUCTS FOR BHGC
NORTHERN LIGHTS FOODSERVICE	317.91	MISC FOOD PRODUCTS FOR BHGC
NORTHLAND PRODUCTS CO INC	199.95	Sewer Department - Service DM 30 Week 8
ONLINE COMPUTER LIBRARY CENTER	2,088.43	Subscription to WorldShare & WebDewey
O'REILLY AUTOMOTIVE INC	43.14	UNIT# 1917 Sway Link Kit
O'REILLY AUTOMOTIVE INC	331.26	UNIT# 3213 Replace Battery
ORIGIN DESIGN CO	2,662.50	Fueling Station Improvements
ORIGIN DESIGN CO	6,200.00	Fueling Station Improvements
ORIGIN DESIGN CO	2,962.50	Fueling Station Improvements
ORIGIN DESIGN CO	971.75	Fueling Station Improvements
ORKIN LLC	80.40	Pest Control for the Landfill 07/03/25
OVERDRIVE INC	1,507.72	Downloadable Ebooks and EAudio for Adult Collectio
OVERDRIVE INC	1,500.00	Overdrive Platform fee 7/1/25 to 9/30/25
Paul Ascheman	225.00	Critical Incident Debriefing
PAULSON ELECTRIC COMPANY	232.40	POOL CONTROLLERS
Peterbilt of Wisconsin	999.92	STOCK - Brake Drums
Peterbilt of Wisconsin	397.40	STOCK - Brake Shoe Kits - Remanufactured
PLANET TECHNOLOGIES INC	307,593.84	Renewal for M365 licensing
PORTZEN CONSTRUCTION INC	998,189.71	Dubuque Gate and Pump Station Flood Mitigation 16t
PORTZEN CONSTRUCTION INC	101,175.00	Ruby Sutton Bldg Second Floor Remodel Project
PowerDMS, Inc.	16,788.55	Document Management for Police/Fire
PowerDMS, Inc.	1,131.34	Document Management for Police/Fire
PowerDMS, Inc.	3,386.70	Power Time Subscription
PRECISE MRM LLC	360.00	Precise Fleet Mgmt Software
PRO TRACK AND TENNIS, INC.	12,800.00	VETERANS PICKLEBALL COURT RESURFACING
R & J Window Cleaning LLC	275.00	WINDOW CLEANING- POD MARINA
RACOM CORPORATION	2,107.90	Terminal secure area exit lane camera
RACOM CORPORATION	35.00	Terminal secure area exit lane camera
RADIO DUBUQUE INC	495.00	July 3rd Airport Ad_KAT FM
RAM SERVICES LLC	1,020.00	551 Kaufmann Radon Work
RAPIDS REPRODUCTION INC	520.00	SPIRIT posters
RC Restoration LLC	18,450.00	710 Merz St. - Homeowner Rehabilitation

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Richardson Buick	128.78	UNIT #1917 Brake Module
RIVER CITY STONE	409.48	32nd Street
RIVER CITY STONE	2,521.17	Southgate/StAmbrose
RIVER CITY STONE	110.60	Southgate
RIVER CITY STONE	208.43	St Ambrose/Southgate
RIVER CITY STONE	539.35	JUL-DEC Various Stone
RIVER CITY STONE	234.94	JUL-DEC Various Stone
RIVER CITY STONE	142.63	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	346.33	North Grandview
RIVER CITY STONE	214.55	JUL-DEC Various Stone
ROCHESTER ARMORED CAR CO INC	385.36	DMASWA armored car service 06/30/25
ROEDER OUTDOOR POWER EQUIPMENT	156.41	UNIT# 2726 Overhaul Carburetor / Change Plugs
ROSENBAUER MINNESOTA LLC	5,625.15	UNIT #1921 Ground Pressure Sensor
ROUSSELOT INC	683.69	Franchise Fee FY26
Routeware, Inc.	37,324.80	SmartCity subscription year 3
SADLER POWER TRAIN INC	88.84	STOCK - Vehicle CAB Roof Marker Lights
SADLER POWER TRAIN INC	198.90	SHOP USE - Shell Sontax Grease Tubes
SADLER POWER TRAIN INC	27.30	UNIT# 3243 7-Way Plug Connector
SADLER POWER TRAIN INC	1,110.70	UNIT# 2704 Rear Leaf Spring Replacement
Schadl Incorporated	1,344.36	Landfill General Plumbing- Shop Pit Maint.
SCOTT A COULSON	350.00	FENCE REPAIRS AT MADISON PARK
Shive-Hattery Inc	61,807.50	Engineering Services for Hdq. Mechanical Systems
SITEONE LANDSCAPE SUPPLY HOLDING	395.86	GNC MIGHTY MAG-1N TREE SPRAY GUN
SKYLINE TRUCKING & STORAGE INC	600.00	TOP SPOIL FOR PARKS
SMART RETRACT INC	742.09	Franchise Fee FY26
SPRING GREEN LAWN CARE	305.25	WEED CONTROL AT ALL VETERANS MEMORIAL PARK
SPRING GREEN LAWN CARE	39.85	WEED CONTROL -DBQ MEMORIAL PARK
ST LUKES HEALTH - UNITYPOINT CLINIC	806.00	FY26 Drug Screens
STEARNS, CONRAD, SCHMIDT CONSUL ENG	307.50	2025FY Air Quality Services
STEEL MART	38.50	UNIT# 4001 Custom Plate Fabrication
STEELE AUTO LLC	3,089.11	UNIT# 2681 Replace Alternator
STEFFEN LAWN & SNOW	1,318.00	LAWN MOWING FOR 2024-2025
STRAND ASSOCIATES INC	1,684.46	Fire Station 2, 3, 4, 5, and 6 Masonry Repair
STRAND ASSOCIATES INC	434.12	Ruby Sutton Second Floor Structural Engineering
SUNNYCREST MANOR	939.60	Franchise Fee FY26
SUNNYCREST MANOR	41.15	Franchise Fee FY26
T & W GRINDING	26,188.40	Composting contract 1 April- 30 June 2025
THE DUBUQUE ADVERTISER	483.50	Blanket Purchase Order - Marketing
THE FISCHER COMPANIES	40.00	Parking Spot for Animal Control Officer
THE FISCHER COMPANIES	120.00	FY25 Parking Murphy Link Althoff
THE FISCHER COMPANIES	480.00	June Parking for IT
THE FISCHER COMPANIES	40.00	Parking Spot-Media Services
THE LOCKSMITH EXPRESS	189.00	DOGGING KIT AND REMOVAL OF PRO SHOP PANIC BAR
THE LOCKSMITH EXPRESS	25.00	PADLOCKS FOR PARKS
THOMPSON TIRE & RETREAD	826.00	UNIT# 3213 Replace Steering Tires
THOMPSON TIRE & RETREAD	50.00	UNIT# 540009 Flat Tire Repair
THOMPSON TIRE & RETREAD	50.00	UNIT# 3223 Flat Tire Repair
THOMPSON TIRE & RETREAD	1,132.88	UNIT #3413 Replace Worn Tires
THOMPSON TIRE & RETREAD	602.71	UNIT# 3212 Replace Vehicle Tire
THOMPSON TIRE & RETREAD	62.00	UNIT# 2618 Replace (2) Tires on Vehicle
THOMPSON TIRE & RETREAD	76.00	UNIT# 3403 Replace (2) Tires
THREE RIVERS FS INC	252.00	LF- Nozzle 45710-03 1" DSL HIVOL
THREE RIVERS FS INC	282.00	LF SPECTRA LUBE RED GREASE #2 TUBE
TIMOTHY L SPECHT	22,350.00	767 Nevada Specht Invoice 1
TIMOTHY P GOTTSCHALK	75.00	SOFTBALL UMPIRE
TODD E DALRING	263.80	Dalsing Travel - 2025 IPAA Legislative Reception
TODD E DALRING	896.16	Dalsing Travel - Dubuque Area Chamber DC Fly-In
TODD E DALRING	85.00	Dalsing Travel - IPAA Conference
Toys for Trucks Inc	941.94	STOCK - WeatherTech Mats for Police Units
TRAVIS F SMITH	7,811.00	FY26 Lawn Mowing Services

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
TRI STATE QUALITY METALS	130.00	Garage Cleanout Covers
TRUGREEN LIMITED PARTNERSHIP	51.81	Fed Bldg Lawn Service
TRUGREEN LIMITED PARTNERSHIP	76.25	Fed Bldg Grub Service
TSCHIGGFRIE EXCAVATING	19,170.44	STREET REPAIR SERVICES DUE TO WATER MAIN BREAK
TSCHIGGFRIE EXCAVATING	7,876.72	SEWER PROJECT - FIRE HYDRANT & VALVE REPLACEMENT
TSCHIGGFRIE EXCAVATING	30,192.64	Terminal Street LS - Emergency Svc - 4/25-29/25
TSCHIGGFRIE EXCAVATING	5,736.26	FY25 On Call Maintenance Support
TSCHIGGFRIE EXCAVATING	10,565.25	Bypass Pumping from the WRRC to Catfish LS
TSCHIGGFRIE EXCAVATING	16,245.78	Key West Car Wash LS - bypass pumping
TURPIN DODGE OF DUBUQUE LLC	29.02	UNIT# 110010 Replacement Parts: Hex Screws
Unified Therapy Services	450.00	923 Stoneridge Home Eval
Unified Therapy Services	450.00	2156 Broadlawn Home Eval
UNISON SOLUTIONS INC	570.00	Siloxanes by Speciation
UNITED STATES TREASURY/IRS	3,733.03	PCORI fee - IRS Form 720
UNIVERSITY OF DUBUQUE	4,618.27	Franchise Fee FY26
UNIVERSITY OF NORTHERN IOWA	295.00	UNI Career Fair
US Foods	1,104.29	MISC FOOD PRODUCTS FOR BHGC
US Foods	902.43	MISC FOOD PRODUCTS FOR BHGC
US Peroxide LLC	12,647.70	Chemical Dosing at the WRRC - FY25-26
VAN-WALL EQUIPMENT CO	115.22	Machine Equipment Maintenance
Veolia Water Technologies Treatment Solutions USA	6,611.29	UV System Cable & Harness Replacement
Veolia Water Technologies Treatment Solutions USA	1,627.24	UV System Cable & Harness Replacement
VERIZON WIRELESS SERVICES LLC	3,623.54	Blanket Purchase Order - Monthly Data Charges
VERMONT SYSTEMS, INC	35,056.80	ANNUAL FEE- PARKS & REC SOFTWARE
Vestis Group Inc (f/k/a Aramark)	112.79	Linens, tablecloths, cleaning cloths
Vestis Group Inc (f/k/a Aramark)	112.79	Linens, tablecloths, cleaning cloths
Vestis Group Inc (f/k/a Aramark)	112.79	Linens, tablecloths, cleaning cloths
WAGNER NURSERY	9,186.00	IRRIGATION REPAIRS
Walker Consultants, Inc.	3,200.00	Parking Equipment Design
Walker Consultants, Inc.	16,800.00	Parking Equipment Design
WARTBURG THEOLOGICAL SEMINARY	473.96	Franchise Fee FY26
WARTBURG THEOLOGICAL SEMINARY	52.85	Franchise Fee FY26
WATER SOLUTIONS UNLIMITED INC	8,323.34	FY2026 BLANKET PO - PHOSPHATE FOR WATER TREATMENT
WB McCloud & Co, Inc.	280.90	Monthly Pest Prevention
WB McCloud & Co, Inc.	280.90	Monthly Pest Prevention
WELU PRINTING COMPANY	174.33	Print/Mail Asphalt Overlay Postcard
WELU PRINTING COMPANY	223.99	ADA Sidewalk Curb Ramp Postcards
WELU PRINTING COMPANY	544.40	Trash and Recycling Brochure
WELU PRINTING COMPANY	300.11	Door Hangers No Street Parking (Asphalt- Paver)
WELU PRINTING COMPANY	156.40	Business Cards for Dept - Name Change
WELU PRINTING COMPANY	57.43	Business Cards for M. FitzPatrick & S. Janecke
WELU PRINTING COMPANY	43.13	Business Cards for M. FitzPatrick & S. Janecke
WELU PRINTING COMPANY	195.58	POSTCARDS/POSTAGE FOR RIBBON CUTTING-WELU PARK
WESTPHAL & COMPANY, INC	58,187.50	WATER UTILITY SCADA UPGRADE FS-31-23-DWSRF-080
WESTPHAL & COMPANY, INC	276.00	Bee Branch Trailer Security Monitoring
White Cap LP	860.30	form release
WHKS AND COMPANY	2,155.73	WHKS Task Order22 Blum Structural
YAMAHA MOTOR CORPORATION USA	6,944.00	FY26 GOLF CART LEASE
ZTM SOBER LIVING LLC	8,300.00	FY2025 Subrecipient Agreement_ZTM Sober Living
	<u>\$</u>	<u>4,267,806.25</u>

EXCEPTIONS TO COUNCIL APPROVAL

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1014982	7/16/2025	563 DESIGN PLLC	\$	2,385.00 MFC Design Professional Service Agreement
260100017	7/9/2025	7G DISTRIBUTING LLC		1,390.60 Alcohol purchase recreation
260100025	7/11/2025	7G DISTRIBUTING LLC		130.00 Alcohol purchase recreation
260100035	7/15/2025	7G DISTRIBUTING LLC		491.20 Alcohol purchase recreation
1014990	7/16/2025	A1 TAXI AND DELIVERY LLC		124.00 529 Pickett Relocation Transportation Invoice
1014987	7/16/2025	ACCURATE ANALYTICAL TESTING		104.00 541 Loras Clearance Wipes
1014987	7/16/2025	ACCURATE ANALYTICAL TESTING		234.00 529 Pickett, 655 & 655.5 Alpine Dust Wipes
518206	7/17/2025	ACE CONSTRUCTION-DUBUQUE,LLC AND DUBUQUE COUNTY,IA		20,000.00 ACE CONDEMNATION
518164	7/16/2025	ADAM'S DANCE CONNECTION LLC		400.00 Line Dancing Classes July, Aug., Sept., Oct. 2025
1014951	7/16/2025	ADDOCO INC		560.00 MULCH FOR GREENHOUSE AREAS
1014952	7/16/2025	AHLERS & COONEY PC		117.00 ITC FRANCHISE ORDINANCE
518154	7/16/2025	AIGX3		135.00 Screen Printing on Uniforms
518140	7/16/2025	ALLIANT ENERGY		34.06 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		5,857.16 ELECTRIC BILLS FOR FY26
518140	7/16/2025	ALLIANT ENERGY		69,795.63 FY2026 BLANKET PO - ELECTRICITY COSTS
518140	7/16/2025	ALLIANT ENERGY		53.67 ELECTRIC BILLS FOR FY26
518140	7/16/2025	ALLIANT ENERGY		31.55 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		58.74 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		136.67 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		39.48 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		8,246.69 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		33.29 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		112.88 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		54.29 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		70.80 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		91.75 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		249.99 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		124.17 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		1,543.00 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		12,255.56 Electrical Service for Building
518140	7/16/2025	ALLIANT ENERGY		161.48 ELECTRIC BILLS FOR FY26
518140	7/16/2025	ALLIANT ENERGY		3,435.94 ELECTRIC BILLS FOR FY26
518140	7/16/2025	ALLIANT ENERGY		93.92 FY26 W 5th Restroom Electricity
518140	7/16/2025	ALLIANT ENERGY		1,860.86 FY26 1157 Central MFC Electricity
518140	7/16/2025	ALLIANT ENERGY		5,236.39 FY26 350 W 6th Electricity
518140	7/16/2025	ALLIANT ENERGY		134.65 Energy Costs for Various Locations
518140	7/16/2025	ALLIANT ENERGY		29.28 514 Angella St - Alliant Energy (City Owned)
518141	7/16/2025	ALLIANT ENERGY		27.84 Energy Costs for Various Locations
518141	7/16/2025	ALLIANT ENERGY		27.13 Energy Costs for Various Locations
518141	7/16/2025	ALLIANT ENERGY		17.63 Energy Costs for Various Locations
518175	7/16/2025	AMANDA BOLEYN		25.00 REIMBURSEMENT FOR LATE FEE ADDED IN ERROR
518176	7/16/2025	ANGELIQUE JORDAN		47.50 REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
1015005	7/16/2025	Ann Cummer		93.30 2025 Mileage for IT Tech Specialist- Ann C
518177	7/16/2025	ARMAND RODRIGUEZ		75.00 RENTAL INSPECTION OVERPAYMENT
1014981	7/16/2025	ATLANTIC BOTTLING COMPANY		650.36 Drink Delivery on 06/20/25
518178	7/16/2025	AUSTIN HEALEY		47.50 REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
1015015	7/16/2025	BARD MATERIALS CENTRAL		1,852.08 1895 Saint Ambrose Street
1015015	7/16/2025	BARD MATERIALS CENTRAL		2,103.23 201 Southgate
1015015	7/16/2025	BARD MATERIALS CENTRAL		1,529.98 201 Southgate Drive
1015015	7/16/2025	BARD MATERIALS CENTRAL		294.85 2604 Broadway St
1015015	7/16/2025	BARD MATERIALS CENTRAL		422.10 South Gate Drive
1015015	7/16/2025	BARD MATERIALS CENTRAL		180.00 CONCRETE BLOCKS FOR WATER MAIN REPLACEMENT PROJECT
518179	7/16/2025	BECKY MEGGERS		90.00 REIMBURSEMENT FOR OVERPAYMENT OF RENTAL LICENSE
518151	7/16/2025	BELLEVUE HERALD-LEADER INC		436.00 Denver Air Conn Marketing - New service ORD-DBQ
518158	7/16/2025	BERNARD COMMUNICATIONS COMPANY		99.95 Blanket Purchase Order - Monthly Public Wi-Fi
1014949	7/9/2025	BEST BEST & KRIEGER LLP		1,125.00 legal services for cell towers
1015006	7/16/2025	BIECHLER ELECTRIC INC		641.21 REPAIRS TO DOWNED WIRES-EPP
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		52.87 FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		59.52 FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		49.07 FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		53.61 DMASWA 05/23/25-06/23/25
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		43.09 FY2026 BLANKET PO - GAS COSTS
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		45.54 FY2026 BLANKET PO - GAS COSTS
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		45.95 FY2026 BLANKET PO - GAS COSTS
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		67.96 FY26 350 W 6th St Federal Bldg Natural Gas
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		68.30 FY26 1101 Central Colts and MFC Bldg Natural Gas
1014953	7/16/2025	BLACK HILLS/IOWA GAS UTILITY CO		48.03 FY26 1157 Central Colts and MFC Bldg
1015001	7/16/2025	BluePath Finance FC IV LLC		1,829.59 UTILITY EXPENSE - ELECTRICITY
1014998	7/16/2025	Brittney Hayes		481.91 Travel Reimbursement
1014946	7/9/2025	CALEA		4,796.00 Annual Continuation Fee
1015002	7/16/2025	Camiros, Ltd		870.00 Camiros - UDC Update May 2025
1014992	7/16/2025	CANDACE EUDALEY-LOEBACH		520.00 USDA QUAIP Project Management
1014992	7/16/2025	CANDACE EUDALEY-LOEBACH		2,700.00 USDA QUAIP Project Management
1014950	7/9/2025	CAPITAL SANITARY		224.04 HDQ-Janitorial Supplies
1015019	7/16/2025	CAPITAL SANITARY		135.92 JANITORIAL SUPPLIES FOR PARKS
1015019	7/16/2025	CAPITAL SANITARY		163.65 JANITORIAL SUPPLIES FOR PARKS
1015019	7/16/2025	CAPITAL SANITARY		292.96 HDQ-Janitorial Supplies
1015019	7/16/2025	CAPITAL SANITARY		405.44 MISC SUPPLIES- BHGC
518180	7/16/2025	CATHOLIC CHARITIES		70.00 REIMBURSEMENT FOR OVERPAYMENT OF RENTAL LICENSE

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
260100003	7/7/2025	CENTURY LINK	335.50	FY26 CL Phone Charges
260100004	7/7/2025	CENTURY LINK	125.94	FY26 CL Phone Charges
260100005	7/3/2025	CENTURY LINK	2,942.48	FY26 CL Phone Charges
260100007	7/3/2025	CENTURY LINK	41.99	FY26 CL Phone Charges
518174	7/16/2025	Charles Randall Tharp	120.00	Per Diem for Chaplain Training-LEMHWA Grant
1014954	7/16/2025	CINTAS CORP	35.00	JANITORIAL SUPPLIES- BHGC
1014954	7/16/2025	CINTAS CORP	35.00	JANITORIAL SUPPLIES- BHGC
518142	7/16/2025	CINTAS FIRST AID & SAFETY	202.83	FIRST AIDE CABINET RESTOCKED
1014977	7/16/2025	CivicPlus LLC	1,042.56	Custom IdP Integration Fee/Agenda Mtg Mgmt Fee
1014977	7/16/2025	CivicPlus LLC	9,694.65	Custom IdP Integ Fee/Agenda & Mtg Mgmt Fee
518181	7/16/2025	CLARK JOHNSON	75.00	OVERPAYMENT FOR INSPECTION FEE
518171	7/16/2025	Coast to Coast Personal Transportation	1,069.00	Blanket Purchase Order - Lost Baggage Return
518182	7/16/2025	COLLEEN AND DAVE LINDECKER	168.75	REIMBURSEMENT FOR SALE OF RENTAL PROPERTY
1014955	7/16/2025	COMMUNICATIONS ENGINEERING CO	25,594.53	switches for TOC
1014955	7/16/2025	COMMUNICATIONS ENGINEERING CO	287.45	Sophos XG Replacement (Firewall)
518155	7/16/2025	COMMUNITY INCORPORATED	250.00	Blanket Purchase Order - Marketing
1014978	7/16/2025	CONSTELLATION NEW ENERGY GAS DIV	2,470.36	FY2026 BLANKET PO - GAS COSTS
1014978	7/16/2025	CONSTELLATION NEW ENERGY GAS DIV	777.78	GAS BILL FOR 2241 LINCOLN
1014956	7/16/2025	Cottingham & Butler Inc	2,917.00	Ongoing consulting 10-1-2024 to 10-1-2025
1014947	7/9/2025	CRESCENT ELECTRIC	21,457.57	7 Street Lights & Fixtures - Grandview
1014947	7/9/2025	CRESCENT ELECTRIC	500.00	freight
518183	7/16/2025	CURTIS MARKS	45.00	REIMBURSEMENT FOR OVERPAYMENT OF RENTAL LICENSE
1015007	7/16/2025	D & K PRODUCTS	429.00	TURF CHEMICALS
518184	7/16/2025	DALLAS GONZALEZ	232.50	RENTAL LICENSE OVERPAYMENT REIMBURSEMENT
518205	7/17/2025	David Arbogast	15,398.50	Motar Analysis of Fire Stations, City Hall, MFC, E
1014958	7/16/2025	DEMCO INC	960.02	Processing supplies for library materials
518163	7/16/2025	DIETZ ENTERPRISES LLC	5,262.00	2036 Lincoln Ave. - Homeowner Rehabilitation
518163	7/16/2025	DIETZ ENTERPRISES LLC	2,325.00	708 Ries Final Invoice
1014971	7/16/2025	DITTMER RECYCLING INC	1,303.71	REFUSE FOR JUNE 2025
518143	7/16/2025	DUBUQUE COUNTY ABSTRACT & TITLE	145.00	ABSTRACT FEES FOR 470 W LOCUST
518143	7/16/2025	DUBUQUE COUNTY ABSTRACT & TITLE	150.00	Dubuque County Abstract & Title Company, LLC
518144	7/16/2025	DUBUQUE COUNTY RECORDER	27.00	RECORDING FEE FOR 2239 FRANCIS ST
1015008	7/16/2025	DUBUQUE FIRE EQUIPMENT INC	68.40	Annual Airport Service
1015008	7/16/2025	DUBUQUE FIRE EQUIPMENT INC	435.00	Annual Airport Service
518167	7/16/2025	DUBUQUE FOOD PANTRY	900.00	Food Pantry LIS Party 5/29/2025
1015016	7/16/2025	DUBUQUELAND DOOR COMPANY	221.03	front door on the RCC building E hard to close
1015016	7/16/2025	DUBUQUELAND DOOR COMPANY	393.23	LF- RCC door not closing properly
1014959	7/16/2025	EBSCO SUBSCRIPTION SERVICE	9,944.00	Subscription renewal for 7 EBSCO Databases
518159	7/16/2025	EMPLOYEE & FAMILY RESOURCES INC	20,037.50	Contract renewal
1014972	7/16/2025	ERIC F MISKO	144.00	Headshot - Jenny Messerich
518162	7/16/2025	ERYKA D COOK	90.00	Self Defense Classes
518162	7/16/2025	ERYKA D COOK	90.00	Self Defense Classes
518162	7/16/2025	ERYKA D COOK	100.00	Self Defense Classes
518162	7/16/2025	ERYKA D COOK	70.00	Self Defense Classes
1014974	7/16/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,047.55	Temporary Administrative Assistant for HR
1014974	7/16/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,160.70	Temporary Administrative Assistant for HR
1014980	7/16/2025	FEHR-GRAHAM & ASSOCIATES LLC	2,425.00	WELU PARK PLAYGROUND CONSULTATION/ENGAGEMENT
260100031	7/11/2025	FIRST DATA CORPORATION	109.90	First Data Mystique Charges
260100033	7/3/2025	FIRST DATA CORPORATION	97.90	First Data Mystique Charges
1014995	7/16/2025	Franklin Andrew Unrau	37.17	Mileage Reimbursement
1014999	7/16/2025	GDB International Inc	7,440.00	LF- Post Consumer Paint Received in lbs
518185	7/16/2025	GERALD AND JENNIFER ELBERT	202.50	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518145	7/16/2025	GIERKE ROBINSON COMPANY INC	63.17	Paint for NATA; airfield paint supplies
518156	7/16/2025	GILLIG LLC	287.73	STOCK - Bus V-Belt Inventory
518153	7/16/2025	GOVCONNECTION INC	2,709.45	3 UPS's - Airport, City Hall, Transit
518149	7/16/2025	HERITAGE MUTUAL INSURANCE ASSOCIATI	1,603.72	1502 Washington; Simon, Jason - Property Insurance
1015012	7/16/2025	HERITAGE PRINTING COMPANY	214.48	Tattoo Inspection Forms
1015012	7/16/2025	HERITAGE PRINTING COMPANY	167.78	FY26 Deer Program Documents
1015012	7/16/2025	HERITAGE PRINTING COMPANY	273.56	FY26 Deer Brochures
1014960	7/16/2025	HILLCREST FAMILY SERVICES INC	348.02	Franchise Fee FY26
1014960	7/16/2025	HILLCREST FAMILY SERVICES INC	94.78	Franchise Fee FY26
518152	7/16/2025	HOYNE LANDSCAPING & SNOW PLOWING	2,100.00	Grass mowing contract for 2024
518165	7/16/2025	IMON COMMUNICATIONS LLC	318.69	Polycrete Vault
1014989	7/16/2025	IMWCA	189,192.00	Deposit for Work Comp Premium 2025 - 2026
260100021	7/3/2025	IOWA BEVERAGE SYSTEMS INC	534.60	Alcohol Purchases - Recreation
260100022	7/3/2025	IOWA BEVERAGE SYSTEMS INC	677.05	Alcohol Purchases - Recreation
260100023	7/11/2025	IOWA BEVERAGE SYSTEMS INC	488.25	Alcohol Purchases - Recreation
1015003	7/16/2025	Isabella David	42.00	Parking Spot - Bella David - July 2025
1014961	7/16/2025	J & R SUPPLY COMPANY	3,019.40	Maintenance Supplies for Seeding
518150	7/16/2025	J&R RENTAL LLC	941.40	Grand Harbor Waterpark Electric Boom Rental
518157	7/16/2025	JACKSON COUNTY SHERIFF'S OFFICE	53.80	SHERIFF SERVICE FOR 6/27/25
518186	7/16/2025	JANICE ESSER	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518187	7/16/2025	JASON BERNA	190.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518188	7/16/2025	JESSICA QUECK	165.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518188	7/16/2025	JESSICA QUECK	247.50	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518189	7/16/2025	JESUS BELANDRIA	180.00	RENTAL LICENSE OVERPAYMENT REIMBURSEMENT
1014988	7/16/2025	JUSTINE HULL	59.42	August 2024 - February 2025 Mileage
518190	7/16/2025	KARL STEICHEN	135.00	REIMBURSEMENT FOR OVERPAYMENT OF RENTAL LICENSE
518191	7/16/2025	KEITH AND SUE REISEN	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
1014983	7/16/2025	KEN SAKI DESIGN INC	9,064.00	COMISKEY PARK - PHASE 2
518192	7/16/2025	KODY RIFE	422.50	REIMBURSEMENT FOR OVERPAYMENT OF RENTAL LICENSE

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1015009	7/16/2025	KONE INC	210.00	FY26 Engine House Elevator Service
1015009	7/16/2025	KONE INC	2,426.79	Annual Elevator Maintenance
1014986	7/16/2025	KRISTEN K DIETZ	1,750.00	Tuition Reimbursement for Summer 2025
1014984	7/16/2025	KYLE P REINERT	792.00	Tuition Reimbursement Spring 2025
1015018	7/16/2025	LIBERTY TIRE RECYCLING LLC	13,342.03	LF- Tire Recycling
518193	7/16/2025	LOCATORS LTD	90.00	REIMBURSEMENT FOR OWNER OCCUPIED UNIT
518193	7/16/2025	LOCATORS LTD	75.00	REIMBURSEMENT FOR RENTAL INSPECTION OVER PAYMENT
518204	7/16/2025	LOCATORS LTD	15.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518161	7/16/2025	MAINSTAY SUITES	1,142.40	739.5 Alta Vista Relocation Invoice
1015010	7/16/2025	MAQUOKETA VALLEY ELECTRIC COOP	233.55	FY2026 BLANKET PO - ELECTRICITY COSTS
1015010	7/16/2025	MAQUOKETA VALLEY ELECTRIC COOP	466.60	FY2026 BLANKET PO - ELECTRICITY COSTS
1014994	7/16/2025	MAY RESTORATIONS LLC	38,650.00	1377 N Booth Invoice 1
1014963	7/16/2025	MCDERMOTT EXCAVATING	19,850.00	949 Clarke Dr. - HO Rehabilitation - Sewer Lateral
1015004	7/16/2025	MGT Impact Solutions, LLC	5,000.00	Recruitment and Search for CIO - Virtual
518160	7/16/2025	MICRO FOCUS SOFTWARE INC	34,888.09	Email Archive Service User True Up
1014970	7/16/2025	MICS CONSTRUCTION	82,250.00	739 & 739.5 Alta Vista Lead Invoice
260100001	7/3/2025	MIDWESTONE BANK	648,037.00	July 2025 HAP
260100002	7/3/2025	MIDWESTONE BANK	2,547.16	July 2025 Admin Fee
518146	7/16/2025	MULGREW OIL COMPANY	2,587.67	LF-# 2 PRM DYED WNTR DSL ULS15PPM 06/24/25
1015011	7/16/2025	MUTUAL WHEEL COMPANY	80.49	UNIT# 2616 Parts for AC Leak Repair
1014975	7/16/2025	NETWORK COMPUTER SOLUTIONS	262.50	Service on June 2 and June 4
518166	7/16/2025	OPERATION EMPOWER	525.00	2220 White St. Apt #206 - TBRA- App #2523
1014976	7/16/2025	OVERDRIVE INC	1,483.06	Downloadable Ebooks and EAudio for Adult Collectio
1014976	7/16/2025	OVERDRIVE INC	831.80	Downloadable Ebooks and EAudio for Adult Collectio
1014976	7/16/2025	OVERDRIVE INC	1,649.63	Downloadable Ebooks and EAudio for Adult Collectio
1014976	7/16/2025	OVERDRIVE INC	1,325.73	Downloadable Ebooks and EAudio for Adult Collectio
1014976	7/16/2025	OVERDRIVE INC	1,451.49	Downloadable Ebooks and EAudio for Adult Collectio
1014976	7/16/2025	OVERDRIVE INC	660.45	Downloadable Ebooks and EAudio for Adult Collectio
1014996	7/16/2025	Parsons Transportation Group Inc	26,380.00	STREETS Project
1014996	7/16/2025	Parsons Transportation Group Inc	6,380.00	STREETS Project
1014996	7/16/2025	Parsons Transportation Group Inc	21,662.31	STREETS Project
518194	7/16/2025	PATRICK AND SHARON JOHNSON	75.00	REIMBURSEMENT FOR INSPECTION OVERPAYMENT
518195	7/16/2025	PAUL AND NANCY FLEECE	337.50	RENTAL LICENSE REIMBURSEMENT
1014985	7/16/2025	PHELPS THE UNIFORM SPECIALISTS	48.19	Blanket Purchase Order - Weekly Uniform Cleaning
1014985	7/16/2025	PHELPS THE UNIFORM SPECIALISTS	48.19	Blanket Purchase Order - Weekly Uniform Cleaning
1014985	7/16/2025	PHELPS THE UNIFORM SPECIALISTS	48.19	Blanket Purchase Order - Weekly Uniform Cleaning
1014979	7/16/2025	QC ANALYTICAL SERVICES LLC	3,654.00	Storm water testing for SWPPP
1015000	7/16/2025	RC Restoration LLC	13,000.00	704 Lowell St. - Homeowner Rehabilitation
1014964	7/16/2025	RILCO, Inc	125.00	Disposal of used oil
1014991	7/16/2025	RITE ENVIRONMENTAL INC	85.00	Used Antifreeze & Oil /Oil Filter Collection
1014991	7/16/2025	RITE ENVIRONMENTAL INC	632.50	Used Antifreeze & Oil /Oil Filter Collection
518173	7/16/2025	Robert Hurley	450.00	1-hour author program 8/23/25
518196	7/16/2025	RON SHAW	75.00	REIMBURSEMENT FOR OVERPAYMENT OF INSPECTION FEE
518197	7/16/2025	SANDRA PLUMLEY	65.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518198	7/16/2025	SETH PETERS	142.50	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
518199	7/16/2025	SHERI LEYTEM	237.50	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
260100024	7/10/2025	SID'S	382.59	Bunker Hill Alcohol
1014993	7/16/2025	STANDARD SIGNS INC	4,587.24	Sign panel replacements for airfield
518200	7/16/2025	STEVE EHRLICH	25.00	OVERPAYMENT OF RENTAL LICENSE
518172	7/16/2025	Steven Puls	131.65	May & June Mileage - IT Travel - SP
1014965	7/16/2025	STRAND ASSOCIATES INC	17,744.64	Granger Creek Pumping Station Design
1014965	7/16/2025	STRAND ASSOCIATES INC	1,010.57	Fire Station 2, 3, 4, 5, and 6 Masonry Repair
1015017	7/16/2025	SYN-TECH SYSTEMS INC	88.00	Self fueler Fuelmaster modem
518201	7/16/2025	TAMMY PFAB	75.00	REIMBURSEMENT FOR INSPECTION OVERPAYMENT
1014948	7/9/2025	TELEGRAPH HERALD	933.09	Publication Expenses
1014948	7/9/2025	TELEGRAPH HERALD	496.17	Publication Expenses
1015013	7/16/2025	TELEGRAPH HERALD	247.90	TH NOTICES FOR 1615 ADAIR ST
1015013	7/16/2025	TELEGRAPH HERALD	450.24	TH NOTICES FOR LYNCH AND SCHRAMM PROPERTIES
1015013	7/16/2025	TELEGRAPH HERALD	488.38	CCR Publishing Fee
518169	7/16/2025	Telos Corporation	260.75	Blanket Purchase Order - Fingerprinting
1014966	7/16/2025	TERRACON CONSULTANTS INC	972.75	Terracon Task Order Amphitheater
1014973	7/16/2025	THE FISCHER COMPANIES	80.00	July 2025 Parking Rent - Human Rights
1014962	7/16/2025	THE LOCKSMITH EXPRESS	25.00	CYLINDER FOR COMISKEY LOCKS
518168	7/16/2025	Timothy Alan Furlong	1,103.65	Furlong Travel - FAA Part 139 Training
1014957	7/16/2025	TODD E DALSLING	270.08	Dalsing Travel - Dubuque Night in Des Moines
1014967	7/16/2025	TOP GRADE EXCAVATING INC	10,934.79	E 24th St Site Contaminated Soil Removal Project
260100020	7/10/2025	TRANSFIRST	558.80	Credit Card Fees
260100026	7/10/2025	TRANSFIRST	176.95	Intermodal Ramp CC Fees
260100027	7/10/2025	TRANSFIRST	5,877.62	Monthly CC Fees for Passport
518147	7/16/2025	UNIVERSITY OF DUBUQUE	6,250.00	Univ of Dubuque: DMASWA Steward & Sustain Coord.
518202	7/16/2025	VICKI BECHEN	90.00	RETURN FOR OVERPAYMENT OF RENTAL LICENSE
1014997	7/16/2025	Vidl Solutions, Inc	24,900.00	CC Goal-Organizational Culture Continuous Improvem
518203	7/16/2025	VINCE & MYRA THOR	150.00	PROPERTY SOLD. REIMBURSEMENT FOR UNNEEDED LICENSE
1014968	7/16/2025	WELU PRINTING COMPANY	138.56	Business Cards for Dalsing, Klaas, and Messerich
1015014	7/16/2025	WENZEL TOWING SERVICE	88.41	UNIT# 110022 Tire Service for Police Vehicle
518148	7/16/2025	WESTPHAL & COMPANY, INC	2,312.00	Equipment and labor for fiber termination at old-m
518148	7/16/2025	WESTPHAL & COMPANY, INC	1,855.39	Airport Access Control/Fire Alarm Tie
1014969	7/16/2025	WHKS AND COMPANY	2,601.11	EAGLE VALLEY, WESTBROOK, AND ENGLISH RIDGE CONTRAC
1014969	7/16/2025	WHKS AND COMPANY	2,699.80	EAGLE VALLEY, WESTBROOK, AND ENGLISH RIDGE CONTRAC
518170	7/16/2025	Willem Sebastian Hartong	2,000.00	Summer Performance
260100030	7/9/2025	WORLDPAY	131.51	Monthly CC Fees for Port of Dubuque

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
260100032	7/3/2025	WORLDPAY	571.80	Monthly CC Fees for Port of Dubuque
			<u>\$ 1,540,563.87</u>	

**City of Dubuque
City Council**

CONSENT ITEMS # 5.

ITEM TITLE: CLG Grant Report for 20th Century Neighborhood Surveys

SUMMARY: City Manager transmitting the Certified Local Government (CLG) grant reports and project products for two 20th century neighborhood surveys, as required for the FY2024 grant received from the Iowa Economic Development Authority (IEDA), and is recommending City Council approve the submitted grant reporting documents and have the mayor sign the Request for Reimbursement and the Certificates for each grant on behalf of the City of Dubuque.

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Staff Memo - CLG Grant Reports FY24
3. Certificate page - Deereville
4. Certificate page - Voelker Highlands
5. HPC Memo
6. Voelker Highlands Architectural Survey
7. Voelker sample ISIF - pg 15-21
8. Deerville Architectural Survey
9. Deereville sample ISIF - pg 1023-1029

TO: The Honorable Mayor and City Council Members

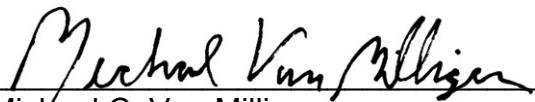
FROM: Michael C. Van Milligen, City Manager

SUBJECT: CLG Grant Report for 20th Century Neighborhood Surveys

DATE: July 15, 2025

Planning Services Director Wally Wernimont is transmitting the Certified Local Government (CLG) grant reports and project products for two 20th century neighborhood surveys, as required for the FY2024 grant received from the Iowa Economic Development Authority (IEDA), and is recommending City Council approve the submitted grant reporting documents and have the mayor sign the Request for Reimbursement and the Certificates for each grant on behalf of the City of Dubuque.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Wally Wernimont, Planning Services Director
Chris Happ Olson, Assistant Planner

TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Manager 

SUBJECT: CLG Grant Report for 20th Century Neighborhood Surveys

DATE: July 14, 2025

INTRODUCTION

This memo transmits the Certified Local Government (CLG) grant reports and project products for two 20th century neighborhood surveys, a grant from the Iowa Economic Development Authority (IEDA).

BACKGROUND

The City of Dubuque received two Certified Local Government (CLG) grants from the State Historic Preservation Office in Fiscal Year 2024 undertake two surveys of neighborhoods developed in the 20th Century and outside our survey areas which tend to be Downtown, Northend, the Point and the Hill neighborhoods. Those two grants were \$10,000 for the Deereville neighborhood and \$7,000 for the Voelker Highlands neighborhood. The two surveys were undertaken by Heritage Works of Dubuque and those related materials are enclosed.

DISCUSSION

In addition to the two narratives attached, the consultant provided us with Iowa State Inventory forms (ISIF) on each of the properties surveyed, as well as large databases that we used to develop layers on our Geographic Information Systems (GIS) map.

As the ISIFs alone total over 1500 additional pages of material and the databases are over 100 columns wide, we have provided one sample property ISIF and some screen shots of the integration of the surveys in our GIS maps, so you have an idea of the material included in the project.

Assistant Planner Chris Happ Olson traveled with our consultant, Bill Doyle of Heritage Works, to the Preserve Iowa Summit in Muscatine in June and presented to a regional audience on, "21st Century tools for surveying 20th Century Neighborhoods." The presentation was well received, as use of the survey collection and dissemination formats used is fairly novel in historic preservation work.

Heritage Works held an architectural tour of Voelker Highlands on July 8, and will hold a tour of the Deereville neighborhood on Wednesday September 6 at 6 pm. These are open to the public.

The CLG Program requires grant report approval by the highest elected official for the City of Dubuque. We are requesting this report go to City Council for review and approval. The Mayor's signature is required on the enclosed Request for Reimbursement. The grant report, along with required paperwork, is enclosed.

REQUESTED ACTION

The requested action is for City Council to approve the submitted grant reporting documents and have the mayor sign the Certificates for each grant on behalf of the City of Dubuque.

Drafted by Chris Happ Olson, Assistant Planner

Enclosures

Certified Local Government Grant Payment Certification

CLG Grantee Name: City of Dubuque

CLG Grant Number (xxxx-xxxx): 202301-12215

CLG Grant Project Title: Deereville Intensive Survey

I certify that the requested funds were expended for work fully completed and that the invoices, values of declared cash/inkind match and other supporting documentation accurately reflect expenditures that were used entirely for the stated purpose as stated in the Certified Local Government Grant-in-Aid agreement. This representation is made under penalty of perjury.

Signature of Elected Official (mayor or chair of the board of supervisors):

Signature Date: _____

Brad Cavanagh
Print name

Mayor of City of Dubuque
Title of Elected Official

Certified Local Government Grant Payment Certification

CLG Grantee Name: City of Dubuque

CLG Grant Number (xxxx-xxxx): 202301-12217

CLG Grant Project Title: Voelker Highlands Intensive Survey

I certify that the requested funds were expended for work fully completed and that the invoices, values of declared cash/inkind match and other supporting documentation accurately reflect expenditures that were used entirely for the stated purpose as stated in the Certified Local Government Grant-in-Aid agreement. This representation is made under penalty of perjury.

Signature of Elected Official (mayor or chair of the board of supervisors):

Signature Date: _____

Brad Cavanagh
Print name

Mayor of City of Dubuque
Title of Elected Official



TO: Historic Preservation Commission

FROM: Chris Happ Olson, Assistant Planner *CHO*

SUBJECT: Review of 95% Drafts for 20th Century Neighborhood Surveys

DATE: May 14, 2025

INTRODUCTION

This memo transmits information compiled by Heritage Works as we work to complete two 20th Century Neighborhood Surveys for Deereville and Voelker Highlands.

DISCUSSION

Heritage Works will present their findings for the Deereville and Voelker Highlands neighborhood surveys at the upcoming Commission meeting. This project is funded in part by Certified Local Government (CLG) grants from the State Historic Preservation Office in order to further our survey work for historic resources in Dubuque. Doing this work is a requirement of maintaining our CLG status and prepares us with the information necessary to do much of the City's work, from protecting and enhancing neighborhoods, to engaging the community in Dubuque's history, and being able to utilize federal funding to make improvements in housing stock and community resources.

The drafts presented are at 95% completion and we look for comments, questions and input as we finalize these documents in preparation for adoption. Two narrative context documents for each of the neighborhoods are attached in the HPC Packet and the link below takes you to an FTP site that contains both of those documents and the Iowa State Inventory Forms (ISIF) for the properties within these survey areas. Those ISIF documents are lengthy and would be unwieldy if included in a packet.

<https://cityofdubuque.sharefile.com/d-s20fab57d08e47b1a09a6f5781a5958c>

RECOMMENDATION

Staff recommends that the Commission review and provide comment for the consultant as they work to finalize this project.

Thank you.

Attachments

Architectural Survey of Voelker Highlands (1916-1940) Dubuque, Iowa

Historical Context

Introduction

The Voelker Highlands area of Dubuque is locally significant under Criterion A in the area of Community Planning and Development. It was developed as a real estate venture beginning in the late 1910s, a time of rising homeownership in Dubuque and throughout the United States. The Survey Area comprises 27 residences built by the Voelker Realty Company between 1916 and 1940. The company's founder, Christian Voelker, was known in Dubuque for producing a concrete block called "Peer-Amid Stone" that was used as the exterior material of several homes in the Voelker Highlands.

The period of significance for the Voelker Highlands Survey Area is 1916-1925, which spans the years of sustained development and promotion of the Voelker Highlands by Christian Voelker's realty company. The three houses constructed outside of this period were added to the neighborhood nearly two decades after its initial development had been completed, and were sold without the splashy advertisements the company had once used to promote the neighborhood.

Overview of Survey Area

Voelker Highlands - Context Map



The Voelker Highlands Survey Area comprises a portion of a residential neighborhood in the City of Dubuque. The neighborhood is on top of one of the city's hills, just west of downtown. It borders the property of Mount Pleasant Home, an independent living facility that began as a home for mothers and orphans in 1877; and it is a few blocks west of the campus of Loras College, another long-standing Dubuque institution.



Voelker Highlands Survey Area

The Survey Area consists of the majority of a short curving street, **Park Street**; and portions of two streets intersecting Park: the southern three-quarters of **Lawndale Street**, and four houses on the east side of **Mt. Pleasant Street**. All of the buildings in the Voelker Highlands Area are residential single-family homes. The topography of the Voelker Highlands Survey Area is gently sloped from a high point along Mt Pleasant downward to the east along Park; and downward from south to north along Lawndale.

Address	Style	Date	Contributing Resources
1220 Park	Bungalow	1917	Residence
1230 Park	No Style	1917	Residence
1245 Park	Craftsman	1919	Residence

1550 Mt Pleasant	No Style	1925 (1922?)	Residence
1556 Mt Pleasant	Bungalow	1919	Residence
1570 Mt Pleasant	No Style	1916	Residence
1586 Mt Pleasant	No Style	1916	Residence
1608 Lawndale	Craftsman	1916	Residence
1620 Lawndale	Craftsman	1916	Residence
1640 Lawndale	Minimal Traditional	c. 1937-1938	None
1645 Lawndale	Bungalow	1916	Residence
1652 Lawndale	No Style	1916	Residence
1661 Lawndale	Bungalow	By 1921	Residence
1685 Lawndale	Bungalow	1916	Residence
1686 Lawndale	No Style	c. 1919	None
1695 Lawndale	No Style	1916	None
1706 Lawndale	Craftsman	1916	Residence
1709 Lawndale	Bungalow	1916	Residence
1716 Lawndale	Minimal Traditional (Tudor Revival Cottage)	1939	None
1723 Lawndale	No Style	1916	Residence
1735 Lawndale	No Style	1916	Residence
1740 Lawndale	Cape Cod	1940	None
1747 Lawndale	Bungalow	1916	Residence
1760 Lawndale	No Style	1916	None
1765 Lawndale	Bungalow	1916	Residence
1772 Lawndale	No Style	1916	None
1787 Lawndale	Bungalow	1916	Residence

Overview of Architectural Styles

The Survey Area's most prevalent architectural types are bungalows and cottages, many in the Craftsman style that was popular during the 1910s and 20s. A number of the buildings have the bungalow form but without a defining style; in some cases, later alterations may have obscured the original style. The three houses in the development that were constructed in the late 1930s and in 1940 show the more minimal tastes of that time period, and would be categorized as revival or Minimal Traditional styles.

Colonial Revival (1880s-1940s)

The Colonial Revival style emerged after the 1876 Philadelphia Centennial Exhibition reawakened interest in the American Colonial period. The most common architectural features of Colonial Revival buildings include symmetrical building forms, hipped roofs, porches with columns, entry doors, porches with columns, entry doors with transoms, sidelights and elaborate surrounds and double-hung multi paned windows. The Colonial Revival style enjoyed a longer duration of popularity than any other style, lasting long into the 1950s. Colonial Revival details often find their way into other styles such as Ranch style homes.

One sub-style of the Colonial Revival architectural style is the Cape Cod style. The Cape Cod typically has a steeper pitched roof, side-gabled instead of hipped, and is often identifiable by its symmetrical front facade layout, with a central entryway and dormers. The single example of the Cape Cod style in the Voelker Highlands Survey Area is 1740 Lawndale St.



1740 Lawndale (Colonial Revival: Cape Cod)

Tudor Revival (1890s-1940s)

The Tudor Revival style enjoyed popularity in roughly the same period as the Colonial Revival style. Tudor Revival style homes emulated Medieval English examples of grand manor homes and thatched cottages. Tudor Revival homes are characterized by dominant front gables, half timbering, masonry walls, steeply pitched roofs, dominant chimneys and narrow casement windows, many with a diamond pane pattern. The single example of a home with a Tudor Revival feature in the Voelker Highlands Survey Area is 1716 Lawndale, which has a front entryway with a sweeping asymmetrical roofline.



1716 Lawndale (Tudor Revival)

Craftsman (1900s-1920s)

The Craftsman architectural style arose out of the 19th Century Arts and Crafts Movement. The Arts and Crafts movement was a reaction to the opulence of the Victorian Era and the mass production of the Industrial Revolution. The Craftsman style became popular when Gustav Stickley began publishing plans for homes in his magazine, *The Craftsman*, in 1901. A Craftsman home is typically characterized by simplicity of design and detailing, the exhibition of fine workmanship and the use of natural materials such as wood and stone. Craftsman homes are usually one story or one-and-a-half stories with shallow roofs, dormers and windows set in the gable end. A characteristic example of a Craftsman home in the Voelker Highlands Survey Area is 1245 Park.



1245 Park (Craftsman)

Minimal Traditional (1935-1950)

The Minimal Traditional style arose during the years of the Great Depression, when the need for economy resulted in the typical decorative elements seen in the preceding architectural styles being left off or simplified. The style was especially prevalent in the years following World War II, and was the prevailing style in planned developments such as Dubuque's Deereville. Minimal Traditional homes are typically small and single-story, with low-to-medium pitched roofs and little to no overhang in the eaves. Many have a front-facing gable. The single example of a Minimal Traditional home in the Voelker Highlands Survey Area is 1640 Lawndale.



1640 Lawndale (Minimal Traditional)

Voelker Highlands: Historical Setting and Developer

Dubuque in the 1910s

Dubuque is the oldest city in Iowa. Founded in 1833, after the conclusion of the Blackhawk War, and incorporated in 1837, Dubuque's favorable location on the Mississippi River helped it become a center for manufacturing industries such as mill working and boat building. The city saw a massive increase in its population during the second half of the nineteenth century, as the number of residents rose from around 3,000 in 1850 to over 36,000 in 1900. Much of the increase was due to the arrival of German and Irish immigrants who came for the city's manufacturing jobs.

The early twentieth century saw Dubuque reach a period of relative stability in its population, which stayed in the high 30,000s from 1900 until 1930. The city had come a long way in its development from its settlement days. By 1911, Dubuque's city directory listed a dozen public and twenty-one private schools, including four colleges; around 31 churches; ten theaters; two hospitals; a public library; and a natural history museum. Among the numerous manufacturers in operation in Dubuque at this time were producers of millwork (such as Carr Ryder & Adams Co. and Farley & Loetscher Mfg Co.); building materials (Key City Roofing Co.); plumbing and gas fittings (A.Y. McDonald Mfg. Co.); and meat products (the Dubuque Packing Co.).

An extensive electric streetcar system, built just after the turn of the century, made traveling throughout the city quick and convenient, and connected the bustling downtown with growing residential areas on the bluffs.

Residential Developments in the Early 1900s

Dubuque's development in the early 1900s aligned with trends seen in cities throughout the United States at that time. With industries booming, foreign immigrants and rural Americans alike began moving to the nation's urban areas, until more than half of the county's population lived in cities by 1920. Meanwhile, regularly-running public transportation systems made commuting possible, so that downtown workers could live farther from the city center and still easily travel to and from work. The combination of the need for increased housing for workers and the possibility of living further from downtown inspired enterprising real estate developers throughout the country to buy up empty tracts of land and create an entire neighborhood.

Part of the drive to build these houses came from ideas of healthy living at that time. Homeownership, especially in new developments where there was enough space for everyone to have some room separating them from their neighbors, was considered better for people than renting in a cramped and dirty city center. Moreover, homeowners were expected to be more invested in their community than itinerant renters. A homeowner would be "enthusiastic and a booster, and it is citizens of that caliber that make cities great."⁵⁴ Developers from the 1910s also argued the financial wisdom of investing in homeownership: first, by replacing wasteful monthly rental payments with equity-building mortgage payments; and second, by being able to profit from the resale of the house as it inevitably increased in value.

Christian Voelker

Christian Anton Voelker was born in 1850 in Hoekenheim, Baden-Württemberg, Germany.¹ When he was only four months old, his parents Leopold and Magdalena moved the family to the

U.S., and settled in Dubuque, where Christian was raised.^{2, 41} At the age of eleven he left school to work in a factory making chairs; at age eighteen he became foreman of the chair department.⁵⁰ After a decade in the factory, he left to establish his own dry goods and clothing store in 1873. That same year, he married Josephine Kolfenbach, with whom he would have five children, four surviving to adulthood.⁴¹

Voelker's dry goods business was successful, and in 1879 he built the Voelker Building to house it at 1300 Central. In 1890 Voelker started an insurance business and also began working in real estate development, and in 1892 he sold his dried goods company to focus on these new businesses, which remained headquartered at his building at 1300 Central.⁴¹ Around 1907 Voelker began a new company to manufacture concrete blocks for construction, the Peer-Amid Cement Stone Co., which also had its office in the Voelker Building. In 1916 he incorporated his real estate business into the Voelker Realty Company,⁴² and remained active in the business as its president until illness struck him in 1925. He died in August of that year, at the age of 74.⁴¹ Voelker, who had been involved in numerous organizations in Dubuque, as well as having served as mayor for two years beginning in 1887, and as a member of the Iowa House of Representatives beginning in 1896, was remembered for his advocacy for workers, as a member of the Knights of Labor and the Democratic party.

Peer-Amid Stone and Voelker Realty Company



Telegraph-Herald, 19 Jan 1908, p. 4.

Eight of the houses in the Voelker Highlands development were constructed with Peer-Amid stone, a locally manufactured concrete block with textured sides in imitation of rusticated ashlar. Peer-Amid Stone was first mentioned in the Telegraph-Herald in June 1907, in an ad seeking concrete workers by the Peer-Amid Stone Company at 27th and Pine Streets.³⁸ This company was either started by Christian Voelker, Sr., or else had very close ties to him. In 1909 the city directory gives two addresses for the Peer-Amid Cement Stone Company: a factory address at 3005 Pine Street, and an office address at 1300 Clay (Voelker's business address).⁴⁰

Here is the First Concrete or Cement Block Building in Dubuque
 Located on Couler Avenue, just Six Blocks North of Rhomberg Avenue and Next to the Couler Avenue School.
 The Carline Passes the Door.—Look at It.

ABOUT THESE BLOCKS
 Called "Peer-Amid Cement Stone."
 These blocks are waterproofed on the face. It is impossible for water to get into or through them from the face or outside of the block. A recent test showed this. On a Saturday afternoon a block was lying face up on the floor of the building and it rained about 2 P. M. Some rain water gathered on the impressed or indented face of the block and the following morning at 9 o'clock not a drop of water was gone, none had been absorbed, none went into the block. It would have soaked into a brick in about five minutes, but it didn't soak into the block after a test of 15 hours. This proves that they are waterproof, but as a further precaution and to avoid all possible criticism, we put strips on the inside, turning out the wall it is called, and plastered on laths and not direct on the blocks.
 The greatest talking point of the building and these blocks is the hollow or air space wall. This air space is continuous around the whole building. It is absolute protection against cold or heat. Anyone who knows anything about building appreciates this air space. In using a storm window the extra glass put at a distance of several inches creates an airspace which makes the warmth. If the extra glass was all that was needed we would simply use a thicker glass but that would not serve the purpose because it is the airspace that is desired. This is the warmest house in town for the price.

This is the Warmest House in Town on Account of the Airspace
 IT WILL NEVER NEED REPAIRS OR PAINTING—IT'S CEMENT.

This building has three very nice rooms on the first floor, a front hall, a closet under the stairs, a fair sized pantry side of the kitchen, and an inside way to the cellar.
 Upstairs there are a bath room, three bed rooms, each opening into the small hall, and all of good size, well lighted and convenient, two closets.
 The water and sewer connections including kitchen sink and closet and gas piping in every room are in.
 The interior finish is all southern hard pine natural wood finish, of neat design, complete even to the picture moulding in every room. Even the clothes hooks in the closets were not overlooked. Just as the interior is complete so the outside will be.
 We will furnish guaranteed cement walks, put up necessary fence, provide cistern and grade the lot.
 The lot will be 30 foot front right on Couler Avenue directly on the car line, five blocks from the Holy Ghost Church, in the same block with the Couler Avenue School. It is without exception the finest location I have thus far built up, being high and dry, away from factory or railroad smoke and noises, right in line with the city's growth.
 As neighborhood makes value and as I believe a variety in design or a group of buildings in which no two are alike is preferred by many people, I will in this location erect every building of a different size and style. I have plans now ready and solicit your inquiry.
 Get a Good Home When You Get One, and Save Money in the End.
 See VOELKER, 13th and Clay Streets, and "Pay-as-You-Can."

SEE VOELKER 13th and Clay Streets. **PAY-AS-YOU-CAN**
 HEADQUARTERS FOR HOMES.

A HOME EVERLASTING—Cheapest in the End.

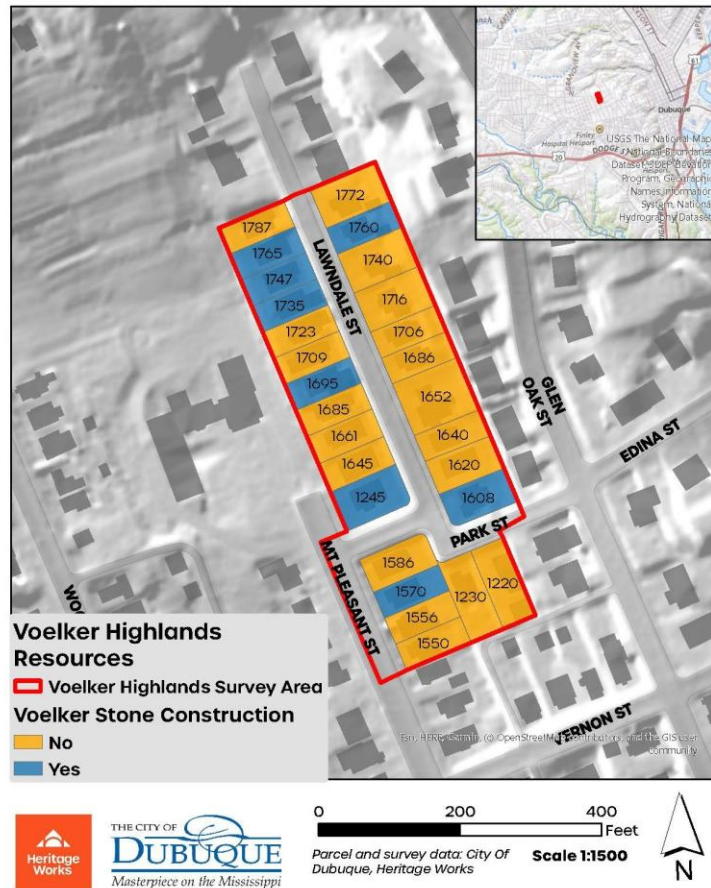


This is an everlasting building that will be practically free from outside repairs. The porch platform is solid cement, the columns are made of cement by the Peer-Amid Cement Stone Co. and all blocks including the door and window sills and caps, are of cement; these longer blocks are also reinforced by iron rods.

Telegraph-Herald, 18 Mar 1908, p 7.

In July 1907, Christian Voelker was reported to be building the first two Peer-Amid stone houses in the city.³⁷ The first of these houses to be completed—Dubuque's first concrete block house—was 2578 Central Ave., in late 1907 or early 1908.³⁹ Voelker continued to use Peer-Amid stone prolifically in his construction, and advertisements for the Voelker Realty Company often included a section on the great benefits of the material. It was lauded for being "coolest in summer and the warmest in winter" because the way the blocks were laid created a continuous hollow wall around the entire building, acting like a storm window, and making the building "practically indestructible and free from repairs."³⁷ The blocks were also waterproofed on their exterior faces.³⁹

Voelker Highlands



Houses in Voelker Highlands constructed out of Peer-Amid Stone

The Voelker Realty Company was incorporated in February 1916, with Chris Voelker, Sr. as President, his nephew Louis Kolfenbach as Vice-President, and his son Chris Voelker, Jr. as Secretary and Treasurer.⁴² The first major project undertaken by the new company was the development of the Voelker Highlands neighborhood: ads appearing as early as June 1916 describe the project.⁶

Homes Like This in Voelker Highlands

As that beautiful new home neighborhood develops you will see home after home of this class built. Lot after lot will be improved until the story is completed, "another Voelker neighborhood has increased greatly in value." That is where your opportunity comes in. You can make your selection NOW and make this profit for yourself. You not only get your choice of locations but YOU GET PAID FOR DOING IT. Remember that it is the forehanded man who has the most money. Get yours by starting NOW.



Voelker Highlands is one of the best located home spots in the city. It lies between Mt. Pleasant Ave. and North Glen Oak Ave., and is but about four blocks to the carline and a very easy walk to the down district. Churches and schools are also within a few blocks.

Besides this beautiful spot with its natural advantages we have several other choice neighborhoods that are now being developed.

1220 Park (or a model for 1220 Park). Source: Telegraph-Herald, 18 Jun 1916, p. 19.

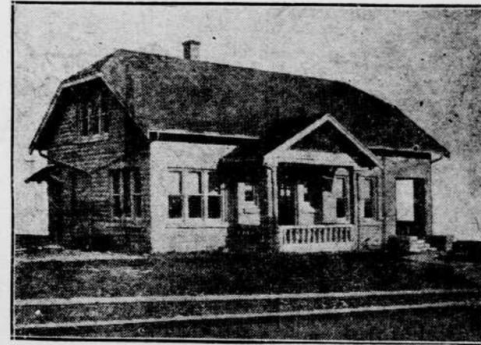
Homes In Beautiful Voelker Highlands



Voelker Highlands is located just east of Mt. Pleasant Ave., close to the numerous churches and schools on the hill, about three and one-half blocks from the carline and not too far to walk to the business district.

Several acres were bought to make Voelker Highlands. We platted the land, not for the greater number of lots, but so that each lot would have its advantage. The high spots were cut down and the low ones filled. Water, sewer and gas mains were laid, each with a curb connection. Then the street was paved with concrete making a permanent paving.

Homes of the class shown in the pictures have been built, resulting in one of the prettiest home neighborhoods to be found in the city. It makes an ideal spot for YOUR home. Several choice lots remain where we can build to suit. See them today and get your home started.



THREE HOMES READY FOR YOUR SELECTION—ONE READY FOR IMMEDIATE POSSESSION

One of these homes is ready for occupancy. It has reception hall with open stairway, guest closet in hall with mirror door, colonnades to parlor from hall and from parlor to living room, French doors from living room to dining room where you will find a built in sideboard of pretty design. Kitchen with city and cistern water, roomy pantry with cabinet. First floor finished in select oak. Three large bedrooms, four closets and large bath room on the second floor. Has front and rear porch, front porch screened, furnace, bath, electric lights, gas, cellar floor cemented, laundry space in basement, city water and sewer

connections. A very cozy home for less money than it could be duplicated.

We have two bungalows for your selection. Each has living room, dining room, kitchen, pantry, two bedrooms, and bath all on one floor. They are strictly modern with furnace, bath, electric lights, gas, cistern with inside pump, city water and sewer. Both of these homes face East, giving you the afternoon shade on your front porch. Possession of either of the two bungalows can be given in thirty days.

When you get down to figures, it seems foolish to go on wasting money for rent when you can have the enjoyment of any of our homes by using that same rent expense to pay for them. It requires some cash to start with. The amount varies with the price of the home and the amount you can pay per month. A personal call will give you all the details and prove to you the advantage of owning a home of your own. Phone us today or call at the office. Let us show you the homes and tell you how easy it is to enjoy them.

Office Phone 2762

Central Avenue At 13th

VOELKER REALTY CO.

Home Phones: Red 2019—Red 3059

1645 Lawndale (left) and 1245 Park (right). Source: Telegraph-Herald, 16 Jul 1922, p. 23.

The company advertised aggressively, with regular campaigns of large, splashy ads appearing weekly in both of Dubuque's newspapers. These reveal a great deal about the company's methods and philosophy. Voelker Highlands was regularly featured as the subject of the ads.

As developers with "experience of years," the company argued that it could create an entire neighborhood that was attractive to live in, and each house a valuable investment for resale. Through their "strict supervision" of the entire process, from the grading of the lots through the interior finishes, Voelker Realty Co. could ensure not only the quality and attractiveness of the buyer's home, but also the consistency of its surrounding homes with it, a guarantee which the company pointed out could not be found in "non-descript" neighborhoods where each owner built individually.⁸ They clarified that the houses in Voelker Highlands would not be identical, however, and buyers could choose from hundreds of designs available in the company's office.^{6,}

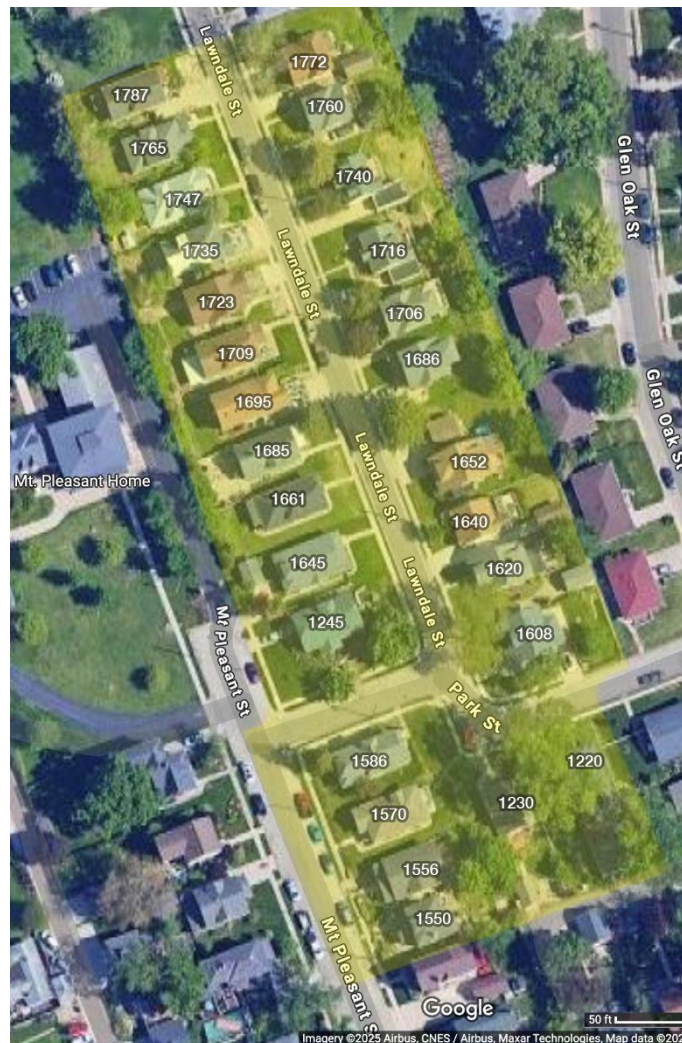
20

The financial benefit for the buyer was another common point Voelker's ads emphasized. By buying materials on a large scale and utilizing their connections with the best and most efficient subcontractors in every field, Voelker Realty Co. could produce houses at a lower cost than a homeowner building for themselves, allowing the company to produce "strictly modern homes" at a "moderate price."^{12, 29} The consistent attractiveness of the neighborhood would ensure the houses could later be sold at a profit, the company asserted.

Voelker ads also very frequently made the argument that monthly rental payments would be put to much better use as investments in homeownership. The company even offered a payment plan, touted as the first of its kind in the western United States, which they called the "Pay-As-You-Can-Plan." A typical example of the plan published in some ads was a \$500 downpayment, and \$30 monthly payments.¹⁶

After the death of Christian Voelker, Sr. in 1925, the business was run by his son Christian Voelker, Jr. for the next thirty-one years. Two of Chris Jr.'s sons, Joseph and Thomas, joined the business, likely in the mid-1950s, and ran it together after their father's death in 1956. Joe retired as president of the company after 35 years, probably in the late 1980s.⁵³ Tom was still running Voelker Realty in 1991.⁵²

Development of Voelker Highlands



Voelker Highlands Survey Area, with house numbers

The Voelker Highlands development is located on three streets—Mt. Pleasant Street, Park Street, and Lawndale Street—on top of one of the city's hills, near Loras Boulevard and Alta Vista Street. Mt Pleasant Street existed prior to the construction of the Voelker Highlands development, spanning several blocks with houses along either side, and some undeveloped land and the Home for the Friendless (now Pleasant Home) at its north end. Park Street (originally called Park Way Avenue) and Lawndale Street (originally Lawndale Avenue) were created for the Voelker Highlands when the development was begun in 1916.

HAVE IT BUILT IN VOELKER HIGHLANDS

Just beyond Julien Ave., between Mt. Pleasant Ave. and North Glen Oak Ave., we have what is going to be one of Dubuque's prettiest neighborhoods. The natural lay of the ground is such that it can be improved at a small cost. It will mean a big neighborhood of moderate priced homes with beautiful grounds around them and the cost to you will be at a minimum. The homes all complete, lot, home, sidewalks, cistern, plumbing, heating, cement floor in cellar, grading of lot—in fact a home all complete will cost from \$3000 up. Never before have we been fortunate enough to be able to offer such an immense new neighborhood with such handiness of location at such prices.

Our "Pay-As-You-Can" Plan, that big favorite among Voelker homeowners, can be used here to your advantage. A little cash to start with, then monthly payments like rent and you see your home fast becoming paid for. This same handiness of location just mentioned will work out strongly to your advantage. The walk to and from your work is just easy enough to keep you in robust health and will be the means of cutting down your daily carfare expense.

SELECT EARLY AND GET YOUR BEST CHOICE.

There is no question as to this new neighborhood going fast. The demand for property in this locality has long been hard to satisfy. This property has just been platted and we have a home sold there already. People realize more and more the quality of work we do, the square treatment accorded everyone and the easiness of getting a home paid for on our famous plan. This brings an increasing number of buyers every year—people who have every confidence in our ability to make a new neighborhood right and to keep our promises as to what sort of improvements are to be made. A large number of people watch every new development we start, and of these there are always a majority who want to get in our new neighborhoods early so as to reap the largest profits from this development. They realize that our price is always right to start with and that such increasing number of cozy homes must naturally make their property higher in value. That has been the history of every new neighborhood in our years of that kind of work and that will be the story here also, but on a larger scale because of the scarcity of close-in lots.

WE WILL BUILD A HOME AS YOU WANT IT.

We have over 800 plans here at the office to select from, but if you have your mind made up as to the style of home you want we will build for you just as you have planned it. That is our specialty—homes to suit. Come in and look our plans over, get the details of our "Pay-As-You-Can" Plan, find out how easy it is to get a home of your own, to enjoy it's every comfort while you are paying for it. All that will cost you is a little effort—but make that effort NOW.

VOELKER, 13th and Clay.
"Builder of Growing Values."

Daily Times-Journal, 10 Jun 1916, p. 7.

A real estate transfer was recorded in the Telegraph-Herald on June 9, 1916, of Lots 4 and 5 of mineral lot 183, from J.J. Nagle and his wife to Voelker Realty Co. This is likely the land purchased for the Voelker Highlands.⁴³ The following day, Voelker published an ad in the Times-Journal: "Have It Built In Voelker Highlands," identifying their plans for a beautiful, affordable neighborhood, within walking distance of downtown jobs.⁶ The ad states that the neighborhood has just been platted, and one home sold already.⁶ The plat, containing seventy-four lots, was filed with the county recorder on June 20, 1916.⁴⁴

In late August of that year, Voelker Realty Co. petitioned the city council for sewer construction in Park Way and Lawndale Avenue.⁷ By mid-November, an ad for the company states that

“water, sewer, gas and electric service have been put in. The street will be improved next spring.”¹⁰ Although the paving of Lawndale would not be completed until the following summer, the company did not delay in constructing the houses: two building permits for homes were given for Voelker Highlands in February 1917.¹¹ These were for:

1586 Mt Pleasant: “Frame cottage of 8 rooms, all modern, oak finish, on east side of Mt. Pleasant Ave., corner of Park way 22x46, on lot 4 Voelker Highlands, approx. Value \$3500.”

1695 Lawndale: “Bungalow of Peer-Amid cement stone, 6 rooms, modern, 22x46, on west side of Lawndale Ave., on lot 9, Voelker Highlands, value \$3000.”

About a month later, one of the company’s ads states that “you can see seven homes started, most of these nearly finished.”¹⁴ In mid-May, another completed home in the neighborhood is described:

“A brand new bungalow home in that pretty new addition, Voelker Highlands. It has six rooms and bath, strictly modern, and the reception hall, living room and dining room are finished in oak. ‘Pay-As-YouCan’ [sic] terms make it easy to own this one.”¹⁵

An ad the following week divulges the “Pay-As-You-Can” terms for this house: “\$500 in cash and \$30 a month.”¹⁶

By late July 1917, there were eight houses completed or under construction in the development (“We have been selling them as fast as we build them, most of them built to order.”), the electric wires had been strung, and the grading of lots and paving of Lawndale were still under way.²² In October, a completed house for sale was described in an ad:

“It has five rooms and bath all on one floor (one of them a convertible sun-parlor and bed room). It has electric light, gas, cistern, water, sewer, furnace, in fact, modern in every detail.”

The ad went on to state: “Two more homes of classy design are under construction, each of them having six rooms and bath.”²³

Similar advertisements detailing recently completed houses for sale continued to be published every few months throughout 1917 and 1918. In April 1919, the company printed a large ad stating that fourteen homes had been built: twelve were sold and occupied, and two were under construction and available for purchase.³⁰ In late May, they advertised what was likely one of these new houses: a “brand new home” in the neighborhood, built of white “Peer-Amid” blocks, with casement windows and a large attic.³² Less than a week later, it was announced that the company had received permits for five new homes in the “rapidly growing” neighborhood:

“The district has grown to popularity within the past few months and it is developing into an exclusive bungalow and cottage neighborhood...”³³

The houses being developed were:

1723 Lawndale: “On lot 11 Voelker Highlands, modern frame bungalow, 26x36, \$4,000.00”

1747 Lawndale: “On lot 13, Voelker Highlands, bungalow of White Peer-Amid stone, six rooms, all modern, \$4,500.00”

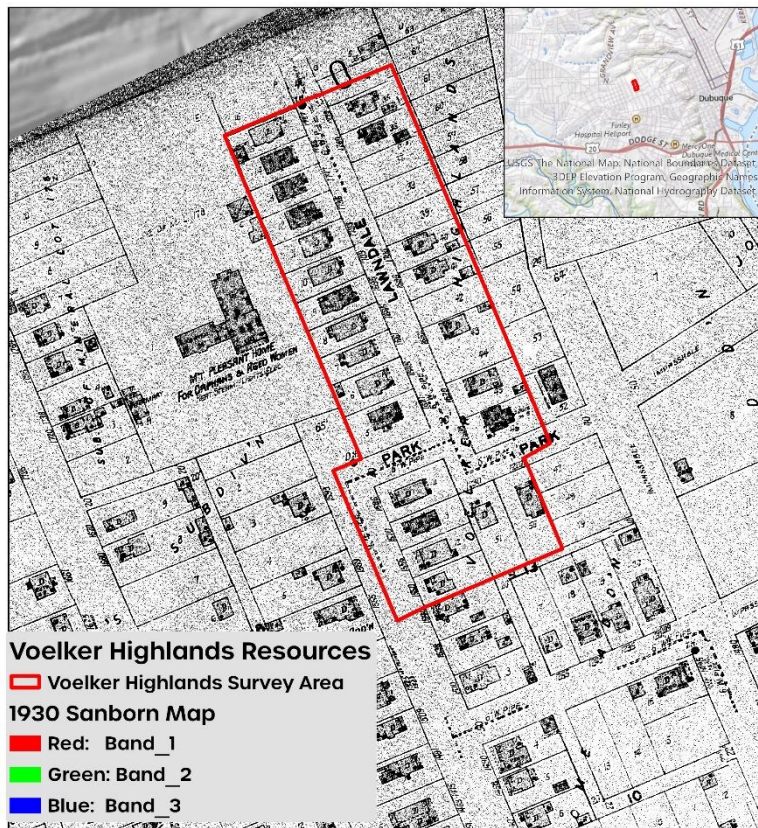
1772 Lawndale: “On lot 35 Voelker Highlands, 7 room modern frame residence, \$4,500.00”

1686 Lawndale: “On lot 41, Voelker Highland, 7 room residence, \$4,600.00”

1787 Lawndale: “A six room bungalow on lot 15, Voelker Highlands, \$3,600.00”³³

A few more houses were added over the next few years, so that by the end of July 1922, there were 24 completed homes in Voelker Highlands. The company advertised that only a few lots remained.³⁶

Voelker Highlands



0 200 400 Feet
Parcel and survey data: City Of Dubuque, Heritage Works
Scale 1:1500

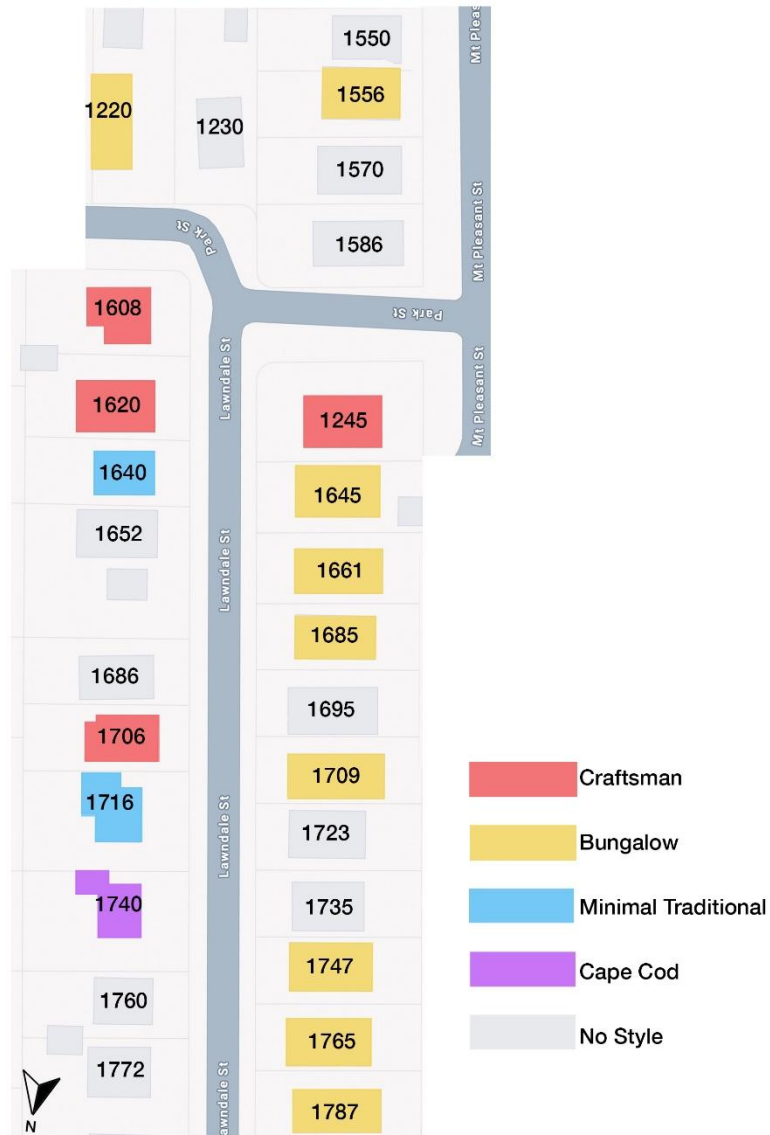


Sanborn Fire Insurance map of Voelker Highlands in 1930

The construction in the neighborhood stopped at this point, however, for more than a decade. It wasn't until the late 1930s that two new houses appeared: 1640 Lawndale on Lot 44 and 1716 Lawndale on Lot 39; and in 1940, the developed area of Voelker Highlands was completed with 1740 Lawndale on Lot 37. Each of these homes was owner-occupied.

Voelker Highlands Architectural Styles

Voelker Highlands Buildings by Architectural Style



1910s-1920s: Craftsman and Bungalow

Craftsman: 1245 Park;
1608, 1620, and 1706 Lawndale

Bungalow: 1220 Park;
1556 Mt Pleasant;
1645, 1661, 1685, 1709, 1747, and 1765 Lawndale

The Craftsman architectural style in the United States developed out of the nineteenth-century Arts and Crafts movement. The Arts and Crafts movement, which arose in the United Kingdom, emphasized handmade work and truth to materials, as a reaction to the opulence of the Victorian Era and the mass production of the Industrial Revolution. The architecture and interior decoration coming from the Arts and Crafts movement was often rustic, and sometimes left unfinished, to allow the beauty of the natural materials to be seen.

In the United States, the principles of the Arts and Crafts movement were popularized among the American public through Gustav Stickley's magazine *The Craftsman*, (published beginning in 1901), which featured plans for homes in the style that came to be known as Craftsman. A Craftsman home is typically characterized by simplicity of design and detailing, the exhibition of fine workmanship and the use of natural materials such as wood and stone. Craftsman homes are usually one story or one-and-a-half stories with shallow roofs, dormers and windows set in the gable end. An excellent example of a Craftsman house in Voelker Highlands is 1245 Park, one of the first houses built in the development. The house still displays its Peer-amid exterior, along with stone sills and lintels on most of its windows. Its roofline is a distinctive shape often seen in Craftsman houses, called a jerkinhead, or clipped gable. Its deep eaves are also a characteristic Craftsman feature.

One of the most iconic and widely-used examples of Craftsman house, the bungalow, had its American beginning in California in the late 1800s, as a high-style adaptation of Indian and British colonial architecture. Before long the type was simplified and spread across the country as an affordable house for the working class in the 1910s through 1930s. The homes generally are small-to-medium size, and either one story, or with an additional half-story in the roof level. The roof is sometimes hipped, but often side-gabled, with a distinctive front-facing dormer. The roof often extends past the front of the house to form an open porch.

The houses built in the Voelker Highlands development were intended to be "strictly modern" and attractive while "moderately priced." Many of the houses built in the 1910s and 1920s, were therefore designed in the popular bungalow form, as either one-story or one-and-a-half-story "cottages" that exhibit typical bungalow features. One notable example is 1220 Park, which has an open front porch created by the roof's overhang, an asymmetrical layout of the front door and windows, and dormers adding a half-story of living space in the attic level. Several of the vernacular/"no style" houses in the Voelker Highlands share some of these features, or have been altered from this or a similar original design.

1910s-1920s: No Style

1230 Park;

1550, 1570, and 1586 Mt Pleasant;

1652, 1686, 1695, 1723, 1735, 1760 and 1772 Lawndale

1930s-1940: Minimal Traditional, Tudor Cottage, and Cape Cod

Minimal Traditional: 1640 Lawndale

Minimal Traditional (Tudor Cottage): 1716 Lawndale

Cape Cod: 1740 Lawndale

In the 1930s, the Great Depression made economy a primary concern in house design. Small, single-story houses with traditional forms but pared-down decorative elements dominated the middle-class housing developments of this era. Many of the Minimal Traditional houses had elements of the Tudor Revival style that preceded this time, such as a prominent chimney and a front-facing gable at or near the main entryway. The roofline had a more moderate pitch, however, and little to no overhang of eaves. Minimal Traditional houses could be made of a variety of materials: brick, stone and wood siding were used, sometimes together.

Most of the Voelker Highlands homes had been built in the late 1910s and early 1920s. After 1922, there was a pause in construction in the development until the end of the 1930s, when the three final Voelker Highlands houses were built: first 1640 Lawndale, then 1716 Lawndale, and finally in 1940, 1740 Lawndale. Each of these is in a Minimal Traditional style, though 1640 Lawndale is the most purely minimal, while the other two have elements that nod at traditional styles in their front facade. 1716 Lawndale has a Tudor-style sweeping asymmetrical gable on its entryway; and 1740 Lawndale has a Cape Cod look with a symmetrical front facade that includes two small dormers.

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State Inventory Number: 31-0023986 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Voelker Cottage at 1245 Park St
Other Names: _____
Street Address: 1245 Park St
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Voelker Highlands</u>
Township No.: _____	Block(s): <u>NA</u>
Range No.: _____	Lot(s): <u>Lot 5</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Voelker Highlands Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 1245 Park St
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A01 residence

B. CURRENT FUNCTIONS

01A01 residence

Description

A. ARCHITECTURAL CLASSIFICATION

07E Bungalow_Craftsman

B. MATERIALS

Foundation (visible exterior): 10 Concerete (Roughcast Pargeting)
Walls (visible exterior): 10A Block
Roof: 08A Shingle/Composition Tile
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☒ Yes ☐ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE
07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1919
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1916-1922

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: Likely Voelker Realty Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 1245 Park St
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.68606896	42.503293	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 02/23/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 1245 Park St
Address: 1245 Park St
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

1245 Park Street is a one-story single-family building built in the Craftsman style. The overall rectangular plan includes one and a half stories with a moderate overhang side gable roof covered in asphalt shingles. The foundation is roughcast, and the walls are made of "Voelker Stone." The south-facing facade features a corner entry. The main entrance door is recessed within a partial-width porch. It consists of a single leaf, multilight door with a transom. The primary facade windows are single-hung, and there are ganged windows with copper awnings. A protruding bay on the front of the building showcases grouped windows with leaded glass. These windows have stone sills and lintels. Towards the rear, on the north portion of the building, there are two dormers with shed roofs. Additionally, there is a secondary entrance on the west side, accessible via a driveway.

The house is on a corner lot and there are public streets on three sides of the building. The house has a grass lawn that wraps around the building, it is punctuated by a variety of planting areas for shrubs, flowers, and other decorative elements. On the south side of the house, there is a curvilinear concrete pathway that leads to the primary entry. The northwestern part of the site has a narrow concrete parking pad.

History:

The building at 1245 Park St was likely built by Voelker Realty Co. It was owned by Frank Delaney by the year 1919.





6" Main - 7'6" E. of W. curb

Tap No.

13498

Application for Connection with Water Mains

TriPLICATE



COPPER—Coupling



COPPER—Solder



LEAD



CAST IRON

To the City Water Works:

Dubuque, Iowa,

19.55

Mr.

whose building is located on

No.

Street, desires to have a

3/4 inch connection

made with the mains to his premises, agreeing to be governed by the rules and regulation adopted, or which may hereafter be adopted by the City of Dubuque, Iowa, governing connections to City Water Mains.

☐ Replacement

☐ Present Use

☐ Future Use

☐ Fire Protection

Owner

L. H. H. H.
Licensed Plumber

THIS SPACE TO BE FILLED IN BY WATER WORKS TAPPER

Location of Stop Box

1' W of W curb + 49' N of S curb (Park St)

Location of Main

7'6" E of W curb

Location of Corporation Cock

8'6" E of stop box

Size of Main Tapped

6"

Date Tapped

10/28/55

Depth of Main Tapped

4'6"

Tapper

H. L. H. H.

Old Corp will be dug up

Later) H. L. H. H. (over)

Architectural Survey of Deereville (1947-1951) Dubuque, Iowa

Historical Context

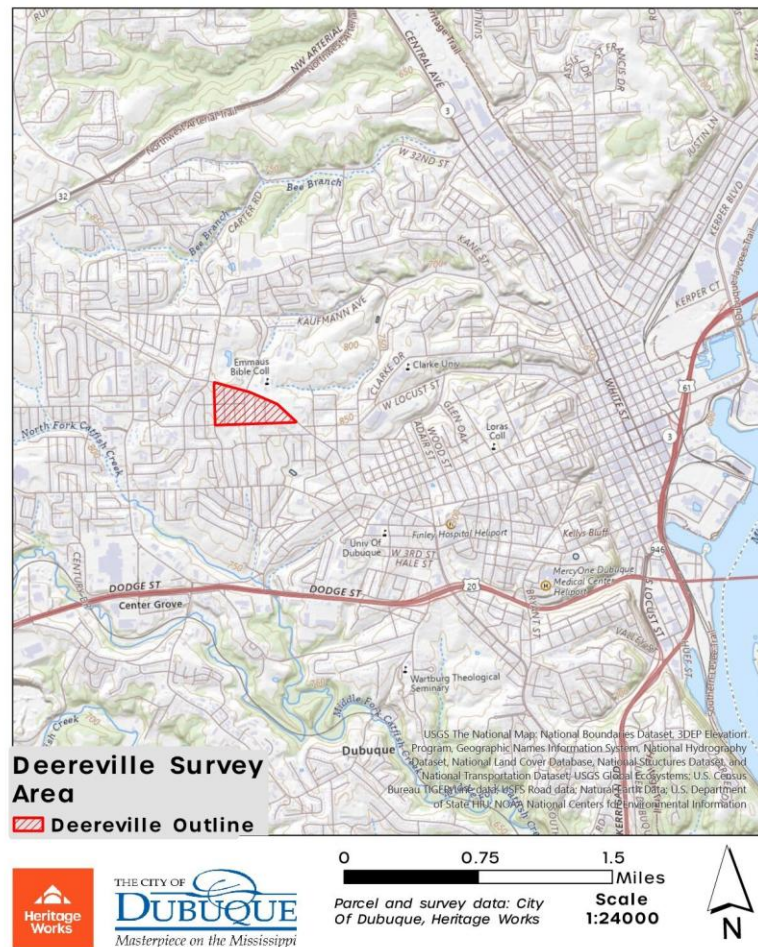
Introduction

The Deereville area of Dubuque is locally significant under Criterion A in the area of Community Planning and Development. It was built by a private developer as a planned residential neighborhood in the City of Dubuque in the years immediately following World War II, a period of rising homeownership in Dubuque and throughout the United States. The Survey Area comprises over a hundred residences. Ninety-four of the houses were built by the farm equipment manufacturer John Deere, as housing for their workforce when they built a new factory in Dubuque after the end of World War II.

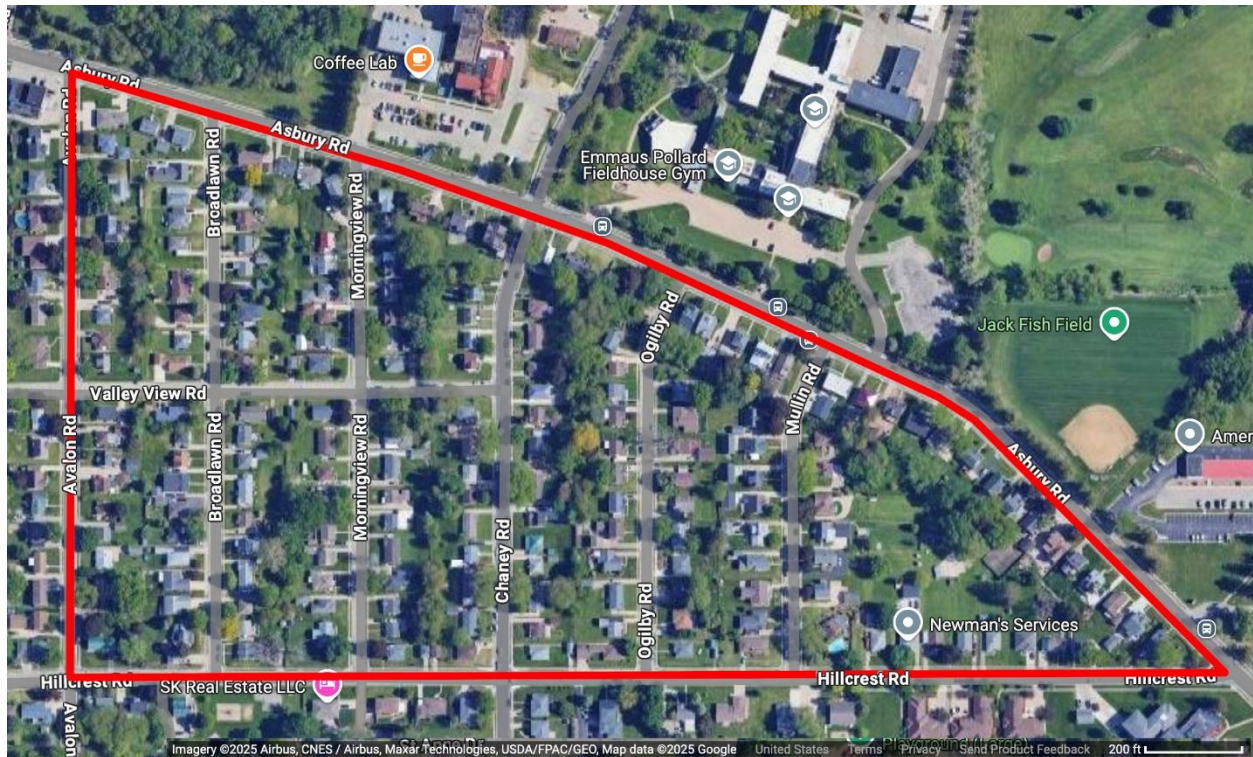
The period of significance for the Deereville Survey Area is 1947-1951. These are the years when John Deere was developing and constructing houses in the neighborhood. Most of the houses on Asbury and Mullin Streets, which were the only streets pre-dating the annexation of the area by the City of Dubuque, were constructed before the period of significance, and so are not considered contributing structures. This is also true of the couple of houses completed years after John Deere's development project was finished. Several dozen non-Deere houses throughout the Survey Area were completed during or soon after the period of construction of the development, and may be considered contributing.

Overview of Survey Area

Deereville - Context Map



The Deereville Survey Area consists of portions of several streets at the beginning of Dubuque's West End. It is surrounded by residential streets to the south and west, and commercial buildings and Emmaus Bible College to the north and east. Flora Park is two blocks south of the boundary of the neighborhood.



Deereville Survey Area

The Survey Area is bordered by Asbury Road to the north and east, Hillcrest Road to the south, and Avalon Road to the west. All of the buildings in the Deereville Survey Area are residential, with the overwhelming majority being single-family homes or duplexes. There are a couple of multi-family residences on the south side of Asbury Road. The topography of the Deereville Survey Area is gently hilly. The terrain slopes generally downward from Asbury at the north border to Hillcrest at the south. Within the Survey Area, Hillcrest Road itself changes slope frequently, rising from its lowest point at Avalon to a peak between Ogilby and Mullin, and then falling and rising again to meet Asbury at its eastern corner.

Address	Style	Date	Contributing Resources
2040 Avalon	No Style	Pre-1947	None
2048 Avalon	Minimal Traditional	1949	Residence
2056 Avalon	Minimal Traditional (John Deere)	1947	Residence
2066 Avalon	Minimal Traditional (John Deere)	1947	Residence
2074 Avalon	Minimal Traditional (John Deere)	1947	Residence
2084 Avalon	No Style	1950	None
2088 Avalon	Minimal Traditional (John Deere)	1947	Residence

2098 Avalon	Minimal Traditional (John Deere)	1947	Residence
2112 Avalon	Minimal Traditional	1949	Residence
2122 Avalon	Minimal Traditional (John Deere)	1947	None
2132 Avalon	Minimal Traditional (John Deere)	1947	Residence
2146 Avalon	Ranch	1948	None
2160 Avalon	Minimal Traditional	1949	Residence
2170 Avalon	Minimal Traditional	Pre-1947	None
2192 Avalon	No Style	1950	Residence + Garage
2004 Broadlawn	Minimal Traditional	1948	Residence
2005 Broadlawn	Minimal Traditional	Pre-1947	None
2012 Broadlawn	Minimal Traditional	1949	Residence
2024 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2025 Broadlawn	No Style	1991	None
2034-2036 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2035 Broadlawn	No Style	1991	None
2045 Broadlawn	Minimal Traditional	1951	Residence + Garage
2048 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2055 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2064 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2065 Broadlawn	Minimal Traditional (John Deere)	1947	Residence + Garage
2075 Broadlawn	No Style	1950	Residence
2076-2078 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2081 Broadlawn	Minimal Traditional	1950	Residence
2082 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2087 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2088 Broadlawn	Minimal Traditional	1953	Residence
2096 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2097 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2113 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2116 Broadlawn	No Style	1948	None
2123 Broadlawn	Minimal Traditional (John Deere)	1947	Residence

2126 Broadlawn	Minimal Traditional	1948	None
2133 Broadlawn	Minimal Traditional (John Deere)	1947	Residence + Garage
2134 Broadlawn	Ranch	1951	Residence
2143 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2146 Broadlawn	Minimal Traditional (John Deere)	1947	Residence + Garage
2156 Broadlawn	Minimal Traditional (John Deere)	1947	Residence + Garage
2163 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2166 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2173 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2176 Broadlawn	Minimal Traditional (John Deere)	1947	Residence
2185 Broadlawn	Ranch	1951	Residence
2186 Broadlawn	Minimal Traditional (John Deere)	1947	Residence + Garage
2191 Broadlawn	Minimal Traditional	1949	Residence
2000 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2011 Morningview	Minimal Traditional (John Deere)	1947	Residence
2012 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2025 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2026 Morningview	Minimal Traditional (John Deere)	1947	Residence
2035 Morningview	Minimal Traditional (John Deere)	1947	Residence
2036 Morningview	Minimal Traditional (John Deere)	1947	Residence
2045 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2046-2048 Morningview	Minimal Traditional (John Deere)	1947	Residence
2059 Morningview	No Style	1950	Residence
2066 Morningview	Minimal Traditional (John Deere)	1947	Residence
2067-2069 Morningview	Minimal Traditional (John Deere)	1947	Residence
2074 Morningview	Minimal Traditional (John Deere)	1947	Residence
2077 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage

2084-2086 Morningview	Minimal Traditional (John Deere)	1947	Residence
2089-2091 Morningview	Minimal Traditional (John Deere)	1947	Residence
2094 Morningview	Minimal Traditional (John Deere)	1947	Residence
2097 Morningview	Minimal Traditional (John Deere)	1947	Residence
2098 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2115 Morningview	Minimal Traditional (John Deere)	1947	Residence
2118 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2124 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2125 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2130 Morningview	Minimal Traditional	1948	Residence + Garage
2135 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2144 Morningview	Minimal Traditional	1948	Residence
2145 Morningview	Minimal Traditional (John Deere)	1947	Residence + Garage
2154 Morningview	Minimal Traditional	1948	Residence
2155 Morningview	Minimal Traditional (John Deere)	1947	Residence
2165 Morningview	Minimal Traditional	1950	Residence
2168 Morningview	Minimal Traditional	1952	Residence
2193 Morningview	No Style	1952	Residence
2002 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2003 Chaney	Minimal Traditional (John Deere)	1947	Residence
2013-2015 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2014 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2028-2030 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2033-2035 Chaney	Minimal Traditional (John Deere)	1947	Residence
2042 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2045 Chaney	Minimal Traditional	1949	Residence
2056 Chaney	Minimal Traditional (John Deere)	1947	Residence

2059-2061 Chaney	Minimal Traditional (John Deere)	1947	Residence
2068 Chaney	Minimal Traditional (John Deere)	1947	None
2069 Chaney	Minimal Traditional (John Deere)	1947	Residence
2076-2078 Chaney	Minimal Traditional (John Deere)	1947	Residence
2079 Chaney	Minimal Traditional (John Deere)	1947	Residence
2088-2090 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2089-2091 Chaney	Minimal Traditional (John Deere)	1947	Residence + Garage
2096 Chaney	Minimal Traditional (John Deere)	1947	Residence
2099 Chaney	Minimal Traditional (John Deere)	1947	Residence
2104 Chaney	Minimal Traditional (John Deere)	1947	Residence
2115 Chaney	Minimal Traditional	1948	Residence
2116 Chaney	Minimal Traditional (John Deere)	1947	Residence
2125 Chaney	Minimal Traditional	1948	Residence
2130-2132 Chaney	Minimal Traditional (John Deere)	1948	Residence
2133 Chaney	Minimal Traditional	1948	Residence
2138 Chaney	No Style	1951	Residence
2145 Chaney	Minimal Traditional	1948	Residence
2005 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2010 Ogilby	Minimal Traditional (John Deere)	1947	Residence + Garage
2015 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2020 Ogilby	No Style	1953	Residence
2025-2027 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2030 Ogilby	Ranch	1949	Residence
2035 Ogilby	Minimal Traditional (John Deere)	1947	None
2040 Ogilby	Ranch	1950	Residence
2050 Ogilby	Minimal Traditional	1950	Residence
2055 Ogilby	No Style	1948	None
2060 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2065 Ogilby	Minimal Traditional (John Deere)	1947	Residence

2075 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2085 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2088 Ogilby	No Style	1948	Residence
2095 Ogilby	Minimal Traditional (John Deere)	1947	Residence
2096 Ogilby	No Style	1952	None
2100 Ogilby	Ranch	1962	None
2105 Ogilby	Minimal Traditional (John Deere)	1947	None
2115 Ogilby	Minimal Traditional (John Deere)	1947	None
2123 Ogilby	No Style	1950	Residence
2010 Mullin	Minimal Traditional	1946	Residence
2013 Mullin	Minimal Traditional	1947	Residence
2025 Mullin	Ranch	1953	None
2030 Mullin	No Style	1941	None
2035 Mullin	Craftsman	1926	None
2040 Mullin	No Style	1941	None
2045 Mullin	Craftsman	1930	None
2050 Mullin	Minimal Traditional	1950	Residence
2055 Mullin	No Style	1931	None
2060 Mullin	No Style	1949	Residence
2075 Mullin	Minimal Traditional	1948	Residence
2080 Mullin	Craftsman	1930	None
2085 Mullin	Craftsman	1926	None
2090 Mullin	No Style	1946	Residence
2095 Mullin	Tudor Revival	1940	None
2420 Hillcrest	Minimal Traditional	1949	None
2426 Hillcrest	Minimal Traditional	1953	Residence
2430 Hillcrest	Minimal Traditional (John Deere)	1947	Residence
2440 Hillcrest	Minimal Traditional (John Deere)	1947	Residence
2450 Hillcrest	Minimal Traditional (John Deere)	1947	Residence
2460 Hillcrest	Minimal Traditional (John Deere)	1947	Residence
2470 Hillcrest	Minimal Traditional (John Deere)	1947	Residence
2480 Hillcrest	Minimal Traditional (John Deere)	1947	Residence
2500 Hillcrest	Ranch	1952	None
2992 Hillcrest	No Style	1950	Residence

2411 Asbury	No Style	1931	None
2415 Asbury	No Style	1925	None
2417 Asbury	Craftsman	1930	None
2421 Asbury	Craftsman	1930	None
2425 Asbury	Dutch Colonial Revival	1930	None
2429 Asbury	No Style	1928	None
2433 Asbury	No Style	1928	None
2439 Asbury	No Style	1940	None
2443 Asbury	Craftsman	1928	None
2447 Asbury	Minimal Traditional	1940	None
2451 Asbury	Craftsman	1928	None
2455 Asbury	Minimal Traditional	1941	None
2475 Asbury	No Style	1947	None
2485 Asbury	No Style	1938	None
2495 Asbury	No Style	1952	None
2525 Asbury	Minimal Traditional	1929	None
2545 Asbury	Dutch Colonial Revival	1929	None
2565 Asbury	No Style	1931	None
2585 Asbury	Craftsman	1915	None
2595 Asbury	Craftsman	1939	None
2605 Asbury	Cape Cod	1939	None
2625 Asbury	Cape Cod	1939	None
2655 Asbury	Minimal Traditional	1949	Residence
2705 Asbury	No Style	1948	None
2715 Asbury	Minimal Traditional	1948	None
2735 Asbury	Minimal Traditional	1949	Residence
2855 Asbury	Ranch	1954	None
2875 Asbury	Minimal Traditional	1949	Residence
2895-2897 Asbury	Minimal Traditional (John Deere)	1947	Residence
2905 Asbury	Minimal Traditional	1947	None
2925 Asbury	Minimal Traditional	1948	None
2995 Asbury	Ranch	1947	None

Overview of Architectural Styles

The Survey Area's most prevalent architectural type is mass-produced small houses and duplexes in a Minimal Traditional style, sometimes with Modern elements. Some earlier buildings of different styles can be found, especially on Asbury and Mullin Roads; some later buildings of different styles can also be found; and many of the original buildings have been altered.

Deereville Buildings Categorized by Architectural Style

Minimal Traditional: 132 (John Deere houses: 94; Other: 38)
No Style: 19
Ranch: 10
Craftsman: 8
Dutch Colonial Revival: 2
Cape Cod: 2
Tudor Revival: 1

Colonial Revival (1880s-1940s)

The Colonial Revival style emerged after the 1876 Philadelphia Centennial Exhibition reawakened interest in the American Colonial period. The most common architectural features of Colonial Revival buildings include symmetrical building forms, hipped roofs, porches with columns, entry doors, porches with columns, entry doors with transoms, sidelights and elaborate surrounds and double-hung multi-paned windows. The Colonial Revival style enjoyed a longer duration of popularity than any other style, lasting long into the 1950s. Colonial Revival details often find their way into other styles such as Ranch style homes.

One sub-style of Colonial Revival architecture is the Dutch Colonial style. Like the Cape Cod style, the Dutch Colonial has a steeply-pitched roof, often with at least one front-facing dormer; however, the Dutch Colonial roof shape is gambreled instead of gabled, and the front facade layout is less likely to be symmetrical. The two examples of Dutch Colonial Revival homes in the Deereville Survey Area are 2425 and 2545 Asbury Road.



2425 Asbury (left) and 2545 Asbury (right) (Colonial Revival: Dutch Colonial)

Tudor Revival (1890s-1940s)

The Tudor Revival style enjoyed popularity in roughly the same period as the Colonial Revival style. Tudor Revival style homes emulated Medieval English examples of grand manor homes and thatched cottages. Tudor Revival homes are characterized by dominant front gables, half

timbering, masonry walls, steeply pitched roofs, dominant chimneys and narrow casement windows, many with a diamond pane pattern. An example of a Tudor Revival home in the Deereville Survey Area is 2095 Mullin Road.



2095 Mullin (Tudor Revival)

Craftsman (1900s-1920s)

The Craftsman architectural style arose out of the 19th Century Arts and Crafts Movement. The Arts and Crafts movement was a reaction to the opulence of the Victorian Era and the mass production of the Industrial Revolution. The Craftsman style became popular when Gustav Stickley began publishing plans for homes in his magazine, *The Craftsman*, in 1901. A Craftsman home is typically characterized by simplicity of design and detailing, the exhibition of fine workmanship and the use of natural materials such as wood and stone. Craftsman homes are usually one story or one-and-a-half stories with shallow roofs, dormers and windows set in the gable end. An example in the Deereville Survey Area is 2417 Asbury Road.



2417 Asbury (Craftsman)

Minimal Traditional (1935-1950)

The Minimal Traditional style arose during the years of the Great Depression, when the need for economy resulted in the typical decorative elements seen in the preceding architectural styles being left off or simplified. The style was especially prevalent in the years following World War II, and was the prevailing style in planned developments such as Deereville. Minimal Traditional homes are typically small and single-story, with low-to-medium pitched roofs and little to no overhang in the eaves. Many have a front-facing gable. The contributing buildings in the Deereville Survey Area are all in the Minimal Traditional style. The home with the best integrity (retaining the original design and features of these buildings) is 2098 Morningview Road.



2098 Morningview (Minimal Traditional)

Ranch (1935-1975)

The Ranch style originated in California, and gained popularity throughout the country over the next two decades. It eventually became the predominant style in the years after World War II, when automobile ownership allowed for suburban sprawl, larger lots and larger house footprints. Ranch houses are single-story, asymmetrical, with low-pitched roofs and brick or wood-sided exteriors. Common features include picture windows and decorative iron porch supports. (McAlester, Virginia & Lee. *A Field Guide to American Houses*. P 479) An example in the Deereville Survey Area is 2500 Hillcrest Road (built 1952).



2500 Hillcrest

Deereville: Historical Setting and Developer

Dubuque Post-World War II

During the 1930s, Dubuque's population growth continued along the trend of modest rise seen in the preceding decades, reaching almost 44,000 by 1940. During the years of World War II, thousands of Dubuquers left to serve in the armed forces. While manufacturing companies in Dubuque stayed busy by converting their production to fill military needs, development of new residential areas in the city was not a priority during these years. Once the war ended, however, the GIs returned home, and Dubuque continued to grow as a center for manufacturing, drawing new companies, such as John Deere, to the area. A population boom resulted, with Dubuque reaching over 49,000 by 1950. The city began to expand its boundaries to the north and especially the west, and new housing was needed to accommodate the growing population.

Planned Developments in Post War America

The same situation seen in Dubuque played out in communities across the United States after the end of World War II: young soldiers returned home, ready to take jobs and start their families; cities expanded outward into the suburbs, making owning a car and a house with a yard part of the "American Dream"; and manufacturing companies responded to the postwar boom by building factories in new cities, to produce the modern conveniences that consumers were ready to buy after years of wartime rationing. Housing was needed for the workers at these factories, and often the quickest and most economical way to produce a large number of worker houses was through planned developments.

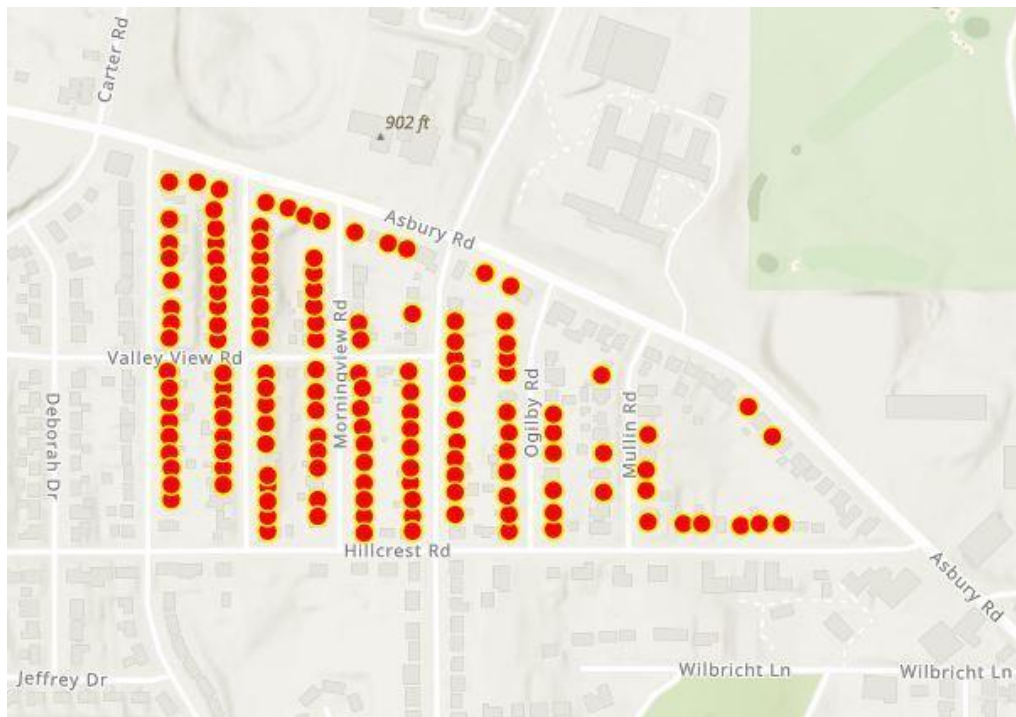
The method of building housing quickly had been refined by necessity during World War II, when assembly-line methods were adapted to create housing for troops at training camps and

for workers at wartime manufacturing plants. The developers in the post-war years applied the same techniques to make hundreds or thousands of houses spring up out of nowhere: the designs were kept simple and uniform, with consistent materials and only slight variations in layout; the materials needed for each house were calculated exactly beforehand, and prepared in batches so that the exact materials needed could be delivered at the location on the day they were required. Several houses could go up simultaneously, with skilled tradesmen moving from one house to the next to complete their part of the construction.

The pioneer of this technique was William Levitt, who used pre-cut lumber on concrete slabs to build 30 houses a day in his planned development named Levittown, New York (1947-51), which eventually had 6,000 houses, as well as schools and other amenities. Levitt built a second Levittown in Pennsylvania in 1952, after U.S. Steel had opened a new plant nearby, this time with 17,000 houses. Levitt's methods were imitated across the country by developers who found it possible to build houses that could be sold at a profit and still be affordable to new owners using FHA mortgages through the GI Bill.

Restrictive Covenants

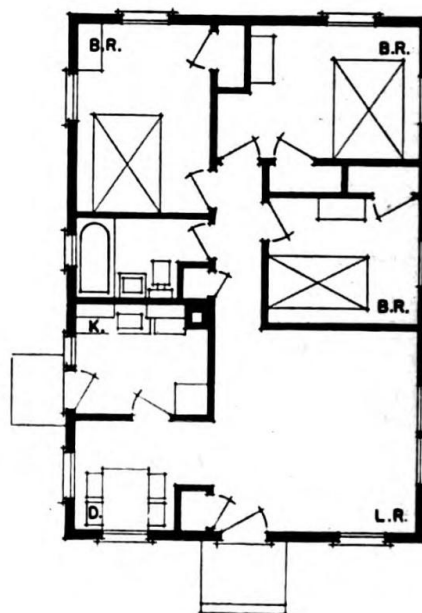
Notably, FHA mortgages and other mortgages were typically only available to prospective owners who were white, and many developers in the post-war era, including William Levitt, refused to sell to black owners. In some places, including Dubuque's Deereville, pre-existing covenants on the land restricted ownership to white owners in perpetuity, and also precluded owners from renting to black residents. These discriminatory covenants were somewhat nullified in 1948, when the U.S. Supreme Court ruled that they were unenforceable; but the Court's simultaneous decision that the covenants were legal as private agreements among individuals allowed them to continue to be implemented until the Fair Housing Act of 1968. Despite their nullification by the Fair Housing Act, covenants are very difficult to remove from properties, and most of the restrictive covenants on the Deereville properties are still attached to this day.



Map of properties within the Deereville Survey Area that are attached to restrictive covenants

FHA: Principles of Planning Small Houses

In 1940, the FHA published a revised edition of an earlier bulletin it had produced, titled *Principles of Planning Small Houses*. The developers of the postwar housing developments, wanting to ensure that their houses would be eligible for federal mortgages under the rules of the G.I. Bill, used the FHA's principles as a design guide to ensure quick approval. The bulletin suggested maximizing usable space by minimizing hallways, and combining the dining space with either the kitchen or living room. There were sample layouts for one-, two- and three-bedroom houses, some of which are very similar to those used in the Deereville houses in Dubuque.



ONE-STORY THREE BEDROOMS

22

THREE-BEDROOM HOUSES also may have compact economical plans based upon the same planning principles as those demonstrated in the two-bedroom house. The bathroom-kitchen back-to-back arrangement can be maintained for economy in the plumbing installation. The hall required for circulation and privacy should be of minimum area. Where three bedrooms are provided, the living room should be increased in size. In many localities two-story houses are more economical when 3 or 4 bedrooms are required.

Layout design seen adapted in Deereville houses. Source: FHA, Principles of Planning Small Houses, 1940.

John Deere



John Deere. Source: deere.com

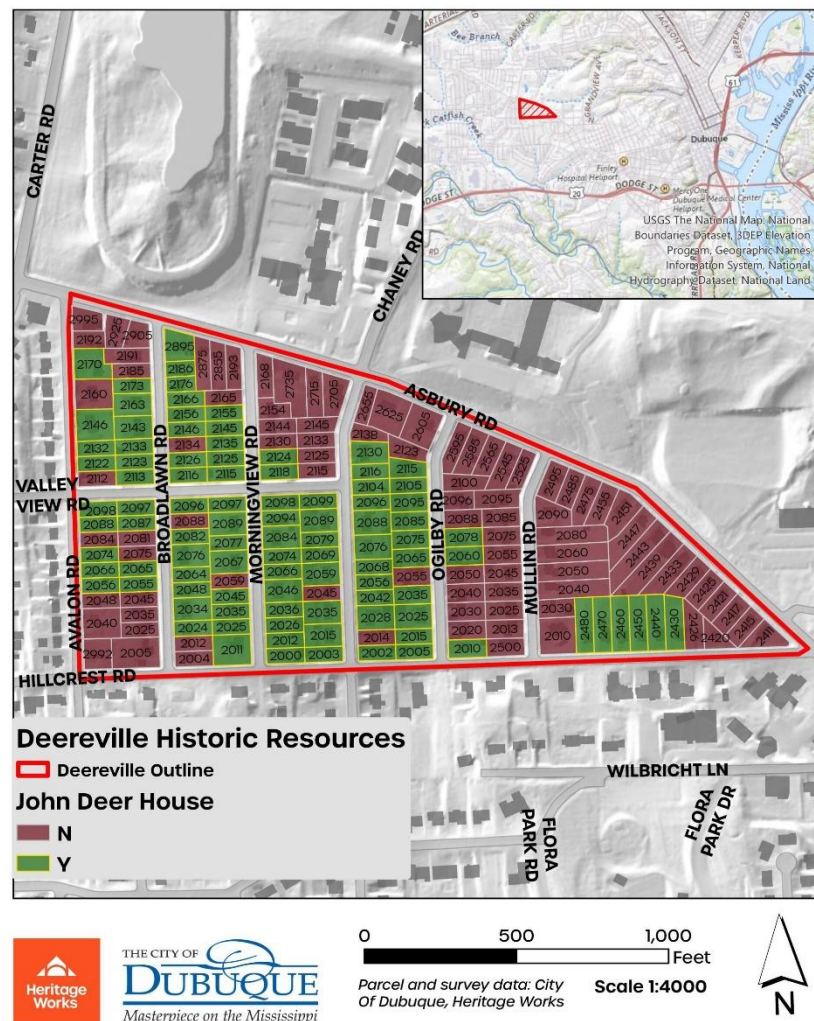
The history of the John Deere company began in 1837, when blacksmith John Deere made a self-scouring plow from a polished steel saw blade, which worked much better in the sticky Midwestern soil than traditional iron or wood plows. Within a decade, Deere had gained business partners and built a factory in Moline, Iowa. Deere became sole proprietor of the company in 1852, and expanded its production to a variety of agricultural equipment. In the 1910s, the company began focusing on manufacturing tractors, engines and harvesters, and the number of its employees tripled to over 8,500. During the years of World War II, the company changed to war production, manufacturing parts for military vehicles.

In early February 1945, John Deere announced that it had chosen Dubuque as the location for a new plant, planned as a post-war expansion of the company.¹⁶ That month, the company finalized the purchase of 729 acres of land in Peru township, two-and-a-half miles north of Dubuque's city limits.^{13,14,16} With the war still ongoing, they first needed to apply to the War Manpower Commission and the War Production Board for permission to build and equip a plant in Dubuque for the manufacture of farm tractors.^{14,15} The application was approved in mid-June, and the company announced that they planned to begin grading the land for construction of the plant within the next few days.¹⁵ Enough of the grading had been completed by mid-August for two building foundations to be laid, and the steel frameworks of seven of the plant's nineteen planned buildings had been started by the end of 1945.^{11,12} By September 1946, while still unfinished, the plant was complete enough for the first stages of production of combine and stationary power units to begin; and by the end of that year, the plant had a payroll of 850.⁸

When the news of the new plant was first announced in February 1945, it was reported that the company was expected to hire Dubuquers for the new plant, rather than bring in existing employees from elsewhere.¹⁶ However, the first announcement of appointments by the company in late June were all current employees at other John Deere plants, and the company stated that “the balance of the personnel of the Moline Tractor works” would eventually be transferred to Dubuque.¹⁷ While construction progressed on the plant itself, the company also sought a solution to housing the workforce it was bringing to Dubuque.

Development of Deereville

Deereville Neighborhood

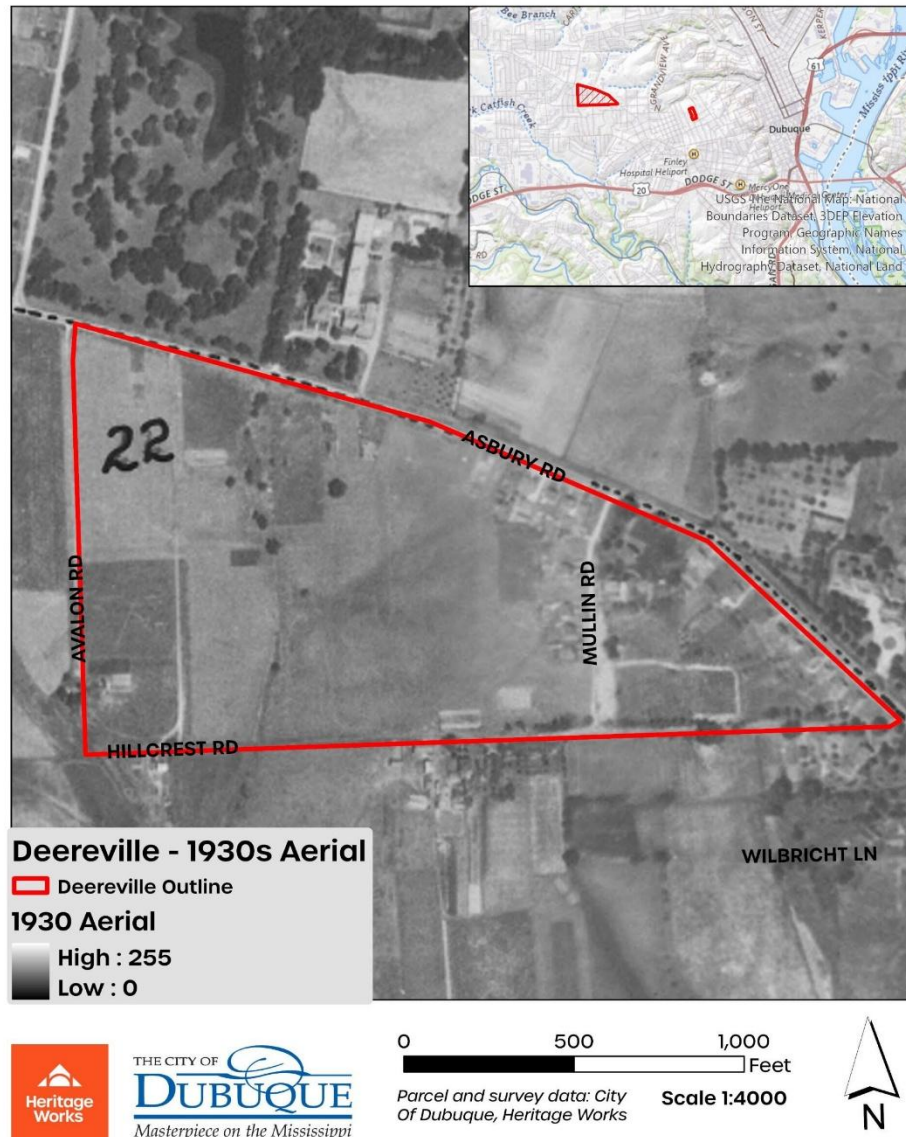


Map of Deereville Survey Area, showing houses developed by John Deere

The Deereville neighborhood encompasses several blocks, bordered by Asbury Road to the north and east, Avalon Road to the west, and Hillcrest Road to the south. The buildings included in the survey area have addresses on the east side of Avalon; on Broadlawn; Morningview;

Chaney; Ogilby; Mullin; on the south/west side of Asbury; and on the north side of Hillcrest, within the survey area boundaries. Valley View Road runs east-west from Avalon to Chaney inside the survey area.

Deereville Neighborhood



Aerial view of Deereville Survey Area before development, in the 1930s

The neighborhood is right at the point where Dubuque's West End begins. Originally outside the Dubuque city limits, the West End was developed from rolling farmland into residential and commercial areas during the post-war years. Asbury Road existed as the route leading to the neighboring town of Asbury. Some homes and institutional buildings, such as the Mt. St. Rose School for girls, already lined this section of Asbury Road by the mid-1940s. Mullin Road also was somewhat built up prior to the Deereville development, having eight houses on it by 1942. The remainder of what became the Deereville neighborhood was largely undeveloped when John Deere began looking for a place to build its employee housing.

In April 1946, the Dubuque City Council received a proposal to annex about 60 acres of land directly west of its city limits, including two subdivisions: Hillcrest Park and Hillcrest Subdivision No. 2. The reason for the proposed annexation was that the two subdivisions were being considered for a housing development by the John Deere company, if the cities' sewer and water systems could be made available to the development. The land had already been platted and sub-divided, and John Deere was planning to build about 100 houses in the neighborhood.



Telegraph-Herald, April 16, 1946, p. 1

The City Council approved the annexation, and by June, the City was installing a new water main to service the annexed land. In July, the next major step in the development began, with regrading of the land and streets.³ A sewer system was installed by the City, at John Deere's expense, the following January.

On July 10, 1947, the city of Dubuque issued building permits for 94 residences (78 single-family homes and 16 duplexes) to the Iowa Improvement company, a subsidiary of John Deere, which was handling the development. Construction began soon after.

START STREET GRADING WORK

Company Lays Groundwork
For Home Building

First major step in the public improvement of the annexed lands at the west corporate limits of Dubuque has been taken with a start of street grading which eventually will extend to nine streets in the area.

Under a contract recently awarded by Dubuque city council to Sumner Sollitt and company, of Chicago, heavy grading equipment has been moved into the district to level off grades and hills where the nine streets will intersect the more than 59 acres included in the annexed territory.

Eventually there is to be a sizable housing project in this district to be handled by the John Deere Dubuque Tractor company, with close to 100 new dwellings planned in the initial enterprise.

Grading will be completed on all or portions of the following streets: Avalon, Broadlawn, Morningview, Chaney, Ogilby, Mullin, Hillcrest, Valleyview, and Asbury road.

While street paving is not contemplated by the city in the immediate future, the streets, when all laid out, graded and otherwise prepared as traffic channels, probably will be surfaced with gravel, crushed rock or some such type of temporary surfacing.

And under an arrangement with the John Deere company, a sanitary sewer project to serve the district is to be financed by the Deere company and with the stipulation that adjoining properties cutting in on this sewer project will have to work out their financing arrangements with the industry and through contact with city officials.

The properties at the west corporate limits of the city were annexed in April of 1946 to provide the municipality's newest residential area.

And the grading of nine streets of the district represents the first major step in improving that area preparatory to the start of actual new home construction to provide dwellings for personnel to be brought to Dubuque to work at the

ANNEX PROJECT UNDER WAY



Street grading equipment pictured above has rolled into action and work has started to round into travel shape nine streets in the newly annexed lands at the west corporate limits of Dubuque. There are slightly more than 59 acres of land in the annexed territory and streets to come under the grading project include Hillcrest, Avalon, Broadlawn, Morningview, Chaney, Ogilby, Mullin, Valleyview, and Asbury road. Contract for the grading project recently had been let by the Dubuque city council to Sumner Sollitt and company, of Chicago. (Telegraph-Herald Photo)

John Deere company when that industry moves into production this fall or winter.

M'CORMACK HITS TITO'S REGIME

Accuses Yugoslav Leader
Of War on Church

Washington—(AP)—Demanding a firm policy toward Yugoslavia, house Democratic Leader McCormack, of Massachusetts, asserted Saturday that Marshal Tito "and his Communist associates" have caused the death of 250 priests and

coincide with the Paris peace conference.")

Accuses Tito

In an address prepared for the house, he asked: "Are we to watch in idleness while war, the reaper, in the guise of Tito sows his seed of death?"

McCormack said of Tito, "I know that he orders the imprisonment of nuns, for no crime, which in fact means death through cruelty."

"We, as a nation, must be firm, through our all powerful state department, in our dealings with national governments who would make a plaything of religion or a foil of Christianity," McCormack went on.

Condemns Force

"Yugoslavia, the people of the United States of America decry your religious terrorism and open-

Telegraph-Herald, July 28, 1946, p. 22

The construction company hired for the project was Sumner S. Sollitt & Co., a Chicago firm. The Sollitts had been a renowned construction family in Chicago since the mid-1800s, and by the 1930s, there were three major construction companies in Chicago run by various Sollitt family members. The Sumner Sollitt Co. had made national news during World War I for building an ROTC training camp capable of housing 21 companies (2,500 men) in ten days.⁴⁵ During World War II, the company built more training facilities at Naval Station Great Lakes. On Jan 1, 1942, it was reported that the Great Lakes Naval Station was going to spend \$33M to expand its facilities in order to accommodate 45,000 men.⁴⁴

By September 1947, the first homes had been completed in the new John Deere development. The Telegraph-Herald printed a photo of seven finished houses on the east side of Chaney Road near Hillcrest (some of "about a dozen" complete at the time) and interviewed one of the

residents, Mrs. Elmer Roete, whose family had been the second to move into the development. The article mentioned again that: “only veteran John Deere workers who were transferred here from the Moline or Waterloo plants when the local plant began operations, and who have been commuting since that time, are eligible to occupy the homes.”²²



Exterior of 2068 Chaney in early September, 1947. Homeowner Mrs. Elmer Roete stands outside her property. 2056, 2042, 2028-2030, 2012, and 2002 Chaney are visible in the background. Source: Telegraph-Herald



Mrs. Elmer Roete and her daughter in the living room of their house, 2068 Chaney, in early September, 1947. Source: Telegraph-Herald

Two months later, the TH reported that the development was nearing completion. The article described the houses as “brick structures which vary in design, but are all modern and comfortable.”⁹

HOMES BEING BUILT FOR DEERE EMPLOYEES



Rushing to completion are the homes being built for John Deere workers in an area along the Asbury road. In this overall view may be glimpsed part of the more than 100 homes, brick structures which vary in design, but are all modern and comfortable. Many have already been occupied. The houses are for Deere workers who were transferred from the firm's plants in other cities. (Telegraph-Herald Photo)

MOONLITE GARDEN---Thursday, Nov. 27
Thanksgiving Dance By the Ladies of St. Anne's Society of Menominee
 Music by AL SCHNCEKLOTH and his BAND
 Adm. Only 62c Plus Tax

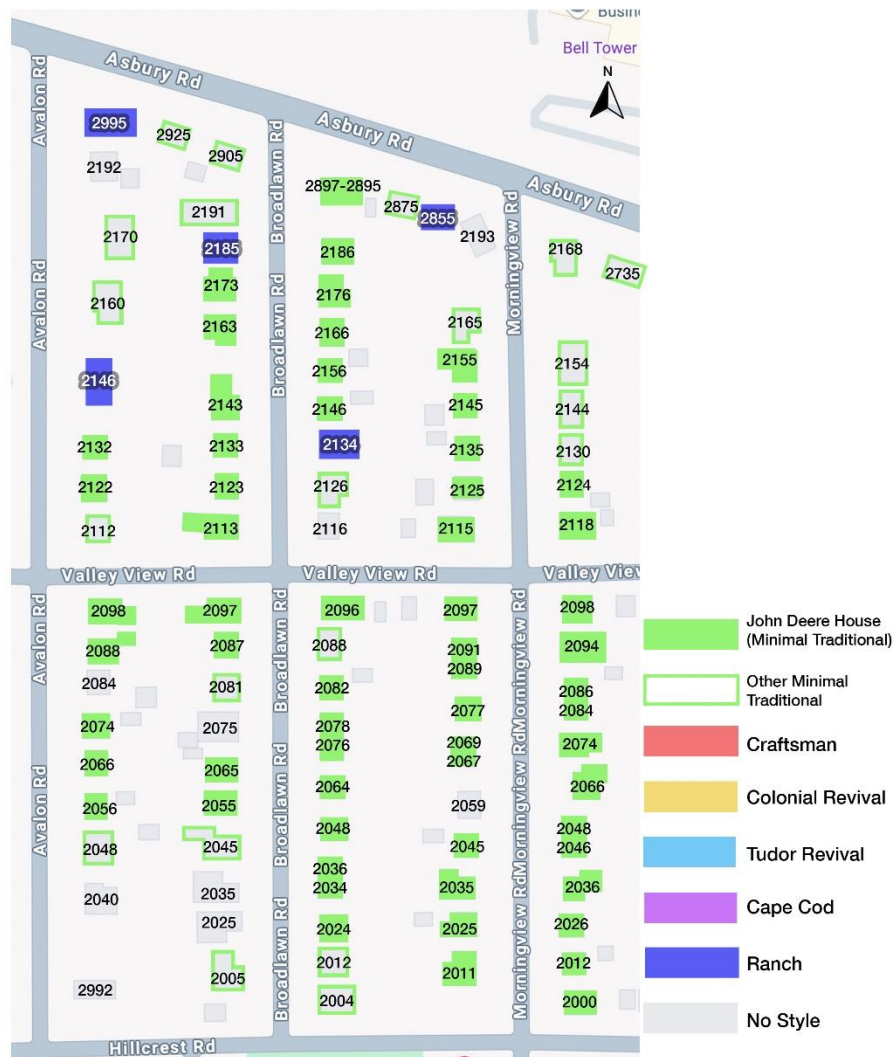
You Will Want to See and Hear
Those Famous Oklahoma Cowboys

Telegraph-Herald, Nov. 23, 1947, p. 21

Deereville Architectural Styles

The Deereville Survey Area displays a variety of styles of architecture, reflecting the period of its development, with a few early homes from the 1920s-1940s in Revival and Craftsman styles, especially along Asbury and Mullin Roads; and the majority of houses built in the late 1940s and 1950s in the Minimal Traditional and Ranch styles. All of the houses built by John Deere are in the Minimal Traditional style.

Deereville Buildings by Architectural Style (Avalon Road; Broadlawn Road; Morningview Road; 2735-2995 Asbury; 2992 Hillcrest)



Deereville Buildings by Architectural Style (Chaney Road; Ogilby Road; 2585-2715 Asbury Road)



Deereville Buildings by Architectural Style

(Mullin Road; 2411-2565 Asbury Road; 2420-2500 Hillcrest Road)



1920s-1930s: Dutch Colonial Revival (2)

The celebration of the hundredth anniversary of the Declaration of Independence in 1876 sparked a nationwide nostalgia for the colonial period. Beginning in the 1880s, and accelerating in the early decades of the 20th century, the characteristics of various colonial architectural styles were used for residences and other buildings across the country. The Georgian and Federal styles were especially popular for imitation: their symmetry and classical details lent a stateliness to the buildings that borrowed them. The new buildings rarely mirrored the old styles

exactly, but instead added to, exchanged, and exaggerated their features, to create a recognizable but eclectic Colonial Revival look.

Dutch Colonial Revival architecture likewise adapted the features of its antecedent style. Original Dutch colonial architecture was often single-story, with a shallow pitch to the roof. This changed over time, as later Dutch colonial buildings were sometimes one-and-a-half or two stories tall. The Dutch Colonial Revival architecture in the 20th century took the gambrel roof shape often seen in the original buildings, and set it at a very steep pitch, creating two- or occasionally even three-story houses. They also added dormers that were never seen in the original Dutch colonial buildings. The style could look more informal than Georgian revivals, evoking a cozy rural feel with the gambrel roof shape resembling a barn. At the same time, the steep roofline was very practical for creating a larger living space for families.

The period of popularity of the Dutch Colonial Revival style predates the post-WWII planned development boom by a couple decades, and, like several other early styles seen in the Deereville Survey Area, the homes in this style were already in built on one of the two streets (Asbury and Mullin) that had already been developed prior to the annexation of the area by Dubuque in 1946. The two examples of Dutch Colonial Revival homes in the Deereville Survey Area are 2425 and 2545 Asbury Road. Both were built in the 1920s, and have the Dutch Colonial Revival style's characteristic features of a steeply pitched roof, gambreled to the side, long front-facing dormers, and asymmetrical layouts on the first story of the front facade.

1920s-1940: Tudor Revival (1)

Another revival style that flourished in the United States in the decades before WWII was Tudor Revival. The movement began in the United Kingdom in the second half of the 1800s, as part of the same reaction to industrialization that produced the Arts and Crafts movement. The style drew from features of vernacular Medieval English architecture: steeply pointed rooflines, half-timbering, stone or brick detailing, and prominent chimneys were some of the identifying traits of Tudor Revival architecture. In the United States, it became especially popular in the first half of the 20th century, when there was a popular turn towards rural aesthetics, which were seen as a balm for a soul battered by the bustle, dirt and noise of modern urban life. Unlike the Colonial Revival styles, which were generally symmetrical and formal in their design, the Tudor Revival styles were homey and asymmetrical, and spoke to a nostalgia for an imagined simpler, more rustic time.

As with the Dutch Colonial Revival style, the Tudor Revival style was most popular before the time when John Deere was constructing its planned development in Dubuque. The only Tudor Revival house in the Deereville Survey Area is 2095 Mullin, which was built in 1940, before the period of significance for the Survey Area.

1910s-1930s: Craftsman (8)

The Craftsman architectural style in the United States developed out of the nineteenth-century Arts and Crafts movement. The Arts and Crafts movement, which arose in the United Kingdom, emphasized handmade work and truth to materials, as a reaction to the opulence of the Victorian Era and the mass production of the Industrial Revolution. The architecture and interior decoration coming from the Arts and Crafts movement was often rustic, and sometimes left unfinished, to allow the beauty of the natural materials to be seen.

In the United States, the principles of the Arts and Crafts movement were popularized among the American public through Gustav Stickley's magazine *The Craftsman*, (published beginning in 1901), which featured plans for homes in the style that came to be known as Craftsman. A Craftsman home is typically characterized by simplicity of design and detailing, the exhibition of fine workmanship and the use of natural materials such as wood and stone. Craftsman homes are usually one story or one-and-a-half stories with shallow roofs, dormers and windows set in the gable end.

One of the most iconic and widely-used examples of Craftsman house, the bungalow, had its American beginning in California in the late 1800s, as a high-style adaptation of Indian and British colonial architecture. Before long the type was simplified and spread across the country as an affordable house for the working class in the 1910s through 1930s. The homes generally are small-to-medium size, and either one story, or with an additional half-story in the roof level. The roof is sometimes hipped, but often side-gabled, with a distinctive front-facing dormer. The roof often extends past the front of the house to form an open porch.

There are several examples of Craftsman style bungalows in the Deereville Survey Area. Most are found along Asbury Road and Mullin Road, which were the two streets in the neighborhood that were already largely developed before the annexation of the neighborhood by the city of Dubuque in 1947. These homes were generally built in the late 1920s and the 1930s. One example showing the characteristics of the Craftsman style is 2417 Asbury Road. This house has the typical bungalow roofline: a shallow front gable, with overhanging eaves, and dormers and a front window making the attic level into a half-story of additional living space.

1930s-1940s: Minimal Traditional (132)

In the 1930s, the Great Depression made economy a primary concern in house design. Small, single-story houses with traditional forms but pared-down decorative elements dominated the middle-class housing developments of this era. Many of the Minimal Traditional houses had elements of the Tudor Revival style that preceded this time, such as a prominent chimney and a front-facing gable at or near the main entryway. The roofline had a more moderate pitch, however, and little to no overhang of eaves. Minimal Traditional houses could be made of a variety of materials: brick, stone and wood siding were used, sometimes together.

After World War II, millions of GIs returned home, many of them ready to get married and start families. At the same time, companies across the country were building new factories and hiring workers to jumpstart their post-war production in the new consumerist economy. An enormous amount of new housing was needed, and it often needed to be built quickly, and at an affordable price for a blue-collar worker. The Minimal Traditional style that had been developed during the economic hardships of the Great Depression was still very practical for these purposes.

As the houses built in the Deereville Survey Area in the Minimal Traditional Style were typically built in the same time period as the planned development by John Deere, houses in this style make up the majority of the contributing structures to the Deereville Survey Area. Three of the most significant types of Minimal Traditional houses found in the Deereville Survey Area are discussed below: John Deere houses, Vernon Carris houses, and a single Lustron house.

John Deere Houses

All of the houses developed by John Deere for the Deereville neighborhood are in the Minimal Traditional style. They are single-story, with brick walls, hipped or gabled roofs with no eaves, and minimal decorative elements: pedimented entries with square columns on the duplexes,

eave returns inside front-facing gables, trellises near the entries of some designs. Some houses have a Modern element in corner windows.

There are seven original design styles for the John Deere houses. Each residence's original design includes a living room, and a kitchen, utility room and bathroom adjacent to each other in that order. The kitchens and utility rooms were all designed with doors giving access to the exterior of the houses.

Deereville House Plans



Type 1
Duplex



Type 2
Hipped Roof, 2-Bed A



Type 2, var. A
Extended Living Room



Type 2, var. B
Extended Kitchen



Type 3
Hipped Roof, 3-Bed



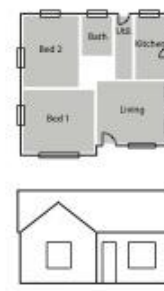
Type 4
Front-Gabled, 3-Bed



Type 5
Side-Gabled, 2-Bed A



Type 6
Side-Gabled, 2-Bed B



Type 7
Side-Gabled, 2-Bed C

Type 1 is a duplex, with entries to each residence on opposite sides of the house. It has a generally rectangular footprint (long side facing the street), with a slight L-shape created by a front-gabled extension of the living room of the secondary residence. The primary residence has two bedrooms, and its main entryway has a pedimented porch supported by several square columns. The secondary residence has one bedroom, and its main entryway has a smaller pedimented porch supported by two simple square posts.



2084-2086 Morningview, a typical example of the Deereville duplex design

Type 2 is a 2-bedroom square-footprinted house with a hipped roof and corner windows at both front corners. There are two unique variations to this type: one (**Type 2, variation A**) with an extended living room at the left side of the front facade, changing the main entry location to the inside wall of the extension; and one (**Type 2, variation B**) with an extended kitchen at the left side of the front facade. Both variations have hipped roofs over the extended areas, and keep the corner front windows.



2082 Broadlawn, a typical example of a Type 2 Deereville house



2025 Morningview, a Type 2 variation with an extended living room (var. A)



2077 Morningview, a Type 2 variation with an extended kitchen (var. B)

Type 3 is a 3-bedroom house with a hipped roof and corner windows at one front and one back corner. The layout of the house is generally rectangular (short side facing the street), with a slight L-shape created by a hipped-roof extension on one side of the front facade. This extension contains a dining room, which has a large picture window on its front-facing wall.



2098 Morningview, a typical Type 3 Deereville house, which notably retains the original steel windows that were used in all of the Deereville houses

Type 4 is a 3-bedroom house with an identical layout to Type 3, but with front-gabled roofs instead of hipped roofs on the house and the dining room extension; and with no corner windows.



2098 Avalon, a typical Type 4 Deereville house

Type 5 is a 2-bedroom house with a side-gabled roof. It has a symmetrical front facade, with one window on each side of a centered entryway.



2066 Avalon, a typical Type 5 Deereville house

Type 6 is a 2-bedroom house with a side-gabled roof and an extended living room on one side of the front facade. The extension has a front-facing gable and a picture window on its front wall. The main entry is on the inside wall of the extension, and has a covered porch with decorative trellis supports. (2074 Avalon)



2074 Avalon, a typical Type 6 Deereville house, which notably retains its original trellis porch supports

Type 7 is a 2-bedroom house with a side-gabled roof and an extended bedroom on one side of the front facade. The extension has a front-facing gable.



2079 Chaney, a typical Type 7 Deereville house

Vernon Carris Houses

Many of the other Minimal Traditional houses in the Deereville Survey Area were developed around the same time as the John Deere houses. Vernon Carris, a contractor from Moline, Illinois, built twenty of the houses in the Survey Area between 1948 and 1951, first for the company Dubuque Homes, Inc., and later as a developer himself. Carris bought several lots in the Hillcrest Park subdivision in 1949, three of them directly from the Iowa Improvement Company (John Deere's housing development branch that was in charge of the Deereville development).

Carris, who moved to Dubuque in 1946, built houses throughout the city in the late 1940s and throughout the 1950s. Carris houses were typically small, usually single-story frame houses in a simple Minimal Traditional style. A good example is one of Carris's earliest Deereville houses: 2126 Broadlawn, for which he obtained a building permit in November of 1948. Three more houses for which Carris obtained building permits on that same day are 2130, 2144, and 2154 Morningview, which are rarer examples of one-and-a-half-story Carris houses.



2126 Broadlawn, constructed by Vernon Carris c. 1948-1949.



*2154, 2144, and 2130 Morningview, constructed by Vernon Carris c. 1948-1949.
Source: Google, photographed July 2022*

Elsewhere in Dubuque, as in Deereville, Carris often constructed several houses in an area simultaneously. In October 1951 he obtained building permits to construct three houses on Coates Street: 2215, 2225, and 2235 Coates.⁴⁷ In 1958, an advertisement showed a photo of a new home he had built at 1283 Blackhawk Drive.⁴⁸ This was one of his final projects, as Vernon Carris passed away in February 1959, at the age of 74.

"IN MY EXPERIENCE WITH HEATING I HAVE FOUND GAS TO BE A CLEAN, DEPENDABLE, ECONOMICAL FUEL. IN MY OWN HOME I HAVE USED GAS FOR HEATING, COOKING, WATER HEATING AND REFRIGERATION FOR MANY YEARS, AND I INSTALL GAS IN THE NEW HOMES I BUILD WHERE EVER IT IS AVAILABLE."

The above statement was made by Mr. Vern Carris, the dean of Dubuque building contractors, and a man who has been building top-quality homes for many years. His authority to make this statement lies in his long experience in the home building profession.

Mr. Carris' extensive use of gas in his own home has been very economical. As he says above, he uses gas for heating, cooking, water heating and refrigeration in his 7-room home and his whole gas bill for the winter period extending from September, 1955 to May, 1956, inclusive, was only \$194.42.

Whether you're building a new home or remodeling an old one, install gas heating. A home is only as modern as its heating system and a gas heating system is the most modern you can buy.



Mr. Vern Carris
151 Cherokee Drive

NOW, 1 OUT OF 5 HEAT WITH GAS

SEE YOUR FAVORITE HEATING DEALER

NO DOWN PAYMENT—FOUR YEARS TO PAY BALANCE
PAYMENTS AS SMALL AS \$4.75 MONTHLY



Ad featuring Vernon Carris, Telegraph-Herald, 7 Oct 1956, p. 34.

Lustron house: One other notable Minimal Traditional house in the Deereville Survey Area is 2048 Avalon, one of only a handful of Lustron houses ever built in Dubuque. Lustron houses are prefabricated houses made of enameled steel panels that were produced for a very short time in the years after World War II. The homes, which had entirely enameled steel interiors as well as exteriors, down to the built-in vanities in the bedrooms, were meant to be affordable, low-maintenance housing for returning veterans and their families. However, the expense of production and difficulties in distribution caught up to the company quickly. Fewer than 3,000 Lustron houses were built between 1948 and 1950, before the company declared bankruptcy and was forced to close. Today, Lustron houses are valued for their rarity and unique contribution to the history of post-WWII construction.

The house at 2048 Avalon is a very well-preserved example of a Dove Gray Lustron house. The house received its building permit in November of 1949, and its original occupants were George M. and Helen Kelley, workers at a local power plant and the Dubuque Packing Company, respectively, and their two sons.



2048 Avalon, the single Lustron house in the Deereville Survey Area

1930s-1970s: Ranch (10)

The ranch style was a west-coast residential style that developed in the 1930s, and later made its way across the rest of the country. It became the most popular style for new residences in the 1950s and 1960s. Ranch houses can be identified by their horizontal design: they are usually single-story, with built-in garages extending their facade. Larger ranches often have a wing at one end with a front gable. Picture windows and ribbon windows are common features in their design, as are iron porch supports and decorative shutters.

There are ten ranch houses found in the Deereville Survey Area, most of them built during or soon after the years of the planned development's construction, as extra lots were sold off by the Iowa Improvement Corporation. These houses were each built individually by their respective owners, and therefore vary in size, design, and material. One of the last houses built in the Deereville Survey Area is 2100 Ogilby, a brick ranch house that was constructed in 1962.

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48. "Dubuque Dream Homes Spahn & Rose Has Helped Come True," Telegraph-Herald, 31 Mar 1958, p. 16.

State Inventory Number: 31-0024126 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Warren Rundle Residence
Other Names: _____
Street Address: 2155 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>3</u>
Range No.: _____	Lot(s): <u>5</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2155 Morningview Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2155 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.709604	42.507916	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2155 Morningview Rd
Address: 2155 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on the north side of the front elevation. The main entryway is on the inner side of this projecting wing. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation. It is supported by decorative metal supports. The original main entry door is single-leaf, wood-paneled door. The windows have been replaced with wood windows that seem to either be sash windows or awning windows, with the large window opening at the front of the house having a pair of these windows. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is front-gabled with an asphalt roof, and decorative eave returns under its gable. There is a carport that has been added on to the northern elevation.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

The front yard is a grass lawn. There are bush plantings near the house. A curvilinear concrete path leads to the front entrance from the public walkway. The northern part of the site has a narrow asphalt driveway that leads to the carport.

History:

The building at 2155 Morningview Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Warren Rundle as the first resident of the home in 1952. The directory lists their occupation as metallurgist.





2155 Morningview Rd.

O- Iowa Impr Co.

C- Summer S. Sollitt & Co.

Erect S.F. Masonry Dwelling B.P. 298 7/10/47 \$4902.00

B.of At. Petn. Art. III, Sect. 3 b, addition to side & Rear of present dwelling. Granted Docket No. 60-66 3' from side lot line.

O. Robert Hueller C. Zephyr Aluminum Products Inc.

Reroof S.F. Masonry Dwelling B.P. 1110 12-2-63 289,00

C-Ken Schromen

Addition to side & Rear of S.F. Masonry Dwelling B.P. 410

7-1-69 1,500.00

2155 Morningview Road

O-Bob Mueller

C-Dubuque Insulation & Siding Co.

Reside Gable to S.F. Masonry Dwelling B.P. 467 7-21-70

O-Robert Mueller

C-Mettille Roofing

Reroof SF fr. dwllg. BP 515 5/29/79 \$800.00

Board of Zoning Adjustment Docket 40-81

Variance from side yard setback requirements - Approved 11/19/81 on conditions - not closer than 1', meets bldg. code

2155 Morningview

O-Robert Mueller

C-Dub. Insul. & Siding

install portiko SF brk dwllg BP 4038 1/20/82 \$705.00

O- Robert Mueller

C- Disco Bldg

t/o, reroof, awning, SF BP 28578 3-28-95 \$2425.00

State Inventory Number: 31-0024176 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Jos Schulte Residence
Other Names: _____
Street Address: 2165 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>3</u>
Range No.: _____	Lot(s): <u>6</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2165 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): Not Visible
Walls (visible exterior): 09 Asbestos
Roof: 05 Metal
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☒ Yes ☐ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE
07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1950
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: _____

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2165 Morningview Rd

City: Dubuque

County: Dubuque

Site Number: _____

District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70957902	42.508039	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle

Date: 05/22/2025

Organization/Firm: Heritage Works

Street Address: 489 W. 4th St.

City: Dubuque

State: IA

ZIP: 52001

Email: bdoyle@heritageworksdbq.com

Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNES

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____

Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2165 Morningview Rd
Address: 2165 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2165 Morningview Rd. is a one story single family home. The building has a rectangular plan with a small single car garage on the southern portion of the wall. The building has a concrete block foundation and asbestos shingle walls. The building is entered through a continuous gable overhang that shelters the front door, the overhang is supported by masonry piers. The front door is paneled and has multiple lights. The building has a vinyl tripartite window with a central fixed window that is flanked by two vinyl casement windows. Elsewhere, are one-over-one vinyl windows. The building has a gabled roof with medium overhanging eaves, the roof is a metal seam roof. There is an attached garage on the southern side, and a large concrete block chimney on the southern wall.

The front yard is enclosed with a picket fence. The front yard has a large mature tree in it. The southern part of the site has a narrow concrete garage that leads to the attached garage.

History:

The building at 2165 Morningview Rd. was built in 1950. The Dubuque City Directories list Joseph Schulte as the first resident of the home in 1952. The directory lists their occupation as bookkeeper at Potosi Supply Company.





216 5 Morningview Road

O-Vern Carris

Erect S.F.Frame Dwellg.B.P. 833 11-6-50 8,500.00

O- Mary Lee Fox C- Top All

New roof, sd, SF BP27288 11-18-94 \$1985.00

O-Mary Lee Fox C-John Schwendinger

erect 40"x6'1" porch cover over exist. stoop SF BP36344

11/5/96 \$1623.00

State Inventory Number: 31-0024188 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Michael Felderman Residence
Other Names: _____
Street Address: 2168 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>2</u>
Range No.: _____	Lot(s): <u>N BAL OF LOT 9</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2168 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete
Walls (visible exterior): 15B Vinyl
Roof: 08A Shingle/Composition Tile
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☒ Yes ☐ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1952
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: W.L. Hansel & Son

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2168 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70911198	42.508276	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2168 Morningview Rd
Address: 2168 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2168 Morningview Road is a one-story single-family home built in the Minimal Traditional style. The home is built on a corner lot and has an L-shaped footprint with a concrete foundation and vinyl cladding. The entrance porch is partial width and is a wood platform with plastic balustrade. The main entrance door is a single-leaf, single light door. The primary window type is a paired, one-over-one vinyl window. Elsewhere are the same vinyl windows in a standalone fashion. The roof is a cross gable with asphalt shingles, it has medium eave overhangs and minimally overhanging rake ends.

The building is on a large lot with an expansive grass lawn. There are isolated trees throughout the site. Near the house is a garden planting with plants. A curvilinear pathway leads from the public walkway to the front entrance. The southern portion of the site has an asphalt and concrete parking pad.

History:

The building at 2168 Morningview Rd. was built by W.L. Hansel & Son in 1952. The Dubuque City Directories do not have an entry for this address until a much later date.





2168 Morningview Road

O-J.F. Edgar C-W. L. Hansel & Son

Erect S.F. Frame Dwelling. B.P. 560 8-11-52 9,000.00

O-F.J. Edgar

500.00

Const. carport to rear of S.F. Fr. Dwelling. B.P. 369 6-12-62

O-James Edgar C-Johns Home Imp.

Partial reroof S.F. Fr. Dwelling, B.P. 365, 5/10/77 250.00

O-Goodwin

C-Top All

New roof, sd, SF BP27493 12-6-94 \$1712.00

State Inventory Number: 31-0024189 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: James McDonald Residence
Other Names: _____
Street Address: 2193 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>3</u>
Range No.: _____	Lot(s): <u>7</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2193 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10A - Concrete Block
Walls (visible exterior): 09 Asbestos
Roof: 08A Shingle/Composition Tile
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☒ Yes ☐ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1952
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: W.L. Hansel & Son

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2193 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70952404	42.50835102	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2193 Morningview Rd
Address: 2193 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2193 Morningview Road is a one-one-half story single family home with an irregular plan. There is a driveway and concrete path leading up to the porch. The entrance porch is a stoop with a metal railing. Entering the home through the main entrance door it is a single leaf, single light, paneled door. The primary window type is double and single hung one-over-one vinyl windows. With a composite featuring a vinyl tripartite picture window and one-over-one. The roof is a cross gable with medium overhanging eaves. It is clad in asphalt shingles. There is an attached garage at the rear of the site with a flat roof that is also used as a deck.

The front yard is a grass lawn. Several shaped bushes are planted close to the building. There are two large mature trees in the front yard. A curvilinear concrete pathway leads to the front entrance from the public walkway. On the rear of the site there is a detached shed.

History:

The building at 2193 Morningview Rd. was built by W.L. Hansel & Son in 1952. The Dubuque City Directories do not have a listing at this address until a much later date.





2193 Morningview Road

O-E. O. Kortemeyer

C-W.L. Hansel & Son

Erect S.F. Frame Dwellg.B.P. 830 11-11-52 10,000.00

O-Eldon Voss

C-M. P. Kluck & Sons

Cont.Attached Gar to side of S.F.Frame Dwellg.B.P.

409 6-22-62 2,000.00

O-James McDonald

C-Burke Alumatic

cover soffit, part., SF frm dwllg BP 6298 9/28/83 \$200.00

O-James McDonald

C-Burke Alumatic

soffit, fascia SF frm dwllg BP 6876 5/1/84 \$487.00

2193 Morningview

O-John McDonald

C-Bill Stoffel

reroof SF frm dwllg BP 7197 6/18/84 \$1200.00

O-Jim McDonald

C-Steve Schnee

siding, trim, casings, soffit, SF frm dwllg BP 14049
7/28/88 \$3189.00

State Inventory Number: 31-0024109 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Michael Jennings Residence
Other Names: _____
Street Address: 2046-2048 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>4</u>
Range No.: _____	Lot(s): <u>S 25' OF LOT 17</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>1</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>1</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2046-2048 Morningview Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01B01 - Dupex

B. CURRENT FUNCTIONS

01B01 - Dupex

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): Not Visible

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2046-2048 Morningview Rd

City: Dubuque

County: Dubuque

Site Number: _____

District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70902196	42.506291	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle

Date: 05/22/2025

Organization/Firm: Heritage Works

Street Address: 489 W. 4th St.

City: Dubuque

State: IA

ZIP: 52001

Email: bdoyle@heritageworksdbq.com

Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____

Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2046-2048 Morningview Rd
Address: 2046-2048 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick two-residence house with an L-shaped footprint created by a projecting wing on the northern corner of the building. The roofline of the building has been modified to have a projecting eave. The southern entrance is a door at even level with the exterior concrete pad, serving as a stoop. The northern entrance is sheltered somewhat under the projecting roof eave. Both entrances have single leaf doors. There is an additional entrance on each of the sides of the building, further back from the main entries. The original windows have been replaced with either fixed or hung vinyl windows with faux muntins. The house has a side-gabled asphalt shingle roof with wide overhanging eaves. The gable material is now vinyl siding. The projecting wing is front-gabled with an asphalt roof, it has eave returns.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom. The building is listed as non-contributing due to modifications that affect integrity.

The site is dominated by a plain grass lawn. There are driveways on either side of the site that lead to concrete/asphalt parking pads. There is a mature tree in the front lawn.

History:

The building at 2048 Broadlawn Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Earl Jochum as one of the first residents of the home in 1948. The directory lists Earls occupation as supervisor at John Deere.





2046-2048 Morningview Rd.

O- Iowa Impr. Co.

C- Sumner S. Sollitt & Co.

Erect Two Family Masonry Dwelling B.P. 317 7/10/47

\$7904.00

O- Dwight & Fern Lloyd

C- Owner

New roof, sd, 2F brk BP26510 10-26-94 \$1350.00

State Inventory Number: 31-0024111 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Vernon Haney Residence
Other Names: _____
Street Address: 2067-2069 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>1</u>
Range No.: _____	Lot(s): <u>N 25' OF LOT 7 AND S 25' OF LOT 8</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2067-2069 Morningview Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01B01 - Dupex

B. CURRENT FUNCTIONS

01B01 - Dupex

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2067-2069 Morningview Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70954801	42.506579	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle

Date: 05/22/2025

Organization/Firm: Heritage Works

Street Address: 489 W. 4th St.

City: Dubuque

State: IA

ZIP: 52001

Email: bdoyle@heritageworksdbq.com

Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature:

Date:

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2067-2069 Morningview Rd
Address: 2067-2069 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick two-residence house with an L-shaped footprint created by a projecting wing on the southern corner of the building. The main entries to the respective residences are on the sides of the building. The southern entrance has a minimal overhang porch roof with no supports. It is a single-leaf insulated steel door with a light at the top. The northern entrance has a projecting gabled porch that is supported by square posts, it has a segmental round arch opening. The entrance door is a single-leaf but cannot be easily seen from the ROW. Each residence has one additional entry on its respective side of the building. The original windows have been replaced with a variety of vinyl windows, some of which are one-over-one hung windows, and some of which are sliding windows. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the roof. The projecting wing is front-gabled with an asphalt-shingle roof, and decorative eave returns under its gable.

The interior layout of this type has a primary residence with two bedrooms, and a secondary residence with one bedroom. Each main entry opens onto the residence's living room, which occupies a front corner of the house. At the back corner of each residence is the kitchen, which is also accessible by the residence's additional side entry. The utility room for each residence is at the back of the house, next to the kitchen; and is accessible by the back entry. In the primary residence, the bathroom is also at the back of the house, next to the utility room; and one bedroom is at the back of the house next to the bathroom, while the other is at the front of the house, next to the living room. In the secondary residence, the bedroom is at the back of the house, next to the utility room, and the bathroom is at the front of the house, next to the living room. Each residence has a closet in each bedroom, additional closets in the hallways and living room, and a small pantry in the kitchen.

The front yard has is dominated by a glass lawn. There is a rock garden directly adjacent to the building. Two mature trees are in the front lawn. A narrow driveway is at either end of the property.

History:

The building at 2069 Morningview Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Vernon Haney as the first resident of the home in 1952. The directory lists their occupation as supervisor at John Deere.





2067-2069 Morningview Rd.

O- Iowa Impr. Co.

C- Sumner S. Sollitt & Co.

Erect Two Family Masonry Dwelling B.P. 305 7/10/47

7904.00

State Inventory Number: 31-0024114 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Harold Howes Residence
Other Names: _____
Street Address: 2084-2086 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>62</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2084-2086 Morningview Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01B01 - Dupex

B. CURRENT FUNCTIONS

01B01 - Dupex

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): Not Visible

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2084-2086 Morningview Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70906999	42.506766	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2084-2086 Morningview Rd
Address: 2084-2086 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick two-residence house with an L-shaped footprint created by a projecting wing on one front corner of the building. The main entries to the respective residences are on the sides of the building. The northern entrance has a gabled porch with a rounded opening below. It is supported by synthetic fluted columns. There is an additional entrance to the northern residence further back on the building. The southern entrance has a minimal overhanging porch roof that is supported by synthetic fluted columns. It has a single leaf insulated steel door entrance. Further back on that elevation is a paneled door with nine lights. The original windows have been replaced with a variety of vinyl window types. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the roof. The projecting wing is front-gabled with an asphalt-shingle roof, and decorative eave returns under its gable.

The interior layout of this type has a primary residence with two bedrooms, and a secondary residence with one bedroom. Each main entry opens onto the residence's living room, which occupies a front corner of the house. At the back corner of each residence is the kitchen, which is also accessible by the residence's additional side entry. The utility room for each residence is at the back of the house, next to the kitchen; and is accessible by the back entry. In the primary residence, the bathroom is also at the back of the house, next to the utility room; and one bedroom is at the back of the house next to the bathroom, while the other is at the front of the house, next to the living room. In the secondary residence, the bedroom is at the back of the house, next to the utility room, and the bathroom is at the front of the house, next to the living room. Each residence has a closet in each bedroom, additional closets in the hallways and living room, and a small pantry in the kitchen.

The site has a front lawn of grass and plantings for flowers and shrubs. A rock garden with shrubs is near the house. There are narrow concrete driveways on either end of the site. There is a small one-car garage at the rear of the site with a gable roof.

History:

The building at 2086 Morningview Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Harold Howes as the first resident of the home in 1952. The directory lists their occupation as maintenance man at John Deere.





2084-2086 Morningview Rd.

O- Iowa Impr. Co

C- Sumner S. Sollitt & Co.

Erect Two Family Masonry Dwelling B.P. 314 7/10/47

\$7904.00

2086 Morningview Road

O-Harold O. Howes

Erect Frame Garage B.P. 97 3-19-54 400.00

O-Ruth Meyer

C-Dick Koerperich

tear-off, reroof 2F res BP18969 7/18/91 \$2400.00

O-Jim Meyer

C-Owner

t/o, resheet, reroof det. garage 2F BP36938 5/8/97 \$625.00

State Inventory Number: 31-0024115 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Mary Bockhaus Residence
Other Names: _____
Street Address: 2089-2091 Morningview Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>4</u>
Range No.: _____	Lot(s): <u>N 25' OF LOT 9 & LOT 10</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2089-2091 Morningview Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01B01 - Dupex

B. CURRENT FUNCTIONS

01B01 - Dupex

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2089-2091 Morningview Rd

City: Dubuque

County: Dubuque

Site Number: _____

District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70958498	42.506903	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle

Date: 05/22/2025

Organization/Firm: Heritage Works

Street Address: 489 W. 4th St.

City: Dubuque

State: IA

ZIP: 52001

Email: bdoyle@heritageworksdbq.com

Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNES

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____

Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2089-2091 Morningview Rd
Address: 2089-2091 Morningview Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick two-residence house with an L-shaped footprint created by a projecting wing on one front corner of the building. The main entries to the respective residences are on the sides of the building: the northern residence's entrance is on the side with the projecting wing; the southern residence's entrance is on the opposite side. Both entries have small entry porches supported by wood posts with simple capitals: the southern residence's entry porch is front-gabled with an arched opening below, it is supported by single square posts at each front corner; the northern residence's entry porch is flat-roofed and supported by synthetic fluted columns. The original main entry doors are single-leaf doors which are insulated steel. Each residence has one additional entry on its respective side of the building. The original windows have been replaced with vinyl windows, most of which are sliding windows. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the roof. The projecting wing is front-gabled with an asphalt-shingle roof, and decorative eave returns under its gable.

The interior layout of this type has a primary residence with two bedrooms, and a secondary residence with one bedroom. Each main entry opens onto the residence's living room, which occupies a front corner of the house. At the back corner of each residence is the kitchen, which is also accessible by the residence's additional side entry. The utility room for each residence is at the back of the house, next to the kitchen; and is accessible by the back entry. In the primary residence, the bathroom is also at the back of the house, next to the utility room; and one bedroom is at the back of the house next to the bathroom, while the other is at the front of the house, next to the living room. In the secondary residence, the bedroom is at the back of the house, next to the utility room, and the bathroom is at the front of the house, next to the living room. Each residence has a closet in each bedroom, additional closets in the hallways and living room, and a small pantry in the kitchen.

The front yard is a grass lawn, there is a rock garden with shrub plantings near the house. There are narrow concrete driveways on either end of the site.

History:

The building at 2089 Morningview Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Mary Bockhaus as the first resident of the home in 1952. The directory lists their occupation as bookkeeper.





2089-2091 Morningview Rd.

O- Iowa Impr. Co.

C- Sumner S. Sollitt & Co.

Erect Two Family Masonry Dwelling B.P. 303 7/10/47

\$7904.00

State Inventory Number: 31-0024043 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Harry Muir Residence
Other Names: _____
Street Address: 2010 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>LOTS 22 & 23</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2010 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): Not Visible

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1946

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2010 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70571304	42.50585501	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2010 Mullin Rd
Address: 2010 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2010 Mullin Road is a one-one-half story single family home with a minimal traditional style. The building is a side gabled massed plan. The rectangular home has a foundation that is not visible with Brick walls. There is a rear first story addition and rear dormer addition both clad in vinyl siding. The entrance porch is a stoop with plain posts and the roof is recessed into the structure's roof. There is a single leaf, panel, and a multilight door. The primary window style is a composite large double picture window with faux muntins making four-over-one lights with a wooden sash. The secondary window type is a single/double hung window with wooden sash and six-over-six windows on the southeast side of the house. The roof is a side gable with asphalt shingles and a rear shed dormer on the later addition. There is an attached single car garage with a low slope roof that serves as a balcony, it has a perimeter handrail.

The site has a gras lawn with several bushes, trees and garden plantings. A tall wood fence separates the front lawn from the rear lawn. There are tall coniferous trees in the rear yard. There is a tinted concrete driveway in the northern part of the site that leads to the attached garage.

History:

The building at 2010 Mullin Rd. was built in 1946. The Dubuque City Directories list Harry Muir as the first resident of the home in 1948 and he is listed again in 1952. The directory lists their occupation as Carr Adams and Collier Company.





2010 Mullin Road

O- Harry Muir

C- E.K. Staneli

Erect S.F.Frame Dwelling B.P. 437 8/20/46 \$4,900.00

C-Rinniker Pool's

Erect Seimming Pool B.P. 242 5-7-62 1,500.00

O-Harry Muir

C-Jim Wernimont

Reroof SF fr dwllg BP 1445 10/24/79 \$700.00

O-H.A. Muir

C-Hammer Nails

add set of steps from deck to ground SF frm

BP-17156 06/22/90 \$600.00

2010 Mullen Rd.

O-Kathy Muir

C-Tim O'Malley Const.

repairs to steps 2F brk dwllg BP18778 6/14/91 \$250.00

O-Harry Muir

C-Inter-State Contr.

reroof flat areas SF BP19520 10/28/91 \$2500.00

State Inventory Number: 31-0024127 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Elmer Friedman Residence
Other Names: _____
Street Address: 2013 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>32</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2013 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01B01 - Dupex

B. CURRENT FUNCTIONS

01B01 - Dupex

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2013 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70847102	42.50587098	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2013 Mullin Rd
Address: 2013 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2013 Mullin Road is a one story single family home with a rectangular plan that is built in the Ranch style. The foundation is concrete block and the walls are clad in wood shingles. The building is entered through a concrete stoop that has wrought iron hand railings. The entrance door has a classical surround. The main entrance has a flush single leaf multilight door. There is a tripartite window that is comprised of a single fixed window flanked by one-over-one single hung windows with minimal casing. The hipped roof has medium eave overhangs, and it is clad in asphalt shingles. A prominent brick chimney is located on the side.

Also on the site is an attached garage with a flat roof. The site has a limestone retaining wall near the driveway and separating the property along the southern boudry line. The front lawn is mostly grass and there are low bushes in front of the building.

History:

The building at 2013 Mullin Rd. was built in 1947. The Dubuque City Directories list Elmer Friedman as the first resident of the home in 1952. The directory lists their occupation as H J Friedman insurance Agency.





2013 Mullin Road

O-Elmer Friedman

O-Chas Klaas

Erect S.F.Frame Dwellg.B.P. 409 8-7-51 13,000.00

C-Elroy Hinz

Construct attached garage to side & rear of S.F.Fr.
dwelling. B.P. 965 11-17-60 6,000.00

O- Thelma Miede

C- Top All

New roof, sd, SF- BP27019 11-10-94 \$3460.00

O- Thelma Miede

C- Top All

New roof, sd, SF BP27153 11-15-94 \$3460.00

State Inventory Number: 31-0024194 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: John Walbrun Residence
Other Names: _____
Street Address: 2025 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>33</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>1</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>1</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2025 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10C - Ranch

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete
Walls (visible exterior): 03 Brick
Roof: 08A Shingle/Composition Tile
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☐ Yes ☒ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☐ Yes ☒ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1953
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: _____

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2025 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70626398	42.50604901	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2025 Mullin Rd
Address: 2025 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2025 Mullin Road is a one-story single-family home built in the Ranch style. The side gabled massed plan building is rectangular and has a concrete foundation. The wall material is both brick and engineered wood. The entrance is accessed by an unsheltered concrete stoop. The main entrance door is a single leaf, insulated steel door with faux panels. The primary window is a three-part bay window with a central fixed window and faux divided lights. The secondary windows are vinyl one-over-one windows, some of which are covered on the south elevation by metal awnings. The building has a side gabled roof with wide overhanging eaves and asphalt shingles.

The building is Non-Contributing due to its build date predating the period of significance.

The site is largely dominated by a large grass lawn, though there are several organic shaped rock gardens in the front lawn. In the northern part of the site there is a narrow concrete driveway which leads to the front stoop and attached garage.

History:

The building at 2025 Mullin Rd. was built in 1953. The Dubuque City Directories list John Walbrun as the first resident of the home in 1942. The directory does not list their occupation.





2025 Mullin Road

O-S.V. Van Winkle

C-Mark Strub

Erect S.Frm Dwellg. B.P. 733 10-1-53 11,000.00

O-Newell VanWinkle C-Johns Roofing

Reroof SFFr Dwllg, B.P. 1026, 9/12/77 900.00

O-Paul Shuhert

C-Frank Timmerman

enlarge living room, SF brk dwllg BP 9099 8/27/85 \$1600.00

O-Robert & Ray;nette Even C-Owner

erect 18'x20' 4-season room SF BP38353 3/24/98 \$20,000.00

State Inventory Number: 31-0024040 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Merlin and Stella Smith Residence
Other Names: _____
Street Address: 2030 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>21</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>2</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2030 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 15B Vinyl

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1941

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2030 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70575503	42.506062	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2030 Mullin Rd
Address: 2030 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2030 Mullin Road is a two-story single-family home with gable front form. The rectangular plan building has a concrete foundation and vinyl sided walls. There is a side addition with a secondary entrance on the facade. The porch entrance is a stoop with a wrought iron railing and a metal awning roof. The entrance door is a single leaf door. The vinyl windows are one-over-one with plain casework, they are standalone and also ranked in pairs. The roof is front gabled with medium overhanging eaves and it is clad in asphalt shingles. At the rear of the site is a front gabled garage that has two vehicular openings, vinyl cladding, and an asphalt shingle roof.

The building is Non-Contributing due to its build date predating the period of significance.

The site has a front yard of grass with a large mature tree. A concrete walkway leads to the front door. The southern part of the site has a narrow driveway which leads to a garage with two single car openings. The garage has a shallow gable roof covered in asphalt shingles.

History:

The building at 2030 Mullin Rd. was built in 1941. The Dubuque City Directories list Merlin and Stella Smith as the first residents of the home in 1952. The directory lists their occupation as shovel operator at county engineering and "The Powder Puff".





2030

~~20-58~~ Mullen Road

O*Merlin Smith

C-Ed Koerperick

Addition to S.F.Frame Dwelling.B.P. 516 9-1-48 500.00

O. Robert Meyer C. Builders & Remodelers

Reside S.F. Fr. Dwelling.B.P. 1149 10-3-66 2,400.00

O-Dorothy Schroeder

C-Best Built Garages

Erect 24x20' det frm gar, flt slb, SF

BP 32470

9/1/95

\$7164.00

State Inventory Number: 31-0024013 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Robert and Inez Walsh Residence
Other Names: _____
Street Address: 2035 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub # 2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>34</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings <u>2</u>	Buildings _____
Sites _____	Sites _____
Structures _____	Structures _____
Objects _____	Objects _____
Total <u>2</u>	Total _____

If non-eligible property, enter number of:

Buildings _____
Sites _____
Structures _____
Objects _____
Total _____

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2035 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

07E - Craftsman

B. MATERIALS

Foundation (visible exterior): 04C - Limestone

Walls (visible exterior): 05E Aluminum

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1926

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2035 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70627798	42.506219	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2035 Mullin Rd
Address: 2035 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2035 Mullin Road is a one story single family home with a generally front gable form. The generally rectangular plan building has a rear addition. The building has a limestone foundation and engineered wood clad walls. The entrance is a concrete stoop with wrought iron hand railings. It leads to an enclosed porch with a gable roof that is supported by square columns. Three-over-one wood windows are placed in the enclosed porch. In front of the porch is a concrete stoop with a short run of stairs that has wrought iron handrailings. The door to the enclosed porch is a storm door and the main entrance door to the building is not visible. The primary windows are hung one-over-one vinyl windows that are sometimes ganged together in pairs. They have minimal plain casework, some of them are covered with metal awnings. The secondary window is a protruding bay window with fixed vinyl window units. The roof is a predominantly front gable roof with asphalt shingle with medium overhanging eaves. The chimney is off center and is made of concrete blocks.

The building is Non-Contributing due to its build date predating the period of significance.

The building sits atop a modest hill, a concrete walkway with a run of six stairs that leads up to the front yard. The front yard is a grass lawn with some shrubs close to the house. There is a narrow driveway at the northern part of the site. It leads to a single car garage with a gable roof and decorative vergeboards.

History:

The building at 2035 Mullin Rd. was built in 1926. The Dubuque City Directories list Robert and Inez Walsh as the first residents of the home in 1952. The directory lists both of their occupations: Dubuque Packing Company and Nurse.





2035 Mullin Road

O-Chris Anglin

C-Modern Siding & Roofing Co.

Reside F.F.Frame Dwellg.B.P. 517 7-23-59 500.00

O-Orhis Anglin

C-Modern Siding & Roofing Co.

Repair roof S.F.Fr.Dwellg.B.P. 778 9-6-62 66.00

C. Ken Schroemen

Add. rear S.F. Fr. Dw. B.P. 794 11-19-69 1,600.00

O-Bill Dencker

C-Doug Guler

reroof SF frm dwllg BP 7766 10/4/84 \$900.00

2035 Mullen Road

O-Tom Menning

C-Disco Bldg Imp

t/o, reroof, sd, SF B.P. 29660 5/10/95 2250.00

State Inventory Number: 31-0024041 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Wilgenbusch Residence
Other Names: _____
Street Address: 2040 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>20</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>1</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>1</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2040 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 15B Vinyl

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1941

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2040 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70573198	42.506248	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2040 Mullin Rd
Address: 2040 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2040 Mullin Road is a two-story single-family home with gable front form. The rectangular plan building has a concrete foundation and vinyl sided walls. The porch entrance is a concrete stoop with a wrought iron railing and a gable roof supported by knee braces. The entrance door is a single leaf door. The building has mostly six-over-one wood sash windows with plain casework, they are standalone and also ranked in pairs. The roof is front gabled with medium overhanging eaves and it is clad in asphalt shingles. There is a central brick chimney towards the rear of rear of the plan. The building has a wood deck along the southern elevation of the building.

The building is Non-Contributing due to its build date predating the period of significance.

The front yard is bisected by a concrete path that leads to the front stoop. On either side of the concrete path is a grass lawn with a large mature tree. A concrete driveway is on the northern part of the site, grading steeply downward.

History:

The building at 2040 Mullin Rd. was built in 1941. The Dubuque City Directories list a "Wilgenbusch" as the first resident of the home in 1948. The directory lists their occupation as barber at Pitzen & Hicks.





State Inventory Number: 31-0024025 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: John and Mary Schneider Residence
Other Names: _____
Street Address: 2045 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>35</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>2</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2045 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

07E - Craftsman

B. MATERIALS

Foundation (visible exterior): 10A - Concrete Block

Walls (visible exterior): 05E Aluminum

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1930

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2045 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70624101	42.506377	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2045 Mullin Rd
Address: 2045 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2045 Mullin Road is a one-and-a-half story single-family craftsman style home. The plan is rectangular with a projecting wing. The foundation is concrete block and the walls are aluminum clad. The recessed porch spans across the entire width of the home, it has been enclosed with vinyl one-over-one windows. The main door is the single leaf single light door. The windows are three-over-one vinyl hung windows with faux muntins. The roof is a side gable with asphalt shingles and wide boxed eaves. The roof pitch is flared to be a lower slope over the porch. There is a large central gable roof dormer on the front with a brick chimney on the side.

The building is Non-Contributing due to its build date predating the period of significance.

The front yard is a grass lawn, there are flower and bush plantings near the house. The yard has a large mature tree and a small light-post. A narrow concrete driveway is on the northern part of the site, it has a concrete retaining wall the separates the property from the property to the north. There is a side-gabled, one car garage with aluminum cladding and an asphalt roof at the rear of the site.

History:

The building at 2045 Mullin Rd. was built in 1930. The Dubuque City Directories list John and Mary Schneider as the first residents of the home in 1952. The directory lists their occupations as product manager at McDonald Manufacturing and employee of Dubuque Stamping.





2045 Mullin Rd.

O. Donald A. Guler

B of A pert to Art III, Sec 3 a, to waive front yard requirement to enable enclosure of front porch for dwelling room. Granted of 2-1-72 Docket # 3-72

Erect unattached Fr Garage B.P. 301 5/16/72 1,500.00

O- C-Donald Guler

Erect addition to SF FR Dwllg, B.P. 647, 7/6/76 3000.00

O-Don Guler

C-Burke Alumatic

siding, wind. trim, SF frm dwllg BP 5538 4/28/83 \$3000.00

2045 Mullen

2

O-Don Guler

C-Burke Aluminum

siding,soffit, window trim on gar., SF res BP 14491

10/7/88 \$1161.00

State Inventory Number: 31-0024177 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Minimal Traditional Cottage at 2050 Mullin
Other Names: _____
Street Address: 2050 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>19</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2050 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 02A Weatherboard

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1950

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2050 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70573701	42.50638999	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNES

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2050 Mullin Rd
Address: 2050 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2050 Mullin is a one-story single-family home with a rectangular plan. The building is a side gabled massed plan built in the Minimal Traditional style. The building has a concrete foundation and engineered wood walls. The building has a rear addition. The entrance is a stoop that is supported by plain posts with a slightly overhanging shed roof. The main entrance door is a single leaf paneled, single light door. The primary window type is vinyl sliding windows. The windows have decorative shutters and are covered by awnings. Elsewhere on the building are one-over-one hung vinyl windows. The roof is a side gable roof with medium eave overhangs and asphalt shingles. There is a deck attached to the rear of the building. There is an addition on the southern rear of the building.

The site is a grass lawn, a concrete path leads to the front stoop. There is a narrow concrete driveway in the southern part of the site, which wraps around downhill, to the rear of the building.

History:

The building at 2050 Mullin Rd. was built in 1950. The Dubuque City Directories do not list a resident at this address.





2050 Mullen Road.

O-Claude Meyers C-W.L.Hansel & Son
Erect S.F.Frame Dwellg.B.P. 74 4-15-50 6,000.00

C-Hinz Const. Co.

Add to rear of S.F.Fr.Dwellg. B.P. 241 4-21-61 2,600.00

C. Beaver Roofing Co.

Reroof SF Fr Dwellg B.P. 593 8/7/72 325.00

O - Claude Meyers C - Burke Alumatic
Reside SFFr Dwellg, B.P. 1098, 9/1/78 1900.00

2050 Mullen Rd.

O-Claude & Ann Meyer C-Burke Aluminum
reroof SF res BP 14095 8/8/88 \$720.00

O-Claude Meyer C-Bel-Aine
replace shingles, SF, sd BP 31287 7/10/95 \$2345.00

State Inventory Number: 31-0024029 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Victor and Betty Walech Residence
Other Names: _____
Street Address: 2055 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>36</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>2</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2055 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior):

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1931

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2055 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70626096	42.50655	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2055 Mullin Rd
Address: 2055 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2055 Mullin Road is a one-and-one-half story single family home with a rectangular floor plan. The building has a concrete foundation and vinyl clad walls. The entrance porch is a stoop that is covered by a half round entrance hood and supported by decorative brackets. The entrance door is a single leaf panel door. The primary window style is double/single hung vinyl windows. The primary windows are three rank one-over-one windows that feature plain casework and faux muntins with a six-over-one grid. The secondary window type is double/single hung vinyl windows with plain casework. The roof is a side gable roof with asphalt shingles and medium overhanging eaves. There is a detached garage with two bays for a single door and a side gable roof.

The building is Non-Contributing due its build date predating the period of significance.

The front yard is dominated by a grass lawn, there is also a mature tree centered in the front lawn. A concrete path leads from the public walkway up to the house and has a run of seven steps up from the public walkway level. A narrow concrete driveway leads from the north part of the site to a two-car garage at the rear of the site, that has vinyl siding and a side gable roof with asphalt shingles.

History:

The building at 2055 Mullin Rd. was built in 1931. The Dubuque City Directories list Victor and Betty Walech as the first residents of the home in 1948 and again in 1952. The directory lists their occupation as wood worker at Carr Addams and Collier Company and switchboard operator at "St Joesph."





2055 Mullen

O-F. C. Funk C-Owner
 tear-off, reroof SF frm dwllg BP 5708 5/31/83 \$700.00

O-Dennis Barry C-Steve Decker 8/14/98
 siding(v),sof, fascia,csgs, SF BP39162 \$4800.00

State Inventory Number: 31-0024168 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Elizabeth Snyder Residence
Other Names: _____
Street Address: 2060 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>18</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2060 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): Not Visible

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1949

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2060 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70574497	42.50655498	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2060 Mullin Rd
Address: 2060 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2060 Mullin Road is a one-story building with an L-shaped plan built in the Ranch style. The building's foundation is not visible. It has Brick walls with decorative gable material and metal vertical paneling under the front gable. The entrance is a concrete stoop and the entry door is recessed in the wall. Metal railings are on each side of the porch stairs. The main entrance door is a single leaf wood panel door with nine-lights. The primary windows are two-over-two horizontal muntin wood sash windows. There is also a tripartite window with a fixed central window flanked by two-over-two windows. The roof is both hipped and gabled and medium overhanging eaves. It is clad in asphalt shingles and has a centered brick chimney.

The front yard has a lawn of grass and a gentle slope upward to the house. There are several bushes and shrubs near the house and a large mature tree in the front yard. A narrow driveway is south of the yard that curves downward and toward the rear of the house.

History:

The building at 2060 Mullin Rd. was built in 1949. The Dubuque City Directories list Elizabeth Snyder as the first resident of the home in 1952. The directory lists her working at Nu-Way Cleaners & Hatters.





2060 Mullen Road.

O-Charles Snyder

C-Vern Carris

Erect. S.F.Br.Ven. Dwelling.B.P. 505 8-23-49 8,000.00

C. Beaver Roofing Co.

Reroof S.F. Br. Dwelling.B.P. 1172 10-3-66 325.00

O-Elizabeth Snyder

C-Dennis Bauer

tear-off, reroof SF brk dwllg BP 11541 4/6/87 \$1086.00

O-Elizabeth Snyder

C-Burke Alum.

soffit,fascia>window trim, SF res BP18719 6/6/91 \$750.00

O- Betty Snyder

C- Mike's Roofing

New roof, sd, SF BP26986 11-9-94 \$1500.00

State Inventory Number: 31-0024154 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Harry Davis Residence
Other Names: _____
Street Address: 2075 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>37</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing		Noncontributing
<u>1</u>	Buildings	<u>1</u>
_____	Sites	_____
_____	Structures	_____
_____	Objects	_____
<u>1</u>	Total	<u>1</u>

If non-eligible property, enter number of:

_____	Buildings
_____	Sites
_____	Structures
_____	Objects
_____	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2075 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): Not Visible
Walls (visible exterior): 03 Brick
Roof: 08A Shingle/Composition Tile
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☒ Yes ☐ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1948
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: _____

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2075 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70626096	42.50669098	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNES

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2075 Mullin Rd
Address: 2075 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2075 Mullin Road is a one-and-a-half-story building with a generally rectangular plan. The building is a side-gabled-massed-plan built in the minimal traditional style. The building's foundation is not visible and the walls are multicolored brick. The building is entered through a concrete stoop that has a metal railing and is uncovered. The door is a Tudor style, board-and-batten door with a single light. The primary window type is a fiberglass tripartite window with a fixed central window that is flanked by single hung windows. The window openings have rowlock sills. The roof is a side gabled roof clad in asphalt shingle, it has a central brick chimney. There is a large garage at the rear of the site, with a two-car door and a steep side gabled roof clad in asphalt shingles.

The house is built atop a low hill. The front yard has a grass lawn that is bisected by a concrete path with a run of stairs up from the public right of way. There is a light post feature in the front yard. There are some trimmed bushes closer to the house. On the northern part of the site is a narrow concrete driveway with a block retaining wall. At the rear of the site is a very large garage with a steep gable roof and two-car garage door.

History:

The building at 2075 Mullin Rd. was built in 1948. The Dubuque City Directories list Harry Davis as the first resident of the home in 1952. The directory lists their occupation as plumber.





2075 Mullen Road.

O-Herry Davis.

ERect S.F.Frame Dwllg.B.P. 85 4-26-48 4,000.00

C-Precision Roofing

Reroof sf fr dwllg B.P. 3X213 8 Apl 76 900.00

O-George Davis

t/o, reroof, SF, sd

BP 32270

C-Bel Aire Home Impr

8/23/95 \$2710.00

State Inventory Number: 31-0024026 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Irvin and Shirley Seubert Residence
Other Names: _____
Street Address: 2080 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>17</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>2</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2080 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

07E - Craftsman

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1930

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2080 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70576903	42.50674198	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2080 Mullin Rd
Address: 2080 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2080 Mullin Road is a one-and-a-half story single family home with a square plan. The building is built of multicolored brick. The building has a side gable form and is built in the craftsman style. The building has a concrete foundation, the walls are built up of multicolored brick with tapestry brick in the gables and at the water table. The building has a full width porch under a continuous roof. It is supported by square piers, and has a low capped wall of tapestry brick. The building has a single-leaf, paneled door with a light. The windows are fiberglass one-over-one windows, with brick rowlock sills. The building has a widely overhanging, side gable roof, with rafter tails and an open eave. There is a central shingled dormer with a triple window under a gabled dormer roof. The dormer has rafter tails. The roof is clad in asphalt shingles.

The building is Non-Contributing due to its build date predating the period of significance.

The site has a long driveway to the rear of it which leads to an attached pull under garage that has been added to the rear of the building. The front yard has a grass lawn, with a centered mature tree.

History:

The building at 2080 Mullin Rd. was built in 1930. The Dubuque City Directories list Irvin and Shirley Seubert as the first residents of the home in 1948 and 1952. The directory lists their occupation as "Seubert & Fesler" (radiator sales), and operator at Vouge Beauty Shop.





2080 Mullin Road

B.of A. Petn to wave side yard requirement for erection
of outside stairway 1' from side lot line Granted Docket

No. 1-56

O-Romas Puls

C-Chas Klaas

2000.00

Alteration to Int. of S.F.Fr.Dwellg. B.P. 16 1-9-62

O-Geo Davis

C-DISCO

eside sf fr dwllg & soffits,fascia B.P. 401 24-6-75 1050.00

O-Roman Puls

C-Burke Alumatic

rer_o of frt. of SF frm dwllg BP 6981 5/16/84 \$475.00

2080 MULLEN ROAD

2

O-John Schneider

C-Beyer Const

t/o, reroof, SF, sd BP 31176 7/6/95 \$2160.00

O-John Schneider

C-Dan Maury

erect 14'x18' frm storage shed, SF BP37955 10/16/97 \$5000.

O-John & Jeanne Schneider C-McLain Fence/Owner

replace handrail, rework existing platform, stairs,rail

SF BP41555 4/27/2000 \$2000.00

State Inventory Number: 31-0024014 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Emmett Delaney Residence
Other Names: _____
Street Address: 2085 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Park</u>
Township No.: _____	Block(s): <u>1</u>
Range No.: _____	Lot(s): <u>LOT 14 & N 25' OF LOT 15</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>2</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2085 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

07E - Craftsman

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete
Walls (visible exterior): 15B Vinyl
Roof: 08A Shingle/Composition Tile
Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events. ☐ Yes ☒ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☐ Yes ☒ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes. ☐ E. A reconstructed building, object, or structure.
☐ B. Removed from its original location. ☐ F. A commemorative property.
☐ C. A birthplace or grave. ☐ G. Property less than 50 years of age or achieved significance within the past 50 years.
☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1926
Other Dates (including renovations): _____

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

H. ARCHITECT/BUILDER

Architect: NA
Builder/Contractor: _____

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2085 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.706282	42.50686801	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2085 Mullin Rd
Address: 2085 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2085 Mullin Road is a one-and-a-half story single family home. The building is a side gable massed plan and is built in the Craftsman style. The building has a concrete foundation and vinyl clad walls. The building has a side addition. The building is entered through a partial width porch with square piers that is covered by a gabled side roof. The door is a single leaf, paneled, multilight door. The supports are battered piers with capitals. The main windows are hung wood sash with three-over-one divided lights. There are also aluminum casement windows on the south side addition. The side gable roof is asphalt shingle with medium depth eaves showing exposed rafter tails and brackets on the rake end. The site has a detached garage at the rear, two cars with single door and entry door. Tall side gabled roof with asphalt shingle and aluminum siding.

The building is Non-Contributing due to its build date predating the period of significance.

The front yard slopes up to form a hill. The front yard has a grass lawn decorated with trimmed hedges. A concrete walkway with a medium run of stairs leads to the front door from the public walkway. It has metal handrails. The north side of the site has a concrete walkway that leads to a large two car garage at the rear of the site.

History:

The building at 2085 Mullin Rd. was built in 1926.





2085 Mullin Road

O-E. J. Delaney

10-22-50 250.00

Repairs to interior of S.F. Frame Dwelling. B.P. 846

C. Ron Burkhardt

Reroof sf fr dw B.P. 604 8/24/71 600.00

O-Anthony Rosenow

C-Owner

erect 24x36 det. frm garage, SF frm dwllg BP20156

5/6/92 \$8597.00

O- Anthony Rosenow

C- Top Line

New roof, sd, SF BP26076 10-13-94 \$3475.00

2085 MULLEN ROAD

O-Anthony Rosenow

C-Top Line

Siding, sof, cas cvrs, fdn for patio rm, 12x16' deck, SF

BP 31028 6/28/95 \$9400.00

State Inventory Number: 31-0024044 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Gene Tully Residence
Other Names: _____
Street Address: 2090 Mullin Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>LOT 2-14 & LOT 16 & LOT 16A</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2090 Mullin Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): Not Visible

Walls (visible exterior): other

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1946

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2090 Mullin Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70574103	42.50692199	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2090 Mullin Rd
Address: 2090 Mullin Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2090 Mullin Road is a one-story single-family home with a rectangular plan built in the ranch style. The building is a “hipped roof box” form with walls clad in permastone. The building is entered through a concrete stoop that has a wood railing. The door is a single-leaf multilight door. The windows are two-over-two wood sash windows with horizontal muntins and plain casework. The windows are often found in ranks of multiple windows in the same opening. The roof is a hipped roof clad in asphalt shingles that has medium width eaves and a brick chimney in the center. There is an attached single car garage on the basement level at the rear side of the house.

The building is Non-Contributing due to its build date postdating the period of significance.

The front yard is a grass lawn, it has a concrete path from the public walkway to the front entrance of the house. There are plantings of large bushes near the house. The front yard has a flagpole and a lightpost.

History:

The building at 2090 Mullin Rd. was built in 1946. The Dubuque City Directories list Gene Tully as the first resident of the home in 1948. The directory lists their occupation as treasurer at Dubuque Lumber and Coal.





2090 Mullin Rd.

O- E.F. Tully C- Owner

Erect single family frame dwelling B.P. 188 5/20/46

O-Mary Tully C-Clendenen Roofing & Siding Co. \$3,500.00

Reroof S.R.Br. Dwelling. B.P. 284 6-4-70 330.00

O- Martha Clark C- Top All

t/o, reroof, sd, SF BP29466 5-2-95 \$2215.00

State Inventory Number: 31-0024128 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Dolores and Stanely Murray Residence
Other Names: _____
Street Address: 2005 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>S 50' OF LOT 55</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2005 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2005 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70744399	42.50571399	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2005 Ogilby Rd
Address: 2005 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is centered on the front elevation, next to the projecting wing. The entry is recessed under a partial roof overhang. The original main entry door is single-leaf, paneled door with nine lights above. Three additional entries are located on the north elevation. The original windows have been replaced with a variety of vinyl window unit types. The house has a hipped asphalt shingle roof that has been significantly modified to add an eave overhang, and the overhang over the entrance has also been modified. The entrance overhang has a stone pier in the corner supporting the roof overhang. There is a substantial addition at the rear of the building that abuts the garage at the rear of the site.

The interior layout of this type has three bedrooms: two at the back of the house, and one on the side behind the living room. The main entry opens onto the living room, which is located in the front corner of the house with the corner window. On the side of the house with the projecting wing is the dining room, kitchen, utility room and bathroom. The two side entries lead to the kitchen and utility room respectively. There are closets in each of the bedrooms and the living room, and the kitchen has a pantry. This layout has likely been altered due to the rear addition of the building.

The building is on a corner lot with a grass lawn. The house is built atop a low hill. There is a large tree and other minor plantings in the front lawn. A concrete walkway leads to the front door from the public walk, it runs along the northern boundary of the site. An integrated concrete patio is north of the house. At the southwestern corner of the site, a concrete retaining wall separates the yard from the garage. The garage is a two-car garage with a side gabled, wide-overhang, asphalt shingle roof.

History:

The building at 2005 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Dolores and Stanely Murray as the first resident of the home in 1948, 1952. The directory lists their occupation as superintendent at John Deer, and apprentice key punch operator.





2005 Ogilby Rd. /

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F. Masonry dwellg. B.P. 352 7-10-47 5,545.00

O-J. W. Hagerty C-Midwest Builders

Erect Frame Garage B.P. 463 7-24-58 800.00

O- Dan Larmore

Reroof sf fr dwelling B.P. 305 2 June 75 200.00

Board of Adjustment Docket 70-89 for variance in frt yard setback to allow garage 16' from frt prop. line. Approved 12/18/89 w/condition

2005 Ogilby 2

O-Harold Melssen C-Owner

erect 24x26 det. frm. garage, SF brk dwellg BP 16748
4/20/90 \$6209.00

O-Harold Melssen C-Owner

erect 31'x12' sunroom Sf brk dwellg BP17761 10/11/90
\$3000.00

O-Harold Melssen C-Owner

erect 4'x16' open porch roof, soffit, SF res BP21612
3/8/93 \$1200.00 tear-off, reroof

State Inventory Number: 31-0024129 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Segurd Sundeen Residence
Other Names: _____
Street Address: 2010 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>54</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>2</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>2</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2010 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): Not Visible

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2010 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70682297	42.50572099	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2010 Ogilby Rd
Address: 2010 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is centered on the front elevation, next to the projecting wing. A small flat-roofed entry porch extends from the side of the projecting bay, and is supported on its outside corner by a wood post, and filled on its outer side by a wood lattice. The entry door is a nine-light, wood-paneled, door. Two additional entries are located on the north elevation. The original windows, including the corner window openings, have been replaced with vinyl sliding windows. The house has a hipped asphalt shingle roof with no eaves, and a shorter hipped roof over the projecting wing.

The interior layout of this type has three bedrooms: two at the back of the house, and one on the side behind the living room. The main entry opens onto the living room, which is located in the front corner of the house with the corner window. On the side of the house with the projecting wing is the dining room, kitchen, utility room and bathroom. The two side entries lead to the kitchen and utility room respectively. There are closets in each of the bedrooms and the living room, and the kitchen has a pantry.

The building is on a corner lot atop a modest hill. A grass lawn surrounds the building. There is a metal shed with a gambrel roof at the rear of the site.

History:

The building at 2010 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Segurd Sundeen as the first resident of the home in 1948 and again in 1952. The directory lists their occupation as "worker" at Deer Manufacturing.





2010 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F.Masonry Dwelling B.P. 355 7-10-47 5,545.00
O-S. R. Sundeen

Erect Frame Garage B.P. 700 10-12-49 4,500.00

O-Calvin Hennings C-Owner

tear-off, reroof SF brk dwllg BP 12046 6/24/87 \$1000.00

State Inventory Number: 31-0024130 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Rex A Brown Residence
Other Names: _____
Street Address: 2015 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>N 10' OF LOT 55 & S 40' OF LOT 56</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2015 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2015 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70737299	42.50585698	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2015 Ogilby Rd
Address: 2015 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is on the inner side of this projecting wing. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation. It is supported by two sets of wood posts with decorative wood lattice on its front corners, with different wood lattice filling its outer side. The original main entry door is single-leaf insulated steel door. One additional entry is located on the northern elevation corresponding to the projecting wing. The building has its original steel, multilight windows with operating casements: a wide version is located on the front elevation of the projecting wing, and a narrower window is centered on the opposite side of the front elevation. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is front-gabled with an asphalt roof, and decorative eave returns under its gable. There is a gabled roof and aluminum clad addition at the rear of the building abutting the carport.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

A wooden carport has been added to the northern part of the building. Most of the site is dominated by a grass lawn, a narrow concrete driveway in the northern part of the site leads to the carport.

History:

The building at 2015 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Rex A Brown as the first resident of the home in 1948. The directory lists their occupation as assistant at John Deere.





2015 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect. S.F. ^{masonry} ~~Frame~~ Dwelling. B.P. 350 7-10-47 4,902.00

O. Mrs. E.J. Klauer C. Cy Hanten

Add. rear S.F. Masonry Bldg. B.P. 205 4-17-69 3,500.00

O-Charles Klauer C-Owner

tear -off, sheeting, reroof SF mas dwllg BP19066 8/7/91
\$1525.00

O-Charles Klauer C-Owner

install siding on gables, fascia, SFmas dwllg BP19332
9/19/91 \$1000.00

State Inventory Number: 31-0024190 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Carole Reitinger Residence
Other Names: _____
Street Address: 2020 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>53</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2020 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10A - Concrete Block

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1952

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Mark Strub

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2020 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70683797	42.50589298	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2020 Ogilby Rd
Address: 2020 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2020 Ogilby Road is a one-story single family home with a generally rectangular plan. The building has a concrete foundation with brick walls. The building is entered via a long set of concrete stairs with an iron hand railing that leads up to the front door. The main entrance door is a paneled single leaf door. The primary window style is a vinyl hung window with faux muntins, the window openings have brick rowlock sills. There is also a protruding bay window fitted with vinyl window units. The central window is fixed and flanked by one-over-one windows with faux muntins. The roof is hipped and has wide overhanging eaves. It is clad in asphalt shingles and has an off-center brick chimney. The house is on a steep hill and there is a pull-under garage in the southern part of the footprint.

The site is dominated by the hill that leads up to the house. A large concrete driveway leads to the pull under garage. A retaining wall in line with the house holds back the soil from the yard above. The yard is decorated with a large rock and flower bed that abuts the concrete steps. The concrete steps have wrought iron railings. A rock garden is on the northern part of the site.

History:

The building at 2020 Ogilby Rd. was built by Mark Strub in 1952. The Dubuque City Directories list Carole Reitinger as the first resident of the home in 1991. The directory does not list their occupation.





2020 Ogilby Road

O-Lee Barger

C-Mark Strub

Erect S.F.Frame Dwellg.B.P. 618 8-25-52 9,500.00

O - Les Gargen C - Geisler Bros.

Reroof SFFr Dwllg, B.P. 365, 4/25/78 1600.00

O-Lee Barger

C-Mid-State Co.

reroof 1 sect. main roof, soffits, SF res BP 8246
4/8/85 \$1750.00

O- F R Leib

C- Top All

t/o reroof, sd, SF BP28747 4-3-95 \$2460.00

State Inventory Number: 31-0024169 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Edgar Tauke Residence
Other Names: _____
Street Address: 2030 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>52</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2030 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10C - Ranch

B. MATERIALS

Foundation (visible exterior): 10A - Concrete Block

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1949

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2030 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70682699	42.50606502	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle

Date: 05/22/2025

Organization/Firm: Heritage Works

Street Address: 489 W. 4th St.

City: Dubuque

State: IA

ZIP: 52001

Email: bdoyle@heritageworksdbq.com

Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

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See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature:

Date:

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2030 Ogilby Rd
Address: 2030 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2030 Ogilby Road is a one-story brick building with an L-shaped plan. The building is built in the Ranch style. The building has a concrete block foundation and Brick walls. The building is entered through a partial width porch that also has a wood balustrade and a steep wooden stairs from driveway up to the porch. The main entrance door is a single leaf, paneled door with multiple lights. The primary window is a wood tripartite window with a fixed central window that is flanked by two-over-two horizontal muntin windows. The secondary window is a done-over-one hung window with wooden sashes. The roof is an asphalt shingle hipped roof with wide boxed eaves.

The house is high above the street level. There is an attached garage under the southern end of the house entering into its basement. The driveway is flanked by large concrete cheek walls. On the inside of those cheek walls is a wood stair up to the front door, that feature continues to be a deck that is in front of the tripartite window. The front yard gains in elevation, it has a grass lawn with organic rock gardens that are punctuated by plantings of shrubs.

History:

The building at 2030 Ogilby Rd. was built in 1949. The Dubuque City Directories list Edgar Tauke as the first resident of the home in 1952. The directory lists their occupation as service manager at Belsky Motor.





2030 Ogilby Road

0- Edgar Teuke

Erect S.F.Frame dwelling.B.P. 648 10-4-49 4,500.00

State Inventory Number: 31-0024132 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Fay Ellis Residence
Other Names: _____
Street Address: 2035 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>58</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>1</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>1</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2035 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2035 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70738498	42.50622901	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2035 Ogilby Rd
Address: 2035 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an irregular shaped footprint. The main entryway is centered on the front elevation, next to the projecting wing. A small flat-roofed entry porch has been enclosed and now functions as the main entry it has a paneled door with two lights at the top. There is a significant addition at the rear of the house that includes an attached single car garage. The windows have been replaced with fixed vinyl windows. The house has a cross-gable asphalt shingle roof with no eaves, the siding at the gable ends has been replaced with a wood or engineered wood vertical siding.

The interior layout of this type has three bedrooms: two at the back of the house, and one on the side behind the living room. The main entry opens onto the living room, which is located in the front corner of the house with the corner window. On the side of the house with the projecting wing is the dining room, kitchen, utility room and bathroom. The two side entries lead to the kitchen and utility room respectively. There are closets in each of the bedrooms and the living room, and the kitchen has a pantry.

The building is listed as non-contributing due to modifications that effect integrity.

The front lawn is grass and punctuated by several garden plantings. A flag pole is centered in the yard. Bushes and other shrubs are planted closer to the house. A driveway is at the northern part of the site.

History:

The building at 2035 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Fay Ellis as the first resident of the home in 1952. The directory lists their occupation as employee at John Deere.





2035 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F.Masonry dwellg.B.P. 348 7-10-47 5,411.00

B.of. A. Petn to waive side yard requirement for add.

to side of dwellg. for garage. Granted Docket No. 77-52

O-Fay Ellis

Addition to S.F. Br. Dwelling. B.P. 191 5-1-53 900.00

O-C. W. Dennis C-Kramer Const.

reroof SF frm dwellg BP 4454 6/21/82 \$1046.00

O-Lyle Gassmann C-Lloyd Gudenkauf Const.

erect 12x12 sunroom add. SF res BP24231 7/11/94 \$9000.00

2035 Ogilby Rd.

O-Lyle Gassman C-Lloyd Gudenkauf

t/o, reroof SF BP36818 4/22/97 \$1600.00

State Inventory Number: 31-0024178 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Jacqueline Krantz Residence
Other Names: _____
Street Address: 2040 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>51</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2040 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number: _____

District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10C - Ranch

B. MATERIALS

Foundation (visible exterior): 10A - Concrete Block

Walls (visible exterior): 15B Vinyl

Roof: 08A Shingle/Composition Tile

Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1950

Other Dates (including renovations): _____

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Vern Carris

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2040 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70683403	42.50620299	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2040 Ogilby Rd
Address: 2040 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

2040 Ogilby Road is a one-story single family Ranch home with a rectangular plan. The building has a concrete block foundation and vinyl sided walls. The building is entered through a partial width porch with square columns that is covered recessed into the roof. The main entrance door is a single-leaf panel door with a multilight door. The main windows are composite vinyl windows with one-over-one plain casework, a tripartite featuring a picture window. The hipped roof is clad in asphalt shingle with wide eaves. There is a brick chimney in the center.

The site includes a steep hill with terraced berms, The pull under concrete driveway on the south side is lined with cheek walls of limestone and concrete block. There are shrub plantings near the house. There is a wooden staircase up to the flat level of the yard.

History:

The building at 2040 Ogilby Rd. was built by Vern Carris in 1950. The Dubuque City Directories do not list a resident until a much later date.





2040 Ogilby Road

O-Allen Freese

C-Vern Carris

Erect S.F.Frame Dwellg. B.P. 691 9-10-50 13,000.00

O-Denny Mellody

C-Wekley Const

t/o, reroof, SF, sd

BP 33774

11/21/95

\$2615.00

State Inventory Number: 31-0024179 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Geneieve Kenneth Residence
Other Names: _____
Street Address: 2050 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>50</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2050 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): other

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1950

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2050 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70685197	42.50638299	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2050 Ogilby Rd
Address: 2050 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2050 Obilby Road is a one-story single family home with a rectangular plan. The building is a side gabled massed plan. The building has a concrete foundation. The facade of the building has engineered wood cladding while the sides have aluminum siding. The building is entered through a concrete stoop, the entrance door is a single leaf door with sidelights. The primary window is a wood tripartite with a central fixed window that is flanked by three-over-one divided light windows. The secondary windows are wood three-over-one divided light, hung windows that have plain casework. The roof that covers the building is a side gable with wide overhanging eaves that is covered with asphalt shingles. There is a chimney just behind the ridge of the roof just off-center in the plan. The first level of the building is high above the street level and there are steep limestone steps that lead to the front door. In the southern part of the footprint at the basement level there is a pull-under, single-car garage.

The site has a steep hill up to the house. The hill has grass planted on it, there is a mature tree in the center of the hill. A stone staircase with a metal railing leads from the public walkway to the house. A stone retaining wall holds the earth back from the asphalt driveway that leads to the pull-under garage.

History:

The building at 2050 Ogilby Rd. was built in 1950. The Dubuque City Directories list Geneieve Kenneth as the first resident of the home in 1954. The directory lists their occupation as assitant cashier at First National Bank.





2050 Ogilby Road

O-C.M: Hames

Erect S.F.Frame Dwelling B.P. 722 9-18-50 9,000.00

O-Peter Heinen C-Ken Summer Const.
erect storage area under stoop, 4'x7', Sf frm dwllg
BP21578 2/19/93 \$500.00

O-Peter Heinen C-AMRE
reside(v), SF BP35525 7/23/96 \$5651.00

State Inventory Number: 31-0024155 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Danl Michal Residence
Other Names: _____
Street Address: 2055 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>59</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>2</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>2</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2055 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): other

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1948

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor:

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2055 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70735598	42.50640201	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2055 Ogilby Rd
Address: 2055 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2055 Ogilby Road is a one-one-half story single-family home with a side gabled-massed plan. The rectangular building has a concrete foundation and a "permastone" wall material. The porch is a minimal overhang and the porch stoop has a with a metal railing, the main entrance door is a single leaf, paneled, nine-light door with a classical surround. The primary window type is a tripartite feature window, featuring a fixed picture window flanked by four-over-one hung windows. The secondary windows are eight-over-one windows. The roof is side gabled and has a minimal overhang, it is clad in asphalt shingles. There is a shed roofed dormer on the rear side of the main roof.

The building is listed as non-contributing due to modifications that affect integrity.

The front yard is a grass lawn. A concrete path leads to the front door from the public walkway. A narrow concrete driveway is in the south portion of the site. There is a two-car detached garage at the rear of the site that is accessed by the driveway. It is also clad in permastone and has a side gable roof that is clad in asphalt shingles.

History:

The building at 2055 Ogilby Rd. was built in 1948. The Dubuque City Directories list Daniel Michal as the first resident of the home in 1952. The directory lists their occupation as engineer at John Deere.





2055 Ogilby Rd.

O-Den Mihal

Erect S.F.Frame Dwelling. B.P. 658 11-1-48 4,800.00

Erect addition to greenhouse B.P. 308 5/22/72 100.00

O - Dan Mihal

Erect detached garage storage shed, B.P. 124, 3/19/79
2000.00

State Inventory Number: 31-0024133 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Jason Wright Residence
Other Names: _____
Street Address: 2060 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>49</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2060 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2060 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70681601	42.50655301	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2060 Ogilby Rd
Address: 2060 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is centered on the front elevation, next to the projecting wing. A small flat-roofed entry porch extends from the side of the projecting bay, and is supported on its outside corner by a knee brace. The entry door is an insulated steel door with a fanlight at the top. At least one additional entry can be seen on the south elevation. The large windows on the front of the building have been replaced with tripartite vinyl windows, that have a fixed center window that is flanked by one-over-one's. Windows along the side of the house are predominantly vinyl sliders. The house has a front-gabled asphalt shingle roof with no eaves, and there is vertically placed aluminum siding at the gable. The projecting wing is also front gabled with an asphalt roof, and decorative eave returns under its gable. A large wooden carport has been added on to the south side of the house.

The interior layout of this type has three bedrooms: two at the back of the house, and one on the side behind the living room. The main entry opens onto the living room, which is located in the front corner of the house with the corner window. On the side of the house with the projecting wing is the dining room, kitchen, utility room and bathroom. The two side entries lead to the kitchen and utility room respectively. There are closets in each of the bedrooms and the living room, and the kitchen has a pantry.

The site slopes up steeply from the public right of way. There is a large lawn of grass which is bisected by a concrete run of stairs and walkway that leads to the front entrance of the house. The grass lawn has a limestone retaining wall for plantings, as well as a row of hedges along the northern boundary of the lawn. There is a concrete driveway with a retaining wall in the southern part of the site.

History:

The building at 2060 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Jason Wright as the first resident of the home in 1948 and again in 1952. The directory lists their occupation as supervisor at John Deere.





2060 Ogilby Road.

O-Iowa Improvement Co. C.Sumner S. Sollitt & Co.

Erect S.F.Masonry dwellg.B.P. 354 7-10-47 5,411.00

O-Madlyn Schilling C-Dubuque Insulation & Siding Co.

Repair siding of S.F.Fr.Dwellg.B.P. 746 9-4-62 250.00

C. Hanselmann Bros. Co.

Reroof S.F. Masonry Dwellg.B.P. 390 6-21-67 498.00

cover carport side S.F. Br. Dw. B.P. 684 10-1-69 100.00

O- Madlyn Schilling C- Top All

New roof, sd BP27510 12-7-94 \$2358.00

State Inventory Number: 31-0024134 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Charles Schweitzer Residence
Other Names: _____
Street Address: 2065 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>60</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2065 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2065 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70735002	42.50656001	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2065 Ogilby Rd
Address: 2065 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an U-shaped footprint created by a projecting wing on one side of the front elevation and a protruding garage addition on the other. The main entryway is on the inner side of this projecting wing, there is also a door to the attached garage accessed through the porch. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation and to the projecting garage. It is supported by two sets of wood posts with decorative wood lattices. The original main entry door is single-leaf door the details of which cannot be seen from ROW. One additional entry is located on the south elevation under the attached pergola or former carport that has been repurposed. The original windows have been replaced with a variety of vinyl window types. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is front-gabled with an asphalt roof, and decorative eave returns under its gable.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

The site is dominated by a grass lawn. There are bushes planted closer to the house. A narrow concrete driveway is on the northern part of the site leading to the attached garage.

History:

The building at 2065 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Charles Schweitzer as the first resident of the home in 1948 and 1952. The directory lists their occupation as Industrial engineer at John Deere.





2065 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F.Masonry dwellg.B.P. 347 7-10-47 4,902.00

O-Charles R. Schweitzer 125.00

Erect open porch to S.F.Masonry Dwellg.B.P. 715 10-15-49

Alterations to S.F.Masonry Dwellg.B.P. 475 8-22-51 1,000.00

Construction Attached Garage to Side of S.F.Masonry

Dwellg.B.P. 472 7-21-54 1,000.00

O- Construct open patio to side of S.F.Masonry Dwellg.

B.P. 513 7-17-56 300.00 C. Zephyr Aluminum Products

Reside S.F. Masonry Dwellg. B.P.5 1-3-63 492.00

2065 O'gilby Road

O. Charles Schweitzer C. Zephyr Aluminum Products Inc.

Reroof S.F. Frame DwellingB.P. 19 1-3-63 472.00

O-James Riley C-Mozena Const.

reroof SF brk dwllg BP 5036 10/7/82 \$900.00

O- Bob Jaeger

C- Home Doctors

New roof, sd, SF BP25782 10/6/94 \$2228.00

State Inventory Number: 31-0024135 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Robert VanKleek Residence
Other Names: _____
Street Address: 2075 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>61</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2075 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2075 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70734097	42.50672099	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2075 Ogilby Rd
Address: 2075 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

This is a single-story brick house with a generally rectangular footprint. There is a projecting wing that is centered on the building due to the garage addition. The main entryway is on the inner side of this projecting wing. It is a single leaf door with two panels and nine lights. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation. It is supported by two sets of wood posts. The original windows have been replaced with vinyl fixed windows and vinyl sliding windows. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is front-gabled with an asphalt roof, and it has decorative eave returns under its gable.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

The front yard is dominated by a grass lawn, there are some areas with plantings nearer to the house. A concrete driveway is on the northern part of the site.

History:

The building at 2075 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Robert VanKleek as the first resident of the home in 1948. The directory lists their occupation as foreman at John Deere.





2075 Ogilby Road. /

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F. Masonry dwellg. B.P. 546 7-10-47 4,902.00

O-James P. Kachevas C-M. L. Kreiman

Erect attached garage to side of S.F. Masonry Dwellg.

B.P. 1,500.00 B.P. 7-29-55 No. 729

O-James Kachevas C-Mettille Roofing & Sheet Metal

Reroof s.F. Masonry Dwellg. B.P. 585 9-6-57 190.00

O-Charles H. Tucker

Repairs roof to S.F. Masonry B.P. 935 10-1-62 75.00

Const. open porch rear-side S.F. Br. Dwellg. B.P. 187 4-12
69 200.00

2075 Ogilby Rd 2

O - Charles Tucker C - Hefel Roofing

Part. reroof SFFr Dwellg, B.P. 369, 4/25/78 175.00

O-Charlie Tucker C-Brian Hefel Const.

reroof SF brk dwellg BP 3325 5/20/81 \$540.00

O-Jim Wachtel

C-Owner

t/o, reroof, SF BP 32839 9/1/8/95 \$1075.00

State Inventory Number: 31-0024136 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Clare Dolan Residence
Other Names: _____
Street Address: 2078 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>48</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2078 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 05 Metal

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2078 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70680696	42.50670699	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2078 Ogilby Rd
Address: 2078 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is centered on the front elevation, next to the projecting wing. A small flat-roofed entry porch extends from the side of the projecting bay, and is supported on its outside corner by a wood post. The original main entry door is single-leaf, wood-paneled door with nine lights. Two additional entries are located on the north elevation. The original windows have been replaced with vinyl window units. The large picture windows in the primary elevation are fixed windows, and the sides of the building have one-over-one hung windows. The house has a front-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable. The projecting wing is also front gabled with an asphalt roof, and it has decorative eave returns in its gable. A large carport has been added along the north elevation.

The interior layout of this type has three bedrooms: two at the back of the house, and one on the side behind the living room. The main entry opens onto the living room, which is located in the front corner of the house with the corner window. On the side of the house with the projecting wing is the dining room, kitchen, utility room and bathroom. The two side entries lead to the kitchen and utility room respectively. There are closets in each of the bedrooms and the living room, and the kitchen has a pantry.

The front yard has a grass lawn with a number of plantings. A limestone retaining wall separates the yard from the public right of way, there are several planting areas for shrubs, flowers, and bushes. A mature tree is centered in the lawn. The northern part of the site has a narrow concrete driveway that leads to the carport.

History:

The building at 2078 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Clare Dolan as the first resident of the home in 1952. The directory lists their occupation as salesman.





2078 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F.Masonry Dwelling.B.P. 353 7-10-47 5,411.00

O-Viola Eilers C-Better Roofing

tear-off, reroof SF brk dwllg BP 12734 10/14/87 \$1575.00

State Inventory Number: 31-0024137 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Harland and Marilyn Mishler Residence
Other Names: _____
Street Address: 2085 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>38</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2085 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 05E Aluminum

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2085 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70735002	42.50687098	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2085 Ogilby Rd
Address: 2085 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is on the inner side of this projecting wing. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation. It is supported by two sets of wood posts with decorative wood lattice on its front corners, with different wood lattice filling its outer side. The main entry door is single leaf but its details cannot be seen from the public ROW. The original windows have been replaced with vinyl insert windows. The picture window at the front of the house is a tripartite with a central fixed panel that is flanked by one-over-ones. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is not front gabled as other similar Deere houses, but is hipped.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

The site has a concrete driveway on its southern portion. It has some informal metal and cloth storage structures close to the house. The front yard has a chain link fence. There are garden and tree plantings near the house.

History:

The building at 2085 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Harland and Marilyn Mishler as the first residents of the home in 1948 and 1952. The directory lists their occupations as service manager at John Deere and helper at Hillcrest Baby Fold.





2085 Ogilby Road.

O-Iowe Impro ement Co. C-Summer S. Sollitt & Co.

Erect S. F. Masonry dwellg.B.P. 545 7-10-47 4,864.00

O-Joe Costa C-C. L. Haase

Reroof S.F.Br.Dwellg.B.P. 899 9-21-62 180.00

O-Helen Smith C-Rafoth

replace roof SF sd BP 27845 2/1/95 \$675.00

State Inventory Number: 31-0024156 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Edward Littig Residence
Other Names: _____
Street Address: 2088 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>47</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing		Noncontributing
<u>1</u>	Buildings	<u>1</u>
_____	Sites	_____
_____	Structures	_____
_____	Objects	_____
<u>1</u>	Total	<u>1</u>

If non-eligible property, enter number of:

_____	Buildings
_____	Sites
_____	Structures
_____	Objects
_____	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2088 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10A - Concrete Block

Walls (visible exterior): other

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1948

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Vern Carris

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2088 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70683001	42.50687999	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2088 Ogilby Rd
Address: 2088 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2088 Ogilby Road is a one-story single family home with a rectangular plan. The building is a side gabled massed plan. The concrete block foundation has engineered wood clad walls. The building has a rear addition. The entrance is a concrete stoop. The main entrance door is a single leaf panel door. There is a tripartite feature window composed of vinyl window units, it has a central fixed window that is flanked by vinyl casement windows. The windows have plain casework. The building is covered by a side gable roof with asphalt shingles and medium boxed eaves. Also on the site is a detached garage with vinyl cladding and a gable roof. The front lawn is grass and there are prominent hedges flanking the entrance to the building.

The site has a grass lawn. A concrete walkway leads from the public walkway to the front door of the house. It has a run of six stairs up from the public right of way, it has metal handrails. The lawn has several bushes that bound the house and walkway. There is a very large mature tree in the front yard and a flagpole. There is a narrow concrete driveway in the southern part of the site, it leads to a large two car garage.

History:

The building at 2088 Ogilby Rd. was built by Vern Carris in 1948. The Dubuque City Directories list Edward Littig as the first resident of the home in 1948. The directory lists their occupation as plumber.





2088 Ogilby Road.

O-Dubuque Homes Inc. C-Vern Carris.

Erect S.F.Frame Dwellg.B.P. 265 6-10-48 5000.00

O-Fred Sinhold

Addition to rear of S.F.Fr.Dwellg.B.P. 248 5-16-53 1500.00

Construct foundation for frame garage B.P. 295 5-17-56 50.00

O-Earl Weichel

Rer oof S.F.Frame Dwellg.B.P. 845 9-14-62 100.00

O-Don Schultz C-Owner

erect 24x30 det. frm. garage, SF res BP 16268 11/20/89
\$7164.00

State Inventory Number: 31-0024138 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Victor Hansen Residence
Other Names: _____
Street Address: 2095 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Sub No 2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>63</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2095 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2095 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70734198	42.507054	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2095 Ogilby Rd
Address: 2095 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is on the inner side of this projecting wing. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation. It is supported by two sets of wood posts. The main entry door is single-leaf, wood-paneled door, with two lights near the top. The windows have been replaced with a variety of vinyl windows. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing has a hipped roof with asphalt shingles. There is a garage addition on the north side of the plan. It has vinyl cladding and a low slope roof.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

The front yard has a grass lawn, there is a tree centered in the lawn. The northern part of the site has a narrow concrete driveway. A chain link fence separates the front and rear yard.

History:

The building at 2095 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Victor Hansen as the first resident of the home in 1948. The directory lists their occupation as foreman at John Deere.





2095 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F.Masonry Dwelling B.P. 344 7-10-47 4,864.00

O. Don Yourell

C. Henschel Rfg. Co.

Reroof Br.Ven.Dwelling B.P.420 5-23-63 500.00

B. of A. pet. for var. from Art. IV, Sec. 4-106.6 to
allow erection of 12' ~~X~~ 30' addition 3 ft. from north
property line. Granted Docket 37-76.

O- C L&L Const.

Erect add. to SF Brk Dwllg, B.P. 998, 9/29/76 1500.00

2095 Ogilby

2

O-Charlie Tucker

C-Brian Hefel

tear-off, reroof gar. SF brk dwllg BP 6027 8/2/83 \$450.00

State Inventory Number: 31-0024139 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Robert Ogaard Residence
Other Names: _____
Street Address: 2105 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>S 50' OF LOT 64</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
Buildings	<u>1</u>
Sites	_____
Structures	_____
Objects	_____
Total	<u>1</u>

If non-eligible property, enter number of:

Buildings
Sites
Structures
Objects
Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2105 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2105 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70735497	42.50719	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2105 Ogilby Rd
Address: 2105 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a two-story brick and frame house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is on the inner side of this projecting wing. A long flat-roofed porch extends from the side of the projecting bay across the rest of the front elevation. It is supported by two sets of wood posts with a wood lattice. The original main entry door is single-leaf, door that has details which are difficult to see from the public ROW. One additional entry is located on the south elevation. The original windows have been replaced with vinyl windows of various types. The largest window opening now fits a tripartite window with a fixed central window that is flanked by one-over-one windows. The remaining windows on the first floor are vinyl one-over-one windows. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is front-gabled with an asphalt roof, and decorative eave returns under its gable. There is a second story addition starting at the central ridgeline of the gable roof. It has a gabled roof and vinyl claddings, there are fixed vinyl windows and one octagonal window on the primary elevation.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom. The building is listed as non-contributing due to modifications that affect integrity.

The front yard is a grass lawn. There is a narrow concrete driveway on the southern portion of the site.

History:

The building at 2105 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Robert Ogaard as the first resident of the home in 1948. The directory lists their occupation as clerk at John Deere.





2105 Ogilby Road.

O-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect S.F. Maschry Dwellg. B.P. 343 7-10-47 4,902.00

O-Vicky Hoskins C-Owner

erect 2nd floor add. above exist. 1st flr, SF BP23985

6/2/94 \$19,000.00

State Inventory Number: 31-0024140 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Edwin Schwartz Residence
Other Names: _____
Street Address: 2115 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>LOT 65 & N 10' OF LOT 64</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>2</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>2</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☒ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2115 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number: _____

District Number: _____

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other: _____

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☐ Yes ☒ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations): _____

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2115 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70736503	42.50732901	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2115 Ogilby Rd
Address: 2115 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick house with an L-shaped footprint created by a projecting wing on one side of the front elevation. The main entryway is on the inner side of this projecting wing. A long shed roofed porch has been integrated with the slope of the gable roof and now stretches across the whole recessed bay of the front elevation. It is supported by two sets of wood posts with decorative wood lattice on its front corners, with different wood lattice filling its outer side. The original main entry door is single-leaf door that is difficult to see from the public ROW. One additional entry is located on the north elevation. The windows have been replaced and the window openings now mainly fit vinyl sliding windows. Some of the windows are covered by metal awnings. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the house. The projecting wing is front-gabled with an asphalt roof, and decorative eave returns under its gable.

The interior layout of this type has two bedrooms, one in the front corner of the house opposite to the projecting wing, and the other in the back corner behind the front bedroom. The main entry opens onto the living room, which occupies the projecting wing. In the back corner of the house behind the living room is an eat-in kitchen. In the back center of the house are the utility room and bathroom.

The site has a plain grass lawn. A concrete driveway on the north side of the house leads to a one-car garage with a front facing gable roof. It has asphalt roof shingles and vinyl siding.

History:

The building at 2115 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Edwin Schwartz as the first resident of the home in 1948. The directory lists their occupation as draftsman at John Deere.





2115 Ogilby Road

C-Iowa Improvement Co. C-Summer S. Sollitt & Co.

Erect s.Fam. Masonry Dwelling. B.P. 342 7-10-47 4,902.00

O-Edwin Schwartz

B.of A. Petn. to waive side yard requirement for
erection of Garage attached to dwelling. Granted

Docket No. 3-50

O-Edwin Schwartz

C-W. L. Mansel & Son

Erect Frame Garage B.P. 659 8-26-50 600.00

State Inventory Number: 31-0024180 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Gordon Kuska Residence
Other Names: _____
Street Address: 2123 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>66</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing	Noncontributing
<u>1</u> Buildings	_____ Buildings
_____ Sites	_____ Sites
_____ Structures	_____ Structures
_____ Objects	_____ Objects
<u>1</u> Total	_____ Total

If non-eligible property, enter number of:

_____ Buildings
_____ Sites
_____ Structures
_____ Objects
_____ Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2123 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01A Single Dwelling

B. CURRENT FUNCTIONS

01A Single Dwelling

Description

A. ARCHITECTURAL CLASSIFICATION

01 - No Style

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 15B Vinyl

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

E. SIGNIFICANT DATES

Construction Date: 1950

Other Dates (including renovations):

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: W.L. Hansel & Son

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2123 Ogilby Rd
City: Dubuque County: Dubuque
Site Number: _____ District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70737198	42.50748102	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle Date: 05/22/2025
Organization/Firm: Heritage Works
Street Address: 489 W. 4th St.
City: Dubuque State: IA ZIP: 52001
Email: bdoyle@heritageworksdbq.com Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____ Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2123 Ogilby Rd
Address: 2123 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____
Related District Number: _____

Narrative Description:

2123 Ogilby Rd is a one-story building with a generally rectangular plan. The building has a concrete foundation and vinyl sided walls. The building is entered through a partial width porch set between two projecting gables, one gable has the garage door and the other is a projecting room. The entrance is covered by the wide overhang of the roof above. The door is a paneled door with multiple lights. The main windows are casement vinyl windows. The side gable roof has wide overhanging eaves and is clad in asphalt shingle.

The site has a concrete driveway that leads to the attached garage. The front lawn is grass. A retaining wall is on the north side of the site.

History:

The building at 2123 Ogilby Rd. was built by W.L. Hansel & Son in 1950. The Dubuque City Directories list Gordon Kuska as the first resident of the home in 1952. The directory lists their occupation as engineer at "IPCo."





2123 Ogilby Road

O-Gordon Kuska

C-W. L. Hansel & Son

Erect S.F.Frame Dwellg.B.P. 482 7-19-50 6,500.00

Erect attached garage to side of S.F.Frame Dwellg.

B.P. 348 6-1-55 600.00

B.of A. Petn. to waive side yard requirement for addition
to front of attached garage 8 x 12 - 2' from side lot

Line. Granted Docket No. 3-63

C. Raphael Strub

200.00

Const. Add. Att. Garage S.F. Fr. Dwellg.B.P. 215 4-18-63

2123 Ogilby Rd.

O. Lester Larson

C. Sultak Roofing & Siding

Reroof SF Fr Dwllg B.P. 454 6/28/72 475.00

O- L R Larson

C- Bel Aire Home Impr

t/o, reroof, sd, SF BP28280 3-15-95 \$2994.00

State Inventory Number: 31-0024131 ☐ New ☐ Supplemental
9-Digit SHPO Review and Compliance (R&C) Number: _____ ☐ Non-Extant Year: _____

IOWA SITE INVENTORY FORM

Read the **Iowa Site Inventory Form Instructions** carefully, to ensure accuracy and completeness before completing this form. The instructions are available at <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>.

Basic Information

Historic Building Name: Leo Kaetro Residence
Other Names: _____
Street Address: 2025-2027 Ogilby Rd
City: Dubuque ☐ Vicinity County: Dubuque State: IA ZIP: 52001

LEGAL DESCRIPTION

Rural	Urban
Township Name: _____	Subdivision: <u>Hillcrest Sub #2</u>
Township No.: _____	Block(s): _____
Range No.: _____	Lot(s): <u>57 & N 20' OF LOT 56</u>
Section: _____	
Quarter: _____ of _____	

Classification

A. PROPERTY CATEGORY:

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing		Noncontributing
<u>1</u>	Buildings	<u>1</u>
_____	Sites	_____
_____	Structures	_____
_____	Objects	_____
<u>1</u>	Total	<u>1</u>

If non-eligible property, enter number of:

_____	Buildings
_____	Sites
_____	Structures
_____	Objects
_____	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D. FOR PROPERTIES WITHIN A HISTORIC DISTRICT

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a **potential** historic district, based on professional historic/architectural survey and evaluation.
☐ Property does not contribute to the historic district in which it is located.

Historic District Name: Deereville Historic District Historic District Site Number: _____

E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: _____ Historical Architectural Database No. _____

Address: 2025-2027 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number:

District Number:

Function or Use

Enter categories (codes **and** terms) from the Iowa Site Inventory Form Instructions

A. HISTORIC FUNCTIONS

01B01 - Dupex

B. CURRENT FUNCTIONS

01B01 - Dupex

Description

A. ARCHITECTURAL CLASSIFICATION

10B - Minimal Traditional

B. MATERIALS

Foundation (visible exterior): 10B - Poured Concrete

Walls (visible exterior): 03 Brick

Roof: 08A Shingle/Composition Tile

Other:

C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

Statement of Significance

A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

☐ A. Owned by a religious institution or used for religious purposes.

☐ E. A reconstructed building, object, or structure.

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

☐ G. Property less than 50 years of age or achieved significance within the past 50 years.

☐ D. A cemetery

C. AREAS OF SIGNIFICANCE (enter categories from instructions)

02 ARCHITECTURE

07 COMMUNITY PLANNING/DEVELOPMENT

D. PERIOD(S) OF SIGNIFICANCE

1946-1951

E. SIGNIFICANT DATES

Construction Date: 1947

Other Dates (including renovations):

F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

H. ARCHITECT/BUILDER

Architect: NA

Builder/Contractor: Sumner S. Sollitt & Co.

I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 2025-2027 Ogilby Rd

City: Dubuque

County: Dubuque

Site Number: _____

District Number: _____

Bibliography

☒ See continuation sheets to list research sources used in preparing this form.

Geographic Data

OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

	Zone	Easting	Northing	NAD
1.	Lat Long	-90.70734198	42.506025	WGS 84
2.				
3.				
4.				

Form Preparation

Name and Title: William Doyle

Date: 05/22/2025

Organization/Firm: Heritage Works

Street Address: 489 W. 4th St.

City: Dubuque

State: IA

ZIP: 52001

Email: bdoyle@heritageworksdbq.com

Telephone: 563-564-4080

Additional Documentation

A. FOR ALL PROPERTIES, ATTACH THE FOLLOWING, AS SPECIFIED IN THE IOWA SITE INVENTORY FORM INSTRUCTIONS

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B. FOR ALL STATE HISTORIC TAX CREDIT PART 1 APPLICATIONS, HISTORIC DISTRICTS AND FARMSTEADS, AND BARNs

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- ☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: _____

Date: _____

IOWA SITE INVENTORY FORM – CONTINUATION SHEET

Name of Property: 2025-2027 Ogilby Rd
Address: 2025-2027 Ogilby Rd
City: Dubuque County: Dubuque

Site Number: _____

Related District Number: _____

Narrative Description:

This is a single-story brick two-residence house with an L-shaped footprint created by a projecting wing on the southern corner of the building. The main entries to each of the residences are at opposite ends of the building. Both entries have small entry porches supported by wood posts with simple capitals: the northern residence's entry porch is front-gabled with an arched opening below, and three supporting posts on each front corner; the southern residence's entry porch is flat-roofed, with one supporting post on each front corner. The entrances have single leaf doors that are not visible from the ROW. Each residence has one additional single leaf entry on its respective side of the building. The windows of the building are now a variety of vinyl unit types. The house has a side-gabled asphalt shingle roof with no eaves, and original aluminum siding under the gable on both sides of the roof. The projecting wing is front-gabled with an asphalt-shingle roof, and decorative eave returns under its gable.

The interior layout of this type has a primary residence with two bedrooms, and a secondary residence with one bedroom. Each main entry opens onto the residence's living room, which occupies a front corner of the house. At the back corner of each residence is the kitchen, which is also accessible by the residence's additional side entry. The utility room for each residence is at the back of the house, next to the kitchen; and is accessible by the back entry. In the primary residence, the bathroom is also at the back of the house, next to the utility room; and one bedroom is at the back of the house next to the bathroom, while the other is at the front of the house, next to the living room. In the secondary residence, the bedroom is at the back of the house, next to the utility room, and the bathroom is at the front of the house, next to the living room. Each residence has a closet in each bedroom, additional closets in the hallways and living room, and a small pantry in the kitchen.

There are narrow driveways on either side of the building. The northern driveway leads to a two car garage with an asphalt shingle gabled roof. The front gable has aluminum siding in it, and wood shingled siding. The southern driveway leads to a simple concrete parking pad. The front yard is a grass lawn.

History:

The building at 2025 Ogilby Rd. was built by Sumner S. Sollitt & Co. in 1947. The Dubuque City Directories list Leo Kaetro as the first residents of the building in 1952. The directory lists their occupation as office secretary at Blackhawk Industries.





2025-2027 Ogilby Road.

O-Iowa Improvement Co. C.-Sumner S. Sollitt & Co.
 Erect two Family masonry dwellg. B.P. 349 7-10-47
 7,904.00

2027 Ogilby Road

O-Gus Mihal
 Erect Frame Garage B.P. 500 7-9-55 800.00

O-Gust Mihal C-Dick Koerperich
 reroof 2F brk dwellg BP 8972 7/29/85 \$816.00

O-Gust Mihal C-Koerperich Const.
 reroof 2F dwellg BP34484 4/12/96 \$1900.00

**City of Dubuque
City Council**

CONSENT ITEMS # 6.

ITEM TITLE:	Dubuque City Assessor Letter on 2025 Assessment Appeals
SUMMARY:	Correspondence from Dubuque City Assessor Troy Patzner regarding appeals of the Dubuque City Board of Review decisions on 2025 assessments.
SUGGESTED DISPOSITION:	Receive and File
ATTACHMENTS:	
	1. Correspondence



1789 Elm Street, Suite A
Dubuque, Iowa 52001
563-589-4416

www.dubuqueassessor.org

Troy Patzner
Assessor

Kurt Funke
Deputy

RECEIVED

2025 JUL 16 AM 8:53

City Clerk's Office
Dubuque, IA

July 10, 2025

To Whom It May Concern:

There are 12 appeals from the Dubuque City Board of Review decisions that require notification under 441.39 (1) of the Code of Iowa. The appeals are for 2025 assessments of value and would affect taxes beginning in the fall of 2026 and the spring of 2027.

Appellant	Parcel No.	Assessed Value:	Appellant Requested Value:
STP Holdings LLC (Theisen's)	1027406012	\$6,113,400	\$5,125,000
ASIF Poonja (Popeyes)	1020226013	\$1,684,400	\$1,479,735
Alpine Park MHC LLC (Alpine Park)	1011226002	\$18,452,200	\$16,364,295
Palle Corporation (Home & Floor Show)	1028153006	\$3,993,700	\$3,250,000
Wuchter (Residential)	1025403043	\$73,900	\$67,000
Hartig (Residential)	1502153021	\$828,200	\$416,868
Kohl's Department Stores #985	1017426003	\$8,367,200	\$6,550,000
Nordstrom Inc.	1029300009	\$20,604,700	\$16,700,000
Tommy Properties (2400 Meinen Ct)	1016377048	\$2,153,100	\$1,826,933
Hy-Vee Inc (3500 Dodge St)	1028427009	\$9,208,300	\$4,604,200
Hy-Vee Inc (300 S Locust St)	1025477006	\$9,358,400	\$4,679,200
Hy-Vee Inc (2395 NW Arterial)	1017476005	\$7,264,700	\$3,632,400

We will keep you informed of any settlements, actions, or dismissals of these appeals.

Please feel free to contact me at the telephone number listed above if you have any questions.

Sincerely,

Troy W Patzner
Dubuque City Assessor

**City of Dubuque
City Council**

CONSENT ITEMS # 7.

ITEM TITLE:	Signed Contract(s)
SUMMARY:	Independent Contractor Agreement with Fowler Public Sector Consulting LLC; Vendor Service Agreement with Wenzel Towing.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. 25_06_26 Fowler Consulting Housing Director Contract Signed
2. 25_07_08 FY2026 FY2028 Signed Tow Contract (15)

Independent Contractor Agreement

THIS INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is made and entered into, as of June 30, 2025 by and between the City of Dubuque, Iowa, a municipal Iowa corporation having its principal place of business at 50 W 13th Street, Dubuque, IA 52001 (the "City"), and Fowler Public Sector Consulting LLC, an Iowa limited liability company having its principal place of business at 3482 Raven Lane NE, Cedar Rapids, IA 52402 (the "Contractor").

WHEREAS, the City is a municipal corporation charged with the provision of essential and general corporate purposes as outlined in Iowa Code §384.24.

WHEREAS, the Contractor is in the business of providing consulting services, and has the requisite skills, professional license(s), and experience to perform such services.

WHEREAS, the City desires to enter into an independent contractor relationship with Contractor, and Contractor desires to render services described below for the City on an independent contractor basis, pursuant to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, City and Contractor (collectively, the "Parties") hereby agree as follows:

1. Agreement for Services. Subject to the terms and conditions of this Agreement, City hereby retains Contractor to provide the City with the following services:

- a. Provide department manager supervision to Housing & Community Development staff. This includes providing day-to-day direction and management of activity, performance management, approval of administrative requests (including but not limited to timesheets, leave requests, salary increases, employee hires), and respond to resident requests and complaints.
- b. Ensure Compliance with all federal regulations, direct use of funds, report to federal agencies, underwrite loans, develop administrative plans, and HUD-required community engagement .
- c. In partnership with the City Manager's Office, the Human Resources Department, and the Finance Department, complete a departmental review to analyze current organizational chart, job descriptions, and personnel compliment/budget. Make recommendations for change and begin implementation as appropriate.
- d. Implement recommendations of the Housing & Community Development Department workplace culture audit as requested by the City Manager, and in partnership with above-referenced departments.

and Contractor hereby accepts such engagement. City has entered into this Agreement with Contractor because of the unique skills and experience of Contractor's principal, Sandra Fowler ("Fowler"); therefore, Contractor agrees all services shall be personally provided by Fowler.

2. Duration, Indemnification and Notice. This Agreement shall become effective July 1, 2025, and shall continue through September 30, 2025. The City and the Contractor may extend the term of this Agreement thereafter by written mutual agreement.

To the extent permitted by law, each Party shall fully defend, indemnify and hold harmless the other Party and its officers, directors, employees, agents, representatives, successors and assigns (collectively, "Indemnified Parties") from any and all claims, demands, causes of actions, costs, expenses, liability, losses, or damages including attorney's fees and expenses ("Claims"), whether in law or in equity, for bodily injury, death or property damage arising out of, relating to or caused by, in whole or part, the negligence, errors, omissions or willful misconduct of the indemnifying party or its officials, officers, employees, subcontractors, consultants or agents, relating to or connected with performance under this Agreement, unless Claims are caused wholly by the sole negligence or willful misconduct of the Indemnified Parties.

A Party's indemnity obligations under this Section are contingent upon the indemnified party: a) promptly notifying indemnifying party of each claim; provided, however, that the indemnified Party's failure to give prompt notice to the indemnifying party of any such claim shall not relieve the indemnified party of any obligation under this Section except and to the extent that such failure materially prejudices the indemnifying party's ability to defend against such claim; b) providing the indemnifying party with sole control over the defense and/or settlement thereof, provided however, that indemnifying party shall not settle any claim that includes an admission of wrongdoing by indemnified parties or otherwise adversely affects indemnified parties' interests without prior consent; and c) at the indemnifying party's request and expense, providing full information and reasonable assistance to the indemnifying party with respect to such claim.

Either party may terminate this agreement by giving written notice of said termination to the other party.

3. Compensation. City shall pay Contractor the gross amount of \$3,000 (three thousand dollars) per calendar week, in exchange for which Contractor will work the equivalent of three (3) business days (24 (twenty-four) hours) per calendar week. Contractor shall appear in person and work at least two (2) such days at the City's offices during the working hours of 7:00 a.m. to 6:00 p.m. The remaining equivalent of one (1) business day may be worked remotely and apportioned on days as best suited to serve the needs of the City and Contractor.

Should Contractor be required to work more than three business days in any single calendar week, such additional time shall be billed at \$125 per hour. Any such work beyond the base amount shall only be performed if authorized by City and agreed to by Contractor, confirmed in writing. Emails between Contractor and City's designated authority shall be sufficient to establish authorization and agreement to perform additional work.

All sums shall be billed monthly by Contractor and paid upon receipt.

Consultant shall pay all taxes incurred while performing services under this Agreement, including all applicable state and federal income taxes and, if Contractor is not a corporation, self-employment (Social Security) taxes. The City shall not withhold FICA (Social Security and Medicare) taxes, state income taxes, or federal income taxes from payments to Contractor. The City shall not make FICA payments for or on behalf of Contractor.

The City agrees to provide Contractor with access to its technology systems as necessary to perform Contractor's duties under this Agreement. Contractor shall be responsible for all expenses incurred while performing services under this Agreement, including mileage, vehicle expenses, insurance premiums, including liability insurance, cell phone expenses, and internet expenses.

4. Independent Contractor Status. Contractor is an independent contractor. Contractor is not, nor shall be deemed, the City's employee. In Contractor's capacity as an independent contractor, Contractor agrees and represents, and the City agrees, as follows:

- a. Contractor has the right to perform services for others during the term of this Agreement.
- b. Contractor has the sole right to control and direct the means, manner, and method by which the services required by this Agreement subject to the terms of this Agreement including but not limited to the requirements of the City's operating hours and scheduled meetings.
- c. Contractor shall not receive any training from the City in the professional skills necessary to perform the services required by this Agreement.

5. Compliance with Federal, State, and Local Laws. Contractor represents and warrants that Contractor will comply with all federal, state, and local laws, including any licenses, permits, or certificates required to carry out the services to be performed under this Agreement.

6. Unemployment Compensation. The City shall make no state or federal unemployment compensation payments on behalf of Contractor, Contractor's employees, or contract personnel hired by Contractor. Contractor, Contractor's employees, and contract personnel shall not be entitled to unemployment compensation benefits in connection with work performed under this Agreement.

7. Insurance. The City shall not obtain workers' compensation insurance on behalf of Contractor. During the term of this Agreement, Contractor will maintain the following minimum insurance coverages and provide Certificates of Insurance to the City upon request:

- a. Professional Liability \$1,000,000 aggregate

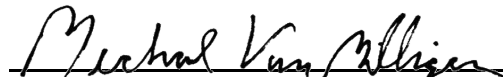
Contractor shall provide proof of automobile liability insurance coverage to the City, together with limits reasonably acceptable to the City. By providing such proof to the City,

Contractor represents and warrants that Fowler is an authorized driver under such policy and shall remain so authorized for the duration of this Agreement.

THE PARTIES PROVIDE APPROVAL TO PROCEED and this Agreement to be executed as indicated below.

CITY OF DUBUQUE

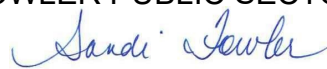
Date


By: Michael C. Van Milligen, City Manager

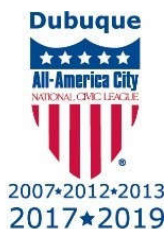
06/26/2025

FOWLER PUBLIC SECTOR CONSULTING LLC

Date


By: Sandra (Sandi) Fowler, Authorized Representative

07/08/2025



Police Department
770 Iowa Street
Dubuque, IA 52001

**CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT**

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and Wenzel Towing (Vendor), 3197 Hughes Court, Dubuque, IA 52003.

TITLE:

Towing Service Contract

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for (the Work): City of Dubuque Towing Service Contract.

The work, described above, shall be completed at the following location(s): CITY OF DUBUQUE, AS REQUESTED.

The Work shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, and in accordance with the Request for Proposal (RFP) Documents which provisions and documents are each and all hereby referred to and made a part of this Contract just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following: This Contract; all ordinances and resolutions heretofore adopted by the City Council having to do with this Work; the Vendor's Proposal; and any, Specifications and General Requirements as adopted by the City Council for the Work which are listed in the Special Conditions section of this Contract.
3. All materials used by the Vendor on this Work shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.

4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.
5. The Vendor has read and understands the Contract Documents and has examined and understands the Work description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location or other conditions surrounding the same.
6. The Vendor shall fully complete the Work under this Contract on or before: See Section 10.
7. **INDEMNIFICATION FROM THIRD PARTY CLAIMS.** To the fullest extent permitted by law, Vendor shall defend, indemnify and hold harmless City, its officers and employees, from and against all claims, damages, losses and expenses claimed by third parties, but not including any claims, damages, losses or expenses of the parties to this Contract, including but not limited to attorneys' fees, arising out of or resulting from performance of this Contract, provided that such claim, damages, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of property, including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of Vendor, or anyone directly or indirectly employed by Vendor or anyone for whose acts Vendor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.
8. Unless otherwise specified in the Contract Documents, prior to the commencement of any work on this Work and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule attached to this Contract and listed in the Special Conditions section.
9. The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.
10. The term of the contract shall be from midnight on July 1, 2025 through 11:59 p.m. on June 30, 2028. The term of the contract will be for three (3) years with one optional three (3) year renewal term pending written mutual agreement from both parties. The contract term may be amended in writing, upon mutual agreement of the parties.

Documents for complete performance of this Contract, at the prices stated in the Vendor's Fee Proposal in these Contract Documents.

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen
Michael C. Van Milligen
City Manager

Date: 07/09/2025

VENDOR: WENZEL TOWING

By: Wenzel Towing
Printed Name: Jake Schroeder
Title: GM

Date: 6-30-2025

VENDOR ACKNOWLEDGEMENT OF ATTACHED CONTRACT DOCUMENTS:

By: Wenzel Towing

Signature: [Signature]

Printed Name: Jake Schroeder

Title: GM

Date: 6-30-2025

SPECIAL CONDITIONS SECTIONS

The following Special Conditions shall apply to this Work:

- 1. INSURANCE REQUIREMENTS.** Vendor shall comply with the insurance requirements outlined in City of Dubuque Insurance Schedule P, attached as Exhibit A.
- 2. RATES AND CHARGES.** Vendor shall be bound by the rates and charges outlined in Exhibit B.
- 3. EQUIPMENT.** The following minimum equipment shall be maintained:
 - Three (3) towing wreckers of 4-ton capacity with truck GVW of 10,000 pounds, all of which shall be equipped with wheel lifts. (referred to as Class A wreckers for purposes of Rates and Charges detail page).
 - One (1) towing wrecker of sufficient registration to tow a semi-truck/trailer or any heavy equipment, having 25-ton pulling capacity with extendable boom capacity of 25 tons or more. The vehicle must have twin winches, air brakes with auxiliary air supply and must have a minimum of 25,000 lb. GVW; (referred to as Class C wreckers for purposes of Rates and Charges detail page).
 - One (1) flatbed car carrier with a minimum carrying capacity of 10,000 GVW. (Note: May be included as part of above total).
 - One (1) set of motorcycle carrying straps for each towing wrecker required under section a above.
 - The Contractor further agrees that sufficient operable towing vehicles and personnel will be available to adequately service the special towing needs of the City occasioned by special events requiring towing, including but not limited to, declared emergencies or construction projects, as determined by the Chief of Police or designee, or the City Manager or designee.
 - All wreckers shall be equipped with the necessary equipment to perform emergency towing and recovery according to industry standards. All towing wreckers referred to in section a above shall have dollies, brooms, shovels, and fire extinguishers. The Contractor shall comply with all laws, rules, and regulations of any governmental agency having jurisdiction over the Contractor's business including, but not limited to, licensing and minimum safety requirements.
- 4. FACILITIES.** The Contractor shall maintain a business and storage facility within the Dubuque city limits, which storage facility shall include reasonably secured short term and long term storage for 120

vehicles which includes inside storage for thirty (30) vehicles. The facility shall be accessible between 8 A.M. to 8 P.M., seven days per week, excluding federal holidays. The facility shall comply with all applicable building and zoning regulations and be owned or exclusively leased by the Contractor.

- The Contractor shall maintain a storage garage and/or outside storage facilities complying with all provisions of applicable building and zoning regulations sufficient to store all vehicles towed by the Contractor under Contract until such vehicle(s) are claimed by the owner or otherwise legally disposed.
- The Contractor shall have or will acquire any additional storage areas needed to store any and all vehicles requested by the City.
- The Contractor's OUTSIDE compound storage area shall be for not less than 90 vehicles (meeting all required specifications as outlined herein). Outside storage may be located on or off premise from the main business address. Outside storage shall have the following features:
 - On and off premise sites shall be enclosed and lockable with a solid wall or a substantial wire fence not less than eight (8) feet in height. The solid wall or fencing must be in place within thirty (30) days from the date of the contract award.
 - **NOTE: For evaluation purposes, those contractors submitting a response to the RFP without having the necessary outside storage area at the time of the RFP submittal, shall complete and submit a proposed site plan for the outside storage as outlined in Attachment D. Site Plan includes written proof the property has been leased by the contractor and is properly zoned for vehicle use and storage as required in the contract general specifications.**
 - Off premise site(s) shall have security lighting and be alarmed.
 - Vehicle storage area shall be located on a hard surface, minimum being packed gravel.
 - All fences and walls shall be maintained in good repair throughout the term of the contract. Damage to such walls or fences shall be repaired within 24 hours.
 - Vehicles stored in any enclosed area shall be stored under lock and key. The Contractor shall protect all stored vehicles, and any evidence of personal property contained therein from theft and damage in accordance with all reasonable Police Department instructions and directives.
- Vehicles identified for "HOLD" by the Police Department shall be stored at such facility for whatever period of time necessary in order to properly process the vehicle and any investigation involved. Personnel of the Police Department of the City shall be permitted access to such vehicles at all times
- Storage facilities shall be subject to inspection and shall be approved by the City prior to the award of any Contract. Storage facilities shall be subject to periodic

inspections during the term of the Contract when deemed necessary by the Chief of Police or designee. Notice of any discrepancies or deficiencies found by the Police Chief or designee shall be submitted to the Contractor in writing, and the Contractor shall remedy the same within five (5) days of receipt of such notice. Upon failure of the Contractor to remedy deficiencies, the City may terminate the Contract.

- In the event supplemental storage space is needed, the Contractor shall seek approval of the site prior to its use. The standards shall meet or exceed those described for inside and outside storage. City approval shall not be unreasonably withheld.

5. SOFTWARE.

- The contractor shall utilize commercially available software that provides Police Department personnel electronic access to all vehicles towed under terms of a contract with the City, regardless of the vehicle's disposition, including but not limited to: At the tow yard, picked up by the owner, auctioned, or scrapped.
- The software shall provide, at a minimum, the following information for each towed vehicle:
 - Cross reference to the to the Dubuque Police Department case/report number;
 - VIN number and, if applicable, the license plate number;
 - Vehicle description;
 - Name(s) of the vehicle owner (as provided on the impound form);
 - Name of the vehicle's driver, if applicable;
 - Indication of whether or not there is a police hold on the vehicle;
 - Reason for tow (e.g. street storage, insurance violation, etc.);
 - An itemized list of fees and the total balance due; and
 - All captured date and time stamps (e.g. dispatch time, arrival time, etc.).
- The software must permit notes related to a towed vehicle to be entered into the individual tow record by Police Department.
- The software must permit attaching and downloading of attachments to individual vehicle tow records.
- The contractor must attach any and all documentation required by this contract, including but not limited to those referenced in section 5.14, to individual records of applicable vehicles.
- The contractor must permit viewing and downloading of attachments by Police Department personnel.

- The contractor must permit Police Department personnel to attach relevant files to individual tow records, including but not limited to Iowa DOT Certificates of Disposal.

6. PERSONNEL.

- The Contractor shall have available sufficient qualified trained personnel for the operation of the required wreckers as specified and trained to industry best standards. Each driver shall have a current valid driver's license appropriate for the vehicle being operated, and be valid to drive in the State of Iowa. The Contractor agrees that the owners of the company or the officers of the company, if a corporation, shall be responsible for the acts of their employees while on duty.
- The Contractor shall insure that all drivers used on City calls shall be neat, clean, uniformed, courteous, and competent in operating skills in all procedures.

7. RESPONSE TIME. The Contractor shall provide 24-hour per day, 7-day per week, towing service. The Contractor shall have a wrecker at the destination requested not more than fifteen (15) minutes from the time that the towing firm receives a call during the day (6 AM to 6 PM), and not more than thirty (30) minutes at night (6 PM to 6 AM). The Contractor shall have 24-hour per day, 7-day per week, radio or telephone communications. Answering phone services are not permitted. If service is not provided within the specified time, the City shall have the right to make other arrangements for the call. If the Contractor repeatedly fails to furnish wrecker services as specified herein, the City may terminate the Contract.

8. SERVICE CALL CANCELLATION. In the event the Contractor responds to a request from the City to tow a vehicle, and upon arriving at the location of the vehicle a tow is not necessary, the Contractor may charge the owner/operator of the vehicle a "show up" fee, as listed on the attached rate sheet. The City may cancel a tow call prior to the arrival of the tow equipment without requiring payment of a "show up" fee to the Contractor by the owner/operator, unless the Contractor was requested between 6:00 P.M. and 6:00 A.M. during which time the Contractor may collect a "show up fee" provided the Contractor's driver has left the driver's residence and/or place of business. However, if the City or owner/operator has cancelled the tow prior to the Contractor's driver leaving the driver's residence or place of business, the Contractor shall not collect a "show up fee."

9. PERSONAL PROPERTY IDENTIFICATION AND LOSS. The City will provide the Contractor an inventory of personal property that is in the vehicle at the time and place of impoundment. The Contractor assumes responsibility for personal property in the vehicle at the time of impoundment and described on the inventory list and such responsibility shall continue until the authorized release of the impounded vehicle.

10. REPORT OF SERVICES. The Contractor shall keep an accurate electronic record of all

vehicles received and disposed of under the terms of the Contract. The Police Chief or designee shall determine the sufficiency of the record procedures. An electronic report, on request, shall be sent to the Police Chief listing each car that was impounded and its disposition during the requested period.

11. POSTING AND PROVIDING OF CHARGES.

- The Contractor has provided the City with a rate sheet attached hereto listing all current rates and fees for services provided by the Contractor. The rate sheet shall also be posted conspicuously in the principal place of business of the Contractor and shall be clearly visible to the general public. Additionally, signage will be conspicuously posted stating "Persons having a concern or complaint regarding a police authorized tow are asked to call the Dubuque Police Department 563-589-4410."
- Charges for storage of impounded vehicles will become applicable ten (10) hours after said vehicle has been towed off the street. Second and subsequent day's storage charges accumulate at each 24-hour passage from the original time of the tow.
- An increase in rates and fees on the rate sheet shall not be requested by the Contractor except within thirty (30) days prior to the anniversary date each year of the contract and may be granted by the City Manager in the City Manager's sole discretion.
- In the even an increase in rates and fees is approved by the City Manager, the City Manager reserves the right to review and reduce rates and fees based on a material change in the conditions supporting the approved increase. Such a review by the City Manager may only occur within thirty (30) days prior to anniversary dates of the Contract subsequent to the increase in rates and fees.

12. COLLECTIONS/CHARGES.

- The City shall not be be responsible for the collection or payment of any charges for service rendered by reason of its having dispatched any service unless such service is applicable to City owned or leased equipment. All such services rendered shall be charged to the owner of the towed vehicle or other lawful claimant of possession. Charges for towing City owned or leased vehicles shall be forwarded monthly to the City garage for payment and such invoices shall identify the vehicle towed, the location from which the vehicle was towed, applicable rates and/or hours and dates involved, and the City vehicle number.
- The City shall be responsible for payment of towing and storage on vehicles that have been towed for evidence where the owner's right to title and claim have been forfeited by court order. For any vehicle in which a forfeiture proceeding has been filed and the court finds that the owner maintains the right to claim and title, payment shall be the sole responsibility of the owner or claimant.

13. COMPENSATION. In the case of a vehicle towed from private property, the Contractor

agrees that reimbursement shall be limited to the towing and storage fee paid by the owner of the vehicle or the proceeds from disposition of an abandoned vehicle in accordance with Iowa Code section 321.89.

14. IMPOUNDED VEHICLES. If any owner or person entitled to possession of an impounded vehicle seeks to reclaim the same from the Contractor, the Contractor shall provide such owner, or such person lawfully entitled to possession with an itemized statement of all charges relating to the impounding of such vehicle.

15. NOTIFICATION.

- The City hereby authorizes the Contractor to act as the private entity to dispose of abandoned (not claimed) vehicles. The Contractor agrees to remove all such vehicles and store them without cost to the City. All notifications to persons or businesses having an interest or claim to such vehicles will be the responsibility of the Contractor and will be made pursuant to Section 321.89 of the State Code of Iowa, as amended.
- The City reserves the right to withdraw the authority granted by this section in its sole discretion with or without cause upon ten (10) days written notice delivered to the Contractor.

16. RELEASE OF VEHICLES AND PERSONAL PROPERTY. The Contractor agrees to release a vehicle to its owner upon authorization from the City and payment of towing and storage costs by the owner. At the time of release, the Contractor shall provide the owner with a receipt, itemizing towing and storage costs. All discrepancies and settlements are the responsibility of the owner and the Contractor.

17. DISPOSAL OF VEHICLES.

- The City hereby authorizes the Contractor to act as the private entity to dispose of abandoned (not claimed) vehicles. The Contractor agrees to remove all such vehicles and store them without cost to the City. Sales or disposal to a demolisher of the vehicles towed under these specifications shall be pursuant to Section 321.89 of the State Code of Iowa, as amended. Sales shall be conducted at a time, place and manner to be determined by the Contractor.
- The sales may be held upon the premises of the towing service. Disposition of the proceeds of the sales shall be made in accordance with the provisions of the laws of the State of Iowa. The City shall not be responsible for paying any cost to the towing service.
- The Contractor shall provide to the City Police Department the following

information on every vehicle disposed of by demolition or auction:

- Year, make, model, and VIN of the vehicle
 - Date of disposal or sale
 - Name of purchaser or demolisher of vehicle
 - Amount received for vehicle (when requested by City)
 - Bill for towing, storage, and notification accrued on each vehicle
- The City reserves the right to withdraw the authority granted by this section in its sole discretion with or without cause upon ten (10) days written notice delivered to the Contractor.

18. NON-EXCLUSIVENESS OF SERVICES. The owner or person in possession of any vehicle that has been involved in an accident or whose vehicle has been incapacitated in any other manner shall be given the opportunity of contacting a wrecker or tow truck company of the owner or person's own choice if the disabled vehicle does not create a hazardous condition and a reasonable response time can be expected. The owner or person in possession shall further be given the opportunity of having such vehicle towed to a garage or compound other than that of the Contractor. Any towing initiated by the City shall be charged at the contract rate as shown on the fee proposal.

19. SERVICE.

- The Contractor shall furnish towing service for the removal of vehicles as defined in this specification and/or storage space for vehicles when required by the City Duque whenever such services are dispatched or required by the City Police Department, or in the case of City-owned or leased vehicles, dispatched by either the Police Department or other authorized representative of the City. Such service shall be available on a 24-hour per day, 7-day-per-week basis.
- The Contractor may call another qualified operator, hereinafter considered a subcontractor, to supplement service in towing only. It shall be the responsibility of the Contractor to employ only subcontractors who meet the same required criteria as Contractor, including, but not limited to, equipment, personnel, and insurance, etc.

20. CLEAN UP. The Contractor shall be responsible for removing all broken glass and debris from the roadway resulting from an accident when towing vehicle(s) from the scene. In the case of large-scale or complex incidents, the Contractor may be required to provide additional support, acting as a general contractor for cleanup and coordination efforts related to major commercial motor vehicle (CMV) crashes, as necessary.

21. OTHER INTERESTS. The Contractor shall not, in the performance of the Contract, favor any automobile or truck body shop, or paint shop businesses. The Contractor hereby represents that it has no connection, association, affiliation or financial interest in any automobile or truck body shop, or paint shop business. If the Contractor acquires

any financial interest in such a business after the Contract has been awarded, the Contractor shall notify the City immediately in writing. A violation of this provision, without appropriate notification to the City during the term of the Contract may be grounds for immediate termination of the Contract.

22. ADDITIONAL CONTRACTOR RESPONSIBILITY. Any related costs for towing and storage not specifically described in these specifications shall be the responsibility of the Contractor.

23. FEE SCHEDULE. Each proposal must contain a statement of fees and expenses to provide the services described herein, with the payment of such fees and expenses contingent on the successful completion of said work. Please complete the attached "Fee Proposal" form. The statement of fees and expenses should include any additional charges you propose to charge in connection with the services described herein and the quality control process that will be used throughout the project.

24. INSURANCE. Insurance is required. Please see the attached Appendix A.

PROPOSAL QUESTIONS AND ANSWERS

If you have any questions concerning this RFP, please submit your requests to the Police Chief. The City has made considerable efforts to ensure an accurate representation of information in this RFP. Each vendor is urged to conduct its own investigations into the material facts provided.

No answers given in response to questions submitted shall be binding upon the City unless released in writing (letter or email) as an officially numbered and titled addendum to the RFP by the City.

Any questions concerning this RFP must be received before 10:00 a.m. CDT on May 8, 2025. Any inquiries received after that date will not be answered. When submitting a question to the City Purchasing and Contracts Coordinator, please include the appropriate contact information.

From the date of issuance of this RFP until final City action, a vendor shall not discuss the RFP with or contact any other City staff or any of the Selection Committee members except as expressly authorized by the City Purchasing and Contracts Coordinator identified in this Section 6.0. Violation of this prohibition will be considered a violation of the rules and be grounds for disqualification of the vendor's proposal.

The contact information is as follows:

Jeremy Jensen, Chief of Police
Police Department

EVALUATION CRITERIA

Proposals will be evaluated using the following criteria:

1. Technical Capabilities 40%. This includes holding all proper licenses, performance history on past and current government or industrial contracts or work, and responsiveness of the proposal in clearly stating an understanding of the work to be done.
2. Demonstrated Availability 40%. Demonstrated availability of the necessary personnel (both supervisory and operational personnel), facilities and necessary equipment to accomplish the scope of work in the Request for Proposal.
3. Financial Capabilities 20%. Financial capability of the contractor to perform in accordance with the proposal requirements, evidenced by the financial position and resources that assures the ability to complete the contract and prices offered.

PROPOSAL SUBMITTAL INFORMATION

- Submittal Deadline: May 22 , 2025 before 2:00 p.m. (Local Time)
- Submittals: Vendor: One electronic (.pdf) copy shall be provided to
<https://cityofdubugue.sharefile.com/r-r28e8cc4444b48228>
- The submitted proposal must be signed and labeled **Vehicle Towing Services RFP**.
- An electronic PDF copy must be submitted to
<https://cityofdubugue.sharefile.com/r-r28e8cc4444b48228>. No faxed proposals will be accepted.
- The proposal document must be signed by an officer of the vendor who is authorized to legally bind the vendor.
- Proposals are to contain a statement indicating the period during which the proposal will remain valid. A period of not less than ninety (90) calendar days from the proposal closing date is required.

Each vendor assumes full responsibility for delivery and receipt of the completed proposal package on or before the deadline. Any proposals received after the submittal deadline will not be considered.

The City is not liable for any cost incurred by any vendor prior to the execution of an agreement or contract. Nor shall the City be liable for any costs incurred by vendors in responding to this RFP and those not specified in any contract. All results from this request for proposals review process and project will remain the property of the City.

Evaluation and selection of a vendor will be based on information submitted in the proposal, interviews, oral presentations if necessary, references, and supplemental information. Failure to respond to each requirement in the RFP may be a basis for rejecting a response.

Thank you for your consideration and interest in the project.

Sincerely,

Jeremy Jensen Chief
of Police
Dubuque Police Department
(563)589-4444

**Vehicle Towing Services
Fee Proposal**

April 28, 2025

Fee Proposal

1. PROPOSED RATES AND CHARGES – GROUP I

List your proposed rates and charges (prices must remain for the first year of the contract. Any fee or change may be negotiated only thirty days on or before the anniversary date each year).

NOTE: The City of Dubuque does not guarantee or imply any specific number of tows or other service that will occur during the life of this contract.

GROUP I: Rates for Group I apply to those vehicles that are NOT owned by the City, but for which service is performed as a result of any call on behalf of the City of Dubuque. Group I will not apply to City-owned or leased vehicles that are included in Group II.

GROUP I. CLASS A

SERVICE TYPE	HOURS	PRICE
Standard Tow	<i>From 7:00 A.M. to 5:00 P.M.</i>	\$59.50
Night Tow	<i>From 5:00 P.M. to 7:00 A.M.</i>	\$69.50
Dolly Fee		\$45.00
Recovery Operations (first half hour)		\$59.50
Recovery Operations (after first half hour)		\$49.50
Standby Time (1 st half hour)		\$30.00
Standby Time (After 1 st half hour)		\$40.00
Mileage Outside City Limits		\$2.99

Show Up Fee	\$25.00
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GROUP 1. CLASS C: TOWING AND/OR RECOVERY

SERVICE TYPE	HOURS	PRICE
Standard Tow	<i>From 7:00 A.M. to 5:00 P.M.</i>	\$125.00
Night Tow	<i>From 5:00 P.M. to 7:00 A.M.</i>	\$125.00
Recovery Operations (first half hour)		\$150.00
Recovery Operations (after first half hour)		\$150.00
Standby Time (first half hour)		\$50.00
Standby Time (after first half hour)		\$50.00
Mileage Outside City Limits		\$4.00
Show Up Fee		\$50.00

GROUP I. STORAGE

SERVICE TYPE	PRICE
Cars, pickups, motorcycles (Outside storage)	\$20.00
Cars, pickups, motorcycles (Inside storage – by owner request)	\$25.00
Trucks, tractors, busses	\$50.00
Truck tractor trailers	\$50.00
After Hours/Holiday release charge (if any)	\$29.50

Other Fees – Describe: _____

2. PROPOSED RATES AND CHARGES – GROUP II

List your proposed rates and charges (prices must remain for the first year of the contract. Any fee or change may be negotiated only thirty (30) days on or before the anniversary date each year).

NOTE: *The City of Dubuque does not guarantee or imply any specific number of tows or other service that will occur during the life of this contract.*

GROUP II: Rates for Group II apply to those vehicles that are owned or leased by the City and service is performed as a result of a call from a City Police Officer or City Employee.

GROUP II. CLASS A.

SERVICE TYPE	HOURS	PRICE
Standard Tow	<i>From 7:00 A.M. to 5:00 P.M.</i>	\$59.50
Night Tow	<i>From 5:00 P.M. to 7:00 A.M.</i>	\$69.50

Dolly Fee	\$45.00
Recovery Operations (first half hour)	\$59.50
Recovery Operations (after first half hour)	\$49.50
Standby Time (first half hour)	\$30.00
Standby Time (after first half hour)	\$40.00
Mileage Outside City Limits	\$2.99
Show Up Fee	\$25.00

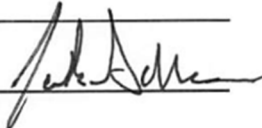
GROUP II. CLASS C: Towing and/or Recovery

SERVICE TYPE	HOURS	PRICE
Standard Tow	<i>From 7:00 A.M. to 5:00 P.M.</i>	\$125.00
Night Tow	<i>From 5:00 P.M. to 7:00 A.M.</i>	\$125.00
Dolly Fee		\$150.00
Recovery Operations (after first half hour)		\$150.00
Standby Time (first half hour)		\$50.00
Standby Time (after first half hour)		\$50.00
Mileage Outside City Limits		\$4.00
Show Up Fee		\$0.00

** Other Fees, Describe: _____

** Vendor shall not be allowed to charge for retrieval of personal items from towed vehicle (for example, wallet, purse, handbag, backpack, etc)

NAME OF VENDOR: Wenzel Towing

AUTHORIZED REPRESENTATIVE: Jake Schroeder 

TITLE: Operations Manager

DATE: 5-21-25

Vehicle Towing Services Request for Proposal

April 28, 2025

APPENDIX A

Insurance Requirements

City of Dubuque Insurance Requirements for Towing

INSURANCE SCHEDULE P

1. _____ (Contractor) shall furnish a signed certificate of insurance to the City of Dubuque for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget. Each certificate shall include a statement under Description of Operations as to why issued. Eg: Project # _____.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
5. Contractor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurances from all such subcontractors and sub-subcontractors. Contractor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverages. The City may request a copy of such certificates from the Contractor.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is listed, an equivalent form may be substituted subject to the approval of the Director of Finance and Budget and subject to the provider identifying and listing in writing all deviations and exclusions that differ from the ISO form.
8. Contractor shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. If the Contractor's limits of liability are higher than the required minimum limits then the Contractor's limits shall be this Agreement's required limits.
9. Whenever an ISO form is referenced the current edition of the form must be used.
10. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the contract, subject to written mutual agreement attached hereto.

City of Dubuque Insurance Requirements for Towing

INSURANCE SCHEDULE P (continued)

EXHIBIT I

A) WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A Statutory—State of Iowa

Coverage B Employers Liability

Each Accident	\$100,000
Each Employee-Disease	\$100,000
Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

B) AUTOMOBILE LIABILITY

Bodily injury and property damage limit of liability: \$1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

1) Policy shall include Waiver of Right to Recover from Others endorsement.

C) COMMERCIAL GARAGE LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operation Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO Garage Liability form shall be clearly identified.

Include an endorsement indicating that coverage is primary and non-contributory.

City of Dubuque Insurance Requirements for Towing

INSURANCE SCHEDULE P (continued)

Include Preservation of Governmental Immunities endorsement. Sample attached.

Include additional insured endorsement for: "The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers.

Policy shall include Waiver of Right to Recover from Others endorsement.

Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

D) GARAGE KEEPERS LIABILITY

(to include "on-hook")	\$500,000
Comprehensive	
Collision	

This coverage shall be direct primary and not excess.

City of Dubuque Insurance Requirements for Towing

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

Vehicle Towing Services Request for Proposal

April 28, 2025

APPENDIX B

Insurance Requirements

City of Dubuque Standard Terms and Conditions

STANDARD TERMS AND CONDITIONS

ACCELERATED PAY DISCOUNTS - Accelerated discounts should be so stated on the bid submittal page. If quick pay discounts are offered, the City reserves the right to include that discount as part of the award criteria. Prices must, however, be based upon payment in net thirty (30) days after receipt, inspection and acceptance. In all cases, quick pay discounts will be calculated from the date of the invoice or the date of acceptance, whichever is later.

ADA COMPLIANCE

1. The Vendor shall comply with all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101 et seq.) and applicable Federal regulations under the Act.
2. Bids for design, construction, programs, policies and concessions of any type shall comply with the 2010 Standards for Accessible Design, the ADA title II regulation, Section 504 of the 1973 Rehabilitation Act, and similar statutes and regulations prohibiting discrimination on the basis of disability.
3. The Vendor shall ensure that its websites and all online services, including those websites or online services provided by third parties upon which Dubuque relies to provide services or content, comply with, at minimum, Web Content Accessibility Guidelines - WCAG 2.0 AA.

ASSIGNMENT - The City and the Vendor each are hereby bound, and the partners, successors, executors, administrators and legal representatives of the City and the Vendor are hereby bound to the other party to the Contract and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of the Contract. Any assignment or attempt at assignment made without prior written consent of the City shall be void.

BID CURRENCY/LANGUAGE - All bid prices shall be shown in US Dollars (\$). All prices must remain firm for the duration of the Contract regardless of the exchange rate. All bid responses must be submitted in English.

BID FORM - Each bidder must submit an original bid and additional copies as required on the forms attached. The bidder shall correctly sign the bid, and the bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the bid, or any irregularities of any kind. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.

BID INFORMATION IS PUBLIC – The bid and all documents submitted with any bid shall become public documents subject to Iowa Code Chapter 22, which is otherwise known as the “Iowa Open Records Law”. By submitting the bid any document to the City of Dubuque in connection with a bid, the submitting party recognizes this and waives any claim against the City of Dubuque and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City of Dubuque and its officers and employees harmless from any claims arising from the release of any document or information made available to the City of Dubuque arising from any opportunity. Bid information requested by the public or other bidders will be provided in an alternative format if the requestor is a person with a disability and requires an alternative form for comprehension.

BID REJECTION OR PARTIAL ACCEPTANCE - The City reserves the right to accept or reject any or all bids or parts thereof. The City further reserves the right to waive technicalities and formalities in bids, as well as to accept in whole or in part such bids where it is deemed advisable in protection of the best interests of the City.

CONFLICT OF INTEREST - The Vendor represents, warrants, and covenants that no relationship exists or will exist during the Contract period between the Vendor and the City that is a conflict of interest. No employee, officer or agent of the Vendor shall participate in the selection or in the award if a conflict of interest, real or apparent, exists. The provisions of Iowa Code ch. 68B shall apply to the Contract. If a conflict of interest is proven to the City, the City may terminate the Contract, and Vendor shall be liable for any excess costs to the City as a result of the conflict of interest. The Vendor shall establish safeguards to prevent employees, consultants, or members of governing bodies from using their positions for purposes that are, or give the appearance of being, motivated by the desire for private gain for themselves or others with whom they have family, business, or other ties. The Vendor shall report any potential, real, or apparent conflict of interest to the City.

CONTRACT DOCUMENTS – The Contract Documents are this Contract, the Request for Bids, the Vendor's Bids, and the following additional documents, if any:

In the event of a dispute with respect to any term or condition in the Contract Documents, they shall be interpreted in the following order: this Contract, the Request for Bids, the Vendor's Bids, and the following additional documents, if any:

DISPUTES - Should any disputes arise with respect to the Contract, the Parties agree to act immediately to resolve such disputes. Time is of the essence in the resolution of disputes. The Vendor agrees that, the existence of a dispute notwithstanding, it will continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute and the City shall continue to make payment for all Work properly performed. Should the Vendor fail to continue to perform its responsibilities regarding all non-disputed work, without delay, any additional costs incurred by the City or the Vendor as a result of such failure to proceed shall be borne by the Vendor. The unintentional delayed payment by the City to the Vendor of one or more invoices not in dispute in accordance with the terms of the Contract will not be cause for Vendor to stop or delay Work.

FORCE MAJEURE - Force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act therefore; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to herein, not within the reasonable control of the party affected. A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure. The party who is prevented from performing by force majeure shall be obligated, within a period not to exceed fourteen (14) days after the occurrence or detection of any such event, to give notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and shall remedy such cause as soon as reasonably possible, as mutually agreed between the parties.

INDEMNIFICATION - To the fullest extent permitted by law, the Vendor shall indemnify and hold harmless the City, its officers and employees, from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Contract, provided that such claim, damages, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of property, including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Vendor, or anyone directly or indirectly employed by the Vendor or anyone for whose acts the Vendor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

LAWS AND REGULATIONS - The Contract shall be governed, interpreted and enforced in accordance with all applicable federal, State of Iowa, and local laws, ordinances, licenses and regulations and shall apply to the Contract throughout as the case may be. The Vendor certifies that in performing the Contract it will comply with all applicable provisions of the federal, state, and local laws, ordinances, licenses and regulations. Venue for any action arising out of this Contract shall be the Iowa District Court for Dubuque County, Iowa.

METHOD OF AWARDING - The City reserves the right to make awards based on the entire bid or on an item by item basis. However, if Vendor's bid is based on an "all or none" condition, the City may consider its bid non-responsive and reject the entire bid.

NO GIFT STANDARD - The City of Dubuque is committed to upholding the highest ethical standards in all of its business practices. This standard recognizes the need to avoid even the perception of improper gifts or favors to employees. Therefore, all suppliers have been asked to abide by the City's "No Gift" standard. The "No Gift" standard also applies to all offers of discounts or free items at any place of business targeted toward a City employee and not available to the general public, regardless of the value.

NON-COLLUSION STATEMENT - Neither the Vendor, nor anyone in the employment of the Vendor, has employed any person to solicit or procure the Contract nor will the Vendor make any payment or agreement for payment of any compensation in connection with the Contract. There is no contract, agreement or arrangement, either oral or written, expressed or implied, contemplating any division of compensation for Work rendered under the Contract or participation therein, directly or indirectly, by any other person, firm or corporation, except as documented in the Contract. Neither the Vendor, nor anyone in the employment of the Vendor, has either directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive procurement in connection with the Contract.

NON-DISCRIMINATION AND EQUAL OPPORTUNITY - All Vendors that engage in contracts with the City of Dubuque, Iowa agree as follows: The Vendor will not discriminate against any employee or applicant for employment because of race, sex, color, creed, ancestry, national origin, marital status, Familial status, religion, age, disability, sexual orientation, gender identity, genetic information, status with regard to public assistance, status as a veteran or any classification protected by federal, state, or local law, (Protected Classes) except where age and sex are essential bona fide occupational requirements, or where disability is a bona fide occupational disqualification. Such action shall include, but not be limited to the following; (a) Employment, (b) Upgrading, (c) Demotion or transfer, (d) Recruitment and advertising, (e) Layoff or termination, (f) Rate of pay or

other forms of compensation, and (g) Selection for training, including apprenticeship. The Vendor further assures that managers and employees comply with both the spirit and intent of federal, state, and local legislation, government regulation, and executive orders in providing affirmative action as well as equal opportunity without regard to the protected classes, as stated above. The Vendor will include, or incorporate by reference, the provisions of the nondiscrimination clause in every contract or subcontract unless exempt by the rules, regulations or orders of the City and will provide in every contract or subcontract that said provision will be binding upon each Vendor.

REGULATORY AGENCY COMPLIANCE - Compliance with laws and regulations set forth by regulatory agencies is required. These agencies include, but are not limited to, OSHA – Occupational Safety & Health Agency, EPA – Environmental Protection Agency, ICC – Interstate Commerce Commission, DNR – Department of Natural Resources, and DOT – Department of Transportation. The City of Dubuque expects that Vendors will offer expertise on conformance of regulations applying to the products they sell and the Work they perform.

RIGHT TO PROTEST - Anyone wishing to file a protest concerning (1) the specifications, (2) the bid procedure or (3) the award of the Contract must do so in writing in accordance with the City's Protest by bidders which is found in the City's purchasing policy

SAFETY DATA SHEETS - The Hazard Communication Standard (HCS) requires chemical manufacturers, distributors, and importers to ensure that each container of hazardous chemicals leaving the workplace is labeled, tagged, or marked and to provide Safety Data Sheets (SDS) to communicate the hazards of hazardous chemical products. It is the chemical supplier's responsibility to determine which products are covered and to provide SDS with the initial shipment. It is also the chemical supplier's responsibility to provide any updated or revised SDS, as they become available for any products sold and delivered to the City of Dubuque. City of Dubuque employees shall not accept a shipment of any chemical that does not have a SDS attached or currently on file. Safety Data Sheets shall be available in alternative formats if the requestor is a person with a disability and requires an alternative format for comprehension.

SUBCONTRACTING - All Sub Vendors shall be listed in the Contract or in a written amendment to the Contract.

SUSPENSIONS AND DEBARMENT - The Vendor hereby certifies, pursuant to 2 CFR pt. 180 and 2 CFR pt. 3000, that neither it nor its principles are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the Contract by any federal agency. The Vendor further certifies that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contracts with the City of Dubuque or the State of Iowa.

TAXES - The City of Dubuque is exempt from sales tax and certain other use taxes. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

TERMINATION OF CONTRACT - The City may terminate the Contract at any time for any reason with or without cause. In that event, all finished or unfinished Work, reports, materials(s) prepared or furnished by the Vendor under the Contract shall, at the option of the City, become its property. If the Contract is terminated by the City as provided herein, the Vendor shall be paid for all Work which has been authorized, provided, and approved up to the effective date of termination. The City will not be subject to any termination fees from the Vendor.

WARRANTIES - WORK - The Vendor shall perform Work for the City pertaining to the Project as set forth in the Contract.

Vendor represents that the Work and all of its components shall be free of defects; shall be performed in a manner consistent with other Vendors in a similar industry and application; and shall conform to the requirements of the Contract.

Vendor shall be responsible for the quality, technical accuracy, completeness and coordination of all Work performed under the Contract. Vendor shall, promptly and without charge, provide all corrective Work necessary as a result of Vendor's acts, errors, or omissions with respect to the quality and accuracy of the Work.

Vendor shall be responsible for any and all damages to property or persons as a result of Vendor's acts, errors, or omissions, and for any losses or costs to repair or remedy any Work undertaken by City based upon the Work as a result of any such acts, errors, or omissions.

Vendor's obligations shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of City or Vendor.

WARRANTIES - INTELLECTUAL PROPERTY - Vendor represents and warrants that all the materials and Work produced, or provided to the City pursuant to the terms of the Contract shall be wholly original with the Vendor or that the Vendor has secured all applicable interests, rights, licenses, permits or other intellectual property rights in such materials and work. The Vendor represents and warrants that the materials and Work, and the City's use of same, and the exercise by the City of the rights granted by the Contract shall not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person, firm, or corporation. The Vendor further represents and warrants that the materials and Works does not infringe upon the copyright, trademark, trade name, trade dress patent, statutory, common law or any other rights of any person, firm or corporation or other entity. The Vendor represents and warrants that it is the owner of or otherwise has the right to use and distribute the Work contemplated by the Contract.

**City of Dubuque
City Council**

CONSENT ITEMS # 8.

ITEM TITLE:	Approval of Retail Alcohol Licenses
SUMMARY:	City Manager recommending City Council approval of retail alcohol licenses as submitted. RESOLUTION Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	
	1. MVM Memo 2. July 21st 2025 Agenda 3. Staff Memo 4. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Retail Alcohol Licenses for the following:

Annual Renewals

- Applebee's Neighborhood Grill & Bar, 1395 Associates Dr.
- Bell Tower Productions, 2728 Asbury Rd.
- Egelhof, Siegert & Casper Funeral Home-2659 JFK Rd.
- Las Margarita's, 1091 Main St.
- Shannon's Bar & Grill, 521 East 22nd St.
- Texas Roadhouse, 845 Wacker Dr.
- The Goose, 920 Main St.
- The Lift, 180 Main St.
- Vinny Vanucchis Little Italy, 164 Main St.
- Walnut Tap Tavern, 709 University Ave.

New Applications

- Five Flags, 405 Main Street

Adding A Privilege Provisional Issuances

- The Vault Restaurant and Cocktail Lounge - Adding Permanent Outdoor Service for Sidewalk Café, 342 Main St
- Brazen - Adding Outdoor Service on 8-17-25, East 10th Street from Washington St. to Jackson St.
- Dimensional Brewing - Adding Outdoor Service on 8-8-25 and 8-9-25 - Over the Edge Fundraiser, Main Street from West 1st Stret to the end of the cull-du-sac on Main St.
- Jubeck New World Brewing - Adding Outdoor Service on 7-19-25, 7-26-25, 8-2-25, 8-9-25, 8-16-25, 8-23-25, 8-30-25, 9-6-25, 9-13-25, 9-20-25, 9-27-25, 10-4-25, 10-11-25, 10-18-25, and 10-25-25 - Saturday Farmer's Market., Iowa Street from 11th Street to 12th Street
- Whiskey River - Adding Outdoor Service on 7-4-25 to 7-6-25, 7-11-25 to 7-13-25, 7-18-25 to 7-20-25, 7-25-25 to 7-27-25, 8-3-25 only, 8-8-25 to 8-10-25, 8-15-25 to 8-17-25, 8-22-25 to 8-24-25, and 8-29-25 to 8-31-25, Full Parking Lot at 1070 University Ave.

Special Event(s) per Special Event Application Submittal

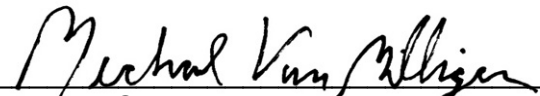
- EJ's Wine Shop 8-1-25 to 8-5-25 - DBQ Fest, Washington Park
- Dubuque Irish Hooley 8-21-25 to 8-25-25, Alliant Amphitheater

- Q Casino and Resort - 9-4-25 to 9-8-25, 1855 Greyhound Park Rd. Parking Lot

DATE: July 15, 2025

Chief of Police Jeremy Jensen is recommending City Council approval of the Retail Alcohol License renewals for: Applebee's Neighborhood Grill & Bar, 1395 Associates Dr., Bell Tower Productions, 2728 Asbury Rd., Egelhof, Siegert & Casper Funeral Home, 2659 JFK Rd., Las Margarita's, 1091 Main St., Shannon's Bar & Grill, 521 East 22nd St., Texas Roadhouse, 845 Wacker Dr., The Goose, 920 Main St., The Lift, 180 Main St., Vinny Vanucchis Little Italy, 164 Main St., Walnut Tap Tavern, 709 University Ave.; and City Clerk Adrienne Breitfelder is recommending City Council approval for New Applications: Five Flags, 405 Main Street; Adding A Privilege Provisional Issuances: The Vault Restaurant and Cocktail Lounge - Adding Permanent Outdoor Service for Sidewalk Café, 342 Main St; Brazen - Adding Outdoor Service on 8-17-25, East 10th Street from Washington St. to Jackson St.; Dimensional Brewing - Adding Outdoor Service on 8-8-25 and 8-9-25 - Over the Edge Fundraiser, Main Street from West 1st Street to the end of the cul-de-sac on Main St.; Jubeck New World Brewing - Adding Outdoor Service on 7-19-25, 7-26-25, 8-2-25, 8-9-25, 8-16-25, 8-23-25, 8-30-25, 9-6-25, 9-13-25, 9-20-25, 9-27-25, 10-4-25, 10-11-25, 10-18-25, and 10-25-25 - Saturday Farmer's Market., Iowa Street from 11th Street to 12th Street; Whiskey River - Adding Outdoor Service on 7-4-25 to 7-6-25, 7-11-25 to 7-13-25, 7-18-25 to 7-20-25, 7-25-25 to 7-27-25, 8-3-25 only, 8-8-25 to 8-10-25, 8-15-25 to 8-17-25, 8-22-25 to 8-24-25, and 8-29-25 to 8-31-25, Full Parking Lot at 1070 University Ave.; Special Event(s) per Special Event Application Submittal: EJ's Wine Shop 8-1-25 to 8-5-25 - DBQ Fest, Washington Park; Dubuque Irish Hooley 8-21-25 to 8-25-25, Alliant Amphitheater; Q Casino and Resort - 9-4-25 to 9-8-25, 1855 Greyhound Park Rd. Parking Lot.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Chief of Police
Adrienne Breitfelder, City Clerk
Trish Gleason, Assistant City Clerk

MEMORANDUM

DATE: June 30, 2025

TO: Michael C. Van Milligan
City Manager

FROM: Jeremy R. Jensen
Chief of Police

RE: Retail Alcohol Licenses for the following:

- Applebee's Neighborhood Grill & Bar, 1395 Associates Dr.
- Bell Tower Productions, 2728 Asbury Rd.
- Egelhof, Siegert & Casper Funeral Home-2659 JFK Rd.
- Las Margarita's, 1091 Main St.
- Shannon's Bar & Grill, 521 East 22nd St.
- Texas Roadhouse, 845 Wacker Dr.
- The Goose, 920 Main St.
- The Lift, 180 Main St.
- Vinny Vanucchis Little Italy, 164 Main St.
- Walnut Tap Tavern, 709 University Ave.

INTRODUCTION

The purpose of this memorandum is to recommend the annual renewal of the above retail alcohol license establishments and to highlight the calls for service related to incidences of disturbances, crimes against persons, crimes against property, and public morals occurring at the business since the last liquor license renewal.

BACKGROUND

Regarding the listed establishments, the following is a summary of activity since their last renewal. The following key provides a brief description of those calls for service displaying four areas of concern.

Disturbances	Includes physical fighting, verbal arguments, loud music and/or subjects and all other disorderly behavior not already listed
Crimes Against Persons	Includes Assault and Harassment
Crimes Against Property	Includes Burglary, Criminal Mischief and Theft
Public Morals	Includes Public Intoxication and Possession of Controlled Substances

DISCUSSION

Applebee's Neighborhood Grill & Bar, 1395 Associates Dr.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violation against the business.

Bell Tower Productions, 2728 Asbury Rd.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbance, 0 crime 0 against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Egelhof, Siegert & Casper Funeral Home-2659 JFK Rd.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Las Margarita's, 1091 Main St.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Shannon's Bar & Grill, 521 East 22nd St.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Texas Roadhouse, 845 Wacker Dr.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violation and 0 violations against the business.

The Goose, 920 Main St.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

The Lift, 180 Main St.

Since the last renewal date there have been 2 calls for service to the establishment. There were 0 disturbances, 1 crime against persons, 0 crimes against property, and 1 public morals call. Additionally, there were 1 individual violation and 0 violations against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-225250	Assault	Report Taken
2025-000434	Public Intox	Arrest

Vinny Vanucchi's Little Italy, 164 Main St.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Walnut Tap Tavern, 709 University Ave.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

RECOMMENDATION

Based upon a review of the above businesses, we would recommend approval of the annual retail alcohol licenses for: Applebee's Neighborhood Grill & Bar, 1395 Associates Dr., Bell Tower Productions, 2728 Asbury Rd., Egelhof, Siegert & Casper Funeral Home, 2659 JFK Rd., Las Margarita's, 1091 Main St., Shannon's Bar & Grill, 521 East 22nd St., Texas Roadhouse, 845 Wacker Dr., The Goose, 920 Main St., The Lift, 180 Main St., Vinny Vanucchis Little Italy, 164 Main St., Walnut Tap Tavern, 709 University Ave.

ACTION REQUESTED

Action requested is for City Council consideration to approve the retail alcohol license. Renewals for: Applebee's Neighborhood Grill & Bar, 1395 Associates Dr., Bell Tower Productions, 2728 Asbury Rd., Egelhof, Siegert & Casper Funeral Home, 2659 JFK Rd., Las Margarita's, 1091 Main St., Shannon's Bar & Grill, 521 East 22nd St., Texas Roadhouse, 845 Wacker Dr., The Goose, 920 Main St., The Lift, 180 Main St., Vinny Vanucchis Little Italy, 164 Main St., Walnut Tap Tavern, 709 University Ave.

cc: Crenna Brumwell, City Attorney
Adrienne N. Breitfelder, City Clerk

TO: Michael C. Van Milligen, City Manager

FROM: Adrienne N. Breitfelder, City Clerk

DATE: July 7, 2025

SUBJECT: Retail Alcohol License Approvals for the following:
New Applications

- Five Flags, 405 Main Street

Adding A Privilege Provisional Issuances

- The Vault Restaurant and Cocktail Lounge - Adding Permanent Outdoor Service for Sidewalk Café, 342 Main St
- Brazen - Adding Outdoor Service on 8-17-25, East 10th Street from Washington St. to Jackson St.
- Dimensional Brewing - Adding Outdoor Service on 8-8-25 and 8-9-25 - Over the Edge Fundraiser, Main Street from West 1st Stret to the end of the cull-du-sac on Main St.
- Jubeck New World Brewing - Adding Outdoor Service on 7-19-25, 7-26-25, 8-2-25, 8-9-25, 8-16-25, 8-23-25, 8-30-25, 9-6-25, 9-13-25, 9-20-25, 9-27-25, 10-4-25, 10-11-25, 10-18-25, and 10-25-25 - Saturday Farmer's Market., Iowa Street from 11th Street to 12th Street
- Whiskey River - Adding Outdoor Service on 7-4-25 to 7-6-25, 7-11-25 to 7-13-25, 7-18-25 to 7-20-25, 7-25-25 to 7-27-25, 8-3-25 only, 8-8-25 to 8-10-25, 8-15-25 to 8-17-25, 8-22-25 to 8-24-25, and 8-29-25 to 8-31-25, Full Parking Lot at 1070 University Ave.

Special Event(s) per Special Event Application Submittal

- EJ's Wine Shop 8-1-25 to 8-5-25 - DBQ Fest, Washington Park
- Dubuque Irish Hooley 8-21-25 to 8-25-25, Alliant Amphitheater
- Q Casino and Resort - 9-4-25 to 9-8-25, 1855 Greyhound Park Rd. Parking Lot

INTRODUCTION

The purpose of this memorandum is to recommend the approval of the above noted retail alcohol license applications.

BACKGROUND

State and city codes require a retail alcohol license to sell beer, wine, or liquor within the city. The Iowa Department of Revenue Alcohol and Tax Compliance Division (Division) manages the

application and licensing process. The Iowa Alcoholic Beverages Division (ABD) previously managed this process but was merged into the Iowa Department of Revenue in 2024, leading to a new division name. The Division works in coordination with cities, which serve as the local authority under State Code Chapter 123 on alcoholic beverage control. In Dubuque, the City Clerk's Office acts as the local authority for retail alcohol license applications, processing each application on the city's behalf. When an applicant applies for a retail alcohol license, they must receive approval from the local authority before the application is forwarded to the Division for further action.

DISCUSSION

The City Clerk's Office submits recommendations to the City Council for approval of all new retail alcohol license applications, additional privileges, and amendments. While new applications include special events, the City Clerk's Office highlights these separately in memos and resolutions for easy reference.

Per City Code §4-2B-9, City Council action is required before an application is submitted to the Division. However, §4-2B-9 also authorizes the City Clerk's Office to issue provisional approval for new and renewal applications before a regularly scheduled City Council meeting, provided the applicant has met all city and state application and inspection requirements. Provisional approval is granted when necessary and is subsequently placed on the next City Council agenda for formal review and either approval or revocation. All applications listed above have met the relevant city and state requirements.

The Dubuque Police Department submits recommendations for retail alcohol license renewal applications via a separate memo in which they detail their annual calls for service on each establishment.

RECOMMENDATION

I respectfully request approval of the above noted retail alcohol license applications as submitted.

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Police Chief

Prepared by: Trish Gleason, Assistant City Clerk

RESOLUTION NO.

APPROVING APPLICATIONS FOR RETAIL ALCOHOL LICENSES, AS REQUIRED BY CITY OF DUBUQUE CODE OF ORDINANCES TITLE 4 BUSINESS AND LICENSE REGULATIONS, CHAPTER 2 LIQUOR CONTROL, ARTICLE B LIQUOR, BEER AND WINE LICENSES AND PERMITS

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City; and

Whereas, the applicants have filed the proper fees and bonds to the Iowa Department of Revenue Alcohol and Tax Compliance Division and have otherwise complied with the requirements of the Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications	
Five Flags	405 Main Street
Renewals	
Applebee's Neighborhood Grill and Bar	1395 Associates Dr.
Bell Tower Productions	2728 Asbury Rd.
Egelhof, Siegert & Casper Funeral Home & Crematory	2659 John F Kennedy Rd.
Las Margarita's	1091 Main St.
Shannon's Bar & Grill	521 East 22nd St.
Texas Roadhouse	845 Wacker Dr.
The Goose	920 Main St.
The Lift	180 Main St.
Vinny Vanucchis Little Italy	164 Main St.
Walnut Tap Tavern	709 University Ave.

Adding A Privilege Provisional Issuances	
The Vault Restaurant and Cocktail Lounge - Adding Permanent Outdoor Service for Sidewalk Café	342 Main St
Brazen - Adding Outdoor Service on 8-17-25	East 10 th Street from Washington St. to Jackson St.
Dimensional Brewing - Adding Outdoor Service on 8-8-25 and 8-9-25 - Over the Edge Fundraiser	Main Street from West 1 st Stret to the end of the cull-du-sac on Main St.
Jubeck New World Brewing - Adding Outdoor Service on 7-19-25, 7-26-25, 8-2-25, 8-9-25, 8-16-25, 8-23-25, 8-30-25, 9-6-25, 9-13-25, 9-20-25, 9-27-25, 10-4-25, 10-11-25, 10-18-25, and 10-25-25 - Saturday Farmer's Market.	Iowa Street from 11 th Street to 12 th Street
Whiskey River - Adding Outdoor Service on 7-4-25 to 7-6-25, 7-11-25 to 7-13-25, 7-18-25 to 7-20-25, 7-25-25 to 7-27-25, 8-3-25 only, 8-8-25 to 8-10-25, 8-15-25 to 8-17-25, 8-22-25 to 8-24-25, and 8-29-25 to 8-31-25	Full Parking Lot at 1070 University Ave.
Special Event(s) per Special Event Application Submittal	
EJ's Wine Shop 8-1-25 to 8-5-25 - DBQ Fest	Washington Park
Dubuque Irish Hooley 8-21-25 to 8-25-25	Alliant Amphitheater
Q Casino and Resort - 9-4-25 to 9-8-25	1855 Greyhound Park Rd. Parking Lot

Passed, approved, and adopted this 21st day of July 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 9.

ITEM TITLE:	Approval of Retail/Device Tobacco, Alternative Nicotine, and Vapor Product Permit Applications
SUMMARY:	City Manager recommending City Council approval of the retail tobacco, tobacco products, alternative nicotine products, vapor products, and device permits as submitted. RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	
	1. MVM Memo
	2. Staff Memo
	3. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

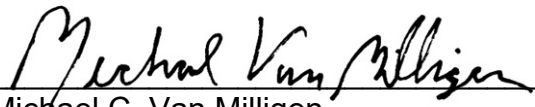
SUBJECT: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

DATE: July 16, 2025

City Clerk Adrienne Breitfelder is recommending City Council approval of the permits for retail tobacco, tobacco products, alternative nicotine products, vapor products, and devices effective July 22, 2025, to June 30, 2026, for the following retailers:

Business Name	Business Address	Permit Type
Beecher Liquor	1691 Asbury Rd.	Device Retailer
Liquor Tobacco & Grocery	1998 Jackson St.	Device Retailer

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Adrienne Breitfelder, City Clerk
Trish Gleason, Assistant City Clerk



City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4100 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Adrienne N. Breitfelder, City Clerk

SUBJECT: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

DATE: July 16, 2025

Pursuant to Iowa Code §453A.47A and §453E.3, a retail permit is required to sell tobacco, tobacco products, alternative nicotine products, vapor products, or devices at any place of business or through delivery sales within the state of Iowa. All permits expire annually on June 30 and are classified as either device retailer permits, or retail tobacco permits, with the latter covering tobacco, tobacco products, alternative nicotine products, and vapor products. The Iowa Department of Revenue (IDOR) administers the retail permitting requirements outlined in these sections and coordinates with local governments on permit approvals. The City Clerk's Office is responsible for processing all permit applications for businesses located within city limits. Once a completed application is received, it is approved by the City Council before it is submitted to the IDOR for further action.

Upon confirmation that the City Clerk's Office has received the completed applications, I recommend approving the permits for retail tobacco, tobacco products, alternative nicotine products, vapor products, and devices effective July 22, 2025, to June 30, 2026, for the following retailers.

Business Name	Business Address	Permit Type
Beecher Liquor	1691 Asbury Rd.	Device Retailer
Liquor Tobacco & Grocery	1998 Jackson St.	Device Retailer

Prepared by: Trish Gleason, Assistant City Clerk

RESOLUTION NO.

APPROVING APPLICATIONS FOR TOBACCO RETAIL, TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS, VAPOR PRODUCT S OR DEVICE S, AS REQUIRED BY IOWA CODE 453A.47A AND 453E.3

Whereas, applications for Tobacco/Tobacco Products/Alternative Nicotine Products/Vapor Product s or Device retail s have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, applications are presented to City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for a Cigarette/Device/Tobacco/Nicotine/Vapor product or retail device effective July 22, 2025, to June 30, 2026.

Business Name	Business Address	Permit Type
Beecher Liquor	1691 Asbury Rd.	Device Retailer
Liquor Tobacco & Grocery	1998 Jackson St.	Device Retailer

Passed, approved, and adopted this 21st day of July 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	Auburn-Custer Utility and Roadway Reconstruction Project - Initiate Public Bidding Process and Setting Date for a Public Hearing
SUMMARY:	City Manager recommending City Council authorize the public bidding process and set a public hearing for August 4, 2025, and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution. RESOLUTION Auburn-Custer Utility And Roadway Reconstruction Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025
ATTACHMENTS:	1. MVM Memo 2. 2025-07-15_AubCuster-InitiateMemo 3. Auburn Custer Reconstruction Project - Council Initiate Set PH RESOLUTION 4. Auburn Custer Reconstruction Project - Notice of Hearing

TO: The Honorable Mayor and City Council Members

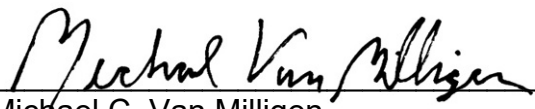
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Auburn-Custer Utility and Roadway Reconstruction Project
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5581500008

DATE: July 16, 2025

City Engineer Gus Psihoyos is recommending City Council authorize the public bidding process and set a public hearing for August 4, 2025, and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Maxwell O'Brien, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 15, 2025

SUBJECT: Auburn-Custer Utility and Roadway Reconstruction Project
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 5581500008

INTRODUCTION

This memorandum requests the City Council authorize initiating the bidding process and set a public hearing on August 4, 2025, for the Auburn-Custer Utility and Roadway Reconstruction Project.

DISCUSSION

The project provides for the removal and replacement of approximately 1,480 LF of 6-inch diameter vitrified clay sanitary sewer, approximately 1,000 LF of various sized water main, approximately 360 LF of various sized storm sewer and the installation of approximately 1800 feet of drain tile, and the repaving of Auburn Street and Custer street between University and Loras and N. Grandview and Atlantic. The project is located in Consent Decree Sewershed 11.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	July 21, 2025
Publish Notice to Bidders, Advertise for Bids	July 25, 2025
Pre Bid Meeting	July 31, 2025
Public Hearing on Plans & Specifications	August 4, 2025
Receipt of Bid Proposals (Bid-Letting)	August 7, 2025
Award Construction Contract	August 18, 2025
Mail Notice to Affected Property Owners	August 22, 2025
Substantial Completion	July 31, 2026
Final Project Completion Date	August 31, 2026

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the Auburn-Custer Utility and Roadway Reconstruction Project. I further recommend establishing the date of the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the Auburn-Custer Utility and Roadway Reconstruction Project is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Construction	\$ 1,470,148.00
Contingency (10%)	\$ 147,014.80
Total Project Cost	<u>\$ 1,617,162.80</u>

The construction of the Auburn-Custer Utility and Roadway Reconstruction Project will be covered by the funding sources as described below:

Auburn-Custer Utility and Roadway Reconstruction Project Funding		
5581500008	Auburn & Custer Sanitary Sewer Reconstruction (Consent Decree)	\$ 403,358.00
5586500040	Auburn & Custer Storm Sewer Reconstruction	\$ 287,500.00
5521000057	Auburn and Custer Pavement	\$ 500,000.00
4281000022	Water Main Replacements-Sanitary Sewer/Consent Decree Program.	\$ 330,000.00
Total Project Funding		<u>\$ 1,520,858.00</u>

Any project construction overages would be covered through a future budget amendment request through the CIP and amounts shown below, if needed.

Future Budget Amendment Project Contingency Funding		
5581500017	General Sanitary Sewer Repairs	\$ 96,304.80

ACTION TO BE TAKEN

I respectfully request the City Council authorize the public bidding process and set a public hearing for August 4, 2025, and to preliminary approve the plans, specifications, form of contract and estimated cost for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution.

Prepared by Maxwell O'Brien, Civil Engineer
cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

RESOLUTION NO. _____ -25

AUBURN-CUSTER UTILITY AND ROADWAY RECONSTRUCTION PROJECT

PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

The proposed plans, specifications, form of contract and estimated cost for the Auburn-Custer Utility and Roadway Reconstruction Project in the estimated construction amount of \$1,617,162.80, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

A public hearing will be held on the 4th day of August, 2025, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, Iowa, at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, Iowa, which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

The Auburn-Custer Utility and Roadway Reconstruction Project is hereby ordered to be advertised for bids for construction.

The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 7th day of August 2025. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 18th day of August 2025, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, Iowa.

Passed, adopted and approved this the 21st day of July 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE: is hereby given that the Dubuque City Council will conduct a public hearing on the 4th day of August, 2025 at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to hold a public hearing on the proposed plans, specifications, form of contract and estimated cost for the Auburn-Custer Utility and Roadway Reconstruction Project.

The scope of the Project is as follows: The project provides for the removal and replacement of approximately 1,480 LF of 6-inch diameter vitrified clay sanitary sewer, approximately 1,000 LF of various sized water main, approximately 360 LF of various sized storm sewer and the installation of approximately 1800 feet of drain tile, and the repaving of Auburn Street and Custer street between University and Loras and N. Grandview and Atlantic. The project is located in Consent Decree Sewershed 11.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 21st day of July 2025.

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE: Setting A Public Hearing On The Proposed Lease Agreement Between The City Of Dubuque And The LAMAR Companies

SUMMARY: City Manager recommending City Council set a public hearing for August 4, 2025, to approve the attached Lease Agreement between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street.
RESOLUTION Setting A Public Hearing To Consider The Lease Agreement By And Between The City Of Dubuque And The Lamar Companies For Real Property Located On White Street

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025

ATTACHMENTS:

1. MVM Memo
2. Staff Memo for Setting a Public Hearing
3. Public Hearing - Resolution
4. Proposed Lease Agreement Lamar Companies - Notice of Public Hearing
5. LAMAR 8th-White Lease

TO: The Honorable Mayor and City Council Members

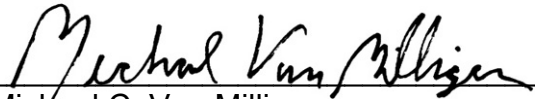
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Setting A Public Hearing On The Proposed Lease Agreement Between
The City Of Dubuque And The LAMAR Companies

DATE: July 15, 2025

City Engineer Gus Psihoyos is recommending City Council set a public hearing for August 4, 2025, to approve the attached Lease Agreement between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Barry Lindahl, Senior Counsel
Tracy Schadle, Administrative Support Professional

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 21, 2025

RE: **SETTING A PUBLIC HEARING ON THE PROPOSED LEASE AGREEMENT BETWEEN THE CITY OF DUBUQUE AND THE LAMAR COMPANIES**

INTRODUCTION

This memorandum requests that the City Council set a public hearing for August 4, 2025, to approve the attached Lease Agreement between the City of Dubuque and The LAMAR Companies.

BACKGROUND

On November 7, 2023, the City of Dubuque purchased real property owned by Dubuque County, specifically, the parking lot located next to the warehouse building at 880 and 898 Central.

DISCUSSION

With the purchase of this parking lot, the City also acquired the billboard lease between Dubuque County and The LAMAR Companies.

Engineering Staff and Senior Counsel Barry Lindahl have worked with The LAMAR Companies to negotiate a new Lease Agreement. The Lease Agreement between the City and The LAMAR Companies has a five (5) year term, commencing on October 1, 2025, with an additional five (5) year extension, unless either party gives written notice of nonrenewal sixty (60) days prior to the end of the original term.

The Lease Agreement allows LAMAR to advertise on the billboard for entities with a physical location and presence in the following Iowa, Illinois, and Wisconsin counties: Dubuque County, Clayton County, Delaware County, Jones County, and Jackson County, Jo Daviess County, Illinois and Grant County, Wisconsin.

BUDGET IMPACT

Upon execution of this Lease Agreement, the annual rent commencing in October 1, 2025, will be \$2,800 or twenty percent (20%) of the gross revenue from billboard advertising, whichever is greater. There is a CPI or three percent (3%) rent increase each year on the anniversary date.

RECOMMENDATION

I respectfully request the City Council set a public hearing for August 4, 2025, to approve the Lease Agreement by and between the City of Dubuque and The LAMAR Companies.

cc: Barry Lindahl, Senior Counsel
Tracy Schadle, Conf. Account Clerk

RESOLUTION NO. _____ - 25

SETTING A PUBLIC HEARING TO CONSIDER THE LEASE AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND THE LAMAR COMPANIES FOR REAL PROPERTY LOCATED ON WHITE STREET

WHEREAS, the City of Dubuque, Iowa (City) has tentatively entered into a Lease Agreement with The LAMAR Companies (LAMAR), subject to City Council approval, under which LAMAR leases certain real property located on White Street in Dubuque, Iowa for a billboard; and

WHEREAS, the City Council finds that it is in the best interest of the City of Dubuque to approve the Lease Agreement, subject to the required public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA, AS FOLLOWS:

SECTION 1. The City Clerk is hereby authorized and directed to cause this Resolution and a Notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City Council's intent to approve the proposed Lease Agreement, to be held on the 4th day of August, 2025 at 6:30 p.m., to be held at 350 West 6th Street, for the purpose of receiving public input and comment regarding the proposed Lease Agreement between the City of Dubuque and The LAMAR Companies.

SECTION 2. The City Council will meet at said time and place for the purpose of taking action on the matter of authorizing the Lease Agreement by and between the City of Dubuque, Iowa and The LAMAR Companies.

SECTION 3. The City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four days nor more than twenty days before the date of said meeting.

Passed, approved and adopted this ____ day of _____ 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitsfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the proposed lease agreement between the City of Dubuque and Lamar Companies on the 4th day of August, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa.

Said proposed lease agreement are now on file in the office of the City Clerk.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 21nd day of July 2025.

Adrienne N. Breitfelder, CMC, City Clerk

**LEASE AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
THE LAMAR COMPANIES**

This Lease Agreement (the Lease), dated for reference purposes the ____ day of _____, 2025, is made and entered into by and between the City of Dubuque, Iowa, a municipal corporation (Lessor) and The Lamar Companies (Lessee).

SECTION 1. DEMISE AND TERM.

1.1 In consideration of the rents hereinafter reserved and the terms, covenants, conditions and agreements set forth in this Lease, Lessor hereby leases to Lessee the real property described as follows:

One (1) side by side s/f 12' x 25' illuminated center mount uni-pole on NW corner 8th & White Street at the north edge of the parking lot

(the Demised Premises), to have and to hold for a term commencing on the 1st day of October, 2025 (the Commencement Date) and terminating at midnight on the 30th day of September, 2030, subject to all of the terms, covenants, conditions, and agreements contained herein.

Following the original term of the Lease, the term hereof shall be extended for an additional term of five (5) years, upon the same terms and conditions, unless either party gives written notice of nonrenewal at lease sixty (60) days prior to end of the original term. After the original or any renewal term of this Lease, it shall continue from year to year unless either party shall give the other party written notice of nonrenewal at lease sixty (60) days prior to the expiration of the then-current term.

1.2 Lessee's use of the Demised Premises shall be exclusively for Lessee's current billboards. The advertising on such billboards shall be limited to advertising for entities with a physical location and presence in the following Iowa, Illinois, and Wisconsin counties that are contiguous to the City of Dubuque and Dubuque County:

Dubuque County, Iowa
Clayton County, Iowa
Delaware County, Iowa
Jones County, Iowa
Jackson County, Iowa
Jo Daviess County, Illinois
Grant County, Wisconsin

1.3 Lessor makes no representations or warranties of any kind as to the condition, including the environmental condition, of the Demised Premises and Lessee accepts the Demised Premises as is.

SECTION 2. RENT.

2.1 Lessee shall pay Lessor annual rent for the Demised Premises commencing on October 1, 2026, and on the 1st of October of each year thereafter the greater of Two Thousand Eight Hundred Dollars (\$2800.00) (the Dollar Rent Amount) or twenty percent (20%) of the Lessee's annual gross revenue from the billboards on the Demised Premises. Lessee shall provide Lessor with an annual statement showing its gross revenue for the previous twelve (12) months commencing on September 1, 2026 and on the 1st day of September of each year thereafter.

The Dollar Rent Amount for each year of the Term, beginning on the first anniversary date of the Commencement Date and continuing on each subsequent anniversary date thereof, shall be determined by multiplying the Dollar Rent Amount in effect immediately prior to the applicable anniversary of the Commencement Date by the CPI Adjustment (as hereinafter defined) and then adding the resulting product, if positive (CPI Increase), to the Dollar Rent Amount in effect immediately prior to the applicable anniversary date; provided, however, in no event shall the CPI Increase exceed three percent (3%) of the then-current Rent and provided, further, that in no event shall the Dollar Rent Amount for any year be less than the Dollar Rent Amount for the immediately preceding year.

The "CPI Adjustment" shall be a fraction expressed as a decimal, the numerator of which shall be the Current CPI minus the Prior CPI and the denominator of which is the Prior CPI, or 3% whichever amount is less. The "Current CPI" is the latest CPI published prior to the anniversary date of the lease term. The "Prior CPI" is the CPI published in the immediately preceding calendar year for the same month as the Current CPI.

The term "CPI" shall mean the "Consumer Price Index for All Urban Consumers (CPI-U)" published by the Bureau of Labor Statistics of the U.S. Department of Labor, All Items (1982-84=100), U.S. City Average, or any successor index thereto, appropriately adjusted. If the CPI ceases to be published and there is no successor thereto, such other government or nonpartisan index or computation shall be used which would obtain a substantially similar result as if the CPI had not been discontinued.

All invoice payments required by this Lease shall be made payable to "The City of Dubuque, Iowa" and delivered to the City of Dubuque Finance Department, City Hall. Any payments due not paid in full by the due date shall be subject to the lesser of the maximum interest provided by law or the following rates:

- 1% per month

2.2 Lessee shall also pay the costs for all utilities serving the Demised Premises.

2.3 Lessee shall also pay any real estate taxes attributable to the Demised Premises or the Improvements.

SECTION 3. IMPROVEMENTS. Lessee shall not construct on the Demised Premises any improvements, not alter or enlarge the improvements presently on the Demised Premises (the Improvements) except as may be agreed upon in writing by Lessor and Lessee. Lessor, through its City Manager, shall have the right to approve the design, appearance, and quality of any such improvements. All improvements presently on the Demised Premises and all Improvements hereafter constructed on the Demised Premises are and shall be the property of Lessee during the term of this Lease and upon any termination of this Lease, by reason of any cause whatsoever, Lessee within thirty days thereafter shall remove all such improvements and restore the Demised Premises to the condition it was in immediately prior to the commencement of the term of this Lease and to the full satisfaction of Lessor.

SECTION 4. ENCUMBRANCE OF LESSEE'S LEASEHOLD INTEREST. Lessee shall not encumber by mortgage, deed of trust, or other instrument, its leasehold interest and estate in the Demised Premises, or any Improvements placed by Lessee on the Demised Premises, as security for any indebtedness of Lessee.

SECTION 5. REPAIRS AND MAINTENANCE. Lessee shall at times during the term of this Lease, at Lessee's own cost and expense, keep the Demised Premises and the Improvements thereon, in superior order, condition, and repair, casualties and ordinary wear and tear excepted. Lessee shall keep the Demised Premises in such condition as may be required by law and by the terms of the insurance policies, furnished pursuant to this Lease, whether or not such repair shall be interior or exterior, and whether or not such repair shall be of a structural nature. Upon reasonable notice to Lessee, Lessor may, at its discretion, conduct an inspection of the Demised Premises to determine Lessee's compliance with this Section.

SECTION 6. COMPLIANCE WITH LAW. During the term of this Lease, Lessee shall comply with all federal, state and local laws applicable to Lessee's use of the Demised Premises.

SECTION 7. USE OF DEMISED PREMISES. Lessee shall not use or allow the Demised Premises to be used or occupied for an unlawful purpose or in violation of any certificate of occupancy. Lessee shall not suffer any act to be done or any condition to exist within the Demised Premises or in any Improvement thereon, which may be dangerous, unless safeguarded as required by law, or which may, in law, constitute a nuisance, public or private, or which may make void or voidable any insurance in force with respect hereto.

SECTION 8. INSURANCE. Lessee shall at all times during the term of this Lease maintain insurance as set forth in the attached Insurance Schedule, Exhibit A.

Lessee shall also maintain, or cause to be maintained, at its cost and expense (and from time to time at the reasonable request of Lessor shall furnish proof of such insurance), property insurance against loss and/or damage to Improvements under an insurance policy written on the Special Perils Form in an amount not less than the full insurable replacement value of the Improvements. The term "replacement value" shall mean the actual replacement cost of the Improvements and equipment, and shall be determined from time to time at the reasonable request of City, but not more frequently than once every three years, and paid for by Lessee.

SECTION 9. INDEMNIFICATION. Lessee shall defend, indemnify, and save harmless Lessor, its officers and employees from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs, and expenses (including without limitation, reasonable attorney's fees and expenses) imposed upon or incurred by or asserted against Lessor by reason of (a) any accident, injury to, or death of persons or loss of or damage to property occurring on or about the Demised Premises during the term of this Lease and resulting from any act or omission of Lessee or anyone claiming by, through, or under Lessee during the term of the Lease; and (b) any failure on the part of Lessee to perform or comply with any of the term of this Lease. In case any action, suit, or proceeding is brought against Lessor by reason of such occurrence, Lessee shall, at Lessee's expense, resist and defend such action, suit, or proceeding, or cause the same to be resisted and defended by counsel approved by Lessor.

SECTION 10. CONDEMNATION. If at any time during the term of this Lease all or substantially all of the Demised Premises or the Improvements thereon shall be taken in the exercise of the power of eminent domain by the State of Iowa or the United States, then this Lease shall terminate on the date of vesting of title in such taking and any prepaid rent shall be apportioned as of said date.

SECTION 11. ASSIGNMENT AND SUBLETTING. Lessee shall not assign or transfer this Lease or sublease the whole or any part of the Demised Premises.

SECTION 12. DEFAULT. If Lessee shall fail or neglect to observe, keep, or perform any of the covenants, terms, or conditions contained in this Lease on its part to be observed, kept, or perforated, and the default shall continue for a period of five (5) days after written notice from Lessor setting forth the nature of Lessee's default, then and in such event, Lessor shall have the right at its option, on written notice to Lessee, to terminate this Lease, and all rights of Lessee under this Lease shall then cease. Lessor, without further notice to Lessee, shall have the right immediately to enter and take possession of the Demised Premises with or without process of law and to remove all personal property from the Demised Premises and all persons occupying the Demised Premises and to use all necessary force therefore and in all respects to take the actual, full, and exclusive possession of the Demised Premises and every part of the Demised Premises as of Lessor's original estate, without incurring any liability to Lessee or to any

persons occupying or using the Demised Premises for any damage caused or sustained by reason of such entry on the Demised Premises or the removal of persons or property from the Demised Premises.

SECTION 13. QUIET ENJOYMENT. Lessor covenants that at all times during the term of this Lease, so long as Lessee is not in default hereunder, Lessee's quiet enjoyment of the Demised Premises or any part thereof shall not be disturbed by any act of Lessor, or of anyone acting by, through, or under Lessor.

SECTION 14. WAIVER. No waiver by Lessor of any breach by Lessee of any term, covenant, condition, or agreement herein and no failure by Lessor to exercise any right or remedy in respect of any breach hereunder, shall constitute a waiver or relinquishment for the future of any such term, covenant, condition, or agreement or of any subsequent breach of any such term, covenant, condition, or agreement, nor bar any right or remedy of Lessor in respect of any such subsequent breach, not shall the receipt of any rent, or any portion thereof, by Lessor, operate as a waiver of the rights of Lessor to enforce the payment of any other rent then or thereafter in default, or to terminate this Lease, or to recover the Demised Premises, or to invoke any other appropriate remedy which Lessor may select as herein or by law provided.

SECTION 15. SURRENDER. Lessee shall, on the last day of the term of this Lease or upon any termination of this Lease hereof, surrender and deliver up the Demised Premises, into the possession and use of Lessor, without fraud or delay and in good order, condition, repair, free and clear of all lettings and occupancies, free and clear of all liens and encumbrances.

SECTION 16. NOTICES. All notices, demands, or other writings in this Lease provided to be given or made or sent, or that may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when made in writing and deposited in the U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

TO LESSOR:

City of Dubuque, Iowa
C/O City Manager
City Hall
50 W. 13th St.
Dubuque, IA 52001

TO LESSEE:

LAMAR Advertising of Dubuque
C/O Angie Thorngren
5000 Tremont Ave. #403
Davenport, IA 52807

SECTION 17. MISCELLANEOUS.

17.1 Time of the Essence. Time is of the essence of this Lease and all of its provisions.

17.2 Governing Law. It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Iowa.

17.3 Paragraph Headings. The titles to the paragraphs of this Lease are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Lease.

17.4. Modification of Agreement. Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidence in writing signed by each party or an authorized representative of each party.

17.5 Parties Bound. This Lease shall be binding on and shall inure to the benefit of and shall apply to the respective successors and assigns of Lessor and Lessee. All references in this Lease to "Lessor" or "Lessee" shall be deemed to refer to and include successors and assigns of Lessor or Lessee without specific mention of such successors and assigns.

LESSOR:

CITY OF DUBUQUE, IOWA

By: _____
Michael C. Van Milligen
City Manager

LESSEE:

THE LAMAR COMPANIES

By: Molly Overton 7/8/25
Molly Overton
Vice President/General Manager

EXHIBIT A
INSURANCE SCHEDULE A

INSURANCE SCHEDULE A

1. Lessee shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the lease, license, or permit commencement. All lessees of City property and right of way licensees or permittees shall submit an updated certificate annually. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Lease Agreement dated _____.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The lessee, licensee, or permittee shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of the lease, license, or permit.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The lessee, licensee, or permittee must identify and list in writing all deviations and exclusions from the ISO form.
8. If lessees, licensees, or permittee limits of liability are higher than the required minimum limits then the lessee's, licensee's, or permittee's limits shall be this agreement's required limits.
9. Lessee, licensee, or permittee shall require all subcontractors and subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Lessee, licensee, or permittee agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the lessee, licensee, or permittee.
10. Lessee, license & permittees shall be responsible for deductibles and self-insured retention and for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include the agent's name, phone number and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in risk or other special circumstances during the term of the agreement, subject to the written mutual agreement attached hereto.

INSURANCE SCHEDULE A (Continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with the ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others Endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the lessee, licensee, or permittee is not required to purchase Workers' Compensation Insurance, the lessee, licensee, or permittee shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability

Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for the abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution products and completed operations coverage shall also be covered.

Each occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2010. (Ongoing operations) or its equivalent and CG2037(completed operations) or its equivalent.
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROPERTY INSURANCE REQUIRED BY LEASE, LICENSE, OR PERMIT

☒ Yes ☐ No

Amount \$ _____

Include the City of Dubuque as Lender Loss Payable.

E) RIGHT-OF-WAY WORK ONLY:

UMBRELLA/EXCESS \$1,000,000

☒ Yes ☐ No

The General Liability, Automobile Liability and Employer's Liability insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation AND Primary and Non-contributory in favor of the City.

F) FLOOD INSURANCE

☐ Yes ☒ No

If Required Coverage \$ _____

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	North Schmitt Island Collection System Contract #1 Contracting Services
SUMMARY:	City Manager recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1 and recommends establishing August 4, 2025, as the date of the public hearing, and authorizing the Engineering Department to advertise for bids for the project. RESOLUTION North Schmitt Island Collection System Project – Contract #1: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025
ATTACHMENTS:	1. MVM Memo 2. 2025-07-15_SchmittIslandSan-Contract1-InitiateMemo 3. SchmittIslandSan-Contract1 - Council Initiate Set PH RESOLUTION 4. SchmittIslandSan-Contract1 - Notice of Hearing

TO: The Honorable Mayor and City Council Members

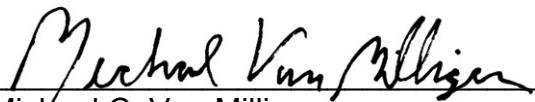
FROM: Michael C. Van Milligen, City Manager

SUBJECT: North Schmitt Island Collection System Project - Contract #1
Contracting Services

DATE: July 15, 2025

City Engineer Gus Psihoyos is recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1 and recommends establishing August 4, 2025, as the date of the public hearing, and authorizing the Engineering Department to advertise for bids for the project.

I concur with the recommendation and respectfully request Mayor and City Council approval.



Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Maxwell O'Brien, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 15, 2025

SUBJECT: North Schmitt Island Collection System Project – Contract #1
Contracting Services [CIP# 5581500049]

INTRODUCTION

This memorandum requests the City Council authorize initiating the bidding process and set a public hearing on August 4, 2025, for the North Schmitt Island Collection System Project – Contract #1.

BACKGROUND

The City of Dubuque in conjunction with the Dubuque Racing Association (DRA) and community participants have worked diligently for years to procure a Chaplain Schmitt Island Master Plan and Schmitt Island Placemaking & Implementation Plan. The goals of the plan were largely recreational focused and included connecting and expanding access to the riverfront, creation of educational opportunities on the island, highlighting the unique characteristics of the island, bringing new visitors to the island, and offering activities and events for all seasons. The City is currently working with the DRA to update the Chaplain Schmitt Island Master Plan to further pursue these goals.

With the additional anticipated developments, City Staff have investigated the public infrastructure on the Island to identify any major defects or deficiencies and to confirm there is adequate capacity to accommodate the anticipated developments. Staff have identified deficiencies within the existing sanitary sewer system, specifically for the sewer that serves the northern half of the Island. Deficiencies identified include measured excessive inflow and infiltration, pipeline sags and reversed slope failures caused by unsuitable subbase materials and limited available capacity of critical sewer assets that serve the Island.

On May 7, 2024, the City advertised a Request for Qualifications (RFQ) to retain a professional service consultant to aid the City in further evaluating the existing collection and pumping systems that transport sanitary sewage in the Dog Track Lift Station sewer service area, develop a facility plan with phased improvements to address identified high risk infrastructure within the sewer service area, and to design and construct the recommended improvements.

Due to the complexity of this project, it was determined that the project will be split into

multiple task orders, with the initial task order encompassing data collection, alternatives analysis, and the stakeholder engagement process. Results of the initial task order will determine the additional design and construction related task orders required to complete the project. On December 18, 2024, the City entered into the second task order for the detailed design and bidding services phase of the project.

DISCUSSION

The second task order for the design of the project is ongoing and the overall project is anticipated to be advertised for construction before the end of the calendar year. However, in order to better accommodate the construction and operational schedule of the currently ongoing developments on the Island, specifically the Key Hotel Expansion Project, there is a need for the City to advertise a portion of the North Schmitt Island Collection System Project ahead of the overall project.

The small portion of sewer replacements will be bid as North Schmitt Island Collection System Project – Contract #1. This project provides for the installation of approximately 200 LF of sanitary sewer, in the area located immediately adjacent to the Key Hotel Expansion Project on the north half of Chaplain Schmitt Island. The contractor will be awarded an incentive of \$1,000 per calendar day for each day the project is completed before the Final Completion Date of October 1, 2025 up to a maximum of 15 days (September 16, 2025) or \$15,000.

The City anticipated these issues as the area is built partially on a former trash dump. Funds were budgeted in the amount of \$2,640,000.00 through City budget process to accommodate these improvements.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	July 21, 2025
Publish Notice to Bidders, Advertise for Bids	July 25, 2025
Pre Bid Meeting	July 31, 2025
Public Hearing on Plans & Specifications	August 4, 2025
Receipt of Bid Proposals (Bid-Letting)	August 7, 2025
Award Construction Contract	August 18, 2025
Final Project Completion Date	October 1, 2025

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the North Schmitt Island Collection System Project – Contract #1. I further recommend establishing the date of the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the North Schmitt Island Collection System Project – Contract #1 is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Construction	\$ 200,000.00
Contingency (10%)	\$ 20,000.00
Incentive Completion	\$ 15,000.00
Total Project Cost	<u>\$ 235,000.00</u>

The construction of the North Schmitt Island Collection System Project – Contract #1 will be covered by the funding sources as described below:

North Schmitt Island Collection System Project – Contract #1 Funding		
5581500049	Schmitt Island Sanitary Improvement (sanitary sewer construction funds)	\$ 2,640,000.00
Total Project Funding		<u>\$ 2,640,000.00</u>

ACTION TO BE TAKEN

I respectfully request the City Council authorize the public bidding process and set a public hearing for August 4, 2025, and to preliminarily approve the plans, specifications, form of contract and estimated cost for the North Schmitt Island Collection System Project – Contract #1 through the adoption of the attached resolution.

Prepared by Maxwell O'Brien, Civil Engineer

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

RESOLUTION NO. _____ -25

NORTH SCHMITT ISLAND COLLECTION SYSTEM PROJECT – CONTRACT #1

PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

The proposed plans, specifications, form of contract and estimated cost for the North Schmitt Island Collection System Project – Contract #1 in the estimated construction amount of \$200,000.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

A public hearing will be held on the 4th day of August, 2025, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, Iowa, at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, Iowa, which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

The North Schmitt Island Collection System Project – Contract #1 is hereby ordered to be advertised for bids for construction.

The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 7th day of August 2025. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 18th day of August 2025, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, Iowa.

Passed, adopted and approved this the 21st day of July 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE: is hereby given that the Dubuque City Council will conduct a public hearing on the 4th day of August, 2025 at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to hold a public hearing on the proposed plans, specifications, form of contract and estimated cost for the North Schmitt Island Collection System Project – Contract #1

The scope of the Project is as follows: This project provides for the installation of approximately 200 LF of sanitary sewer, in the area located immediately adjacent to the Key Hotel Expansion Project on the north half of Chaplain Schmitt Island.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 21st day of July 2025.

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 4.

ITEM TITLE:	Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund
SUMMARY:	Assistant City Attorney recommending City Council adopt the attached resolution setting a public hearing for September 2, 2025, to consider the attached Development Agreement between the City of Dubuque and Greater Dubuque Impact Investment Fund for the redevelopment of 1550 Elm Street as community health and related office facilities. RESOLUTION 1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Greater Dubuque Impact Investment Fund Satisfies The Offering Requirements With Respect To The Real Property And Improvements And Declaring The Intent Of The City Council To Approve The Sale To Greater Dubuque Impact Investment Fund In The Event That No Competing Proposals Are Submitted; And (3) Soliciting Competing Proposals
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for September 2, 2025
ATTACHMENTS:	1. ACA Memo 2. Staff Memo 3. Development Agreement 4. Resolution Setting Public Hearing

TO: The Honorable Mayor and City Council Members

FROM: Jason Lehman, Assistant City Attorney

SUBJECT: Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

DATE: July 17, 2025

Economic Development Director Jill Connors is recommending City Council adopt the attached resolution setting a public hearing for September 2, 2025, to consider the attached Development Agreement between the City of Dubuque and Greater Dubuque Impact Investment Fund for the redevelopment of 1550 Elm Street as community health and related office facilities.

The proposed Development Agreement includes the following:

- Developer will purchase approximately 0.59 acres at 1550 Elm Street for \$174,800, to be offset by a land acquisition grant of the same amount, contingent upon the construction of the improvements required by the agreement.
- Developer will construct community health and related office facilities to be operated by a nonprofit healthcare provider for a total estimated cost of \$5,000,000.00.
- Developer will begin construction on or before October 1, 2027 and shall be substantially completed by April 1, 2029. This timeline allows for an anticipated 18–24-month environmental assessment/mitigation process ahead of construction.
- If the property is subject to real property taxes, City will provide 10 years of tax increment financing rebates. If the property qualifies for exemption as nonprofit use, the owner is allowed to apply for that exemption.

I concur with the recommendation and respectfully request Mayor and City Council approval.

JL:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Jason D. Lehman, Assistant City Attorney

FROM: Jill Connors, Economic Development Director

SUBJECT: Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

DATE: July 17, 2025

INTRODUCTION

This memo presents for City Council consideration a resolution that sets a public hearing on the proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund.

BACKGROUND

The Greater Dubuque Impact Investment Fund (Developer) is a non-profit community development organization designed to coordinate difficult or complex redevelopment projects that are critical to the prosperity of the greater Dubuque community. Using *Impact Investment* principles, where multiple sources of funds come together to achieve social impact and economic return, it will support project funding, coordinate implementation strategies, advocate for property redevelopment and coordinate the collaboration of public and private entities.

DISCUSSION

The Impact Fund has analyzed critical challenges and opportunities for the Greater Dubuque region, one of which is community health care capacity. Its board of directors has identified an initial project for the redevelopment of 1550 Elm Street to address this challenge. The property is located in an area of town which could benefit from expanded healthcare offerings but is part of a former junkyard, which makes its redevelopment challenging from a process and financial standpoint. For this reason, the Impact Fund has decided to step in to advance the redevelopment of the property.

The proposed Development Agreement includes the following:

- Developer will purchase approximately 0.59 acres at 1550 Elm Street for \$174,800, to be offset by a land acquisition grant of the same amount, contingent upon the construction of the improvements required by the agreement.
- Developer will construct community health and related office facilities to be operated by a nonprofit healthcare provider for a total estimated cost of \$5,000,000.00.
- Developer will begin construction on or before October 1, 2027 and shall be substantially completed by April 1, 2029. This timeline allows for an anticipated 18–24-month environmental assessment/mitigation process ahead of construction.
- If the property is subject to real property taxes, City will provide 10 years of tax increment financing rebates. If the property qualifies for exemption as nonprofit use, the owner is allowed to apply for that exemption.

The attached resolution directs City staff to publish a notice of public hearing to consider this Development Agreement, and by Iowa Code the public hearing must be held at least 30 days following the public notice due to the property being location in an urban renewal area. During those 30 days, other potential developers have the opportunity to bring forward a competing proposal for development of the property. If a competing proposal is received, the City Council may consider the two proposals and select the proposal it determines is in the best interest of the community.

RECOMMENDATION

I recommend the City Council adopt the attached resolution setting a public hearing for September 2, 2025 to consider the attached Development Agreement for the redevelopment of 1550 Elm Street as community health and related office facilities.

**DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
GREATER DUBUQUE IMPACT INVESTMENT FUND**

THIS DEVELOPMENT AGREEMENT, dated for reference purposes the _____ day of _____, 2025, by and between the City of Dubuque, Iowa, a municipality (City), established pursuant to the Iowa Code and acting under authorization of Iowa Code Chapter 403, as amended (Urban Renewal Act), and Greater Dubuque Impact Investment Fund, an Iowa nonprofit corporation (Developer).

WITNESSETH:

WHEREAS, City is the owner of 0.59 acres of real estate located in the City of Dubuque, County of Dubuque, State of Iowa, legally described as

LOTS 182, 183, 184, 185 & 186 EAST DUBUQUE ADD, locally known as
1550 Elm Street (the Property)

; and

WHEREAS, the Property is located in the Greater Downtown Urban Renewal District which has been so designated by City Council Resolution 123-67, as subsequently amended through and including the date hereof (the Urban Renewal Plan) attached hereto as Exhibit A, as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

WHEREAS, Developer has requested that City sell the Property to Developer with all easements, tenements, hereditaments, and appurtenances belonging thereto so that Developer may redevelop the Property for purposes of creating a community health and related office facilities with the uses specified in the Urban Renewal Plan and Developer agrees to comply with any amendments to the Urban Renewal Plan, in accordance with this Agreement; and

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, City has undertaken an Urban Renewal project (the Project) to advance the community's ongoing economic development efforts; and

WHEREAS, a copy of the Urban Renewal Plan, as constituted on the date of this Agreement, has been recorded among the land records in the office of the Recorder of Dubuque County, Iowa and is on file with the City of Dubuque City Clerk; and

WHEREAS, City believes that the development of the Property pursuant to this Agreement, and the fulfillment generally of this Agreement, are in the vital and best

interests of City and in accord with the public purposes and provisions of the applicable federal, state and local laws and the requirements under which the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

SECTION 1. CONVEYANCE OF PROPERTY TO DEVELOPER

1.1 Purchase Price. The purchase price for the Property (the Purchase Price) shall be One Hundred Seventy-Four Thousand Eight Hundred Dollars (\$174,800) (for 0.59 net usable acres) which shall be due and payable by Developer in immediately available funds in favor of City, on or before September 10, 2025, or on such other date as the parties may mutually agree (the Closing Date) but in no event shall the Closing Date be later than the 12th day of September, 2025. Consummation of the closing shall be deemed an agreement of the parties to this Agreement that the conditions of closing shall have been satisfied or waived.

1.2 Title to Be Delivered. City agrees to convey good and marketable fee simple title in the Property to Developer subject only to easements, restrictions, conditions, and covenants of record as of the date hereof to the extent not objected to by Developer as set forth in this Agreement or after examination of the abstract of title, and to the conditions subsequent set forth in Section 6.3, below:

(1) City, at its sole cost and expense, shall deliver to Developer an abstract of title to the Property continued through the date of this Agreement reflecting merchantable title in City in conformity with this Agreement and applicable state law. The abstract shall be delivered together with full copies of any and all encumbrances and matters of record applicable to the Property, and such abstract shall become the property of Developer when the Purchase Price is paid in full in the manner as aforesaid.

(2) Developer shall have until time of the Closing to render objections to title, including any easements or other encumbrances not satisfactory to Developer, in writing to City. Developer agrees, however, to review the Abstract promptly following Developer's receipt of Developer's land survey and the Abstract and to promptly provide City with any objections to title identified therein. Nothing herein shall be deemed to limit Developer's rights to raise new title objections with respect to matters revealed in any subsequent title examinations and surveys and which were not identified in the Abstract provided by the City. City shall promptly exercise its best efforts to have such title objections removed or satisfied and shall advise Developer of intended action within ten (10) days of such action. If City shall fail to have such objections removed as of the Closing, or any extension thereof consented to by Developer, Developer may, at its sole discretion, either (a)

terminate this Agreement without any liability on its part, and any sums previously paid to City by Developer (or paid into escrow for City's benefit) shall be returned to Developer with interest, or (b) take title subject to such objections. City agrees to use its best reasonable efforts to promptly satisfy any such objections.

1.3 Rights of Inspection, Testing and Review. Developer, its counsel, accountants, agents, and other representatives, shall have full and continuing access to the Property and all parts thereof, upon reasonable notice to City. Developer and its agent and representatives shall also have the right to enter upon the Property at any time after the execution and delivery hereof for any purpose whatsoever, including inspecting, surveying, engineering, test boring, and performing environmental tests, provided that Developer shall hold City harmless and fully indemnify City against any damage, claim, liability or cause of action arising from or caused by the actions of Developer, its agents, or representatives upon the Property (except for any damage, claim, liability or cause of action arising from conditions existing prior to any such entry upon the Property), and shall have the further right to make such inquiries of governmental agencies and utility companies, etc. and to make such feasibility studies and analyses as they consider appropriate.

1.4 Representations and Warranties of City. In order to induce Developer to enter into this Agreement and purchase the Property, City hereby represents and warrants to Developer that to the best of City's knowledge:

(1) There is no action, suit or proceeding pending, or to the best of City's knowledge, threatened against City which might result in any adverse change in the Property being conveyed or the possession, use or enjoyment thereof by Developer, including, but not limited to, any action in condemnation, eminent domain or public taking.

(2) No ordinance or hearing is now or before any local governmental body that either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

(3) All leases, contracts, licenses, and permits between City and third parties in connection with the maintenance, use, and operation of the Property have been provided to Developer and City has provided true and correct copies of all such documents to Developer.

(4) City has good and marketable fee simple title interest in the Property.

- (5) The Property has a permanent right of ingress or egress to a public roadway for the use and enjoyment of the Property.
- (6) City has notified Developer in writing of any past notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution, or health violations as they relate to the Property of which it has actual notice.
- (7) Payment has been made for all labor or materials which have been furnished to the Property or will be made prior to the Closing so that no lien for labor performed or materials furnished can be asserted against the Property.
- (8) The execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by this Agreement do not and shall not result in any material breach of any terms or conditions of any mortgage, bond, indenture, agreement, contract, license, or other instrument or obligation to which City is a party or by which either the City or the Property being conveyed are bound, nor shall the execution, delivery and performance of this Agreement violate any statute, regulation, judgment, writ, injunction or decree of any court threatened or entered in a proceeding or action in which City may be bound or to which either City or the Property being conveyed may be subject.
- (9) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement, and it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at time of Closing confirming the representation contained herein, in the form attached hereto as Exhibit C.
- (10) All city utilities necessary for the development and use of the Property as a community health and related office facilities adjoin the Property, and Developer shall have the right to connect to said utilities, subject to City's connection fees.
- (11) The Property is free and clear of any occupants, and no party has a lease to or other occupancy or contract right in the Property that shall in any way be binding upon Property or Developer.
- (12) City represents and warrants that any fees or other compensation which may be owed to a broker engaged directly or indirectly by City in connection with the purchase and sale contemplated in this Agreement are the sole responsibility and obligation of City and that City will indemnify Developer and hold Developer harmless from any and all claims asserted by any broker engaged directly or indirectly by City for any fees or other compensation related to the subject matter of this Agreement.
- (13) City shall exercise its best efforts to assist Developer in the development process.

(14) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.

(15) With respect to the period to and during which City has owned or occupied the Property, and to City's knowledge after reasonable investigation with respect to the time before City owned or occupied the Property, no person or entity has caused or permitted materials to be stored, deposited, treated, recycled, or disposed of on, under or at the Property, which materials, if known to be present, would require cleanup, removal or some other remedial action under environmental laws.

(16) The representations and warranties contained in this Section 1.4 shall be correct in all respects on and as of the Closing with the same force and effect as if such representations and warranties had been made on and as of the Closing Date and shall survive the Closing.

1.5 Conditions to Closing. The closing of the transaction contemplated by this Agreement and all the obligations of Developer under this Agreement are subject to fulfillment, on or before the Closing Date, of the following conditions:

(1) The representations and warranties made by City in Section 1.4 shall be correct as of the Closing Date with the same force and effect as if such representations were made at such time. At the Closing, City shall deliver a certificate in the form of Exhibit H.

(2) Title to the Property shall be in the condition warranted in Section 1.4.

(3) Developer, in its sole and absolute discretion, having completed and approved of any inspections and feasibility studies conducted by Developer hereunder.

(4) Developer having obtained any and all necessary governmental approvals, including without limitations approval of zoning, subdivision, or platting which might be necessary or desirable in connection with the sale, transfer and development of the Property. Any conditions imposed as a part of the zoning, platting or subdivision must be satisfactory to Developer, in its sole opinion. City shall cooperate with Developer in attempting to obtain any such approvals and shall execute any documents necessary for this purpose, provided that City shall bear no expense in connection therewith except those expenses customarily borne by the City in such reviews. In connection therewith, the City agrees (a) to review all of Developer's plans and specifications for the project and to either reject or approve the same in a prompt and timely fashion; (b) to issue a written notification to Developer, following City's approval of same, indicating that the City has approved such plans and specifications, and that the same are in compliance with the Urban Renewal Plan and Developer agrees to comply with any amendments

to the Urban Renewal Plan, this Agreement and any other applicable City or affiliated agency requirements, with the understanding that Developer and its lenders shall have the right to rely upon the same in proceeding with the project; (c) to identify in writing within ten (10) working days of submission of said plans and specifications, any and all permits, approvals and consents that are legally required for the acquisition of the Property by Developer, and the construction, use and occupancy of the project with the intent and understanding that Developer and its lenders and attorneys will rely upon same in establishing their agreement and time frames for construction, use and occupancy, lending on the project and issuing legal opinions in connection therewith; and (d) to cooperate fully with Developer to streamline and facilitate the obtaining of such permits, approvals and consents.

(5) City having completed all required notice to or prior approval, consent or permission of any federal, state, municipal or local governmental agency, body, board or official to the sale of the Property; and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same.

(6) Developer and City shall be in material compliance with all the terms and provisions of this Agreement.

(7) Developer shall have furnished City with evidence, in a form reasonably satisfactory to City (such as a letter of commitment from a bank or other lending institution), that Developer has firm financial commitments in an amount sufficient, together with equity commitments, to complete rehabilitation of the Property for development in conformance with the Development Plans (as defined herein), or City shall have received such other evidence of such party's financial ability as in the reasonable judgment of City is required.

(8) Receipt of an opinion of counsel to Developer in the form attached hereto as Exhibit D.

(9) Developer shall have the right to terminate this Agreement at any time prior to the consummation of the closing on the Closing Date if Developer determines in its sole discretion that conditions necessary for the successful completion of the Project contemplated herein have not been satisfied to the full satisfaction of such party in such party's sole and unfettered discretion. Upon the giving of notice of termination by such terminating party to the other parties to this Agreement, this Agreement shall be deemed null and void and Developer shall be entitled to return of any earnest money paid.

1.6 Closing. The closing of the purchase and sale shall take place on the Closing Date. Exclusive possession of the Property shall be delivered on the Closing Date, in its current condition and in compliance with this Agreement, including City's representations and warranties regarding the same. Consummation of the Closing shall be deemed an

agreement of the parties to this Agreement that the conditions of closing have been satisfied or waived.

1.7 City's Obligations at Closing. At or prior to Closing Date, City shall:

- (1) Deliver to Developer City's duly recordable Special Warranty Deed to the Property (in the form attached hereto as Exhibit F) (the Deed) conveying to Developer marketable fee simple title to the Property and all rights appurtenant thereto, subject only to easements, restrictions, conditions and covenants of record as of the date hereof and not objected to by Developer as set forth in this Agreement, and to the conditions subsequent set forth in Section 6.3 below.
- (2) Deliver to Developer the Abstract of Title to the Property.
- (3) Deliver to Developer such other documents as may be required by this Agreement, all in a form satisfactory to Developer.

1.8 Delivery of Purchase Price; Obligations At Closing. At closing, and subject to the terms, conditions, and provisions hereof and the performance by City of its obligations as set forth herein, Developer shall pay the Purchase Price to City pursuant to Section 1.1 hereof, but subject to Developer receiving an offsetting credit pursuant to Section 3.1 below.

1.9 Closing Costs. The following costs and expenses shall be paid in connection with the closing:

- (1) City shall pay:
 - (a) The transfer fee and transfer taxes, if any, imposed on the conveyance.
 - (b) A pro-rata portion of all taxes as provided in Section 1.10.
 - (c) All special assessments, if any, whether levied, pending, or assessed.
 - (d) City's attorney's fees, if any.
 - (e) The cost of recording the satisfaction of any existing mortgage and any other document necessary to make title marketable.
 - (f) City's broker and/or real estate commissions and fees, if any.
 - (g) The cost of the abstract and title work.
- (2) Developer shall pay the following costs in connection with the closing:
 - (a) The recording fee necessary to record the Deed.
 - (b) Developer's attorneys' fees.
 - (c) Developer's broker and/or real estate commissions and fees, if any.
 - (d) A pro-rata portion of all taxes as provided in Section 1.10.

1.10 Real Estate Taxes. City shall pay all real estate taxes for the Property for all fiscal years prior to the fiscal year in which Closing Date occurs. Real estate taxes for the fiscal year in which Closing Date occurs shall be prorated between City and Developer to Closing Date on the basis of a 365-day calendar year. Developer shall pay or cause to be paid all real estate taxes due in subsequent fiscal years. Any proration of real estate taxes on the Property shall be based upon such taxes for the year currently payable.

SECTION 2. DEVELOPMENT ACTIVITIES.

2.1 Required Minimum Improvements. City acknowledges that the Project is the redevelopment of a building and surrounding land, specifically, Developer agrees to create a community health and related office facilities to be operated by a nonprofit healthcare provider for a total estimated cost of Five Million Dollars (\$5,000,000.00) (the Minimum Improvements) all as more particularly depicted and described on the plans and specifications to be delivered to and approved by City as contemplated in this Agreement.

2.2 Plans for Construction of Minimum Improvements. Plans and specifications with respect to the development of the Property (the Development Plans) and the construction of the Minimum Improvements thereon (the Construction Plans) shall be in conformity with the Urban Renewal Plan, this Agreement, and all applicable state and local laws and regulations Developer shall submit to City, for approval by City, plans, drawings, specifications, and related documents with respect to the improvements to be constructed by Developer on the Property. All work with respect to the Minimum Improvements shall be in substantial conformity with the Construction Plans approved by City.

2.3 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall be commenced on or before October 1, 2027 and shall be substantially completed by April 1, 2029. The time frames for the performance of these obligations shall be suspended due to unavoidable delays, meaning delays outside the control of the party claiming its occurrence in good faith, which are the direct result of strikes, other labor troubles, unusual shortages of materials or labor, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion directly results in delays, or acts of any federal, state or local government which directly result in extraordinary delays. The time for performance of such obligations shall be extended only for the period of such delay.

However, if Developer has not commenced construction by July 1, 2030, City may terminate this Agreement without any further obligation to Developer hereunder, and the Property shall re-vest in City as provided in Section 6.3.

2.4 Certificate of Completion. Promptly following the request of Developer upon completion of the Minimum Improvements the City Manager shall furnish Developer with an appropriate instrument so certifying. Such certification (the Certificate of Completion) shall be in recordable form and shall be a conclusive determination of the satisfaction and

termination of the agreements and covenants in this Agreement and in the Deed with respect to the obligations of Developer to construct the Minimum Improvements. The Certificate of Completion, in the form attached hereto as Exhibit G, shall waive all rights of re-vestment of title to the Property as provided in Section 6.3.

2.5. Security Cameras. Developer shall install security cameras on the exterior of all buildings on the Property and register said cameras with the “Secure Dubuque Personal Surveillance System” described at <https://cityofdubuque.org/2980/Secure-Dubuque>.

SECTION 3. CITY PARTICIPATION.

3.1 Acquisition Grant to Developer.

(1) For and in consideration of Developer's obligations hereunder to construct the Minimum Improvements, City agrees to make an Acquisition Grant to Developer on the Closing Date in the following amount: One Hundred Seventy Four Thousand Eight Hundred Dollars (\$174,800.00).

(2) The parties agree that the Acquisition Grant shall be payable in the form of a credit favoring Developer with the effect of directly offsetting the Purchase Price obligation of Developer.

3.2 Economic Development Grants.

A. Grants Related to Minimum Improvements.

(1) For and in consideration of Developer's obligations hereunder, if Developer or subsequent tenant is subject to Iowa real property taxes, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Project Area and the Urban Renewal Law, City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement, to make twenty (20) consecutive semi-annual payments (such payments being referred to collectively as the “Economic Development Grants”) to Developer, as follows:

November 1, 2031	May 1, 2032
November 1, 2032	May 1, 2033
November 1, 2033	May 1, 2034
November 1, 2034	May 1, 2035
November 1, 2035	May 1, 2036
November 1, 2036	May 1, 2037
November 1, 2037	May 1, 2038
November 1, 2038	May 1, 2039
November 1, 2039	May 1, 2040
November 1, 2040	May 1, 2041

pursuant to Iowa Code Section 403.9 of the Urban Renewal Law, in amounts equal to the actual amount of tax increment revenues collected by City under Iowa Code Section 403.19 (without regard to any averaging that may otherwise be utilized under Iowa Code Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding six-month period in respect of the Property and Minimum Improvements constructed by Developer thereon (the collected tax increment revenue being referred to herein as the "Developer Tax Increments"). City and Developer agree that for purposes of this Section 3.2(1), the assessed value of the Property as of January 1, 2025 is One Hundred Seventy-Four Thousand Eight Hundred Dollars (\$174,800.00).

Developer recognizes and agrees that the Economic Development Grants shall be paid solely and only from the incremental taxes collected by City in respect of the Property and Minimum Improvements, which does not include property taxes collected for the payment of bonds and interest of each taxing district, and taxes for the regular and voter-approved physical plant and equipment levy, instructional support levy, and any other portion required to be excluded by Iowa law, and thus such incremental taxes will not include all amounts paid by Developer as regular property taxes.

(2) To fund the Economic Development Grants, City has certified to the County prior to December 1, 2029 and shall certify prior to December 1 of each year its request for the available Developer Tax Increments, resulting from the assessments imposed by the County as of January 1 of that year, to be collected by City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to Developer on November 1 and May 1 of that fiscal year. (Example: If City so certifies by December 1, 2029, the Economic Development Grants in respect thereof would be paid to Developer on November 1, 2030, and May 1, 2031).

(3) The Economic Development Grants shall be payable from and secured solely and only by the Developer Tax Increments paid to City that, upon receipt, shall be deposited and held in a special account created for such purpose and designated as the Impact Fund TIF Account of City. City hereby covenants and agrees to maintain its TIF ordinance in force during the Term and to apply the incremental taxes collected in respect of the Property and Minimum Improvements and allocated to the Impact Fund TIF Account to pay the Economic Development Grants, as and to the extent set forth in Section 3.2(1) hereof. The Economic Development Grants shall not be payable in any manner by other tax increments revenues or by general taxation or from any other City funds. City makes no representation with respect to the amounts that may be paid to Developer as the Economic Development Grants in any one year and under no circumstances shall City in any manner be liable to Developer so long as City timely applies the

Developer Tax Increments actually collected and held in the Impact Fund TIF Account (regardless of the amounts thereof) to the payment of the Economic Development Grants to Developer as and to the extent described in this Section 3.2.

(4) City shall be free to use any and all tax increment revenues collected in respect of other properties within the Project Area, or any available Developer Tax Increments resulting from the termination or reduction of the annual Economic Development Grants permitted under this Section 3.2, for any purpose for which such tax increment revenues may lawfully be used pursuant to the provisions of the Urban Renewal Law, and City shall have no obligations to Developer with respect to the use thereof.

B. All of City's obligations under this Agreement, including but not limited to City's obligation to pay the Economic Development Grants to Developer, shall be subject to City having completed all hearings and other procedures required to amend the Urban Renewal Plan to describe the Urban Renewal Project being undertaken in accordance with this Agreement and to amend the ordinance for the division of revenue under Iowa Code Ch. 403. In the event City fails to complete all hearings and other procedures required to take the actions required by this paragraph, Developer may terminate this Agreement without further obligation to City and shall be entitled to return of any earnest money paid.

3.3 Site Preparation. City reserves the right to approve, consistent with City's rights, duties and obligations under applicable laws, ordinances, rules, and regulations, the design and specifications for any site preparation work.

SECTION 4. NON- APPROPRIATION / LIMITED SOURCE OF FUNDING.

4.1 Non-Appropriation.

(1) Notwithstanding anything in this Agreement to the contrary, the obligation of City to pay any installment of the Economic Development Grants from the pledged tax increment revenues shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of City or a pledge of its full faith and credit within the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council of City as provided in this Section 4.1. City may exercise its right of non-appropriation as to the amount of the installments to be paid during any fiscal year during the Term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by resolution affirmatively declaring City's election to non-appropriate funds otherwise required to be paid in the next fiscal year under this Agreement.

(2) In the event the City Council of City elects to not appropriate sufficient funds in the budget for any future fiscal year for the payment in full of the installments on

the Economic Development Grants due and payable in that future fiscal year, then City shall have no further obligation to Developer for the payment of any installments due in that future fiscal year which cannot be paid with the funds then appropriated for that purpose.

(3) Developer acknowledges and agrees that the State of Iowa retains the authority to amend, modify, or repeal laws governing property tax, tax increment financing (TIF), and any related rebate mechanisms. City makes no representations or warranties regarding the continuation of current state law or the availability of rebates in their present form. In the event that any legislative or regulatory action by the State of Iowa alters or limits the availability, calculation, distribution, or administration of rebates, City shall have no obligation to compensate Developer for any resulting reduction, loss, or elimination of rebates. Developer assumes all risk associated with potential changes to applicable state law.

4.2 The right of non-appropriation reserved to City in this Section 4.2 is intended by the parties, and shall be construed at all times, so as to ensure that City's obligation to pay future installments on the Economic Development Grants shall not constitute a legal indebtedness of City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision, and to this end the provisions of this Agreement are severable. Provided, however, in the event City elects not to appropriate sufficient funds in the budget for any fiscal year for the payment in full of the installments on the Economic Development Grants due and payable in that year, then Developer may terminate this Agreement without any further obligation to City hereunder, provided, however that Developer shall reconvey the Property to City as provided in Section 6.4, but only if Developer has not constructed any of the Minimum Improvements on the Property.

SECTION 5. COVENANTS OF DEVELOPER.

5.1 Books and Records. During the Term of this Agreement, Developer shall keep at all times proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer in accordance with generally accepted accounting principles consistently applied throughout the period involved, and Developer shall provide reasonable protection against loss or damage to such books of record and account.

5.2 Real Property Taxes. From and after the Closing Date, Developer shall pay or cause to be paid, when due and before delinquency, all real property taxes and assessments payable with respect to all and any parts of the Property unless Developer's obligations have been assumed by another person pursuant to the provisions of this Agreement.

5.3 No Other Exemptions. During the Term of this Agreement, Developer agrees not to apply for any state or local property tax exemptions, except for any owner or use which qualifies for exemption as a nonprofit use, which are available with respect to the Property or the Minimum Improvements located thereon that may now be, or hereafter become, available under state law or city ordinance during the Term of this Agreement, including those that arise under Iowa Code Chapters 404 and 427, as amended.

5.4 Insurance Requirements.

(1) Developer shall provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements (and, from time to time at the request of City, furnish City with proof of insurance in the form of a certificate of insurance for each insurance policy):

All risk builder's risk insurance, written on a Completed Value Form in an amount equal to one hundred percent (100%) of the replacement value when construction is completed, naming City as lender loss payable.

(2) Upon completion of construction of the Minimum Improvements and up to the Termination Date, Developer shall maintain, or cause to be maintained, at its cost and expense (and from time to time at the request of City shall furnish proof of insurance in the form of a certificate of insurance) all risk property insurance against loss and/or damage to the Minimum Improvements under an insurance policy written in an amount not less than the full insurable replacement value of Minimum Improvements, listing City as lender loss payable. The term "replacement value" shall mean the actual replacement cost of Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items) and equipment, and shall be reasonably determined from time to time at the request of City, but not more frequently than once every three (3) years.

(3) Developer agrees to notify City immediately in the case of damage exceeding Two Hundred Thousand Dollars (\$200,000.00) in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. The net proceeds of any such insurance (the Net Proceeds) shall be paid directly to Developer as its interests may appear, and Developer shall forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such

repair, reconstruction and restoration, Developer shall apply the Net Proceeds of any insurance relating to such damage received by Developer to the payment or reimbursement of the costs thereof, subject, however, to the terms of any mortgage encumbering title to the Property (as its interests may appear). Developer shall complete the repair, reconstruction and restoration of Minimum Improvements whether or not the Net Proceeds of insurance received by Developer for such Purposes are sufficient.

5.5 Preservation of Property. During the Term of this Agreement, Developer shall maintain, preserve and keep, or cause others to maintain, preserve and keep, Minimum Improvements in good repair and working order, ordinary wear and tear excepted, and from time to time shall make all necessary repairs, replacements, renewals and additions. Nothing in this Agreement, however, shall be deemed to alter any agreements between Developer or any other party including, without limitation, any agreements between the parties regarding the care and maintenance of the Property.

5.6 Non-Discrimination. In carrying out the project, Developer shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

5.7 Conflict of Interest. Developer agrees that no member, officer or employee of City, or its designees or agents, nor any consultant or member of the governing body of City, and no other public official of City who exercises or has exercised any functions or responsibilities with respect to the project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the project, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the project, or in any activity, or benefit therefrom, which is part of this project at any time during or after such person's tenure. In connection with this obligation, Developer shall have the right to rely upon the representations of any party with whom it does business and shall not be obligated to perform any further examination into such party's background.

5.8 Transferability. During the Term of this Agreement, this Agreement may not be assigned and the Property and any portion of the Property may not be sold or otherwise transferred by Developer without the prior written consent of City in City's sole discretion. City has no obligation to consent to any assignment or sale.

5.9 Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property or any part thereof that they, and their respective successors and assigns, shall:

- (1) Devote the Property to, and only to and in accordance with, the uses specified in the Urban Renewal Plan (and City represents and agrees that use of the Property as a community health and office facilities is in full compliance with the Urban Renewal Plan and Developer agrees to comply with any amendments

to the Urban Renewal Plan,) (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same); and

(2) Not discriminate upon the basis of age, color, familial status, marital status, gender identity, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation in the sale, lease, rental, use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same).

5.10 Release and Indemnification Covenants.

(1) Developer releases City and the governing body members, officers, agents, servants and employees thereof (hereinafter, for purposes of this Section 5.10, the Indemnified Parties) from and covenants and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Minimum Improvements, unless such loss or damage to property or injury to or death of a person is caused by the Indemnified Parties' negligent acts or omissions.

(2) Developer agrees to protect and defend the Indemnified Parties, now or forever, and further agrees to hold the Indemnified Parties harmless, from any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from (1) Developer's acts or omissions which constitute or purport to constitute a violation of any agreement or condition of this Agreement; or (2) Developer's acts or omissions connected with its acquisition, construction, installation, ownership, and operation of the Minimum Improvements or (3) the condition of the Property and any hazardous substance or environmental contamination located in or on the Property, caused by Developer's acts or omissions occurring after Developer takes possession of the Property.

(3) The Indemnified Parties shall not be liable to Developer for any damage or injury to the persons or property of Developer or its officers, agents, servants or employees or any other person who may be on, in or about the Minimum Improvements due to any act of negligence of any person, other than any act of negligence on the part of any such Indemnified Party or its officers, agents, servants or employees.

(4) All covenants, stipulations, promises, agreements and obligations of City contained herein shall be deemed to be the covenants, stipulations, promises,

agreements and obligations of City, and not of any governing body member, officer, agent, servant or employee of City in their individual capacity thereof.

(5) The provisions of this Section 5.12 shall survive the termination of this Agreement.

5.11 Compliance with Laws. Developer shall comply with all federal, state, and local laws, rules and regulations relating to its businesses, other than laws, rules and regulations for which the failure to comply with or the sanctions and penalties resulting therefrom, would not have a material adverse effect on the business, property, operations, financial or otherwise, of Developer.

5.12 Force Majeure. A party shall be excused from its obligations under this Agreement if and to the extent and during such time as the party is prevented, impeded, or hindered, unable to perform its obligations or is delayed in doing so due to events or conditions outside of the party's reasonable control and after the party has taken reasonable steps to avoid or mitigate such event or its consequences (each a "Force Majeure Event") including, without limitation in any way, as the result of any acts of God, war, fire, or other casualty, riot, civil unrest, extreme weather conditions, terrorism, strikes and/or labor disputes, pandemic, epidemic, quarantines, government stay-at-home orders, municipal and other government orders, failure of Internet, or other matter beyond the control of such party. Upon the occurrence of a Force Majeure Event, the party incurring such Force Majeure Event will promptly give notice to the other party identifying the Force Majeure Event, explaining how it impacts performance and the estimated duration, identifying the relief requested, agreeing to limit damages to the other party and to immediately resume performance upon termination of the Force Majeure Event, and agreeing to supplement the notice as more information becomes available, and thereafter the parties shall meet and confer in good faith in order to identify a cure of the condition affecting its performance as expeditiously as possible. No obligation to make a payment required by this Agreement is excused by a Force Majeure Event. The nonperforming party shall not be entitled to any damages or additional payments of any kind for any such delay.

SECTION 6. EVENTS OF DEFAULT AND REMEDIES.

6.1 Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

- (1) Failure by Developer to pay or cause to be paid, before delinquency, all real property taxes assessed with respect to the Minimum Improvements and the Property.
- (2) Failure by Developer to cause the construction of the Minimum Improvements to be commenced and completed pursuant to the terms, conditions and limitations of this Agreement.

(3) Transfer of any interest by Developer in any portion of the Property or the Minimum Improvements in violation of the provisions of this Agreement.

(4) Failure by Developer to substantially observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

6.2 Remedies on Default by Developer. Whenever any Event of Default referred to in Section 6.1 of this Agreement occurs and is continuing, City, as specified below, may take any one or more of the following actions after the giving of written notice by City to Developer of the Event of Default, but only if the Event of Default has not been cured within sixty (60) days following such notice, or if the Event of Default cannot be cured within sixty (60) days and the Developer does not provide assurances to City that the Event of Default will be cured as soon as reasonably possible thereafter:

(1) City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by City, that the Developer will cure its default and continue its performance under this Agreement;

(2) Until the Closing Date, City may cancel and rescind this Agreement;

(3) City may withhold the Certificate of Completion; or

(4) City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

6.3 Re-vesting Title in City Upon Happening of Event Subsequent to Conveyance to Developer and Prior to Issuance of Certificate of Completion. In the event that, subsequent to Closing and prior to receipt by Developer of the Certificate of Completion, an Event of Default under Section 6.1 (1) through (4) of this Agreement occurs and is not cured within the times specified in Section 6.2, or the Property has not been rezoned to allow for the intended use of the Minimum Improvements, then City shall have the right to re-enter and take possession of the Property and any portion of the Minimum Improvements thereon and to terminate Developer's estate, it being the intent of this provision, together with other provisions of this Agreement, that the conveyance of the Property was made upon the condition that, in the event of default under Section 6.1 (1) through (4) on the part of Developer and failure on the part of Developer to cure such default within the period and in the manner stated herein, City may declare a termination of this Agreement in favor of City of the title and of all Developer's rights and interests in and to the Property, and that such title and all rights and interests of Developer, and any assigns or successors in interests of Developer, and any assigns or successors in interest to and in the Property, shall revert to City (subject to the provisions of this Section 6.3 of this Agreement), but only if the events stated in Section 6.1 of this Agreement have not

been cured within the time period provided above, or, if the events cannot be cured within such time periods, Developer does not provide assurance to City, reasonably satisfactory to City, that the events will be cured as soon as reasonably possible.

6.4 Resale of Reacquired Property; Disposition of Proceeds. Upon the re-vesting in City of title to the Property as provided in Section 6.3 of this Agreement, City shall pay to Developer the Purchase Price which Developer paid to City for the Property, less any amount required to provide clear title to the Property, including but not limited to prorated taxes and any mortgages, liens, or other encumbrances.

6.5 No Remedy Exclusive. No remedy herein conferred upon or reserved to City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

6.6 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

6.7 Agreement to Pay Attorneys' Fees and Expenses. If any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs of litigation from the other party. Such fees and costs of litigation may be set by the court in the trial of such action or by the arbitrator, as the case may be, or may be enforced in a separate action brought for that purpose. Such fees and costs of litigation shall be in addition to any other relief that may be awarded.

6.8 Remedies on Default by City. If City defaults in the performance of this Agreement, Developer may take any action, including legal, equitable or administrative action that may appear necessary or desirable to collect any payments due under this Agreement, to recover expenses of Developer, or to enforce performance and observance of any obligation, agreement, or covenant of City under this Agreement. Developer may suspend performance under this Agreement until it receives assurances from City, deemed adequate by Developer, that City will cure its default and continue its performance under this Agreement.

SECTION 7. GENERAL TERMS AND PROVISIONS.

7.1 Notices and Demands. Whenever this Agreement requires or permits any notice or written request by one party to another, it shall be deemed to have been properly given if and when delivered in person or three (3) business days after having been deposited in

any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

(1) If to Developer: Greater Dubuque Impact Investment Fund
Attn: Waqar Abbas
700 Locust Street, Ste 195
Dubuque, Iowa 52001

With copy to: Flint Drake
Drake Law Firm, PC
300 Main St., Suite 323
Dubuque, Iowa 52001

(2) If to City: City Manager
50 W. 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4110
Fax: (563) 589-4149

With copy to: City Attorney
City Hall
50 W. 13th Street
Dubuque, Iowa 52001

or at such other address with respect to any party as that party may, from time to time designate in writing and forward to the other as provided in this Section 7.1.

7.2 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of City and Developer and their respective successors and assigns.

7.3 Term; Termination Date. The Term of this Agreement and the rights and obligations of the parties hereunder shall commence upon execution by both parties and shall terminate at midnight on June 1, 2041 (the Termination Date).

7.4 Execution By Facsimile. The parties agree that this Agreement may be transmitted among them by facsimile machine or electronic transmission. The parties intend that the faxed or electronic transmission signatures constitute original signatures and that a faxed or electronically transmitted Agreement containing the signatures (original or faxed) of all the parties is binding on the parties.

7.5 Memorandum of Development Agreement. City shall promptly record a Memorandum of Development Agreement in the form attached hereto as Exhibit E in the office of the Recorder of Dubuque County, Iowa. Developer shall pay the costs for so recording.

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor and attested to by its City Clerk and Developer has caused this Agreement to be duly executed.

CITY OF DUBUQUE, IOWA

**GREATER DUBUQUE IMPACT
INVESTMENT FUND**

By: _____
Brad M. Cavanagh, Mayor

By: _____
Kevin Lynch, President

ATTEST:

By: _____
Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

Exhibit A	Urban Renewal Plan
Exhibit B	Plat
Exhibit C	City Attorney Certificate
Exhibit D	Opinion of Counsel to Developer
Exhibit E	Memorandum of Development Agreement
Exhibit F	Deed
Exhibit G	Certificate of Completion
Exhibit H	City Certificate
Exhibit I	Insurance Acknowledgement

EXHIBIT A

URBAN RENEWAL PLAN

A copy of the Plan and amendments is on file in the Office of the City Clerk,
City Hall, 50 West 13th Street, Dubuque, Iowa

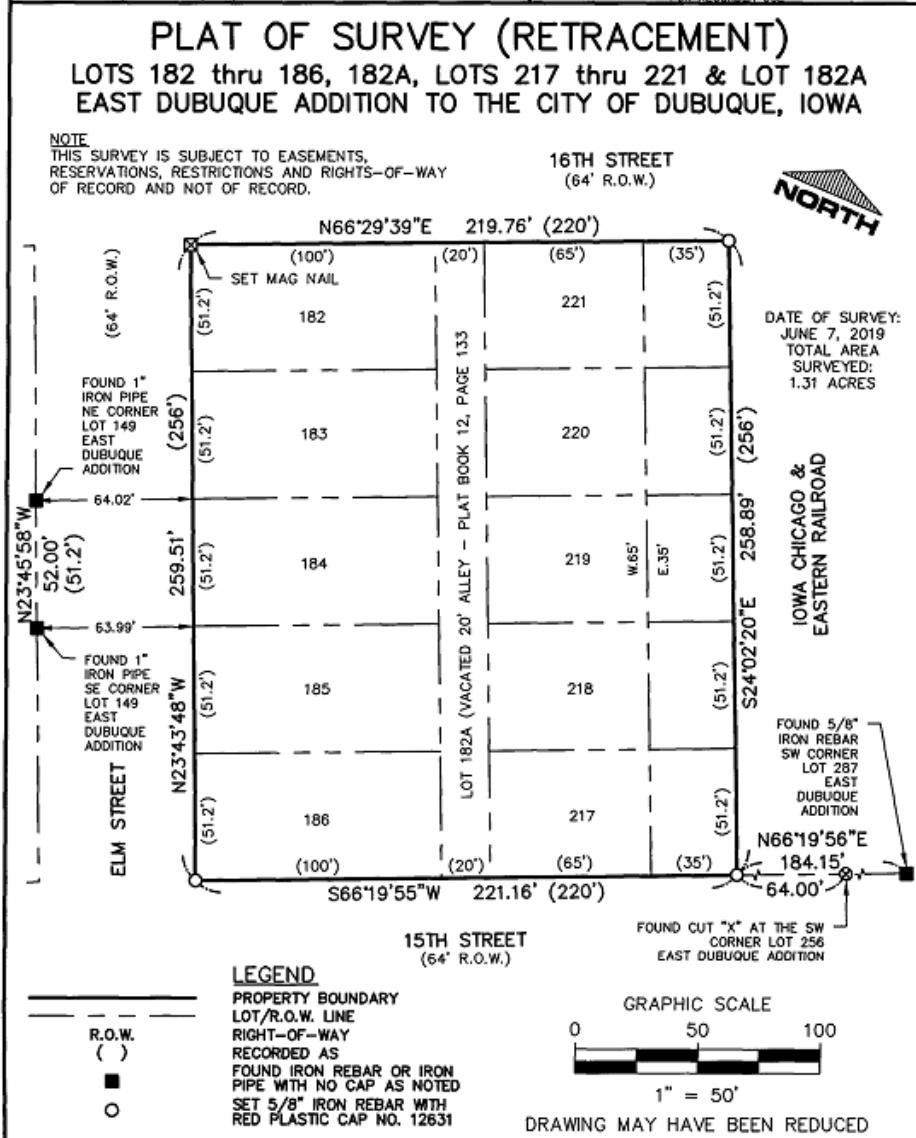
EXHIBIT B

PLAT

Index Legend	
Location:	LOTS 182-186, LOTS 217-221 & LOT 182A EAST DUBUQUE ADDITION IN THE CITY OF DUBUQUE, IA
Proprietor:	CITY OF DUBUQUE
Requestor:	CITY OF DUBUQUE
Surveyor:	JOHN M. TRANMER
Surveyor Company:	IIW, P.C., 4155 PENNSYLVANIA AVE DUBUQUE, IOWA 52002-2628 PHONE: (563)556-2464

Doc ID: 010302430001 Type: GEN
Kind: RETRACEMENT SURVEY
Recorded: 06/25/2019 at 09:55:13 AM
Fee Amt: \$7.00 Page 1 of 1
Dubuque County Iowa
John Murphy Recorder
File **2019-00006553**

FOR RECORDER USE



	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.			ARCHITECTURE CIVIL ENGINEERING CONSTRUCTION SERVICES ENVIRONMENTAL ENGINEERING LAND SURVEYING MUNICIPAL ENGINEERING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING
	FOR IIW, P.C. 			
	DATE 6/24/19 LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2020			
	PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY			

700 @ IIW

EXHIBIT C
CITY ATTORNEY'S CERTIFICATE

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org



(DATE)

RE:

Dear _____:

I have acted as counsel for the City of Dubuque, Iowa, in connection with the execution and delivery of a certain Development Agreement between Greater Dubuque Impact Investment Fund (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

The City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and has full power and authority to execute, deliver and perform its obligations under this Agreement, and to the best of my knowledge, the representations of the City Manager in his letter dated the ____ day of _____, 20__, are correct.

Very sincerely,

Barry A. Lindahl, Esq.
Senior Counsel

BAL:tls

EXHIBIT D

OPINION OF DEVELOPER'S COUNSEL

Mayor and City Councilmembers
City Hall, 13th and Central Avenue
Dubuque IA 52001

Re: Development Agreement Between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund

Dear Mayor and City Councilmembers:

We have acted as counsel for Greater Dubuque Impact Investment Fund, (Developer) in connection with the execution and delivery of a certain Development Agreement between Developer and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

We have examined the original certified copy, or copies otherwise identified to our satisfaction as being true copies, of the Development Agreement and such other documents and records as we have deemed relevant and necessary as a basis for the opinions set forth herein.

Based on the pertinent law, the foregoing examination and such other inquiries as we have deemed appropriate, we are of the opinion that:

1. Developer is a corporation organized and existing under the laws of the State of _____ and has full power and authority to execute, deliver and perform in full Development Agreement. The Development Agreement has been duly and validly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

2. The execution, delivery and performance by Developer of the Development Agreement and the carrying out of the terms thereof, will not result in violation of any provision of, or in default under, the articles of incorporation and bylaws of Developer, any indenture, mortgage, deed of trust, indebtedness, agreement, judgment, decree, order, statute, rule, regulation or restriction to which Developer is a party or by which Developer's property is bound or subject.

3. There are no actions, suits or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in any manner raises any questions affecting the validity of the Agreement or the Developer's ability to perform Developer's obligations

thereunder.

Very truly yours,

EXHIBIT E
MEMORANDUM OF DEVELOPMENT AGREEMENT

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

MEMORANDUM OF DEVELOPMENT AGREEMENT

A Development Agreement by and between the City of Dubuque, Iowa, an Iowa municipal corporation, of Dubuque, Iowa, and Greater Dubuque Impact Investment Fund, was made regarding the following described premises:

LOTS 182, 183, 184, 185 & 186 EAST DUBUQUE ADD, locally known as 1550 Elm Street (the Property)

The Development Agreement is dated for reference purposes the ____ day of _____, 20__, and contains covenants, conditions, and restrictions concerning the sale and use of said premises.

This Memorandum of Development Agreement is recorded for the purpose of constructive notice. In the event of any conflict between the provisions of this Memorandum of Development Agreement and the Development Agreement itself, executed by the parties, the terms and provisions of the Development Agreement shall prevail. A complete counterpart of the Development Agreement, together with any amendments thereto, is in the possession of the City of Dubuque and may be examined at its offices as above provided.

Dated this ____ day of _____, 20__.

CITY OF DUBUQUE, IOWA

By: _____
Barry A. Lindahl, Senior Counsel

STATE OF IOWA

: ss:

DUBUQUE COUNTY

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Iowa, in and for said county, personally appeared Barry A. Lindahl, to me personally known, who being by me duly sworn did say that he is the Senior Counsel of the City of Dubuque, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to said instrument is the seal of said Municipal Corporation and that said instrument was signed and sealed on behalf of said Municipal corporation by authority and resolution of its City Council and said Senior Counsel acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public, State of Iowa

EXHIBIT F
DEED

Prepared by: Barry A. Lindahl 300 Main Street, Suite 330, Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street, Suite 330, Dubuque IA 52001 563 583-4113

Tax Statement to:

Greater Dubuque Impact Investment Fund
Attn: Kevin Lynch, President
700 Locust Street
Dubuque, Iowa 52001

SPECIAL WARRANTY DEED

The City of Dubuque, Iowa, a municipal corporation of the State of Iowa (Grantor), in consideration of the Grantee named below undertaking the obligations of the Developer under the Development Agreement described below and the sum of Ten and no/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, and pursuant to the authority of Chapter 403, Code of Iowa, does hereby GRANT, SELL AND CONVEY unto Greater Dubuque Impact Investment Fund, an Iowa Business Corporation (Grantee), the following described parcel situated in the County of Dubuque, State of Iowa, to wit (the Property):

LOTS 182, 183,184,185 & 186 EAST DUBUQUE ADD, locally known as
1550 Elm Street (the Property)

This Deed is given pursuant to the authority of Resolution No. _____ of the City Council of the City of Dubuque adopted the ____ day of _____, 2025, the terms and conditions thereof, if any, having been fulfilled.

This Deed is being delivered in fulfillment of Grantor's obligations under and is subject to all the terms, provisions, covenants, conditions and restrictions contained in that certain Development Agreement executed by Grantor and Grantee herein, dated the ____ day of _____, 2025 (the Agreement), a memorandum of which was recorded on the ____ day of _____, 2025, in the records of the Recorder of Dubuque County, Iowa, Instrument Number _____ - _____.

Promptly after completion of the improvements and payment in full of the Purchase Price for the Property in accordance with the provisions of the Agreement, Grantor will furnish Grantee with a Certificate of Completion in the form set forth in the Agreement. Such certification by Grantor shall be, and the certification itself shall so state, a conclusive determination of satisfaction and termination of the agreements and covenants

of the Agreement and of this Deed with respect to the obligation of Grantee, and its successors and assigns, to construct improvements and the dates for the beginning and completion thereof and pay the Purchase Price for the Property, it being the intention of the parties that upon the granting and filing of the Certificate of Completion that all restrictions, re-vesting of title, and reservations of title contained in this Deed be forever released and terminated and that any remaining obligations of Grantee pursuant to the Agreement shall be personal only.

All certifications provided for herein shall be in such form as will enable them to be recorded with the County Recorder of Dubuque, Iowa. If Grantor shall refuse or fail to provide any such certification in accordance with the provisions of the Agreement and this Deed, Grantor shall, within twenty days after written request by Grantee, provide Grantee with a written statement indicating in adequate detail in what respects Grantee has failed to complete the improvements in accordance with the provisions of the Agreement or is otherwise in default, and what measures or acts will be necessary, in the opinion of Grantor, for Grantee to take or perform in order to obtain such certification.

In the event that an Event of Default occurs under the Agreement and Grantee herein shall fail to cure such default within the period and in the manner stated in the Agreement, then Grantor shall have the right to re-enter and take possession of the Property and to terminate and re-vest in Grantor the estate conveyed by this Deed to Grantee, its assigns and successors in interest, in accordance with the terms of the Agreement.

None of the provisions of the Agreement shall be deemed merged in, affected or impaired by this Deed.

Grantor hereby covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever claiming by, through and under it.

Dated this ____ of _____, 2025 at Dubuque, Iowa.

CITY OF DUBUQUE IOWA

Attest:

By: _____
Brad M. Cavanagh, Mayor

By: _____
Adrienne N. Breifelder, City Clerk

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____ day of _____, 20__, before me a Notary Public in and for said County, personally appeared Brad M. Cavanagh and Adrienne N. Breitfelder to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Dubuque, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Dubuque County, Iowa

EXHIBIT G
CERTIFICATE OF COMPLETION

Prepared By: Barry A. Lindahl, 300 Main Street, Suite 330, Dubuque, IA 52001 (563) 583-4113
Return to: Barry A. Lindahl, 300 Main Street, Suite 330, Dubuque, IA 52001 (563) 583-4113

CERTIFICATE OF COMPLETION

WHEREAS, the City of Dubuque, Iowa (City), and Greater Dubuque Impact Investment Fund (Developer) have entered into a Development Agreement (the Agreement) dated as of [Date], with respect to certain real property located within the Dubuque Industrial Center Economic Development District and as more particularly described as follows:

LOTS 182, 183, 184, 185 & 186 EAST DUBUQUE ADD, locally known as
1550 Elm Street

(the "Property"); and

WHEREAS, said Agreement contains certain covenants and conditions with respect to the development of the Property, and obligates Developer to construct certain Minimum Improvements in accordance with the Agreement; and

WHEREAS, Developer has performed said covenants and conditions insofar as they relate to the construction of the Minimum Improvements in a manner deemed sufficient by City to permit the execution and recording of this certification; and

NOW, THEREFORE, pursuant to Section 2.4 of the Agreement, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of Developer, and its successors and assigns, to construct the Minimum Improvements on the Property and pay for the same have been completed and performed by Developer to the satisfaction of City and such covenants and conditions are hereby terminated.

The Recorder of Dubuque County is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfaction of the covenants and conditions of said Agreement which would have resulted in a forfeiture by Developer and right of City to re-enter and take possession of the Property as set forth in said Agreement if such covenants and conditions had not been satisfied, and that said Agreement shall otherwise remain in full force and effect.

CITY OF DUBUQUE, IOWA

By: _____
Michael C. Van Milligen, City Manager

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael C. Van Milligen, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Dubuque, Iowa, a municipal corporation, and that the instrument was signed on behalf of the corporation, and Michael C. Van Milligen acknowledged the execution of the instrument to be his voluntary act and deed.

Notary Public in and for said State

EXHIBIT H
CITY CERTIFICATE



City Manager's Office
City Hall
50 West 13th Street
Dubuque, Iowa 52001-4864
(563) 589-4110 office
(563) 589-4149 fax
ctymgr@cityofdubuque.org

Dear _____:

I am the City Manager of the City of Dubuque, Iowa and have acted in that capacity in connection with the execution and delivery of a certain Development Agreement between _____ (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

On behalf of the City of Dubuque, I hereby represent and warrant to Developer that:

- (1) There is no action, suit or proceeding pending, or to the best of City's knowledge, threatened against City which might result in any adverse change in the Property being conveyed or the possession, use or enjoyment thereof by Developer, including, but not limited to, any action in condemnation, eminent domain or public taking;
- (2) No ordinance or hearing is pending or, to the best of City's knowledge, contemplated before any local governmental body which either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property;
- (3) All leases, contracts, licenses, and permits between City and third parties in connection with the maintenance, use, and operation of the Property have been provided to Developer and City has provided true and correct copies of all such documents to Developer;
- (4) City has good and marketable fee simple title interest to the Property;
- (5) City has notified Developer in writing of any past notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution or health violations as they relate to the Property of which it has actual notice;
- (6) The Property will as of the date of the Closing Date be free and clear of all liens, security interests, and encumbrances and payment has been made for all labor or materials that have been furnished to the Property or will be made prior to

the Closing Date so that no lien for labor performed or materials furnished can be asserted against the Property;

(7) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement, and that it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at the time of each Closing confirming the representation contained herein, in form and substance attached hereto as Exhibit C;

(8) All City utilities necessary for the development and use of the Property adjoin the Property, and Developer shall have the right to tie into and use said utilities upon payment to City of the required connection and tap fees and all other applicable fees; provided, however, that the cost of any utility relocation shall be at the sole cost of Developer;

(9) The Property is free and clear of any occupants, and no party has a lease to or other occupancy or contract right in the Property which shall in anyway be binding upon the Property or Developer;

(10) City shall exercise its best efforts to cooperate with Developer in the development process;

(11) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion;

(12) City makes no warranties or representations as to the condition of the Property other than those which are expressly stated in this Agreement;

(13) City has completed all required notice to or prior approval, consent or permission of any federal, state or municipal or local governmental agency, body, board or official to the sale of the Property; and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same;

(14) City represents and agrees that use of the Property as a community health and related office facilities as described in this Agreement is in full compliance with the Urban Renewal Plan;

(15) The Property has a permanent right of ingress and egress to a public roadway for the use and enjoyment of the Property;

(16) The execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by this Agreement do not and shall not result in any material breach of any terms or conditions of any mortgage, bond, indenture, agreement, contract, license, or other instrument or obligation to which City is a party or by which either the City or the Property being conveyed are

bound, nor shall the execution, delivery and performance of this Agreement violate any statute, regulation, judgment, writ, injunction or decree of any court threatened or entered in a proceeding or action in which City may be bound or to which either City or the Property being conveyed may be subject; and

(17) The representations and warranties contained in this letter shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date, and such representations and warranties shall survive the Closing.

Sincerely,

Michael C. Van Milligen
City Manager

EXHIBIT I

INSURANCE ACKNOWLEDGEMENT

Acknowledgment of Insurance Requirements

Section 5.6(1) of the Development Agreement provides:

(1) Developer shall provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements and at its sole cost and expense builder's risk insurance, written on a Completed Value Form in an amount equal to one hundred percent (100%) of the Building (including Minimum Improvements) replacement value when construction is completed, naming City as a lender loss payable. Coverage shall include the "special perils" form and developer shall furnish City with proof of insurance in the form of a certificate of insurance.

Developer specifically acknowledges that replacement value means one hundred percent of the replacement value when construction is completed, that the City must be named as lender loss payable, and that evidence of builders risk must be provided prior to closing.

By: Kevin Lynch, President

Prepared by: Barry A. Lindahl 300 Main Street Dubuque IA 52001 563 583-4113

OFFICIAL NOTICE

RESOLUTION NO. _____-25

RESOLUTION (1) APPROVING THE MINIMUM REQUIREMENTS, COMPETITIVE CRITERIA, AND OFFERING PROCEDURES FOR THE DEVELOPMENT AND THE SALE OF CERTAIN REAL PROPERTY AND IMPROVEMENTS IN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT; (2) DETERMINING THAT THE OFFER TO PURCHASE SUBMITTED BY GREATER DUBUQUE IMPACT INVESTMENT FUND SATISFIES THE OFFERING REQUIREMENTS WITH RESPECT TO THE REAL PROPERTY AND IMPROVEMENTS AND DECLARING THE INTENT OF THE CITY COUNCIL TO APPROVE THE SALE TO GREATER DUBUQUE IMPACT INVESTMENT FUND IN THE EVENT THAT NO COMPETING PROPOSALS ARE SUBMITTED; AND (3) SOLICITING COMPETING PROPOSALS

Whereas, the City Council of Dubuque, Iowa, did on April 21, 2025 adopt an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District (“the Plan”) for the Urban Renewal Area described therein; and

Whereas, the Plan provides, among other things, for the disposition of properties for private development purposes as a proposed economic development action; and

Whereas, Greater Dubuque Impact Investment Fund (“Developer”) has submitted to the City a proposal in the form of an offer to purchase (the “Development Agreement”) for the purchase of certain City-owned real property hereinafter described (“the Property”), which Development Agreement proposes the Developer will undertake the redevelopment of a building located at 1550 Elm Street as described therein, which Property is the real estate consisting of approximately 0.59 acres shown on Exhibit A, and which Development Agreement requests that this Property be made available for sale as rapidly as possible; and

Whereas, in order to establish reasonably competitive bidding procedures for the disposition of the Property in accordance with the statutory requirements of Iowa Code Chapter 403, specifically, Section 403.8, and to assure that the City extends a full and fair opportunity to all developers interested in submitting a proposal, a summary of

submission requirements and minimum requirements and competitive criteria for the Property offering is included herein; and

Whereas, said Developer has signed a Development Agreement with the City, currently on file at the Office of the City Clerk; and

Whereas, to recognize both the firm proposal for sale of the Property and improvements already received by the City in the form of the Development Agreement, as described above, and to give full and fair opportunity to other developers interested in submitting a proposal for the sale and development of the Property, this Council should by this Resolution:

- 1) Set the fair market value of the Property for uses in accordance with the Plan;
- 2) Approve the minimum requirements and competitive criteria included herein;
- 3) Approve as to form the Development Agreement;
- 4) Set a date for receipt of competing proposals and the opening thereof;
- 5) Declare that the proposal submitted by Developer satisfies the minimum requirements of the offering, and that in the event no other qualified proposal is timely submitted, that the City Council intends to accept such proposal and authorize the City Manager to sign the Development Agreement;
- 6) Approve and direct publication of a notice to advise any other person of the opportunity to compete for sale of the Property on the terms and conditions set forth herein; and
- 7) Declare that in the event another qualified proposal is timely submitted and accepted, another and future notice will be published on the intent of the City to enter into the resulting contract, as required by law;

and

Whereas, the City Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to sell the Property as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That the Property shown on Exhibit A attached hereto, shall be offered for sale in accordance with the terms and conditions contained in this Resolution.

Section 2. That it is hereby determined that in order to qualify for consideration for selection, any person must submit a proposal which meets these minimum requirements:

- 1) Contains an agreement to purchase the Parcel A Property, shown on Exhibit A, at not less than fair market value, which for the purposes of this resolution is hereby determined to be \$174,800;
- 2) States the redeveloped property will be used as community health and related office facilities;
- 3) Sets out or provides to the satisfaction of the City Council the experience of the principals and key staff who are directly engaged in the performance of contract obligations in carrying out projects of similar scale and character; and
- 4) Meets, at a minimum, the terms and conditions of the Development Agreement submitted by the Developer including an agreement to invest approximately \$5,000,000 to complete redevelopment of the building.

Section 3. That the Development Agreement by and between the City and the Developer be and is hereby approved as to form for the purposes hereinafter stated.

Section 4. That for the purpose of defining the offering of the Property for sale, said Development Agreement shall be deemed to be illustrative of the terms acceptable to the City with respect to:

- 1) Timely completion of the construction project;
- 2) Construction of minimum improvements;
- 3) Developer and City obligations; and
- 4) General terms and conditions.

Section 5. That the Development Agreement submitted by the Developer satisfies the requirements of this offering and, in the event that no other qualified proposals are timely submitted, that the City Council intends to accept and approve the Development Agreement.

Section 6. That it is hereby determined that the Developer possesses the qualifications, financial resources and legal ability necessary to purchase the Property shown on Exhibit A and to construct, manage and operate the site in the manner proposed by this offering in accordance with the Plan.

Section 7. That the City Clerk shall receive and retain for public examination the attached Development Agreement submitted by the Developer and, in the event no other qualified proposals are timely submitted, shall resubmit the Development Agreement to

the City Council for final approval and execution upon expiration of the notice hereinafter prescribed.

Section 8. That the action of the City Council be considered to be and does hereby constitute notice to all concerned of the intention of this Council, in the event that no other qualified proposals are timely submitted, to accept the proposal of the Developer to purchase the Property shown on Exhibit A and to approve the Development Agreement by and between City and Developer.

Section 9. That the official notice of this offering and of the intent of the City, in the event no other qualified proposals are timely submitted, to approve the Development Agreement, shall be a true copy of this Resolution, but without the attachments referred to herein.

Section 10. That the City Clerk is authorized and directed to secure immediate publication of said official notice in the Telegraph Herald, a newspaper having a general circulation in the community, by publication of the text of this Resolution on or before the 23rd day of July, 2025.

Section 11. That written proposals for the sale of the Property shown on Exhibit A will be received by the City Clerk at or before 10:00 a.m., September 2, 2025, in the Office of the City Clerk, located on the first floor at City Hall, 50 West 13th Street, Dubuque, Iowa 52001. Each proposal will be opened at the hour of 10:00 a.m. in City Hall, Dubuque, Iowa on September 2, 2025. Said proposals will then be presented to the City Council at 6:30 p.m., (same date as opening), 2025, at a meeting to be held in the City Council Chambers, Historic Federal Building at 350 West 6th Street, Dubuque, Iowa.

Section 12. That the method of offering the Property for sale as set forth herein is in substantial conformance with the provisions of Iowa Code Section 403.8, requiring reasonable competitive bidding procedures as are hereby prescribed and "fair value."

Section 13. That the required documents for the submission of a proposal shall be in substantial conformity with the provisions of this Resolution.

Section 14. That the City Clerk is hereby nominated and appointed as the agent of the City of Dubuque, Iowa to receive proposals for the sale of the Property on that date and according to the procedure hereinabove specified for receipt of such proposals and to proceed at such time to formally acknowledge receipt of each of such proposal by noting the receipt of same in the Minutes of the Council; that the City Manager is hereby authorized and directed to make preliminary analysis of each such proposal for compliance with the minimum requirements established by this Council hereinabove. For each proposal that satisfies these requirements, the City Council shall judge the strength of the proposal by the competitive criteria established hereinabove. The City Council shall then make the final evaluation and selection of the proposals.

Section 15. If, and only if, competing proposals are received and determined by the Council to meet the minimum requirements described herein, the Developer shall be

allowed to amend its proposal in response thereto and to deliver same to the City Manager, by no later than a date determined by the City Council. In such event, the Council shall schedule a subsequent meeting to be held by the City Manager at which there shall be a bid-off conducted by the City Manager. During such bid-off, each competing bidder shall bid against the other, starting with the second proposal received and continuing until such time as each bidder shall decline to improve its proposal to acquire and redevelop the Property shown on Exhibit A in response to the last bid of the other bidder or bidders. The period of time to be allowed for such bid-off shall be determined by the City Manager. The rules of such bid-off shall be as determined by the City Manager at or before such bid-off period and shall be absolute.

Section 16. That in the event another qualified proposal is timely submitted and accepted by the City, another and further notice shall be published of the intent of the City of Dubuque, Iowa, to enter into the resulting agreement, as required by law.

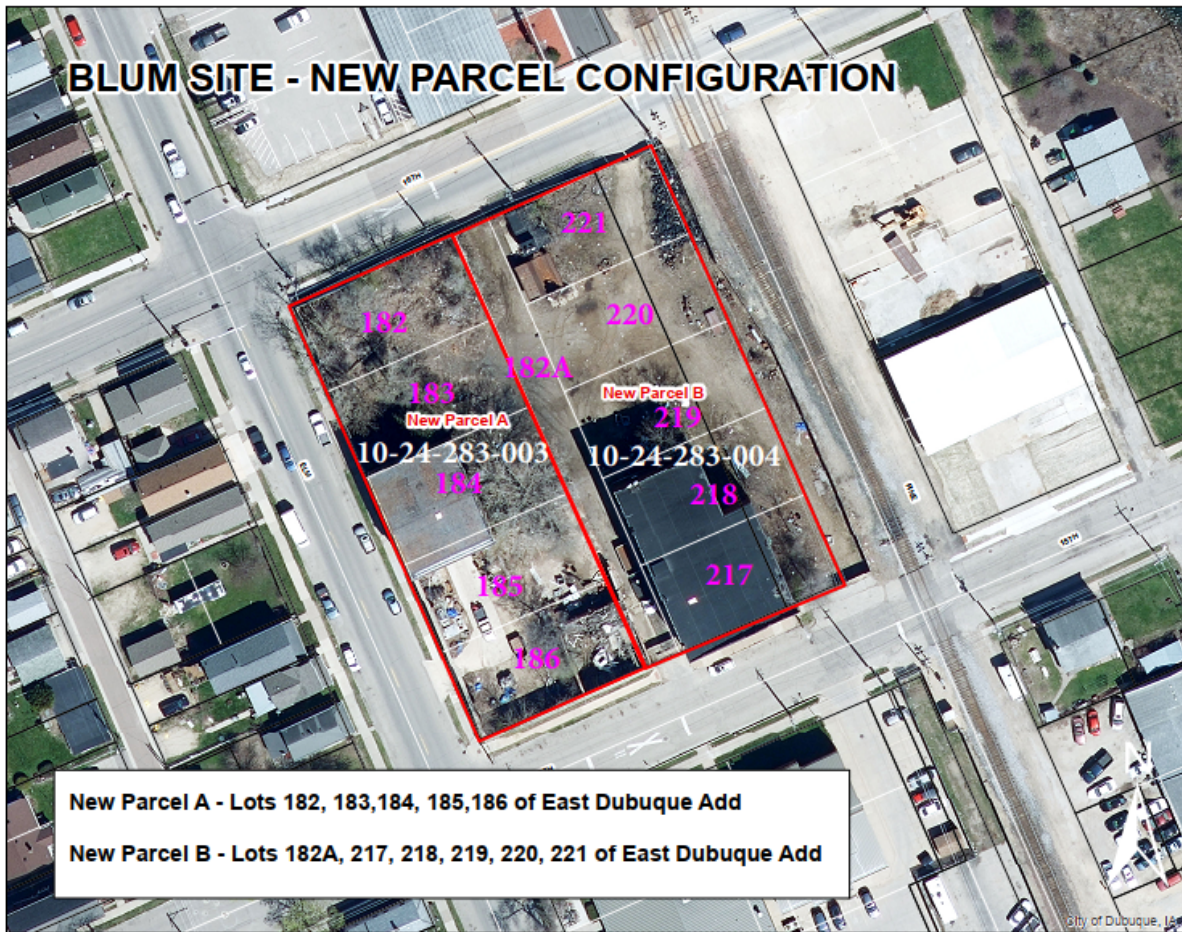
Passed, approved and adopted this 21st day of July, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

EXHIBIT A
THE PROPERTY



**City of Dubuque
City Council**

BOARDS/COMMISSIONS # 1.

ITEM TITLE:

Boards and Commission Application Review

SUMMARY:

Applicants are invited to address the City Council regarding their desire to serve on the following Boards/Commissions. Applicant appointments will be made at the next City Council meeting.

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

Katie Bailey, 1085 West 5th St.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Transit Advisory Board Applicant
3. Details and Openings

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, July 21, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT
--

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

- Katie Bailey, 1085 West 5th St.

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.
--

Transit Advisory Board

One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann)

Applicant:

- Alex Kruse, 3578 Keymont Dr.

TITLE 5

TRANSIT SYSTEM

CHAPTER 1

TRANSIT ADVISORY BOARD

SECTION:

5-1-1: Board Created

5-1-2: Purpose

5-1-3: Internal Organization And Rules

5-1-4: Procedures For Operation

5-1-5: Membership

5-1-6: Oath

5-1-7: Terms

5-1-8: Vacancies

5-1-9: Officers; Organization

5-1-10: Meetings

5-1-11: Compensation

5-1-12: Removal

5-1-13: Powers

5-1-14: Fare Increase Or Reduction In Service, Procedure

5-1-1: BOARD CREATED:

There is hereby created the Transit Advisory Board. (Ord. 50-14, 7-21-2014)

5-1-2: PURPOSE:

The purpose of the board is to recommend the establishment of routes, schedules, and changes in fare structure and/or rates. (Ord. 50-14, 7-21-2014)

5-1-3: INTERNAL ORGANIZATION AND RULES:

The board may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this Code or the Iowa Code. (Ord. 50-14, 7-21-2014)

5-1-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the City govern the board in all its operations. (Ord. 50-14, 7-21-2014)

5-1-5: MEMBERSHIP:

The board comprises five (5) residents of the City, appointed by the City Council. (Ord. 50-14, 7-21-2014)

5-1-6: OATH:

Each person, upon appointment to the board, must execute an oath of office at the first meeting of the board following the appointment or at the City Clerk's Office any time prior to the first meeting of the board. (Ord. 50-14, 7-21-2014; amd. Ord. 39-24, 6-17-2024)

5-1-7: TERMS:

The term of office for members of the board is three (3) years or until such member's successor is appointed and qualified. (Ord. 50-14, 7-21-2014)

5-1-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 50-14, 7-21-2014)

5-1-9: OFFICERS; ORGANIZATION:

The board must choose annually a Chairperson and Vice Chairperson, each to serve a term of one year. The Chairperson must appoint a Secretary, who need not be a member of the board. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 50-14, 7-21-2014)

5-1-10: MEETINGS:

A. Regular Meetings: The board will meet bimonthly, September through May, meeting no less than four (4) times per year.

B. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

D. Attendance:

1. In the event a member of the board has been absent for three (3) or more consecutive meetings of the board, without being excused by the Chairperson, such absence will be grounds for the board to recommend to the City Council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the City Council within ten (10) working days after approval by the board, or by the next regularly scheduled City Council meeting, whichever is later.

F. Quorum: Three (3) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution. (Ord. 11-18, 3-19-2018; amd. Ord. 39-24, 6-17-2024)

5-1-11: COMPENSATION:

Members serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official board business within the limits established in the City administrative policies and budget. (Ord. 50-14, 7-21-2014)

5-1-12: REMOVAL:

Except as provided in subsection 5-1-10D1 of this chapter, the City Council may remove any member for good cause. (Ord. 32-15, 5-18-2015)

5-1-13: POWERS:

The board has the following powers, duties, and responsibilities:

A. Advise the City Council on executing agreements and grants relating to the transit system operation and the purchase of new equipment.

B. Advise the City Council on rates, fares, or charges for the transportation of passengers and any incidental services and the rates or charges to be made for advertising in buses or any other facility. (Ord. 50-14, 7-21-2014)

5-1-14: FARE INCREASE OR REDUCTION IN SERVICE, PROCEDURE:

A. Definitions: The following words and phrases, when used in this title shall, for the purpose of this title, have the meanings respectively ascribed to them in this section:

SUBSTANTIAL REDUCTION IN SERVICE: 1. Routes: Elimination of a route;

2. Service Hours: Reduction of ten percent (10%) of service hours of a route;

3. Service Miles: Reduction of ten percent (10%) of service miles of a route; and/or

4. Bus Stops: Elimination of one or more stops on a route that would result in a greater than one-fourth $\frac{1}{4}$ mile walking distance between bus stops.

B. Public Hearing: Prior to the adoption of any fare increase or a substantial reduction in service by the City Council, the City Council must set a time and place for public hearing on such proposed fare increase or reduction in service, and must cause a notice of the time and place of such hearing to be published in a newspaper of general circulation in the City not less than four (4) nor more than twenty (20) days prior to such hearing. All notices must comply with all Federal, State, and local regulations.

C. Contents Of Notice: The notice must state the time and place of hearing, include a summary of the proposed fare increase or reduction in service level, indicate who the increase or reduction will affect, indicate the date the increase or reduction will take effect, and request that interested persons comment, in writing filed with the City Clerk prior to the time of the public hearing or in person at the public hearing, on the proposed increase or reduction. The notice must also state that any comments submitted will be considered by the City Council, and that following the public hearing, the City Council will act to adopt, modify or reject the proposed fare increase or reduction in service. All notices must comply with all Federal, State, and local regulations. (Ord. 60-14, 10-6-2014)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Ryan Knuckey](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/10/2025 3:57:57 PM

This sender is trusted.

Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application and separate optional demographic information below

Personal Information

Select the Board, Commission, or Committee applying for: Transit Advisory Board

Name: Katie Bailey

Pronunciation: Kay-tee Bay-lee

Street Address: 1085 W. 5th St. Dubuque, IA
You must live within the Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52001

Preferred Phone Number: 319-215-0277

Email Address(es): kbailey@dbq.edu

How did you hear about City of Dubuque Boards and Commission? City Life or another City of Dubuque Program

If other, please specify: *Field not completed.*

Have you participated in the City of Dubuque City Life Program Life program? Yes

If so, when? May/June 2025

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before? No

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission? Having been a resident of the City of Dubuque since attending college here in 2014, and since having participated in City Life in June 2025, my love for this place has only continued to grow. I love the location, the size, the resources, the opportunities, and the people that live here. I want to do my part in giving back to the place that has supported my education, my family, my career, my

friendships, the purchase of our first house, and my overall wellbeing.

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	While I'm no means an expert in the field of transportation, I understand that one's ability to move around and access the community plays a tremendous role in one's health, wellbeing, and sense of connectedness and belonging. I have a public relations + social justice degree from Loras College, a master's degree in student affairs in higher education from the University of West Alabama, and I have been working at the University of Dubuque since 2019. In my primary role, I oversee a federal grant program that provides support and services to UD students that are first-generation, low-income, and/or living with a disability. Our holistic advising style addresses the comprehensive set of needs of our students, relating to their academic skills, career preparation, financial literacy, and personal health – all of which are affected by access to means of transportation. I recently submitted our federal grant program, using data and a detailed plan to earn us over \$1.3 million in funding over the next five years. I consider myself a strong communicator, writer, educator, and community-builder. I also teach yoga at two local studios in town.
---	--

Share your experience working in diverse environments:	In my role at UD, I collaborate with faculty, staff, and community partners of all different racial, ethnic, religious, sexual orientation, and ability backgrounds. The same applies to my advisee population, with specific attention to considerations that make career growth and upward economic mobility challenging for those that are first in their families to attend college, those whose families live at 150% below the federal poverty line, and those with physical, mental, and or intellectual disabilities. As an educated, white, queer, female-presenting woman, it's important for me to understand the historical, economic, and social implications of discrepancies in equity and inclusion – and to challenge norms and advocate for better policies that support all those that live within the city.
--	---

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Dr. Joe Green, 563-589-3570, University of Dubuque supervisor Dr. Anne Funke, 563-589-3384, University of Dubuque coworker, mentor, and B-1 Yoga coworker
--	--

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type	Kathryn A Bailey
-----------------	------------------

your name here
as electronic
verification):

Date: 7/10/2025

Email not displaying correctly? [View it in your browser.](#)

CITY OF DUBUQUE

BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 25

Indicates openings within 2025

Open

Indicates Current Opening

Indicates Public Member representing board or commission and appointed as a representative to a separate board or commission

AIRPORT COMMISSION

4 Yr. Term - Meets 4th Tuesday, 4 p.m., Airport Conf. Room

Public Member 1	Douglas	Brotherton	9/14/25
Public Member 2	Marianne	Kurtz-Weber	9/14/25
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

CABLE TELEVISION COMMISSION

3 Yr. Term - Meets on Call., Varied locations

Public Member 1	Pauline	Maloney	7/1/26
Public Member 2	Georgina	Guerrero	7/1/26
Public Member 3	Ronald	Tigges	7/1/26
Public Member 4	Tom	Eckermann	7/1/27
Public Member 5	Jennifer	Tigges	7/1/27

AIRPORT ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Jonathan	McCoy	3/25/26

CATFISH CREEK WATERSHED MANGT. AUTHORITY

4 Yr. term - Meets Quarterly

Public Member 1	Rachel	Boeke	7/16/28
Public Member 2	William	Hindricks	7/16/28

AIRPORT ZONING COMMISSION

6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Matthew	Mulligan	7/1/25

CIVIC CENTER ADVISORY COMMISSION

3 Yr. Term - Meets last Mon. of every third month, 3:30 p.m., Five Flags

Public Member 1	Alan	Schumacher	6/29/27
Public Member 2	Mc Kenzie	Blau	6/29/28
Public Member 3	Colleen	Myers	6/29/28
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/28

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION

3 Yr. Term - Meets 4th Tuesday, 3:30 p.m., MFC or Varied locations

At-Large - Outside Cultural Dist. 1	Mary	Loney-Bichell	6/30/27
Business Prof - In Cultural Dist. 1	Nick	Halder	6/30/28
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/28
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Jessica	Ochoa	6/30/28

CIVIL SERVICE COMMISSION

4 Year Term - Meets 2nd Wed., 4:15 p.m., City Hall

Public Member 1	Scott	Crabill	4/6/26
Public Member 2	Carla	Heathcote	4/6/28
Public Member 3	Miquel	Jackson	4/6/29
Public Member 4	Open	Open	4/6/27
Public Member 5	Open	Open	4/6/27

BUILDING CODE ADVISORY AND APPEALS BOARD

3 Yr. Term -Meets on Call; 4:30 p.m., Federal Bldg.

Altn. Commercial Construct Pro 1	Open	Open	1/1/27
Altn. Electrical Construct Pro 1	Adam	Brown	1/1/27
Altn. HVAC Construct Pro 1	Open	Open	1/1/27
Altn. Plumbing Construct Pro 1	Open	Open	1/1/27
Altn. Residential Construct Pro 1	Open	Open	1/1/27
Commercial Construct Pro 1	Open	Open	1/1/27
Electrical Construct Pro 1	Thomas	Townsend	1/1/27
HVAC Construct Pro 1	Corey	Valaskey	1/1/27
Multidisciplinary Rep. 1	Michael	Shimkus	1/1/27
Multidisciplinary Rep. 2	Open	Open	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg./Housing

Housing Commission Rep. 1	Renee	Kehoe	8/17/27
Low/Moderate Income Rep. 1	Talma	Brown	2/15/26
Low/Moderate Income Rep. 2	Dale	Campbell Jr.	2/15/27
Low/Moderate Income Rep. 3	Gabriel	Mozena	2/15/27
Low/Moderate Income Rep. 4	Open	Open	2/15/28
Public Member 1	Open	Open	2/15/27
Public Member 2	Dean	Boles	2/15/28
Public Member 3	Michelle	Hinke	2/15/28
Public Member 4	Julie	Woodyard	2/15/26

HISTORIC PRESERVATION COMMISSION

3 Yr. Term - Meets 3rd Thur., 5:30 p.m., Federal Bldg.

Architect At-Large 1	Christina	Monk	7/1/26
Cathedral District 1	Open	Open	7/1/26
Jackson Park District 1	Janice	Esser	7/1/28
Langworthy District 1	Chad	Witthoeft	7/1/26
Old Main District 1	Open	Open	7/1/27
Public Member 1	Heidi	Pettitt	7/1/27
Public Member 2	Bill	Doyle	7/1/27
Public Member 3	Tim	Gau	7/1/27
West 11th District 1	Rick	Stuter	7/1/28
Interim District Rep. 1	Adam	Schwendinger	NA

BOARD OF LIBRARY TRUSTEES

4 Yr. Term - Meets 4th Thur. 4 p.m., Library

Public Member 1	Andrew	Bland	7/1/26
Public Member 2	A. Alanda	Gregory	7/1/26
Public Member 3	Victor	Lieberman	7/1/27
Public Member 4	Pam	Mullin	7/1/27
Public Member 5	Diann	Guns	7/1/28
Public Member 6	Christina	Monk	7/1/28
Public Member 7	Jessica	Connery	7/1/29

HOUSING APPEALS AND MEDIATION BOARD

3 - Yr. Term - Meets on Call, 4:30 p.m., Federal Bldg.

Public Member 1	Mary	Gotz	1/1/27
Public Member 2	Luke	Hoffmann	1/1/27
Public Member 3	Cole	Hansen	1/1/27
Public Member 4	Lynn	Sutton	1/1/27
Public Member 5	Jeff	Lenhart	1/1/27

HOUSING COMMISSION

3 Yr. Term - Meets 4th Tues. (Jan, Aril, July, Oct), 4:00 p.m., Fed. Bldg.

Public Member 1	Renee	Kehoe	8/17/27
Public Member 2	Ross	Janes	8/17/27
Public Member 3	Rick	Merfeld	8/17/25
Public Member 4	Open	Open	8/17/27
Public Member 5	Open	Open	8/17/27
Public Member 6	Cathy	Dickens	8/17/25
Public Member 7	Julietta	Scott	8/17/26
Public Member 8	Rick	Baumhover	8/17/25
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

HOUSING TRUST FUND ADVISORY COMMITTEE

3 Yr. Term - Meets as needed, 7:30 a.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Baumhover	8/17/25
Housing Commission Rep. 2	Amy	Eudaley	8/17/26
Public Member 1	Open	Open	8/17/25
Public Member 2	Jim	Holz	8/17/27
Public Member 3	Michelle	Becwar	8/17/27

HUMAN RIGHTS COMMISSION

3 Yr. Term - Meets 2nd Tus. 4:30 p.m., MFC Conf. room 2

Public Member 1	Rick	Baumhover	1/1/28
Public Member 2	Luselena	Bravo	1/1/26
Public Member 3	Matt	Zanger	1/1/26
Public Member 4	Jake	Kurczek	1/1/26
Public Member 5	Nikkole	Nutter	1/1/27
Public Member 6	DeLano	Cain-Watson	1/1/27
Public Member 7	Traci	Phillipson	1/1/28
Public Member 8	David	Heiar	1/1/27
Public Member 9	Michaela	Freiburger	1/1/28

**INVESTMENT AND CASH MANAGEMENT OVERSIGHT
ADVISORY COMMISSION**

3 Yr. Term - Meets 4th Wed.(Jan., April, July, Oct.) 3 p.m., City Hall

Public Member 1	Daniel	Garza	7/1/26
Public Member 2	Molly	Valaskey	7/1/27
Public Member 3	Lucian	Paucean	7/1/27
Public Member 4	Joshua	Merritt	7/1/25
Public Member 5	Gary	Ruden	7/1/25

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed. 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Julietta	Scott	8/17/26
Public Member 1	Mark	Ward	7/1/26
Public Member 2	Michael	Rabagia	7/1/26
Public Member 3	Aaron	Miller	7/1/27
Public Member 4	Beth	McGrath	7/1/27
Public Member 5	Cliff	Conrad	7/1/25
Public Member 6	Open	Open	7/1/25

PARKS AND RECREATION ADVISORY COMMISSION

3 Yr. Term - Meets 2nd Tues., 4:30 p.m. MFC/Varied locations

Public Member 1	Robin	Kennicker	6/30/26
Public Member 2	Ron	Axtell	6/30/26
Public Member 3	Jessica	Ochoa	6/30/26
Public Member 4	Jennifer	Tigges	6/30/27
Public Member 5	Lori	Ollendick	6/30/28
Public Member 6	Josh	Jorgenson	6/30/28
Public Member 7	Jason	Henkel	6/30/28

RESILIENT COMMUNITY ADVISORY COMMISSION

3 Yr. Term - Meets 1st Thur. 5:00 p.m. , Jule Op. & Train. Center

Commission Cross Rep. 1	Open	Open	7/16/27
Commission Cross Rep. 2	Robin	Kennicker	6/30/26
Commission Cross Rep. 3	Open	Open	2/15/25
Public Member 1	Open	Open	7/1/25
Public Member 2	Nolan	Bielinski	7/1/27
Public Member 3	David	Mc Dermott	7/1/26
Public Member 4	Lalith	Jayawickrama	7/1/26
Public Member 5	Rachel	Schmidt	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/28

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Open	Open	7/30/25
Public Member 2	Talma	Brown	7/30/26
Public Member 3	Greg	Orwoll	7/30/26
Public Member 4	Dora	Serna	7/30/26
Public Member 5	Open	Open	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg..

Public Member 1	Matthew	Mulligan	7/1/28
Public Member 2	Martha	Christ	7/1/26
Public Member 3	Carrie	Lohrmann	7/1/26
Public Member 4	Teri	Zuccaro	7/1/26
Public Member 5	Richard	Russell	7/1/27
Public Member 6	Troy	Froistad	7/1/27
Public Member 7	Pat	Norton	7/1/28

ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets 4th Thur., 5:30 p.m. Fed. Bldg..

Public Member 1	Gwen	Kosel	3/25/29
Public Member 2	Keith	Ahlvin	3/25/30
Public Member 3	Jonathan	McCoy	3/25/26
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

**City of Dubuque
City Council**

BOARDS/COMMISSIONS # 2.

ITEM TITLE:

Boards and Commission Appointments

SUMMARY:

Appointments to the following commissions to be made at this meeting.

Transit Advisory Board

One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann)

Applicant:

Alex Kruse, 3578 Keymont Dr.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Transit Advisory Board Applicant
3. Details and Openings

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, July 21, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT
--

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

- Katie Bailey, 1085 West 5th St.

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.
--

Transit Advisory Board

One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann)

Applicant:

- Alex Kruse, 3578 Keymont Dr.

TITLE 5

TRANSIT SYSTEM

CHAPTER 1

TRANSIT ADVISORY BOARD

SECTION:

5-1-1: Board Created

5-1-2: Purpose

5-1-3: Internal Organization And Rules

5-1-4: Procedures For Operation

5-1-5: Membership

5-1-6: Oath

5-1-7: Terms

5-1-8: Vacancies

5-1-9: Officers; Organization

5-1-10: Meetings

5-1-11: Compensation

5-1-12: Removal

5-1-13: Powers

5-1-14: Fare Increase Or Reduction In Service, Procedure

5-1-1: BOARD CREATED:

There is hereby created the Transit Advisory Board. (Ord. 50-14, 7-21-2014)

5-1-2: PURPOSE:

The purpose of the board is to recommend the establishment of routes, schedules, and changes in fare structure and/or rates. (Ord. 50-14, 7-21-2014)

5-1-3: INTERNAL ORGANIZATION AND RULES:

The board may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this Code or the Iowa Code. (Ord. 50-14, 7-21-2014)

5-1-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the City govern the board in all its operations. (Ord. 50-14, 7-21-2014)

5-1-5: MEMBERSHIP:

The board comprises five (5) residents of the City, appointed by the City Council. (Ord. 50-14, 7-21-2014)

5-1-6: OATH:

Each person, upon appointment to the board, must execute an oath of office at the first meeting of the board following the appointment or at the City Clerk's Office any time prior to the first meeting of the board. (Ord. 50-14, 7-21-2014; amd. Ord. 39-24, 6-17-2024)

5-1-7: TERMS:

The term of office for members of the board is three (3) years or until such member's successor is appointed and qualified. (Ord. 50-14, 7-21-2014)

5-1-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 50-14, 7-21-2014)

5-1-9: OFFICERS; ORGANIZATION:

The board must choose annually a Chairperson and Vice Chairperson, each to serve a term of one year. The Chairperson must appoint a Secretary, who need not be a member of the board. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 50-14, 7-21-2014)

5-1-10: MEETINGS:

A. Regular Meetings: The board will meet bimonthly, September through May, meeting no less than four (4) times per year.

B. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

D. Attendance:

1. In the event a member of the board has been absent for three (3) or more consecutive meetings of the board, without being excused by the Chairperson, such absence will be grounds for the board to recommend to the City Council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the City Council within ten (10) working days after approval by the board, or by the next regularly scheduled City Council meeting, whichever is later.

F. Quorum: Three (3) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution. (Ord. 11-18, 3-19-2018; amd. Ord. 39-24, 6-17-2024)

5-1-11: COMPENSATION:

Members serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official board business within the limits established in the City administrative policies and budget. (Ord. 50-14, 7-21-2014)

5-1-12: REMOVAL:

Except as provided in subsection 5-1-10D1 of this chapter, the City Council may remove any member for good cause. (Ord. 32-15, 5-18-2015)

5-1-13: POWERS:

The board has the following powers, duties, and responsibilities:

A. Advise the City Council on executing agreements and grants relating to the transit system operation and the purchase of new equipment.

B. Advise the City Council on rates, fares, or charges for the transportation of passengers and any incidental services and the rates or charges to be made for advertising in buses or any other facility. (Ord. 50-14, 7-21-2014)

5-1-14: FARE INCREASE OR REDUCTION IN SERVICE, PROCEDURE:

A. Definitions: The following words and phrases, when used in this title shall, for the purpose of this title, have the meanings respectively ascribed to them in this section:

SUBSTANTIAL REDUCTION IN SERVICE: 1. Routes: Elimination of a route;

2. Service Hours: Reduction of ten percent (10%) of service hours of a route;

3. Service Miles: Reduction of ten percent (10%) of service miles of a route; and/or

4. Bus Stops: Elimination of one or more stops on a route that would result in a greater than one-fourth $\frac{1}{4}$ mile walking distance between bus stops.

B. Public Hearing: Prior to the adoption of any fare increase or a substantial reduction in service by the City Council, the City Council must set a time and place for public hearing on such proposed fare increase or reduction in service, and must cause a notice of the time and place of such hearing to be published in a newspaper of general circulation in the City not less than four (4) nor more than twenty (20) days prior to such hearing. All notices must comply with all Federal, State, and local regulations.

C. Contents Of Notice: The notice must state the time and place of hearing, include a summary of the proposed fare increase or reduction in service level, indicate who the increase or reduction will affect, indicate the date the increase or reduction will take effect, and request that interested persons comment, in writing filed with the City Clerk prior to the time of the public hearing or in person at the public hearing, on the proposed increase or reduction. The notice must also state that any comments submitted will be considered by the City Council, and that following the public hearing, the City Council will act to adopt, modify or reject the proposed fare increase or reduction in service. All notices must comply with all Federal, State, and local regulations. (Ord. 60-14, 10-6-2014)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Ryan Knuckey](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 6/30/2025 9:42:55 PM

This sender is trusted.

Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application and separate optional demographic information below

Personal Information

Select the Board, Transit Advisory Board
Commission, or
Committee
applying for:

Name: Alex Kruse

Pronunciation: *Field not completed.*

Street Address: 3578 Keymont Dr.
You must live
within the
Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52002

Preferred Phone (563) 513-9820
Number:

Email alex.kruse12@gmail.com
Address(es):

How did you hear City of Dubuque Website
about City of
Dubuque Boards
and
Commission?

If other, please *Field not completed.*
specify:

Have you No
participated in the
City of Dubuque
City Life Program
Life program?

If so, when? *Field not completed.*

Are you currently No
serving on other
Boards,
Commissions, or
Committees?

If yes, which? *Field not completed.*

Have you served No
on a Board,
Commission, or
Committee
before?

If yes, which? *Field not completed.*

Why are you I am interested in getting more involved in the Dubuque Community
interested in and the Transit Advisory Board is most closely related to my line of
applying for this work and where I have specialized knowledge.
Board or
Commission?

Describe your I have worked in the Maintenance of Way Departments of both

experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	Canadian Pacific Railroad and BNSF Railway; this has given me a close look at how the railroads interact with the communities they pass through and how they operate on a macro-level as well. I am currently a Local Chairman in my Union and also the Assistant State Legislative Director, in both roles I have been able to see how the railroads operate legislatively on the local, state, and federal level. Prior to working on the railroads, I received a Bachelor's Degree from Loras College in English Literature and Philosophy. My education provided me with the tools to closely analyze and critically engage a wide range of subjects.
---	---

Share your experience working in diverse environments:	Since 2020, I have worked in what would primarily be considered a "blue collar" workplace in which much of the workforce is collected from rural areas with little socio-economic opportunity. The nature of our work takes my coworkers and myself from rural areas to large metropolitan areas such as Kansas City, MO and Chicago, IL. Very often, because of seniority structure, we are sent to work with different work groups in different geographical locations. In 2022, I was able to serve a temporary appointment at the National Division of my Union. In this role, I worked with different department directors coordinating research and event activities for the Union.
--	---

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Mark Semande, (309) 221-2539, Full Time Union Officer Peter Kennedy, (248) 686-9380, Former Coworker in the Brotherhood of Maintenance of Way Employees Division of the International Brotherhood of Teamsters
--	---

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Alex Kruse
---	------------

Date:	06/30/2025
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Email not displaying correctly? [View it in your browser.](#)

CITY OF DUBUQUE

BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 25

Indicates openings within 2025

Open

Indicates Current Opening

Indicates Public Member representing board or commission and appointed as a representative to a separate board or commission

AIRPORT COMMISSION

4 Yr. Term - Meets 4th Tuesday, 4 p.m., Airport Conf. Room

Public Member 1	Douglas	Brotherton	9/14/25
Public Member 2	Marianne	Kurtz-Weber	9/14/25
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

CABLE TELEVISION COMMISSION

3 Yr. Term - Meets on Call., Varied locations

Public Member 1	Pauline	Maloney	7/1/26
Public Member 2	Georgina	Guerrero	7/1/26
Public Member 3	Ronald	Tigges	7/1/26
Public Member 4	Tom	Eckermann	7/1/27
Public Member 5	Jennifer	Tigges	7/1/27

AIRPORT ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Jonathan	McCoy	3/25/26

CATFISH CREEK WATERSHED MANGT. AUTHORITY

4 Yr. term - Meets Quarterly

Public Member 1	Rachel	Boeke	7/16/28
Public Member 2	William	Hindricks	7/16/28

AIRPORT ZONING COMMISSION

6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Matthew	Mulligan	7/1/25

CIVIC CENTER ADVISORY COMMISSION

3 Yr. Term - Meets last Mon. of every third month, 3:30 p.m., Five Flags

Public Member 1	Alan	Schumacher	6/29/27
Public Member 2	Mc Kenzie	Blau	6/29/28
Public Member 3	Colleen	Myers	6/29/28
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/28

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION

3 Yr. Term - Meets 4th Tuesday, 3:30 p.m., MFC or Varied locations

At-Large - Outside Cultural Dist. 1	Mary	Loney-Bichell	6/30/27
Business Prof - In Cultural Dist. 1	Nick	Halder	6/30/28
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/28
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Jessica	Ochoa	6/30/28

CIVIL SERVICE COMMISSION

4 Year Term - Meets 2nd Wed., 4:15 p.m., City Hall

Public Member 1	Scott	Crabill	4/6/26
Public Member 2	Carla	Heathcote	4/6/28
Public Member 3	Miquel	Jackson	4/6/29
Public Member 4	Open	Open	4/6/27
Public Member 5	Open	Open	4/6/27

BUILDING CODE ADVISORY AND APPEALS BOARD

3 Yr. Term -Meets on Call; 4:30 p.m., Federal Bldg.

Altn. Commercial Construct Pro 1	Open	Open	1/1/27
Altn. Electrical Construct Pro 1	Adam	Brown	1/1/27
Altn. HVAC Construct Pro 1	Open	Open	1/1/27
Altn. Plumbing Construct Pro 1	Open	Open	1/1/27
Altn. Residential Construct Pro 1	Open	Open	1/1/27
Commercial Construct Pro 1	Open	Open	1/1/27
Electrical Construct Pro 1	Thomas	Townsend	1/1/27
HVAC Construct Pro 1	Corey	Valaskey	1/1/27
Multidisciplinary Rep. 1	Michael	Shimkus	1/1/27
Multidisciplinary Rep. 2	Open	Open	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg./Housing

Housing Commission Rep. 1	Renee	Kehoe	8/17/27
Low/Moderate Income Rep. 1	Talma	Brown	2/15/26
Low/Moderate Income Rep. 2	Dale	Campbell Jr.	2/15/27
Low/Moderate Income Rep. 3	Gabriel	Mozena	2/15/27
Low/Moderate Income Rep. 4	Open	Open	2/15/28
Public Member 1	Open	Open	2/15/27
Public Member 2	Dean	Boles	2/15/28
Public Member 3	Michelle	Hinke	2/15/28
Public Member 4	Julie	Woodyard	2/15/26

HISTORIC PRESERVATION COMMISSION

3 Yr. Term - Meets 3rd Thur., 5:30 p.m., Federal Bldg.

Architect At-Large 1	Christina	Monk	7/1/26
Cathedral District 1	Open	Open	7/1/26
Jackson Park District 1	Janice	Esser	7/1/28
Langworthy District 1	Chad	Witthoeft	7/1/26
Old Main District 1	Open	Open	7/1/27
Public Member 1	Heidi	Pettitt	7/1/27
Public Member 2	Bill	Doyle	7/1/27
Public Member 3	Tim	Gau	7/1/27
West 11th District 1	Rick	Stuter	7/1/28
Interim District Rep. 1	Adam	Schwendinger	NA

BOARD OF LIBRARY TRUSTEES

4 Yr. Term - Meets 4th Thur. 4 p.m., Library

Public Member 1	Andrew	Bland	7/1/26
Public Member 2	A. Alanda	Gregory	7/1/26
Public Member 3	Victor	Lieberman	7/1/27
Public Member 4	Pam	Mullin	7/1/27
Public Member 5	Diann	Guns	7/1/28
Public Member 6	Christina	Monk	7/1/28
Public Member 7	Jessica	Connery	7/1/29

HOUSING APPEALS AND MEDIATION BOARD

3 - Yr. Term - Meets on Call, 4:30 p.m., Federal Bldg.

Public Member 1	Mary	Gotz	1/1/27
Public Member 2	Luke	Hoffmann	1/1/27
Public Member 3	Cole	Hansen	1/1/27
Public Member 4	Lynn	Sutton	1/1/27
Public Member 5	Jeff	Lenhart	1/1/27

HOUSING COMMISSION

3 Yr. Term - Meets 4th Tues. (Jan, Aril, July, Oct), 4:00 p.m., Fed. Bldg.

Public Member 1	Renee	Kehoe	8/17/27
Public Member 2	Ross	Janes	8/17/27
Public Member 3	Rick	Merfeld	8/17/25
Public Member 4	Open	Open	8/17/27
Public Member 5	Open	Open	8/17/27
Public Member 6	Cathy	Dickens	8/17/25
Public Member 7	Julietta	Scott	8/17/26
Public Member 8	Rick	Baumhover	8/17/25
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

HOUSING TRUST FUND ADVISORY COMMITTEE

3 Yr. Term - Meets as needed, 7:30 a.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Baumhover	8/17/25
Housing Commission Rep. 2	Amy	Eudaley	8/17/26
Public Member 1	Open	Open	8/17/25
Public Member 2	Jim	Holz	8/17/27
Public Member 3	Michelle	Becwar	8/17/27

HUMAN RIGHTS COMMISSION

3 Yr. Term - Meets 2nd Tus. 4:30 p.m., MFC Conf. room 2

Public Member 1	Rick	Baumhover	1/1/28
Public Member 2	Luselena	Bravo	1/1/26
Public Member 3	Matt	Zanger	1/1/26
Public Member 4	Jake	Kurczek	1/1/26
Public Member 5	Nikkole	Nutter	1/1/27
Public Member 6	DeLano	Cain-Watson	1/1/27
Public Member 7	Traci	Phillipson	1/1/28
Public Member 8	David	Heiar	1/1/27
Public Member 9	Michaela	Freiburger	1/1/28

**INVESTMENT AND CASH MANAGEMENT OVERSIGHT
ADVISORY COMMISSION**

3 Yr. Term - Meets 4th Wed.(Jan., April, July, Oct.) 3 p.m., City Hall

Public Member 1	Daniel	Garza	7/1/26
Public Member 2	Molly	Valaskey	7/1/27
Public Member 3	Lucian	Paucean	7/1/27
Public Member 4	Joshua	Merritt	7/1/25
Public Member 5	Gary	Ruden	7/1/25

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed. 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Julietta	Scott	8/17/26
Public Member 1	Mark	Ward	7/1/26
Public Member 2	Michael	Rabagia	7/1/26
Public Member 3	Aaron	Miller	7/1/27
Public Member 4	Beth	McGrath	7/1/27
Public Member 5	Cliff	Conrad	7/1/25
Public Member 6	Open	Open	7/1/25

PARKS AND RECREATION ADVISORY COMMISSION

3 Yr. Term - Meets 2nd Tues., 4:30 p.m. MFC/Varied locations

Public Member 1	Robin	Kennicker	6/30/26
Public Member 2	Ron	Axtell	6/30/26
Public Member 3	Jessica	Ochoa	6/30/26
Public Member 4	Jennifer	Tigges	6/30/27
Public Member 5	Lori	Ollendick	6/30/28
Public Member 6	Josh	Jorgenson	6/30/28
Public Member 7	Jason	Henkel	6/30/28

RESILIENT COMMUNITY ADVISORY COMMISSION

3 Yr. Term - Meets 1st Thur. 5:00 p.m. , Jule Op. & Train. Center

Commission Cross Rep. 1	Open	Open	7/16/27
Commission Cross Rep. 2	Robin	Kennicker	6/30/26
Commission Cross Rep. 3	Open	Open	2/15/25
Public Member 1	Open	Open	7/1/25
Public Member 2	Nolan	Bielinski	7/1/27
Public Member 3	David	Mc Dermott	7/1/26
Public Member 4	Lalith	Jayawickrama	7/1/26
Public Member 5	Rachel	Schmidt	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/28

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Open	Open	7/30/25
Public Member 2	Talma	Brown	7/30/26
Public Member 3	Greg	Orwoll	7/30/26
Public Member 4	Dora	Serna	7/30/26
Public Member 5	Open	Open	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg..

Public Member 1	Matthew	Mulligan	7/1/28
Public Member 2	Martha	Christ	7/1/26
Public Member 3	Carrie	Lohrmann	7/1/26
Public Member 4	Teri	Zuccaro	7/1/26
Public Member 5	Richard	Russell	7/1/27
Public Member 6	Troy	Froistad	7/1/27
Public Member 7	Pat	Norton	7/1/28

ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets 4th Thur., 5:30 p.m. Fed. Bldg..

Public Member 1	Gwen	Kosel	3/25/29
Public Member 2	Keith	Ahlvin	3/25/30
Public Member 3	Jonathan	McCoy	3/25/26
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

**City of Dubuque
City Council**

PUBLIC HEARINGS # 1.

ITEM TITLE: Request to Rezone 2167 Jackson Street

SUMMARY: Proof of publication on notice of public hearing to consider City Council approve a request from Michelle Mihalakis to rezone 2167 Jackson Street from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 2167 Jackson Street From R-2A Alternate Two-Family Residential District To C-4 Downtown Commercial District

SUGGESTED DISPOSITION: Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Ltr to CC - 2167 Jackson REZ
2. Application
3. Vicinity Map
4. Notification Map
5. Staff Report
6. C-4 Zoning Regs
7. R-2A Zoning Regs
8. Ordinance
9. Proof of Publication

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



July 14, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Michelle Mihalakis
Location: 2167 Jackson Street
Description: To rezone property from R-2A Alternate Two-Family Residential to C-4
Downtown Commercial zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Michelle Mihalakis, 2541 Broadway Street, spoke on behalf of the application. She explained that they would like to rezone to C-4 to allow for a detoxification facility. She pointed out that next to this property is a vape, tobacco, and liquor store, and that there are similar stores throughout the neighborhood. She felt that the community needed a positive response to the negative presence of these substances. She said Dubuque does not have such a detoxification facility, so people need go to Cedar Rapids and often have a difficult time arranging travel to and from. She said she held a neighborhood meeting about this proposal, but no one attended. She said it would be a great service to the community.

Staff detailed the staff report, noting the code would consider this facility as a medical clinic, which is allowed in the C-4 zone. Staff showed the zoning map and stated that this rezoning would be an expansion of the adjacent C-4 zoning district. Staff noted the characteristics of the property and surroundings, noting that the small size of the property would limit development opportunities but if it were to be developed then all current site development codes would apply, and a project would need to go through development review. Staff noted the comprehensive plan promotes mixed use development, and this area is shown as mixed use on the Future Land Use Map.

There were no public comments.

The Zoning Advisory Commission discussed the request, noting there are no off-street parking requirements in the C-4 district, which staff confirmed.

Recommendation

By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the request.

A simple majority vote is needed for the City Council to approve the request.

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

cc: Michelle Mihalakis, 2167 Jackson Street, Dubuque, IA

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 2167 Jackson Street
Legal Description/Parcel ID#/Subdivision: 1024208012
Existing Zoning: R-2A Proposed Zoning: C-4 Site Area (square feet/acres): 5,322 sq. ft.
Historic District: No Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

To rezone property from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial

C. Applicant/Agent Information

Name: Michelle Mihalakis / Operation Empower Phone: 563-599-2980
Address: 2216 White Street City: Dubuque
State: IA Zip: 52001 Email: michelle@operationempower.org
(Greek Treatment, LLC)

D. Property Owner(s) Information

Name(s): Michelle Mihalakis Phone: 563-599-2980
Address: 2541 Broadway Street City: Dubuque
State: IA Zip: 52001 Email: michelle@operationempower.org

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: [Signature] Date: 5/12/25

Property Owner(s): Michelle Mihalakis Date: 5/12/25

FOR OFFICE USE ONLY

Fee \$ 672 Ck# _____ ☐ CC ☐ Cash Received by _____ Date _____



Vicinity Map



Applicant: Michelle Mihalakis

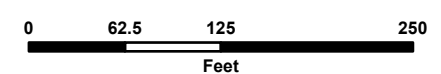
Location: 2167 Jackson Street

Type: Rezoning

Description: To rezone property from R-2A
 Alternate Two-Family Residential to C-4 Downtown
 Commercial zoning district.

 Subject Property

 City Limits



2167 Jackson Street

-  Subject Property
-  Properties Notified
-  200-Foot Notification Boundary



Property Address: 2167 Jackson Street
Property Owner: Greek Treatment LLC
Applicant: Michelle Mihalakis
Description: To rezone property from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district.

Proposed Land Use: Commercial	Proposed Zoning: C-4
Existing Land Use: Residential Duplex	Existing Zoning: R-2A
Adjacent Land Use:	Adjacent Zoning:
North – Commercial	North – C-4/C-1
East – Residential	East – R-2A
South – Residential	South – C-4/R-2A
West – Commercial	West – C-4
Former Zoning:	
Prior to 1975 – Business District	
1975 – C-4 Downtown Commercial	
Total Area:	0.12 acres / 5,322 square feet

Property History: The property is located in an area of the City that has historically been zoned for commercial and light industrial uses. The area was developed as mixed use with single- and two-family residences and commercial. The subject property itself was downzoned from Business District to Residential in 1975.

Physical Characteristics: The subject property is an approximate 1/8 acre (5,322 square feet) corner lot at the intersection of East 22nd and Jackson Streets. The subject property has a history of residential use since it was developed with a residential structure around 1938. The property is primarily flat, and the surrounding development consists of a mix of commercial and residential uses.

Property view on next page.



Subject property and zoning of surrounding area.

Concurrence with Comprehensive Plan: The Comprehensive Plan encourages mixed-use development and commercial development responsive to the market demands and needs of residents. The City's Future Land Use Map identifies the subject property as Mixed-Use.

Impact of Request on:

Utilities: Existing utilities are adequate to serve the subject property.

Traffic Patterns/Counts: The Iowa Department of Transportation (IDOT) categorizes both Jackson and East 22nd Streets as Minor Arterial. The most recent Jackson Street traffic counts are from 2003 and show an average annual daily count of 3,980 vehicles. East 22nd Street had an average annual daily count of 6,300 vehicles in 2017. Although rezoning of the subject property may result in additional vehicle counts, due to the size of the property and the uses that would be accommodated at the site, the proposed rezoning is not anticipated to substantially alter traffic counts to the subject site or area.

Public Services: Existing public services are adequate to serve the subject property regardless of how it may be utilized or redeveloped.

Environment: The subject property consists of one lot and no redevelopment is proposed. However, any redevelopment of the property would be subject to review by the city's Development Review Team (DRT) to ensure the work is compliant with city codes and to ensure any potential effects on the environment would be mitigated through appropriate site development. Therefore, the proposed rezoning is not anticipated to have any adverse impacts on the environment.

Adjacent Properties: The subject property is surrounded by a mix of commercial and residential uses. The proposed rezoning is an expansion of the adjacent C-4 district and would change the zoning designation for the subject property only and while there are many additional uses permitted, the size of the subject property would not be conducive to many of those uses. Additionally, any future redevelopment of the subject property would be subject to site plan review by the City's DRT. Therefore, it is not anticipated that the proposed rezoning would negatively impact adjacent properties.

CIP Investments: None.

Staff Analysis: The applicant proposes to rezone the subject property from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district. The applicant is requesting the rezoning to allow the operation of a medical clinic.

The subject property is an approximate 1/8 acre (5,322 square feet) corner lot at the intersection of East 22nd and Jackson Streets. The subject property has a history of residential use since it was developed with a residential structure around 1938. The property is primarily flat, and the surrounding development consists of a mix of commercial and residential uses. The property is located in an area of the City that has historically been zoned for commercial and light industrial uses. The area was developed as mixed use with single- and two-family residences and commercial. The subject property itself was downzoned from Business District to Residential in 1975.

The Iowa Department of Transportation (IDOT) categorizes both Jackson and East 22nd streets as minor arterial. The most recent Jackson Street traffic counts are from 2003 and show an average annual daily count of 3,980 vehicles. East 22nd Street had an average annual daily count of 6,300 vehicles in 2017. Although development of the subject property may result in additional vehicle counts, due to the size of the property and the uses that would be accommodated at the site, the proposed rezoning is not anticipated to substantially alter traffic counts to the subject site or area.

The subject property is adequately served by existing utilities and public services and would be, regardless of the type of development on the site. Any redevelopment of the property would be subject to review by the city's Development Review Team (DRT) to ensure the work is compliant with city codes and to ensure any potential effects on the environment would be mitigated through appropriate site development. Therefore, the proposed rezoning is not anticipated to have any adverse impacts on the environment.

The R-2A zoning district allows for eleven (11) Principal Permitted Uses and the proposed C-4 zoning district allows for sixty-one (61) Principal Permitted Uses. The chart below

provides a side-by-side summary of the Principal Permitted Uses in both zoning districts. The five (5) uses highlighted in yellow are permitted in both zoning districts. A copy of the full summary of each zoning district is attached to this report.

Principal Permitted Uses	
R-2A Zoning District	C-4 Zoning District
Cemetery, mausoleum, or columbarium.	Agricultural supply sales.
Community gardens.	Animal hospital or clinic.
Golf course.	Appliance sales or service.
Maternity group home.	Art gallery, museum, or library.
Parks, public or private, and similar natural recreation areas.	Artist studio.
Place of religious exercise or assembly.	Auditorium or assembly hall.
Public, private, or parochial school approved by state of Iowa (K - 12).	Automated gas station.
Railroad or public or quasi-public utility, including substation.	Bakery (wholesale/commercial).
Single-family detached dwelling.	Banks, savings and loan, or credit union.
Townhouse (maximum 2 dwelling units).	Bar or tavern.
Two-family dwelling (duplex).	Barber or beauty shop.
	Business services.
	Catalog center.
	Commercial greenhouse.
	Construction supply sales or service.
	Contractor shop or yard.
	Dental or medical lab.
	Department store.
	Furniture or home furnishing sales.
	Furniture upholstery or repair.
	Gas station.
	General office.
	Grocery store.
	Hotel.
	Housing for the elderly or persons with disabilities.
	Indoor amusement center.
	Indoor recreation facility.
	Indoor restaurant.
	Indoor theater.
	Laundry, dry cleaner, or laundromat.
	Licensed childcare center.
	Maternity group home.
	Medical office.
	Mini-warehouse below the first floor only.
	Mortuary or funeral home.
	Neighborhood shopping center.
	Parking structure.
	Pet daycare or grooming.
	Photographic studio.
	Place of religious exercise or assembly.
	Printing or publishing.
	Private club.
	Public or private park or similar natural recreation area.
	Public, private or parochial school approved by the state of Iowa (K - 12).
	Railroad or public or quasi-public utility, including substation.
	Registered child development home.
	Residential use above the first floor only.
	Retail sales or service.

School of private instruction.
Service station.
Shoe repair.
Supermarket.
Tailor or alteration shop.
Tattoo parlor.
Tour home.
Upholstery shop.
Vending or game machine sales or service.
Wholesale sales or distributor.

Approval of the proposed rezoning is not anticipated to substantially alter the fabric of the area. The subject property is fairly small in size and consequently development standards may require variance or waiver approvals to be able to accommodate most of the allowed uses in the C-4 zoning district.

The Comprehensive Plan encourages mixed-use development and commercial development responsive to the market demands and needs of residents. The City's Future Land Use Map identifies the subject property area as Mixed-Use.

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation to the City Council in accordance with Chapter 9 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by:  Reviewed by:  Date: 6/25/2025

16-5-14: C-4 DOWNTOWN COMMERCIAL:

The C-4 district is intended to provide locations in the downtown commercial areas of the city for a large variety of uses. The C-4 district is not intended to have any application in undeveloped or newly developing areas of the city. The regulations for this district are designed to encourage the maintenance of existing uses and the private reinvestment and redevelopment of new uses. (Ord. 52-09, 10-19-2009)

16-5-14-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the C-4 district:

Agricultural supply sales.

Animal hospital or clinic.

Appliance sales or service.

Art gallery, museum, or library.

Artist studio.

Auditorium or assembly hall.

Automated gas station.

Bakery (wholesale/commercial).

Banks, savings and loan, or credit union.

Bar or tavern.

Barber or beauty shop.

Business services.

Catalog center.

Commercial greenhouse.

Construction supply sales or service.

Contractor shop or yard.

Dental or medical lab.

Department store.

Furniture or home furnishing sales.

Furniture upholstery or repair.

Gas station.

General office.

Grocery store.

Hotel.

Housing for the elderly or persons with disabilities.

Indoor amusement center.

Indoor recreation facility.

Indoor restaurant.

Indoor theater.

Laundry, dry cleaner, or laundromat.

Licensed childcare center.

Maternity group home.

Medical office.

Mini-warehouse below the first floor only.

Mortuary or funeral home.

Neighborhood shopping center.

Parking structure.

Pet daycare or grooming.

Photographic studio.

Place of religious exercise or assembly.

Printing or publishing.

Private club.

Public or private park or similar natural recreation area.

Public, private or parochial school approved by the state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Registered child development home.

Residential use above the first floor only.

Retail sales or service.

School of private instruction.

Service station.

Shoe repair.

Supermarket.

Tailor or alteration shop.

Tattoo parlor.

Tour home.

Upholstery shop.

Vending or game machine sales or service.

Wholesale sales or distributor. (Ord. 52-09, 10-19-2009; amd. Ord. 41-16, 8-15-2016; Ord. 54-19, 12-16-2019; Ord. 30-21, 9-20-2021; Ord. 3-22, 1-18-2022; Ord. 49-23, 11-20-2023; Ord. 1-24, 1-16-2024)

16-5-14-2: CONDITIONAL USES:

The following conditional uses may be permitted in the C-4 district, subject to the provisions of section16-8-5 of this title:

- Car wash.
- Drive-up automated bank teller.
- Licensed adult day services.
- Off street parking.
- Passenger transfer facility.
- Restaurant, drive-in or carryout.
- Vehicle body shop.
- Vehicle sales or rental.
- Vehicle service or repair.
- Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019; Ord. 44-23, 9-18-2023)

16-5-14-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section16-3-7 of this title:

- Any use customarily incidental and subordinate to the principal use it serves.
- Crematorium accessory to a mortuary or funeral home.
- Drive-up automated bank teller.
- Wind turbine (building mounted). (Ord. 52-09, 10-19-2009)

16-5-14-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-14-5: PARKING:

Off street parking is not required. New surface off street parking lots are prohibited unless approved by the city council. Underground and aboveground parking garages are allowed provided they are an integral part of a new or existing building. (Ord. 52-09, 10-19-2009)

16-5-14-6: SIGNS:

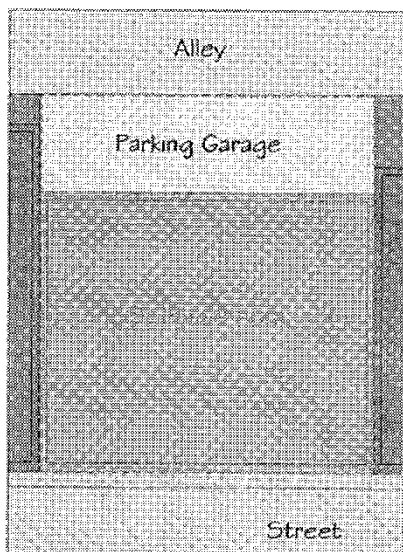
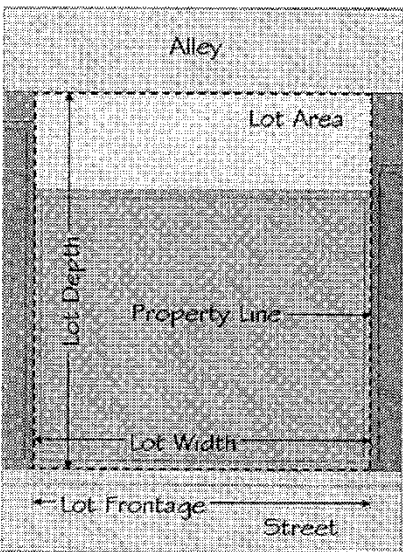
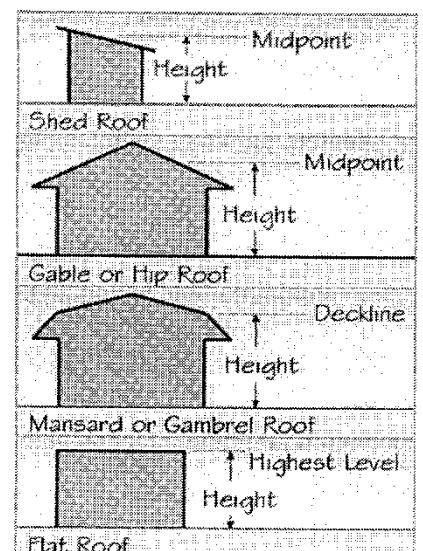
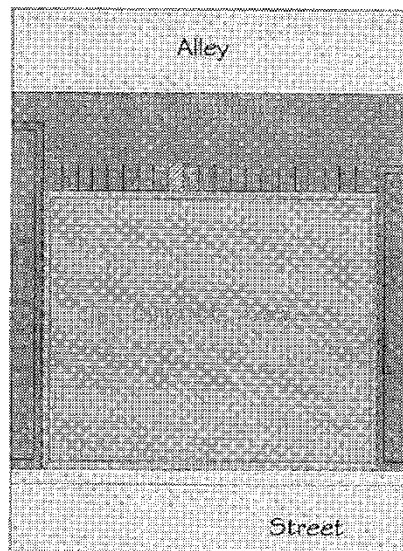
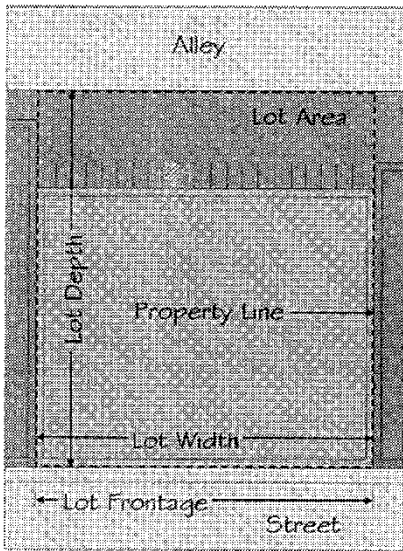
Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-14-7: BULK REGULATIONS:

C-4 Downtown Commercial	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks			Maximum Height
				Minimum Front	Minimum Side ¹	Minimum Rear ²	
C-4 Downtown Commercial	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Minimum Front	Minimum Side ¹	Minimum Rear ²	Maximum Height
Permitted uses:							
Residential above first floor	-	-	-	-	-	-	75 ft.
Vehicle sales	20,000 sq. ft.	-	-	-	-	-	75 ft.
All other permitted uses	-	-	-	-	-	-	75 ft.
Conditional uses:							
Licensed adult day services, licensed childcare center	3,500 sq. ft.	50 ft.	50%	-	-	-	75 ft.
All other conditional uses	-	-	-	10 ft.	-	-	75 ft.

Notes:

- 1. When abutting a residential or office residential district, a 6 foot side setback is required.
- 2. When abutting a residential or office residential district, a 20 foot rear setback is required.



(Ord. 52-09, 10-19-2009)

16-5-4: R-2A ALTERNATE TWO-FAMILY RESIDENTIAL:

The R-2A district is intended to provide for the protection of certain older areas of the community developed principally as single-family and two-family uses. Characteristics of the R-2A district are: smaller than average lot widths and area, established building lines much closer to the public right of way and required setback lines, and/or greater lot coverage than allowed in the more recent developing areas where such requirements can be provided. The R-2A district is intended to be located in those areas displaying one or more of the above characteristics. The purpose of this district is to stabilize and preserve the residential character of existing areas through the establishment of bulk regulations in conformity with existing conditions. (Ord. 52-09, 10-19-2009)

16-5-4-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-2A district:

- Cemetery, mausoleum, or columbarium.
- Community gardens.
- Golf course.
- Maternity group home.
- Parks, public or private, and similar natural recreation areas.
- Place of religious exercise or assembly.
- Public, private, or parochial school approved by state of Iowa (K - 12).
- Railroad or public or quasi-public utility, including substation.
- Single-family detached dwelling.
- Townhouse (maximum 2 dwelling units).
- Two-family dwelling (duplex). (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-4-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-2A district, subject to the provisions of section 16-8-5 of this title:

- Accessory dwelling unit.
- Bed and breakfast home.
- Hospice.
- Licensed adult day services.
- Licensed childcare center.
- Off premises residential garage.
- Off street parking.
- Tour home.
- Tourist home.
- Wind energy conversion system. (Ord. 52-09, 10-19-2009; Ord. 20-22, 5-20-2022)

16-5-4-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

- Detached garage.
- Fence.
- Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.
- Home based business.
- Keeping of hens for egg production.
- Noncommercial garden, greenhouse or nursery.
- Off street parking and storage of vehicles.
- Satellite receiving dish.
- Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).
- Sport, recreation, or outdoor cooking equipment.
- Storage building.
- Tennis court, swimming pool or similar permanent facility.
- Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-4-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-4-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title, except for properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required. (Ord. 52-09, 10-19-2009; amd. Ord. 9-24, 4-15-2024)

16-5-4-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

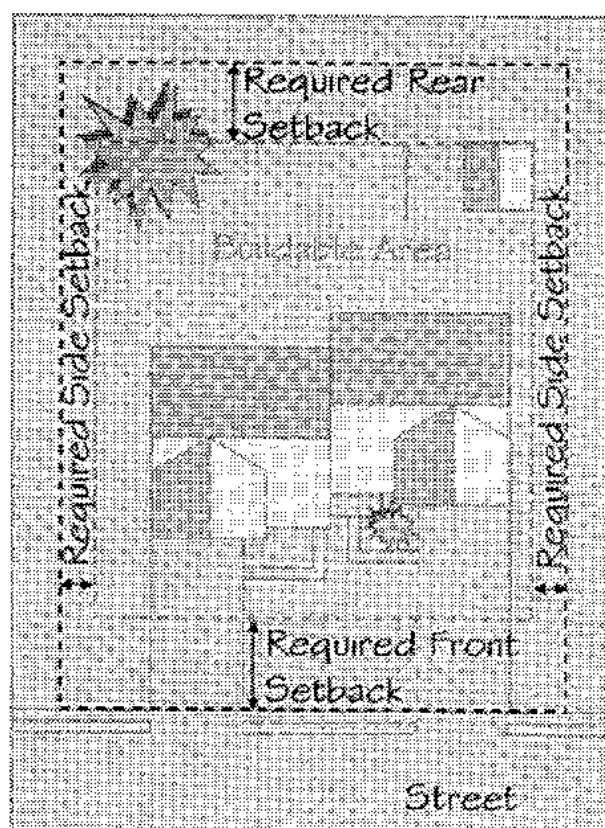
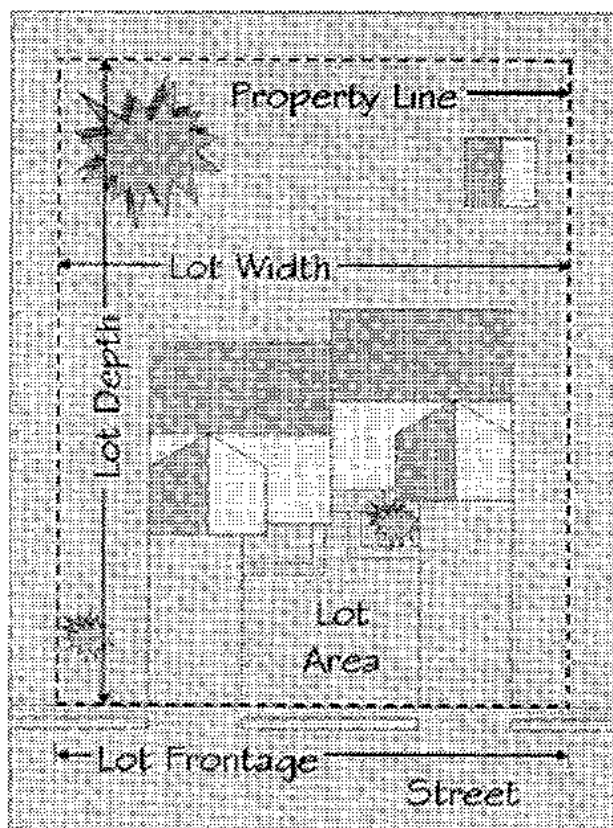
16-5-4-7: BULK REGULATIONS:

600-4.7. BULK REGULATIONS.

R-2A Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ^{1,3}	Maximum			
R-2A Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ^{1,3}	Maximum			
Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	10 ft.	-	20 ft.	20 ft.	75 ft. ²
Single-family detached dwelling	2,500 sq. ft.	25 ft.	50%	10 ft.	50 ft.	3 ft.	10 ft.	30 ft.
Townhouse (2 du maximum)	2,500 sq. ft./du	25 ft./du	50%	10 ft.	50 ft.	3/0 ft.	10/0 ft.	30 ft.
Two-family dwelling	2,500 sq. ft.	25 ft.	50%	10 ft.	50 ft.	3 ft.	10 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	2,500 sq. ft.	25 ft.	50%	10 ft.	50 ft.	3 ft.	10 ft.	30 ft.
Hospice	2,500 sq. ft.	25 ft.	50%	10 ft.	-	3 ft.	10 ft.	30 ft.
Licensed adult day services, licensed childcare center	2,500 sq. ft.	25 ft.	50%	10 ft.	-	3 ft.	10 ft.	30 ft.
Off premises residential garage	-	-	-	10 ft.	-	3 ft.	6 ft.	15 ft.

Notes:

1. Minimum 20 feet for garages facing a street.
2. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.
3. See section 16-3-17 of this title for adjustment of minimum front yard setbacks.



Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Adrienne N. Breittfelder, City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. - 25

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 2167 JACKSON STREET FROM R-2A ALTERNATE TWO-FAMILY RESIDENTIAL DISTRICT TO C-4 DOWNTOWN COMMERCIAL DISTRICT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter-described property from R-2A Alternate Two-Family Residential District to C-4 Downtown Commercial District, to wit:

East ½ of Lot 35 of L H Langworthy's Addition, and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breittfelder, City Clerk

STATE OF IOWA
DUBUQUE COUNTY

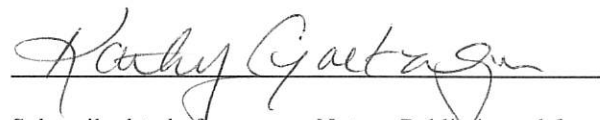
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

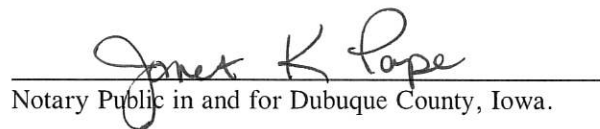
07/11/2025

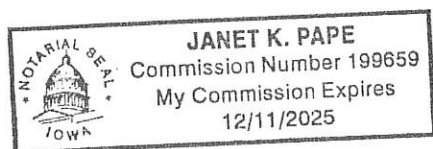
and for which the charge is 40.30



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 11th day of July, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct public hearings on the 21st day of July, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, on the following:

REZONINGS

1. Request from Michelle Mihalakis to rezone property located at 2167 Jackston St. from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district.
2. Request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family Residential to OR Office Residential zoning district.
3. Request from Dan Miller, Miller Family Property, LLC to rezone property at 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district.

TEXT AMENDMENT

1. Request from City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Adrienne N. Breittfelder, CMC

City Clerk

1t 7/11

**City of Dubuque
City Council**

PUBLIC HEARINGS # 2.

ITEM TITLE: Request to Rezone Property at Bluff Street

SUMMARY: Proof of Publication on notice of public hearing to consider a request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family Residential to OR Office Residential zoning district, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property From R-2 Two-Family Residential To OR Office Residential Zoning District

SUGGESTED DISPOSITION: Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Ltr to CC - Bluff St REZ
2. Application
3. Vicinity Map
4. Staff Report
5. Notification Map - Bluff Street
6. R2 Zoning Regulations
7. OR Zoning Regulations
8. Ordinance
9. Proof of Publication

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



July 14, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Freddy Kammiller
Location: Bluff Street, PIN 1025401021
Description: To rezone property from R-2 Two-Family Residential to OR Office Residential zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Micah Spivey, 2417 Pinehurst Court, and Fred Kammiller, 17436 Kammiller Lane, spoke on behalf of the application. They stated they are seeking to rezone the property to allow a multi-family apartment on what is currently city property. They noted that it would face the existing parking lot to the north and that the Historic Preservation Commission (HPC) approved the design.

The Commission requested to see elevations of the proposed apartment complex and staff shared them. Mr. Spivey clarified that apartment building would contain 20 units.

Staff detailed the staff report noting there are two 20-unit apartments being proposed with one to the north on a lot zoned as OR and one on the subject parcel. Staff noted that the rezoning would be an expansion of an existing OR zone. Staff said this property is outside the Cathedral historic district, so it does not require historic review, but noted that the north building did go through historic review with the Historic Preservation Commission and they approved the materials, layout, and design. Staff noted the property was zoned OR in 1975 and pointed out that this is a heavily wooded lot. Staff stated that the project is currently going through site plan review with the Development Review Team. Staff described the uses of the proposed OR zoning district, stating that the comprehensive plan encourages mixed use, and that this area is shown as mixed use on the Future Land Use Map.

There were no public comments.

The Zoning Advisory Commission discussed the request and had a question about what “OR” stands for, noting that one section of the staff report notes “C-4”. Staff clarified that the OR Office Residential zoning district is intended for adaptive reuse and transitional zones, and that the table is accurate except that the header noting C-4 was a Scrivner’s error.

Recommendation

By a vote of 4 to 0, the Zoning Advisory Commission recommends that the City Council approve the request.

A simple majority vote is needed for the City Council to approve the request.

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

cc: Fred Kammiller, 17436 Kammiller Lane, Durango, IA
Micah Spivey, 2417 Pinehurst Court, Dubuque, IA

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: City Lot located to the south of 39 Bluff St.
Legal Description/Parcel ID#/Subdivision: 1025401021
Existing Zoning: R-2 Proposed Zoning: OR Site Area (square feet/acres): 0.34 Acres, 14,773 SF
Historic District: Cathedral Landmark: ☐ Yes ☐ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

For development of new apartment building.

C. Applicant/Agent Information

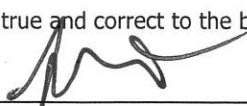
Name: Fred Kammiller Phone: 563-542-7253
Address: 17436 Kammiller LN City: Durango
State: IA Zip: 52039 Email: kammillerrental@hotmail.com

D. Property Owner(s) Information

Name(s): Fred Kammiller Phone: 563-542-7253
Address: 17436 Kammiller LN City: Durango
State: IA Zip: 52039 Email: kammillerrental@hotmail.com

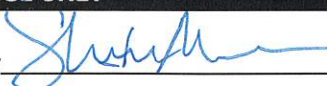
E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: Fred Kammiller  Date: 6/3/25

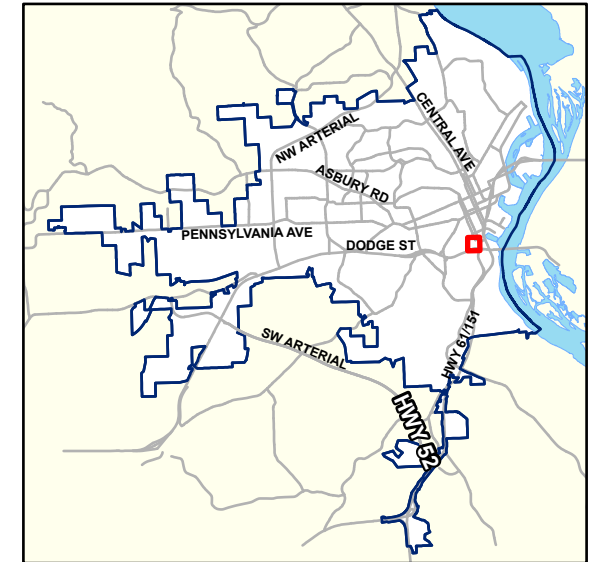
Property Owner(s): Fred Kammiller Date: 6/3/25

FOR OFFICE USE ONLY

Fee \$ 684 Ck# 5347 ☐ CC ☐ Cash Received by  Date 6/5/25



Vicinity Map

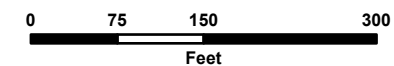
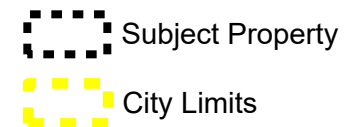


Applicant: Freddy Kammiller

Location: Bluff Street, PIN 1025401021

Type: Rezoning

Description: To rezone property from R-2 Two-Family Residential to OR Office Residential zoning district.



Property Address: Bluff Street, PIN 1025401021

Property Owner: City of Dubuque

Applicant: Freddy Kammiller

Description: To rezone property from R-2 Two-Family Residential to OR Office Residential zoning district.

Proposed Land Use: Office Residential

Proposed Zoning: OR

Existing Land Use: Vacant

Existing Zoning: R-2

Adjacent Land Use:

North – Residential
 East – Residential
 South – Vacant
 West – Vacant

Adjacent Zoning:

North – OR
 East – OR
 South – OS
 West – R-2/PR

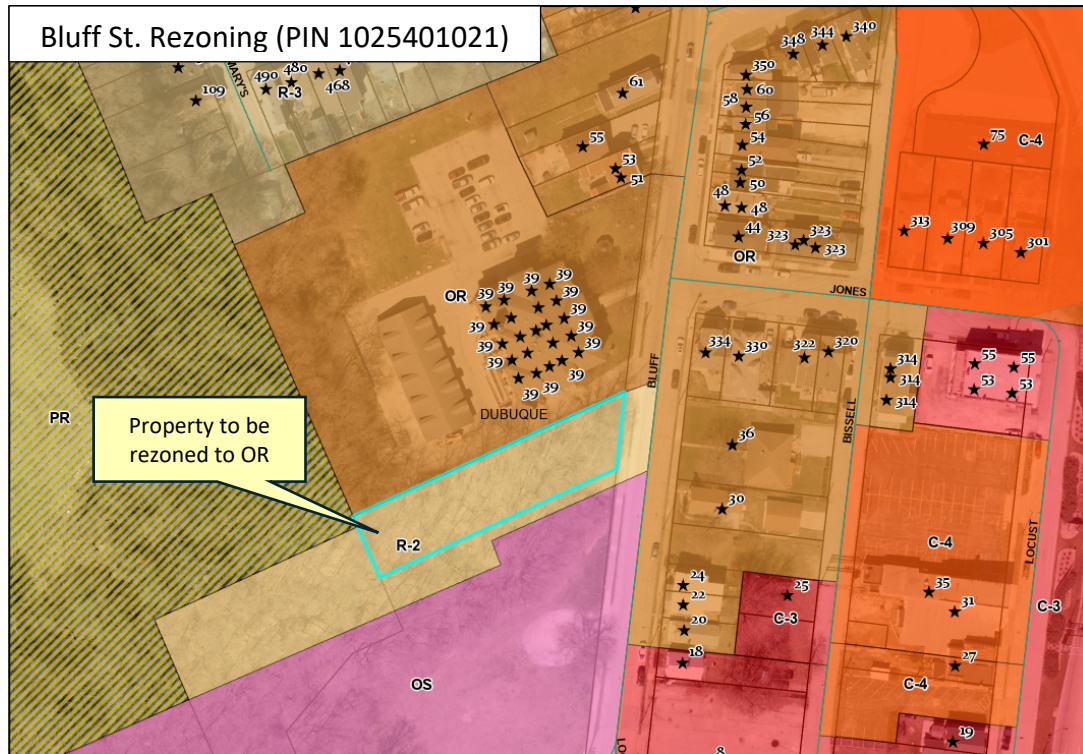
Former Zoning: Prior to 1975 – Business District
 1975 – OR Office Residential
 1985 – C-3 General Commercial

Total Area: 0.34 acres / 14,988 square feet

Property History: The subject property is located in an area of the city that has previously been zoned for commercial and office/residential uses. This section of Bluff Street was previously modified during the widening of Dodge Street/Hwy 20. The property is vacant.

Physical Characteristics: The subject property is an approximate .34 acre (14,988 square feet) lot with frontage along Bluff Street. The property is gradually sloping uphill from east to west, with a steep sloping hillside along the western edge of the lot. The surrounding development consists of residential uses and undeveloped land. The property is located just south of the Cathedral Historic District.

Site image provided on the following page.



Concurrence with Comprehensive Plan: The Comprehensive Plan goals promote infill and mixed-use development. The City's Future Land Use Plan identifies property as Mixed-Use. The proposed project would also help to meet the following recommendations of the Comprehensive Plan:

- Encourage a mix of housing affordable for all segments of Dubuque's populations throughout the community, including options for those who might be saving for their first home.
- Encourage new multi-family development in proximity to jobs to minimize transportation costs.

Impact of Request on:

Utilities: The area is adequately served by city utilities. Mains for water and sanitary sewer are located along Bluff Street.

Traffic Patterns/Counts: The Iowa Department of Transportation (IDOT) categorizes Bluff Street as a Local Street. The most recent traffic counts are from 1992 and show an average annual daily count of 10,400 vehicles. Although development of the subject property may result in additional vehicle counts, due to the size of the property and the uses that would be accommodated at the site, the proposed rezoning is not anticipated to substantially alter traffic counts to the subject site or area. Additionally, any future development will be reviewed by the City's Traffic Engineer to evaluate potential traffic impacts.

Public Services: Existing public services are adequate to serve the subject property

regardless of how it may be utilized or redeveloped.

Environment: The subject property consists of one lot that is currently owned by the City of Dubuque. The applicant is seeking to purchase the property and desires to construct a multi-family residential project. The property is generally flat with some steep hillside along the western edge. The property is vacant. The subject site contains a number of mature trees and shrubs. If rezoned, any changes to the site must be reviewed through the development review process known as the Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer connection, fire safety, and more. Staff does not anticipate any adverse effects on the environment as any potential impact would be mitigated through the review processes above.

Adjacent Properties: The subject property is surrounded by a mix of residential and commercial uses. Residential uses include single-family, two-family, and multi-family residences. Commercial uses include retail and office uses to the north along Bluff Street and throughout the downtown area to the east and northeast. The proposed rezoning would change the zoning designation for the subject property only and any future redevelopment of the subject property would be subject to site plan review by the City's DRT. Therefore, it is not anticipated that the proposed rezoning would negatively affect adjacent properties.

CIP Investments: None.

Staff Analysis: The applicant proposes to rezone the subject property from R-2 Two-Family Residential to OR Office Residential zoning district. The applicant is requesting a rezoning to allow for the construction of a multi-family residential building.

The subject property is an approximate .34 acres (14,988 square feet) lot with frontage along Bluff Street. The property is gradually sloping uphill from east to west, with a steep sloping hillside along the western edge of the lot. The surrounding development consists of residential uses and undeveloped land. The property is located just south of the Cathedral Historic District. The property is located in an area of the city that has previously been zoned for commercial and office/residential uses. This section of Bluff Street was previously modified during the widening of Dodge Street/Hwy 20. The property is vacant.

The Iowa Department of Transportation (IDOT) categorize Bluff Street as a Local Street. The most recent traffic counts are from 1992 and show an average annual daily count of 10,400 vehicles. Although development of the subject property may result in additional vehicle counts, due to the size of the property and the uses that would be accommodated at the site, the proposed rezoning is not anticipated to substantially alter traffic counts to the subject site or area. Additionally, any future development will be reviewed by the City's Traffic Engineer to evaluate potential traffic impacts.

The subject property consists of one lot that is currently owned by the City of Dubuque. The applicant is seeking to purchase the property and desires to construct a multi-family residential project. The subject site contains a number of mature trees and shrubs. The area is adequately served by city utilities. Mains for water and sanitary sewer are located along Bluff Street. If rezoned, any changes to the site must be reviewed through the development review process known as the Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer connection, fire safety, and more. Staff does not anticipate any adverse effects on the environment as any potential impact would be mitigated through the review processes above.

The R-2 zoning district allows for eleven (11) Principal Permitted Uses and the proposed OR zoning district allows for twenty (20) Principal Permitted Uses. The chart below provides a side-by-side summary of the Principal Permitted Uses in both zoning districts. The uses highlighted in yellow are permitted in both zoning districts. A copy of the full summary of each zoning district is attached to this report.

Principal Permitted Uses	
R-2 Zoning District	OR Zoning District
Cemetery, mausoleum, or columbarium.	Art gallery, museum, or library.
Community gardens.	Artist studio.
Golf course.	Community gardens.
Maternity group home.	General office.
Parks, public or private, and similar natural recreation areas.	Hospice.
Place of religious exercise or assembly.	Housing for elderly/person with disabilities
Public, private, or parochial school approved by state of Iowa (K - 12).	Licensed childcare center
Railroad or public or quasi-public utility, including substation.	Maternity group home.
Single-family detached dwelling.	Medical office.
Townhouse (maximum 2 dwelling units).	Mortuary/funeral home.
Two-family dwelling (duplex).	Multi-family dwelling.
	Nursing/convalescent home.
	Parking structure.
	Place of religious exercise or assembly.
	Public, private, or parochial school approved by state of Iowa (K - 12).
	Railroad or public or quasi-public utility, including substation.
	Registered child development home.
	School of private instruction.
	Single-family detached dwelling.
	Townhouse (maximum 2 dwelling units).
	Two-family dwelling (duplex).

Approval of the proposed rezoning is not anticipated to substantially alter the fabric of the area. The subject property is fairly small in size and consequently, development standards may require variance or waiver approvals to be able to accommodate most of the allowed uses in the OR zoning district.

The Comprehensive Plan encourages mixed-use development and commercial development responsive to the market demands and needs of residents. The City's Future Land Use Map identifies the subject property area as Mixed-Use.

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation to the City Council in accordance with Chapter 9 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by: _____



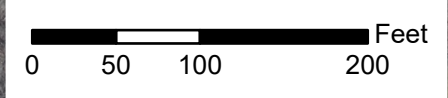
Date: 6/25/2025

Bluff Street, PIN 1025401021⁹

 Subject Property

 Properties Notified

 200-Foot Notification Boundary



16-5-3: R-2 TWO-FAMILY RESIDENTIAL:

The R-2 district is intended to provide residential areas characterized by single-family and two-family dwellings. Increased densities and the introduction of two-family housing types are intended to provide greater housing options while maintaining the basic qualities of a low density residential neighborhood. The principal use of land in this district is for low density single- and two-family dwellings and related recreational, religious and educational facilities. (Ord. 52-09, 10-19-2009)

16-5-3-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-2 district:

- Cemetery, mausoleum, or columbarium.
- Community gardens.
- Golf course.
- Maternity group home.
- Parks, public or private, and similar natural recreation areas.
- Place of religious exercise or assembly.
- Public, private, or parochial school, approved by the state of Iowa (K - 12).
- Railroad or public or quasi-public utility, including substation.
- Single-family detached dwelling.
- Townhouse (maximum 2 dwelling units).
- Two-family dwelling (duplex). (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-3-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-2 district, subject to the provisions of section 16-8-5 of this title:

- Accessory dwelling unit.
- Bed and breakfast home.
- Hospice.
- Licensed adult day services.
- Licensed childcare center.
- Mortuary, funeral home, or crematorium.
- Off street parking.
- Tour home.
- Tourist home.
- Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 66-14, 11-17-2014; Ord. 20-22, 5-20-2022)

16-5-3-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

- Detached garage.
- Fence.
- Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.
- Home based business.
- Keeping of hens for egg production.
- Noncommercial garden, greenhouse or nursery.
- Off street parking and storage of vehicles.
- Satellite receiving dish.
- Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).
- Sport, recreation, or outdoor cooking equipment.
- Storage building.
- Tennis court, swimming pool or similar permanent facility.
- Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-3-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-3-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title, except for properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required. (Ord. 52-09, 10-19-2009; amd. Ord. 9-24, 4-15-2024)

16-5-3-6: SIGNS:

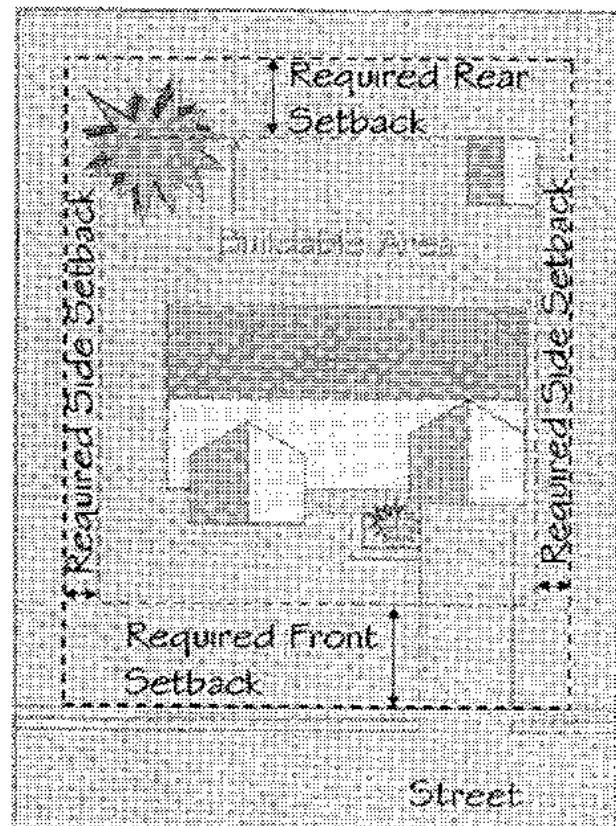
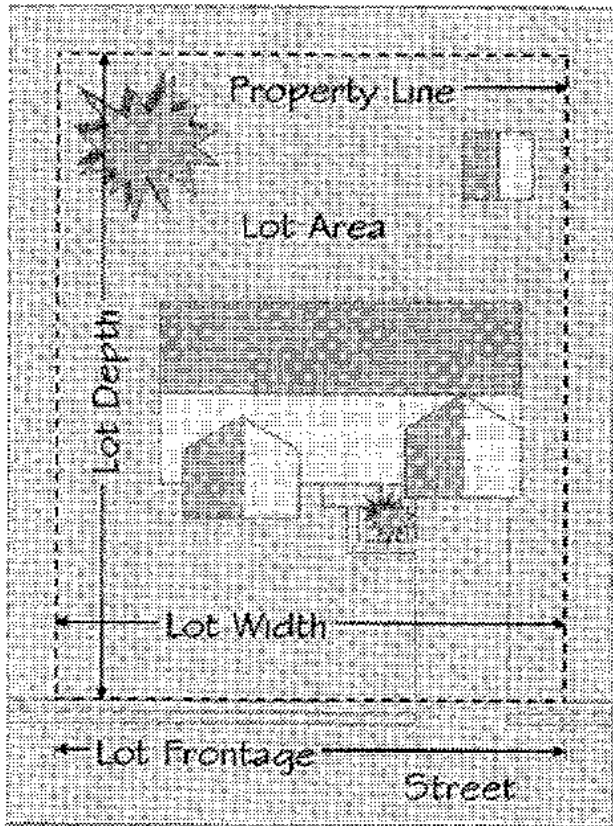
Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-3-7: BULK REGULATIONS:

R-2 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			
R-2 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			
Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft. ¹
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Townhouse (2 du maximum)	3,000 sq. ft./du	25 ft./du	40%	20 ft.	50 ft.	6/0 ft.	20/0 ft.	30 ft.
Two-family dwelling	6,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Hospice	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	30 ft.

Notes:

- May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.
- See section 16-3-17 of this title for adjustment of minimum front yard setbacks.



(Ord. 52-09, 10-19-2009)

16-5-7: OR OFFICE RESIDENTIAL:

The OR district is intended to serve as a transition zone between commercial and single- and two-family residential areas permitting adaptive reuse of existing building stock, which will normally be residential in character. This OR district is not intended to have any application in undeveloped or newly developing areas of the city or on land made vacant through intentional demolition. Development standards remain flexible to allow conservation and reuse of existing buildings. This district should be located in areas abutting arterial and/or collector streets which are, because of location and trends, suitable for development of low intensity office uses, and high intensity residential uses. (Ord. 52-09, 10-19-2009)

16-5-7-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the OR district:

- Art gallery, museum or library.
- Artist studio.
- Community gardens.
- General office.
- Hospice.
- Housing for the elderly or persons with disabilities.
- Licensed childcare center.
- Maternity group home.
- Medical office.
- Mortuary or funeral home.
- Multi-family dwelling.
- Nursing or convalescent home.
- Parking structure.
- Place of religious exercise or religious assembly.
- Public, private, or parochial school approved by state of Iowa (K - 12).
- Railroad or public or quasi-public utility, including substation.
- Registered child development home.
- School of private instruction.
- Single- or two-family dwelling unit within an existing structure only.
- Townhouse (2 or more laterally attached units). (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019; Ord. 19-20, 5-18-2020; Ord. 30-21, 9-20-2021; Ord. 49-23, 11-20-2024)

16-5-7-2: CONDITIONAL USES:

The following conditional uses are permitted in the OR district, subject to the provisions of section 16-8-5 of this title:

- Accessory dwelling unit.
- Bed and breakfast home.
- Bed and breakfast inn.
- Group home.
- Licensed adult day services.
- Off premises residential garage.
- Off street parking.
- Photographic studio.
- Private club.
- Rooming or boarding house.
- Tour home.
- Tourist home.
- Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019; Ord. 20-22, 5-20-2022)

16-5-7-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

- Crematorium accessory to a mortuary or funeral home.
- Detached garage.
- Fence.
- Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.
- Home based business.
- Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 54-15, 8-17-2015)

16-5-7-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-7-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title, except for properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required.. (Ord. 52-09, 10-19-2009; amd. Ord. 9-24, 4-15-2024)

16-5-7-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

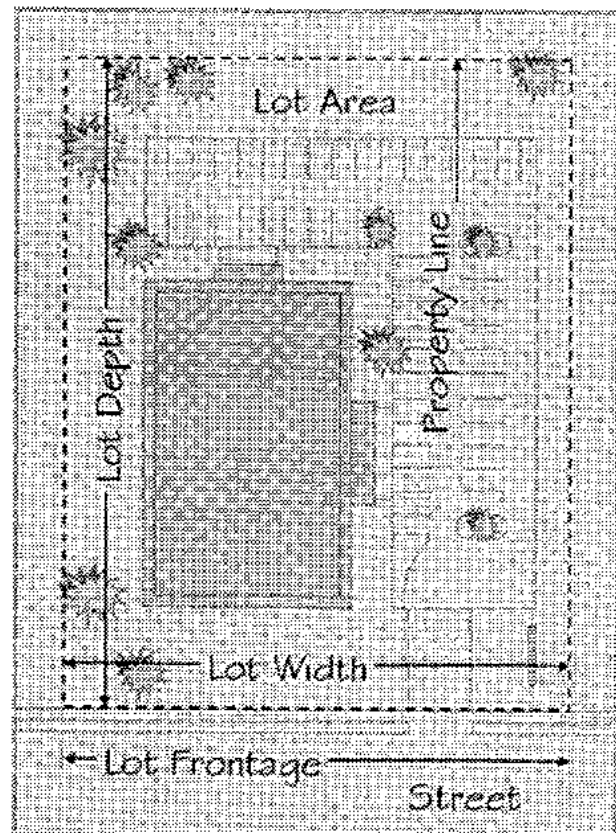
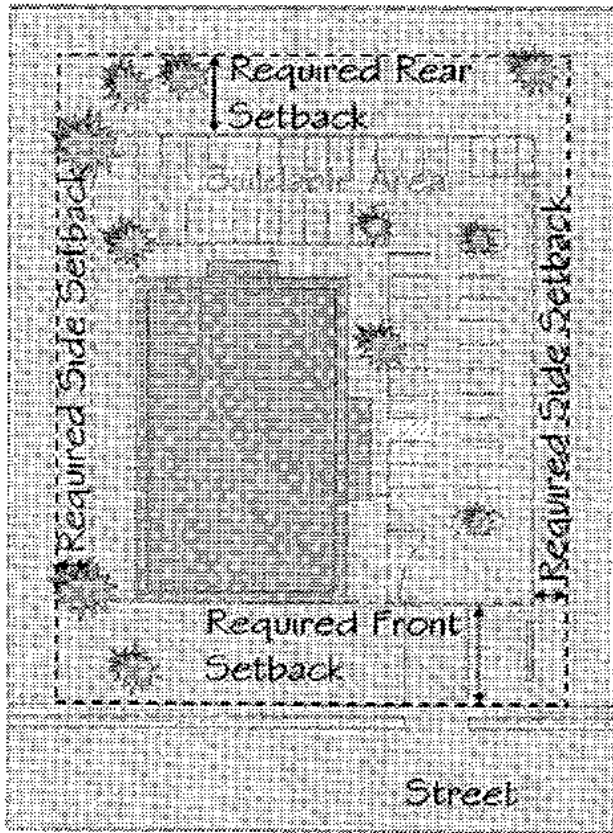
16-5-7-7: BULK REGULATIONS:

OR Office Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum	Maximum			
OR Office Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum	Maximum			
Permitted uses:								
General office	-	-	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Hospice	5,000 sq. ft.	50 ft.	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Housing for the elderly or disabled	10,000 sq. ft.	-	-	-	-	3 ft. ¹	10 ft.	40 ft.
Medical office	-	-	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Mortuary, funeral home	-	-	50%	20 ft.	-	3 ft. ¹	10 ft.	40 ft.
Multi-family dwelling	1,200 sq. ft./du	50 ft.	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Nursing or convalescent home	10,000 sq. ft.	100 ft.	50%	20 ft.	-	3 ft. ¹	10 ft.	40 ft.
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	50%	20 ft.	-	3 ft.	10 ft.	75 ft. ²
Single-family detached dwelling	5,000 sq. ft.	50 ft.	50%	20 ft.	50 ft.	3 ft.	10 ft.	40 ft.
Townhouse	1,200 sq. ft./du	16 ft./du	50%	20 ft.	-	3/0 ft.	10/0 ft.	40 ft.
Two-family dwelling	5,000 sq. ft.	50 ft.	50%	20 ft.	50 ft.	3 ft.	10 ft.	40 ft.
All other permitted uses	-	-	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	50%	20 ft.	50 ft.	3 ft.	10 ft.	40 ft.
Bed and breakfast inn	-	-	50%	20 ft.	50 ft.	3 ft.	10 ft.	40 ft.
Group home	5,000 sq. ft.	50 ft.	50%	-	-	3 ft.	10 ft.	40 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Off premises residential garage	-	-	50%	20 ft.	-	3 ft.	10 ft.	15 ft.
Photographic studio	-	-	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Private club	-	-	50%	20 ft.	-	3 ft.	10 ft.	40 ft.
Rooming or boarding house	5,000 sq. ft.	50 ft.	50%	20 ft.	-	3 ft.	10 ft.	40 ft.

Notes:

1. When abutting a residential district, a 6 foot side setback is required.

2. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.



(Ord. 52-09, 10-19-2009)

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Adrienne N. Breitsfelder, City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. - 25

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY FROM R-2 TWO-FAMILY RESIDENTIAL TO OR OFFICE RESIDENTIAL ZONING DISTRICT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter-described property from R-2 Two-Family Residential to OR Office Residential zoning district to wit:

Lot 1 of Pixler Place No. 2, all in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitsfelder, City Clerk

STATE OF IOWA
DUBUQUE COUNTY

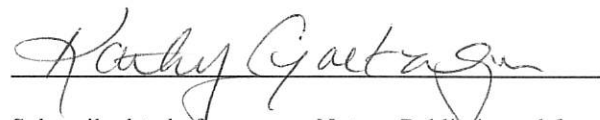
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

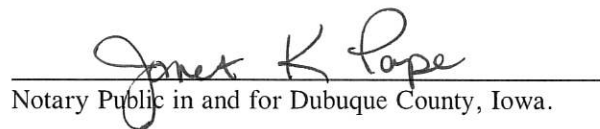
07/11/2025

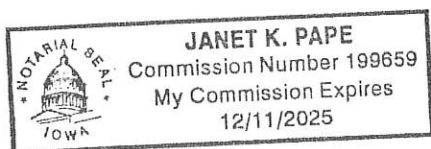
and for which the charge is 40.30



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 11th day of July, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct public hearings on the 21st day of July, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, on the following:

REZONINGS

1. Request from Michelle Mihalakis to rezone property located at 2167 Jackston St. from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district.
2. Request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family Residential to OR Office Residential zoning district.
3. Request from Dan Miller, Miller Family Property, LLC to rezone property at 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district.

TEXT AMENDMENT

1. Request from City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Adrienne N. Breittfelder, CMC

City Clerk

1t 7/11

**City of Dubuque
City Council**

PUBLIC HEARINGS # 3.

ITEM TITLE: Request to Rezone 4178 Peru Road

SUMMARY: Proof of publication on notice of public hearing to consider City Council approve a request from Dan Miller, Miller Family Property, LLC to rezone 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 4178 Peru Road From AG Agriculture District To R-1 Single-Family Residential District

SUGGESTED DISPOSITION: Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Ltr to CC - 4178 Peru Rd REZ
2. Application
3. Vicinity Map
4. Notification Map
5. Staff Report
6. Plat of Survey of Fountain Hill Resubdivision No 2
7. AG Zoning Regulations
8. R-1 Zoning Regulations
9. Ordinance
10. Proof of Publication

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



July 14, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Dan Miller, Miller Family Property, LLC
Location: 4178 Peru Road
Description: To rezone property from AG Agriculture to R-1 Single-Family Residential zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Dan Miller, 1013 Patricia Ann Drive, spoke on behalf of the application. He explained that they would like to zone the house and lane as residential. He noted that that this is part of settling his family's inheritance, his brother wants to stay in the house, and they want to sell the farmland separately.

Staff detailed the staff report and described the surrounding area noting that this would be an expansion of the adjacent R-1 zoning. Staff explained that the AG district does not allow a home as a principal use, so the applicant is seeking to rezone to allow the home to be separate from the farmland zoned AG. Staff displayed the plat of the land subdivision but clarified that the subdivision plat is not under the Commission's review and that the plat is in substantial conformance with city code.

There were no public comments.

The Zoning Advisory Commission discussed did not have any questions or concerns and found the request appropriate.

Recommendation

By a vote of 4 to 0, the Zoning Advisory Commission recommends that the City Council approved the request.

A simple majority vote is needed for the City Council to approve the request.

The Honorable Mayor and City Council Members
Page 2

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

cc: Dan Miller, Miller Family Property, LLC, 4178 Peru Road, Dubuque, IA

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 4178 Peru Road, Dubuque, IA 52001

Legal Description/Parcel ID#/Subdivision: Lot 1-2 of Fountain Hill Resubdivision

Existing Zoning: Ag Proposed Zoning: R-1 Site Area (square feet/acres): 1,850 acres

Historic District: _____ Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

To divide the house and buildings from the crop ground. The house and building lot will no longer be in compliance with Ag Zoning ordinance and needs to be rezoned. The house and building lot will remain with the family and the crop ground is to be sold to an adjacent property owner.

C. Applicant/Agent Information

Name: Miller Family Property, LLC (Dan Miller) Phone: 563-557-1731

Address: 1013 Patricia Ann Drive City: Dubuque

State: IA Zip: 52001 Email: _____

D. Property Owner(s) Information

Name(s): Miller Family Property, LLC -Dan Miller Phone: 563-557-1731

Address: 1013 Patricia Ann Drive City: Dubuque

State: IA Zip: 52001 Email: _____

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: Daniel J Miller Date: 6/3/25

Property Owner(s): Daniel J Miller Date: 6/3/25

FOR OFFICE USE ONLY

Fee \$ 686 Ck# 015232 ☐ CC ☐ Cash Received by Shena Moon Date 6/4/25

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

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- ☐ Demolition Review
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C. Applicant/Agent Information

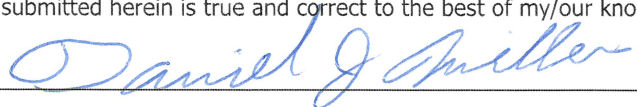
Name: Miller Family Property, LLC (Dan Miller) Phone: 563-557-1731
Address: 1013 Patricia Ann Drive City: Dubuque
State: IA Zip: 52001 Email: _____

D. Property Owner(s) Information

Name(s): Todd Miller Phone: 515-865-5626
Address: 6929 Northview Drive City: Urbandale
State: IA Zip: 50322 Email: _____

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent:  Date: 6/3/25
Property Owner(s): Todd Miller Date: 2025-06-03

FOR OFFICE USE ONLY

Fee \$ 686 Ck# 015232 ☐ CC ☐ Cash Received by Shena Moon Date 6/4/25

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

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Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

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Legal Description/Parcel ID#/Subdivision: Lot 1-2 of Fountain Hill Resubdivision
Existing Zoning: Ag Proposed Zoning: R-1 Site Area (square feet/acres): 1,850 acres
Historic District: _____ Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

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C. Applicant/Agent Information

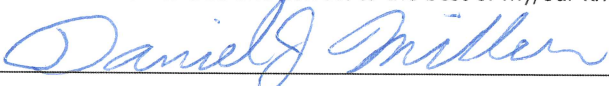
Name: Miller Family Property, LLC (Dan Miller) Phone: 563-557-1731
Address: 1013 Patricia Ann Drive City: Dubuque
State: IA Zip: 52001 Email: _____

D. Property Owner(s) Information

Name(s): Stacie Miller Phone: 480-232-4824
Address: 11105 N 115th St, Apt 2040 City: Scottsdale
State: AZ Zip: 85259 Email: _____

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

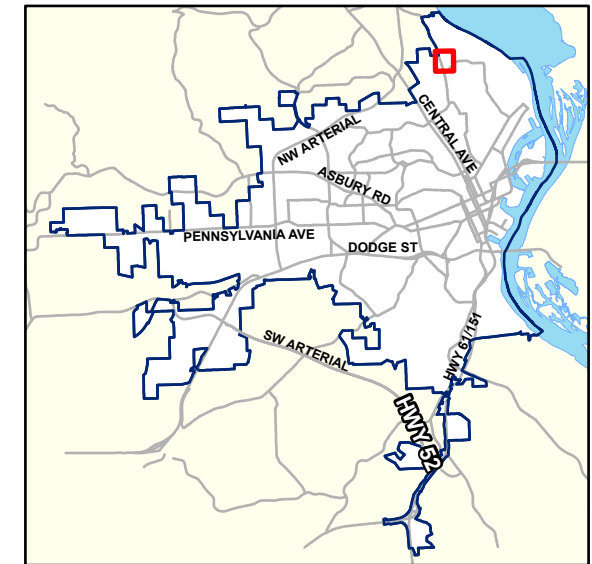
1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent:  Date: 6/3/25
Property Owner(s): Stacie Miller Date: 2025-06-02

FOR OFFICE USE ONLY

Fee \$ 686 Ck# 015232 ☐ CC ☐ Cash Received by Shena Moon Date 6/4/25

Vicinity Map



Applicant: Dan Miller, Miller Family Property, LLC

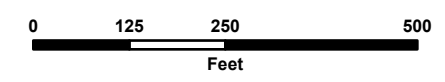
Location: 4178 Peru Road

Type: Rezoning

Description: To rezone property from AG Agriculture to R-1 Single-Family Residential zoning district.

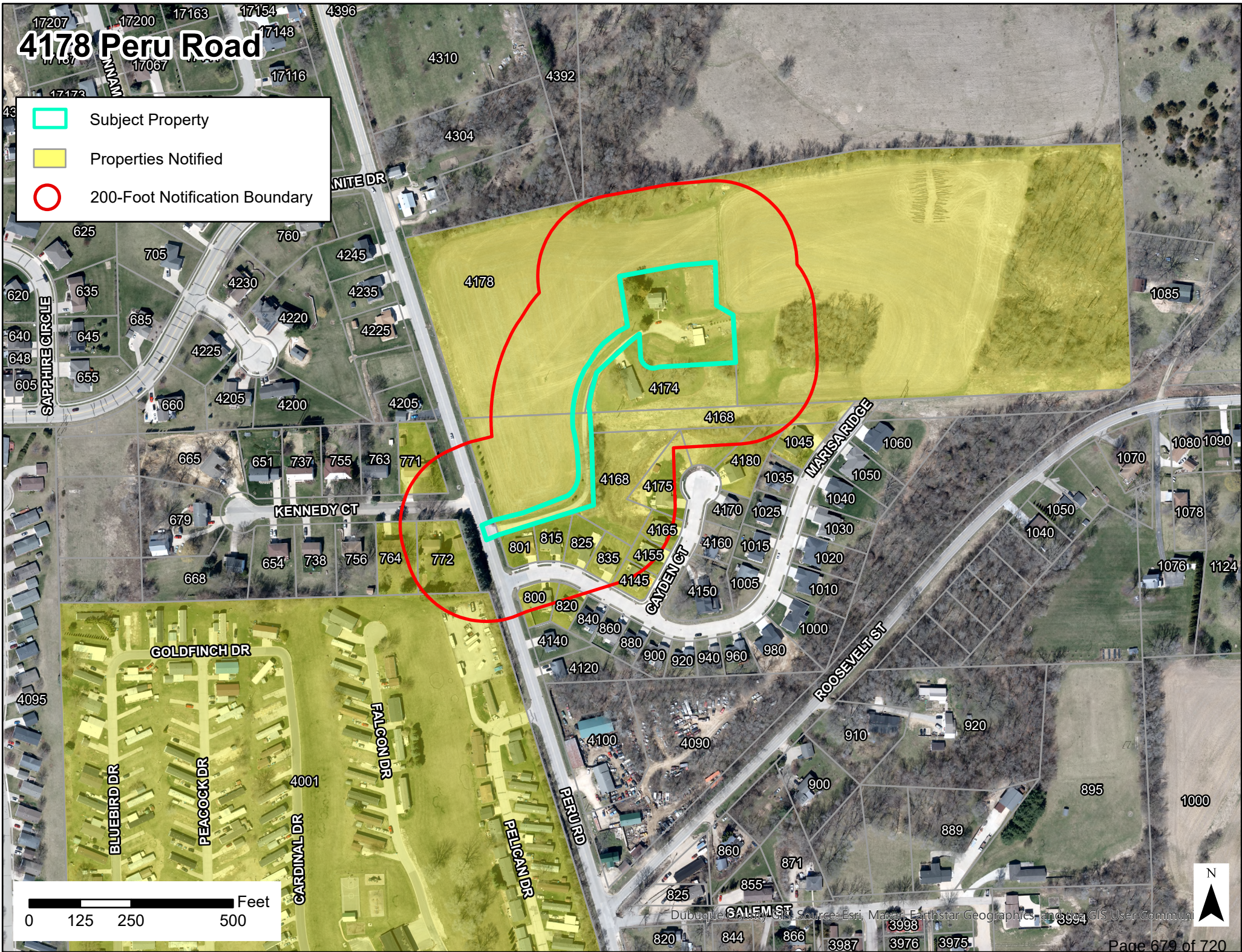
 Subject Property

 City Limits



4178 Peru Road

-  Subject Property
 Properties Notified
 200-Foot Notification Boundary



Property Address: 4178 Peru Road

Property Owner: Miller Family Property, LLC

Applicant: Dan Miller, Miller Family Property, LLC

Description: To rezone portion of property from AG Agriculture to R-1 Single Family Residential zoning district.

Proposed Land Use: Residential

Proposed Zoning: R-1

Existing Land Use: Residential/Agriculture

Existing Zoning: AG

Adjacent Land Use:

North – Residential/Agriculture
 East – Residential/Agriculture
 South – Residential
 West – Residential

Adjacent Zoning:

North – R-1/AG
 East – R-1/AG
 South – R-1
 West – R-1

Former Zoning:

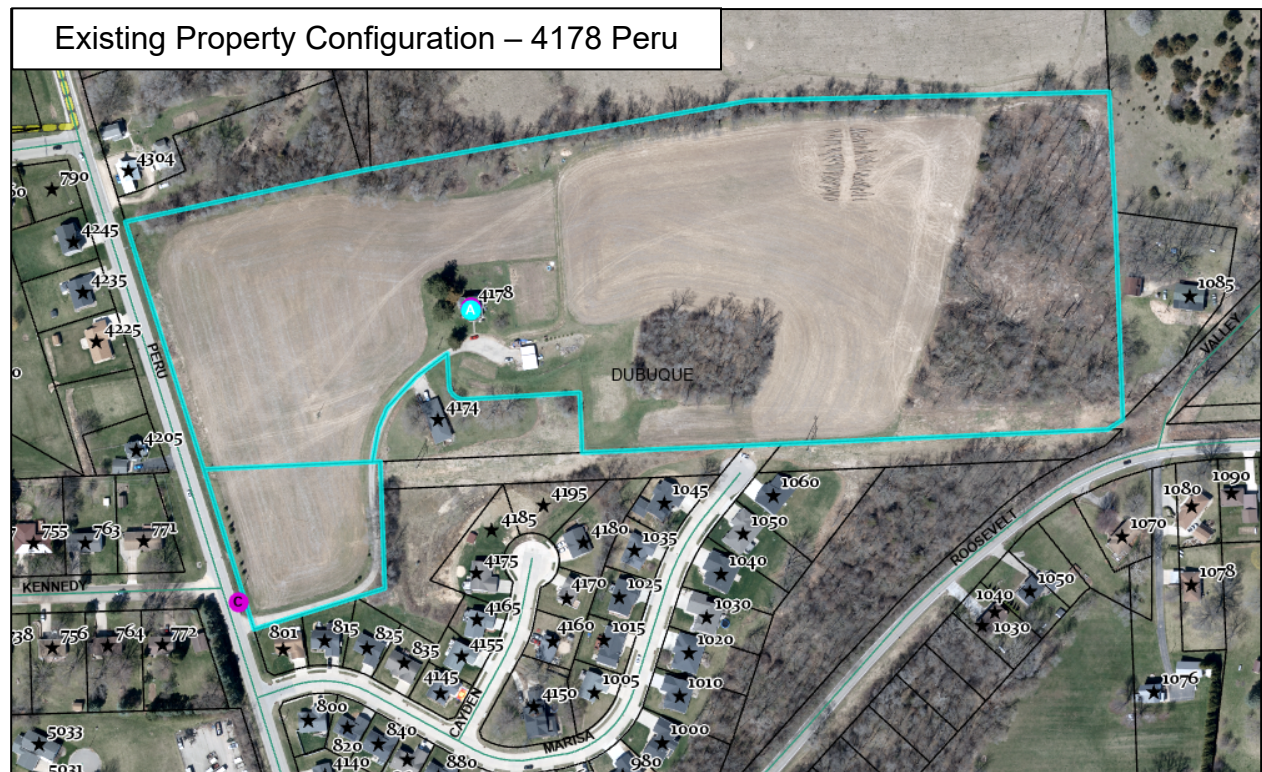
1985 – AG Agriculture
 1975 – AG Agriculture
 Prior to 1975 – AG Agriculture

Total Area: Approximately 23 acres

Property History: The subject site has historically been zoned for agriculture use and is an active farming operation.

Physical Characteristics: The subject site consists of two lots totaling an approximately 23-acre lot. The property is improved with an existing single-family residence and a detached accessory structure. The property slopes uphill from the southwest corner toward the northeast corner with an overall elevation change of 126 feet. The property abuts residential subdivisions to the south and the west across Peru Road. Along the north and east are primarily farms consisting of agriculture and a few single-family residences.

Site images provided on the following page.



Concurrence with Comprehensive Plan: The Comprehensive Plan goals promote infill and mixed-use development. The City's Future Land Use Plan identifies the property as Single-Family Residential. As proposed, the rezoning would be consistent with that land use designation.

Impact of Request on:

Utilities: The site is adequately served by both city water and sanitary sewer. Mains for both utilities are located along Peru Road.

Traffic Patterns/Counts: The Iowa Department of Transportation (IDOT) last counted the vehicle trips alone along this section of Peru Road in 2021. At that time, the average annual daily traffic count was 6,000 vehicles. The applicant is requesting to rezone approximately 1.85 acres of the subject property to R-1 in order to allow the existing single-family residence to be on a lot separate from the agricultural use. The remaining approximately 21 acres of the site will continue to be used for agriculture. Since the proposed rezoning will not change the uses (residential and agriculture) that already exist on the property, it is not anticipated that the rezoning request would result in a negative impact on traffic in the area.

Public Services: Public services are adequate to serve the site regardless of how it may be utilized or redeveloped.

Environment: The subject site totals approximately 23 acres. The property has historically been utilized for agriculture uses and is improved with a single-family residence and detached accessory structure. The property owner wishes to rezone an approximately 1.85 acres area of the site in order to allow the existing single-family residence to be on a lot separate from the agricultural use.

The single-family residential use exists and is consistent with the adjacent residential uses surrounding the property. As such, it is not anticipated that there would be any adverse effects on the environment.

Adjacent Properties: The subject property is surrounded by residential and agriculture properties on all sides. The requested R-1 rezoning would be a continuation of the permitted residential uses in the surrounding area.

CIP Investments: None.

Staff Analysis: The applicant is seeking to rezone a portion of the property from AG Agriculture to R-1 Single Family Residential zoning district. The subject site has historically been zoned for agriculture use and is an active farming operation.

The subject site consists of two lots totaling an approximately 23-acre lot. The property is improved with an existing single-family residence and a detached accessory

Chart on following page.

Principal Permitted Uses	
AG Zoning District	R-1 Zoning District
Farming and agriculture, including the raising of crops and livestock, horticulture, forestry, animal husbandry, and similar farming activities	Single-family detached dwelling
	Cemetery, mausoleum, columbarium
	Community gardens
Noncommercial nursery	Golf course
Railroad/public or quasi-public utility/substation	Maternity group home
	Parks, public or private, natural recreation area
	Place of religious exercise or assembly
	Public, private or parochial school
	Railroad/public or quasi-public utility/substation

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation on the proposed rezoning to the City Council in accordance with Chapter 16-9-5 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by:  Date: 6/25/2025

INDEX LEGEND

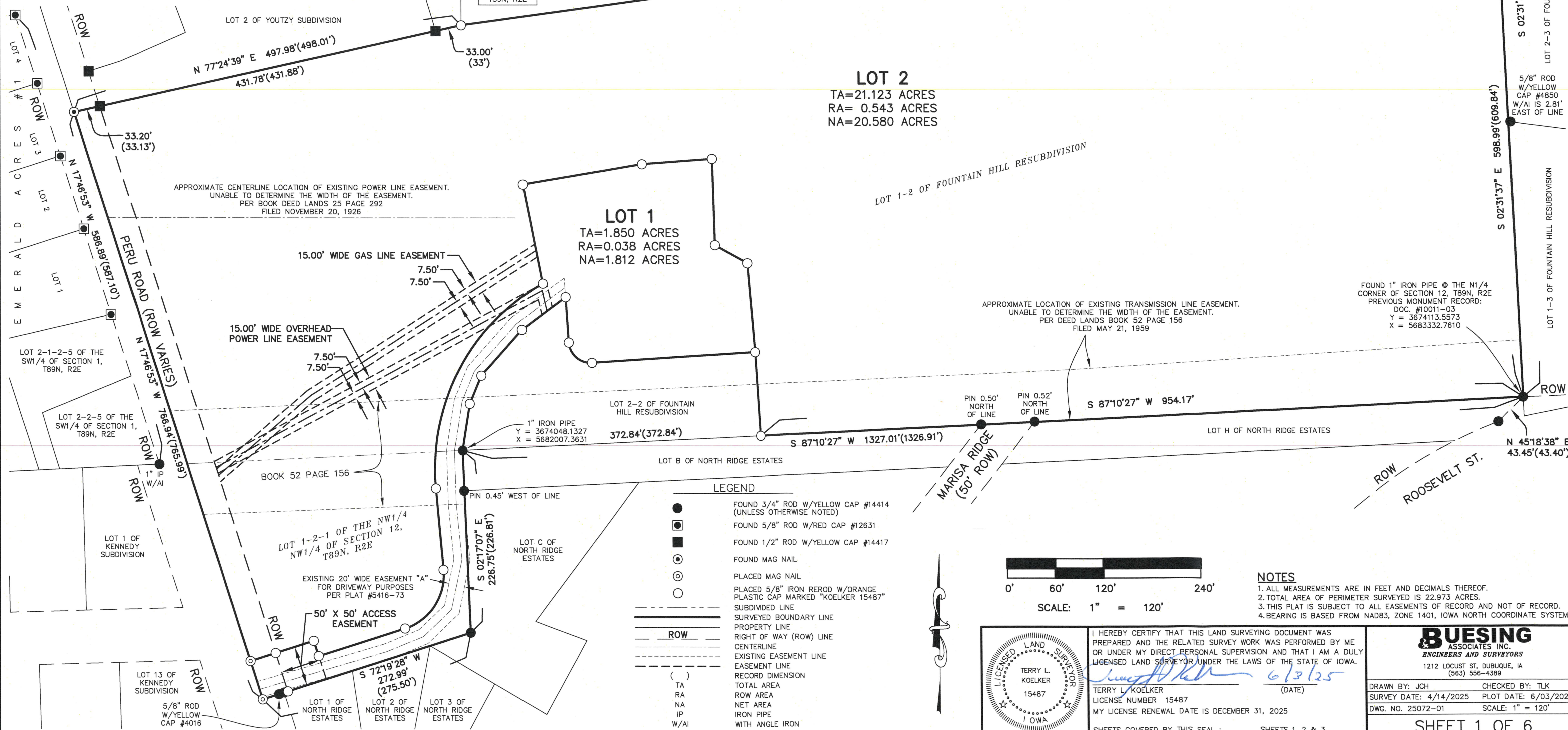
Location: Fountain Hill Resubdivision #2, in the City of Dubuque, Iowa
SW1/4 of Section 1 & the NW1/4 of Section 12, T89N, R2E of the 5th P.M., in the City of Dubuque, Dubuque County, Iowa
Requestor: Jeff Miller - Miller Family Property, LLC
Proprietors of Lot 1-2 of Fountain Hill Resubdivision & Lot 1-2-1 the NW1/4 NW1/4 of Section 12, T89N, R2E of the 5th P.M.:
Miller Family Property, LLC - 1013 Patricia Ann Dr., Dubuque, IA 52003
Stacie Miller - 11105 North 115th St. Apt. 2040, Scottsdale, AZ 85259
Todd Miller - 6929 Northview Dr., Urbandale, IA 50322
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc., 1212 Locust St., Dubuque, IA 52001
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

NOTE

THIS SURVEY IS COMPRISED OF: LOT 1-2 OF FOUNTAIN HILL RESUBDIVISION
& LOT 1-2-1 THE NW1/4 NW1/4 OF SECTION 12, T89N, R2E OF THE 5TH
P.M., IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA

Plat of Survey of:
FOUNTAIN HILL RESUBDIVISION #2,
in the City of Dubuque, Iowa

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
1212 LOCUST STREET, DUBUQUE, IOWA

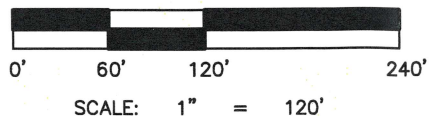


LOT 2
TA=21.123 ACRES
RA= 0.543 ACRES
NA=20.580 ACRES

LOT 1
TA=1.850 ACRES
RA=0.038 ACRES
NA=1.812 ACRES

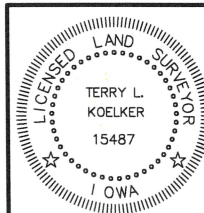
LEGEND

- FOUND 3/4" ROD W/YELLOW CAP #14414 (UNLESS OTHERWISE NOTED)
- FOUND 5/8" ROD W/RED CAP #12631
- FOUND 1/2" ROD W/YELLOW CAP #14417
- FOUND MAG NAIL
- PLACED MAG NAIL
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW) LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- RECORD DIMENSION
- () TOTAL AREA
- TA
- RA
- NA
- IP
- W/AI
- ROW
- EASEMENT LINE
- RECORD DIMENSION
- TOTAL AREA
- ROW AREA
- NET AREA
- IRON PIPE
- WITH ANGLE IRON



NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 22.973 ACRES.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL : SHEETS 1, 2 & 3

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 4/14/2025 PLOT DATE: 6/03/2025
DWG. NO. 25072-01 SCALE: 1" = 120'

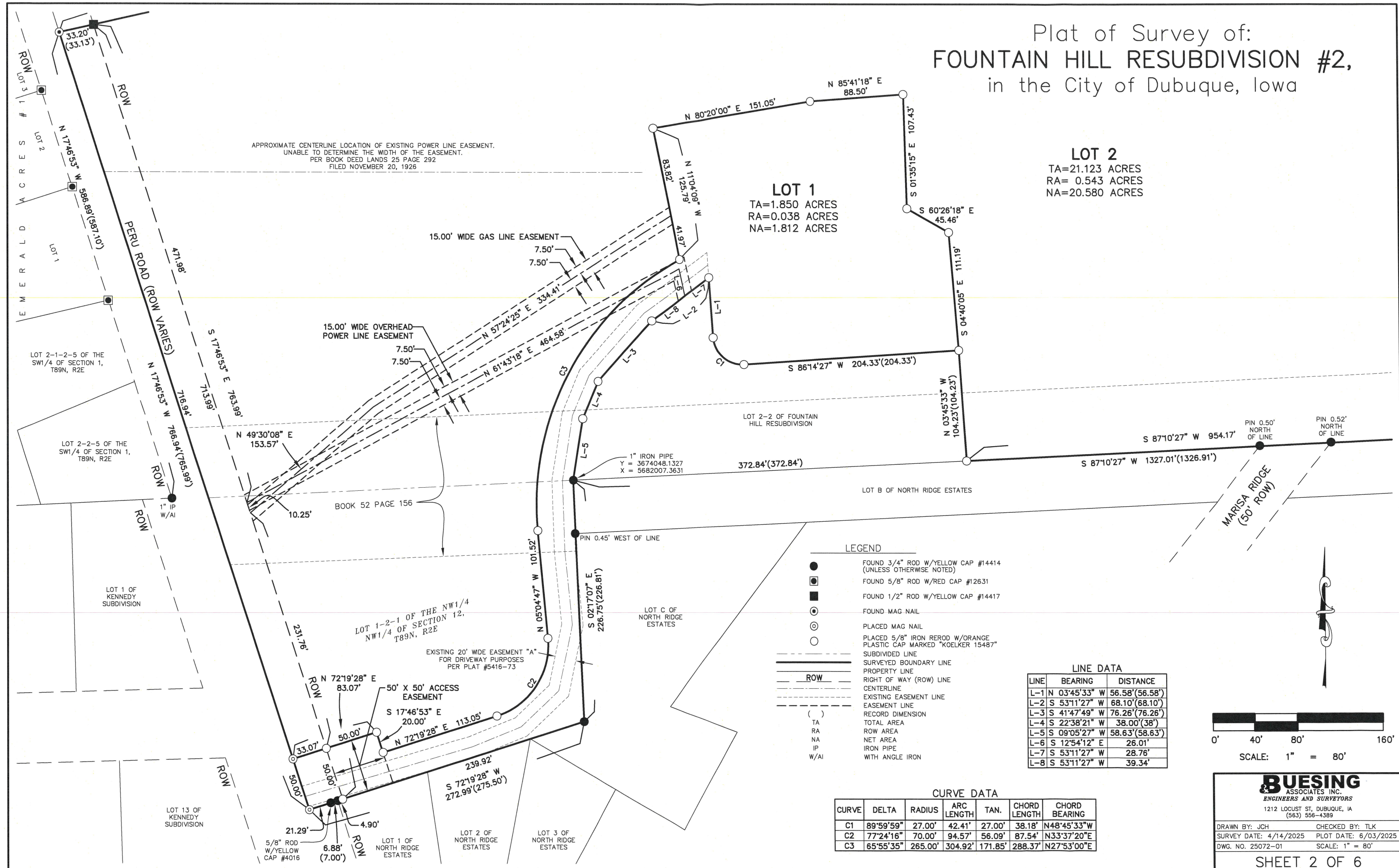
SHEET 1 OF 6

Plat of Survey of: FOUNTAIN HILL RESUBDIVISION #2, in the City of Dubuque, Iowa

LOT 2
TA=21.123 ACRES
RA= 0.543 ACRES
NA=20.580 ACRES

LOT 1
TA=1.850 ACRES
RA=0.038 ACRES
NA=1.812 ACRES

APPROXIMATE CENTERLINE LOCATION OF EXISTING POWER LINE EASEMENT.
UNABLE TO DETERMINE THE WIDTH OF THE EASEMENT.
PER BOOK DEED LANDS 25 PAGE 292
FILED NOVEMBER 20, 1926



LEGEND

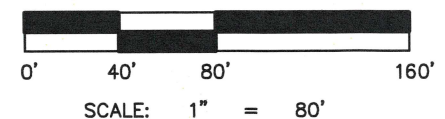
- FOUND 3/4" ROD W/YELLOW CAP #14414 (UNLESS OTHERWISE NOTED)
- FOUND 5/8" ROD W/RED CAP #12631
- FOUND 1/2" ROD W/YELLOW CAP #14417
- FOUND MAG NAIL
- PLACED MAG NAIL
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW) LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- RECORD DIMENSION
- () TOTAL AREA
- TA
- RA
- NA
- IP
- W/AI
- WITH ANGLE IRON

LINE DATA

LINE	BEARING	DISTANCE
L-1	N 03°45'33" W	56.58'(56.58')
L-2	S 53°11'27" W	68.10'(68.10')
L-3	S 41°47'49" W	76.26'(76.26')
L-4	S 22°38'21" W	38.00'(38')
L-5	S 09°05'27" W	58.63'(58.63')
L-6	S 12°54'12" E	26.01'
L-7	S 53°11'27" W	28.76'
L-8	S 53°11'27" W	39.34'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1	89°59'59"	27.00'	42.41'	27.00'	38.18'	N48°45'33"W
C2	77°24'16"	70.00'	94.57'	56.09'	87.54'	N33°37'20"E
C3	65°55'35"	265.00'	304.92'	171.85'	288.37'	N27°53'00"E



BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 4/14/2025 PLOT DATE: 6/03/2025
DWG. NO. 25072-01 SCALE: 1" = 80'

SHEET 2 OF 6

16-5-21: AG AGRICULTURE:

The AG district is intended to conserve farmland for agricultural purposes and to serve as a "holding" zone to prevent the premature development of large land acreages and of recently annexed land for which the most appropriate future use has not yet been determined. (Ord. 52-09, 10-19-2009)

16-5-21-1: PROHIBITED USES:

The following uses are prohibited in the AG district:

Feedlot.

Livestock confinement operation. (Ord. 52-09, 10-19-2009)

16-5-21-2: PRINCIPAL PERMITTED USES:

The following uses are permitted in the AG district:

Farming and agriculture, including the raising of field crops and livestock, horticulture, forestry, animal husbandry, and similar farming activities.

Noncommercial nursery.

Railroad or public or quasi-public utility, including substation. (Ord. 52-09, 10-19-2009)

16-5-21-3: CONDITIONAL USES:

The following conditional uses may be permitted in the AG district subject to the provisions of section 16-8-5 of this title:

Kennel.

Quarry.

Retail sale of agricultural products.

Wind energy conversion systems.

Winery. (Ord. 35-15, 5-18-2015)

16-5-21-4: ACCESSORY USES:

The following uses may be permitted as accessory uses as provided in section 16-3-7 of this title:

Barbed wire or electric fences when used for livestock containment.

Barn, shed or similar structure.

Seasonal sale of produce grown on site.

Single-family detached dwelling, provided it is located on a lot of ten (10) acres or more and is incidental and subordinate to an active agricultural use it serves.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009)

16-5-21-5: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-21-6: PARKING:

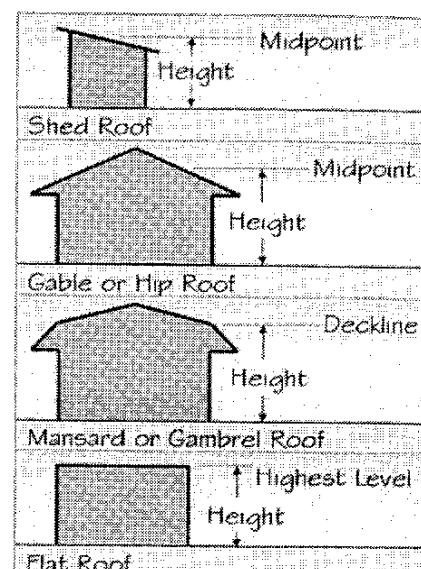
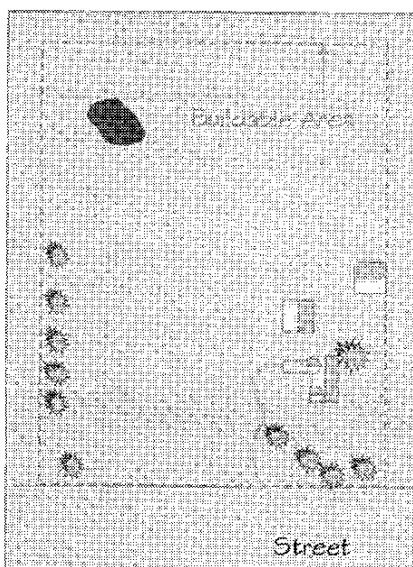
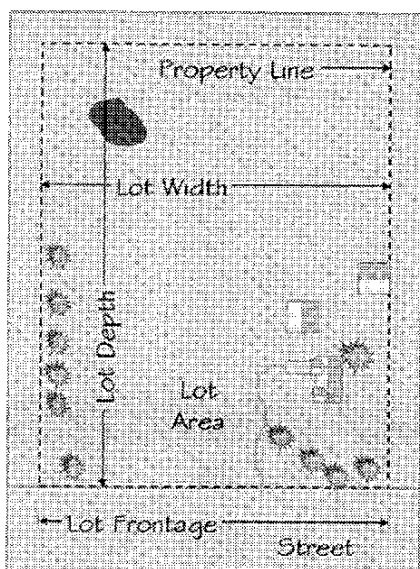
Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-21-7: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-21-8: BULK REGULATIONS:

Reserved for future use.



(Ord. 52-09, 10-19-2009)

16-5-2: R-1 SINGLE-FAMILY RESIDENTIAL:

The R-1 district is the most restrictive residential district and is intended to protect low density residential areas from the encroachment of incompatible uses. The principal use of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities. (Ord. 52-09, 10-19-2009)

16-5-2-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-1 district:

- Cemetery, mausoleum, or columbarium.
- Community gardens.
- Golf course.
- Maternity group home.
- Parks, public or private, and similar natural recreation areas.
- Place of religious exercise or assembly.
- Public, private or parochial school approved by the state of Iowa (K - 12).
- Railroad or public or quasi-public utility, including substation.
- Single-family detached dwelling. (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-2-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-1 district, subject to the provisions of section 16-8-5 of this title:

- Accessory dwelling unit.
- Bed and breakfast home.
- Keeping of horses or ponies.
- Licensed adult day services.
- Licensed childcare center.
- Mortuary, funeral home, or crematorium.
- Off street parking.
- Tour home.
- Tourist home.
- Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 66-14, 11-17-2014)

16-5-2-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

- Detached garage.
- Fence.
- Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.
- Home based business.
- Keeping of hens for egg production.
- Noncommercial garden, greenhouse or nursery.
- Off street parking and storage of vehicles.
- Satellite receiving dish.
- Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).
- Sport, recreation, or outdoor cooking equipment.
- Storage building.
- Tennis court, swimming pool or similar permanent facility.
- Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-2-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-6: SIGNS:

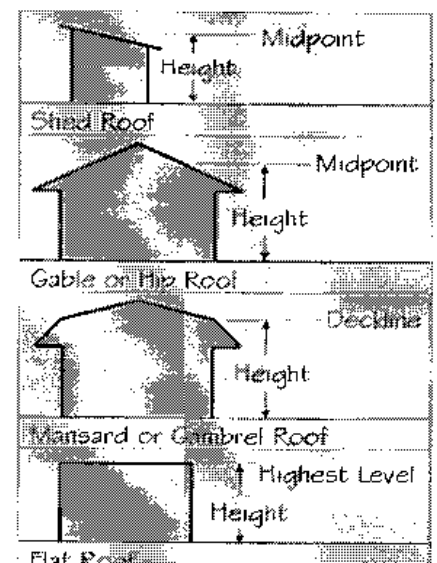
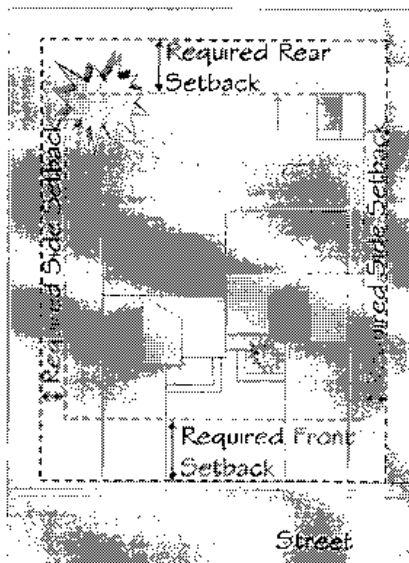
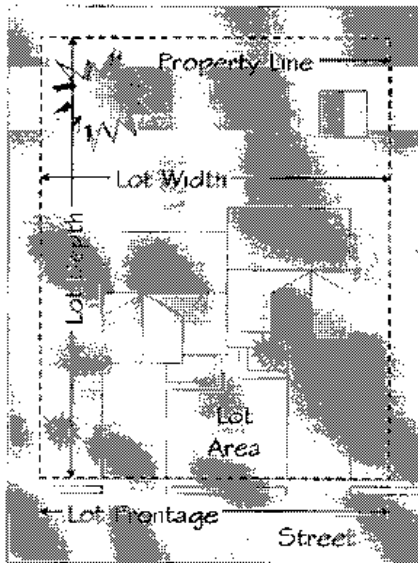
Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-7: BULK REGULATIONS:

R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			
R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			
Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft. ¹
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	30 ft.

Notes:

1. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.
2. See section 16-3-17 of this title for adjustment of minimum front yard setbacks.



(Ord. 52-09, 10-19-2009)

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Adrienne N. Breitfelder, City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. - 25

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 4178 PERU ROAD FROM AG AGRICULTURE DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter-described property from AG Agriculture District to R-1 Single-Family Residential , to wit:

As shown on Exhibit A, and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

STATE OF IOWA
DUBUQUE COUNTY

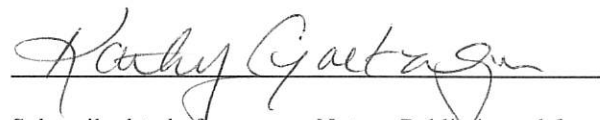
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

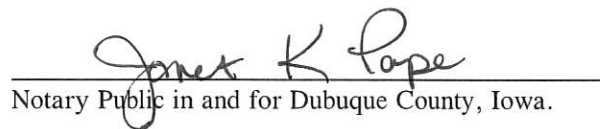
07/11/2025

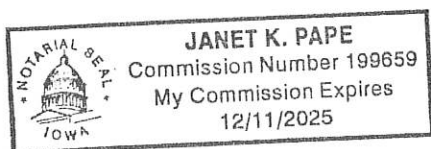
and for which the charge is 40.30



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 11th day of July, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct public hearings on the 21st day of July, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, on the following:

REZONINGS

1. Request from Michelle Mihalakis to rezone property located at 2167 Jackston St. from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district.
2. Request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family Residential to OR Office Residential zoning district.
3. Request from Dan Miller, Miller Family Property, LLC to rezone property at 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district.

TEXT AMENDMENT

1. Request from City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Adrienne N. Breittfelder, CMC

City Clerk

1t 7/11

**City of Dubuque
City Council**

PUBLIC HEARINGS # 4.

ITEM TITLE: Unified Development Code Amendment for Wall and Free Standing Signs

SUMMARY: Proof of publication on notice of public hearing to consider City Council approve a request from the City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Section 16-15-11.10 C-5 Central Business Zoning District Sign Regulations

SUGGESTED DISPOSITION: Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Ltr to CC - Text Amend for Wall and Free Standing Signs
2. Application
3. Memo - C-5 Signage
4. Zoning Map - C-5 Signage
5. Current C-5 Sign Regulations
6. Proposed C-5 Sign Regulations
7. Ordinance
8. Ordinance - Exhibit A
9. Proof of Publication

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



July 1, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: City of Dubuque

Description: To amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report, and related materials are attached for your review.

Discussion

Staff Member Duba discussed the application. He noted that the City of Dubuque is seeking to bring the C-5 sign regulations more in line with other zoning districts to address stated needs for additional signage in the district.

He stated the text amendment would increase the wall sign allowance within the C-5 district to:

- Area: 10% of the area of the building wall or 100 square feet per business, whichever is greater
- Number: Unlimited per street frontage, so long as the aggregate square footage does not exceed the allowed area

He noted the following districts which already allow signage up to 10% of building wall area: C-3, CS, CR, LI, HI, and MHI.

He said the text amendment would also extend the area in which ground monument signs are allowed along Main Street all the way from 10th to 4th Streets, where it currently goes from 10th to 8th Streets.

There was no public input.

Commissioners had no questions or concerns.

Recommendation

By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the request.

A simple majority vote is needed for the City Council to approve the request.

Respectfully submitted,



Rich Russell, Vice Chairperson
Zoning Advisory Commission

Attachments

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☐ Rezoning/PUD/ID
☒ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: C-5 Central Business zoning district

Legal Description/Parcel ID#/Subdivision: _____

Existing Zoning: _____ Proposed Zoning: _____ Site Area (square feet/acres): _____

Historic District: _____ Landmark: ☐ Yes ☐ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

To amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

C. Applicant/Agent Information

Name: Michael Van Milligen, City Manager Phone: 563-589-4110

Address: 50 W 13th St City: Dubuque

State: IA Zip: 52001 Email: _____

D. Property Owner(s) Information

Name(s): _____ Phone: _____

Address: _____ City: _____

State: _____ Zip: _____ Email: _____

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: _____ Date: _____

Property Owner(s): NA Date: _____

FOR OFFICE USE ONLY

Fee \$ NA Ck# _____ ☐ CC ☐ Cash Received by _____ Date _____

TO: Zoning Advisory Commission

FROM: Jason Duba, Assistant Planner

DATE: June 25, 2025

SUBJECT: To amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

INTRODUCTION

This memo transmits an application and an ordinance for a proposed Text Amendment to Section 15-11.10 of the Unified Development Code (UDC) zoning regulations to revise the sign regulations for the C-5 Central Business zoning district.

This text amendment would increase the allowance for wall signage and extend the range for which monument signs are allowed.

The UDC notes: "Text amendments are intended for wholesale changes to the zoning regulations, as a means for the City to respond to changing conditions and emerging trends in the community. Text amendments are not property specific."

BACKGROUND

The Planning Services Department is seeking to bring the sign regulations for the C-5 Central Business zoning district more in line with other zoning districts. It has become apparent that the current sign regulations are not adequate to meet the needs of all businesses and organizations within the district.

This district is home to a number of large buildings. The current sign regulation allows one 100-square foot wall sign per business per street frontage, regardless of the size of the building.

This text amendment would increase the wall sign allowance within the C-5 district to:

- Area: 10% of the area of the building wall or 100 square feet per business, whichever is greater
- Number: Unlimited per street frontage, so long as the aggregate square footage does not exceed the allowed area

It would also extend the area in which ground monument signs are allowed. Currently one sign is allowed per business along Main Street between 8th and 10th Streets. This text amendment would extend that south along Main Street to the end of the C-5 district at 4th Street.

DISCUSSION

Staff discussed the characteristics of the C-5 Central Business zoning district and found that changes could be made to bring the sign regulations in line with other zoning districts where sign area is based on building size.

Wall sign area is allowed at 10% of any building wall in the following zoning districts:

- C-3 General Commercial
- CS Commercial Service and Wholesale
- CR Commercial Recreation
- LI Light Industrial
- HI Heavy Industrial
- MHI Modified Heavy Industrial

This text amendment would allow wall sign area of 10% of the building wall area. Alternatively, signs up to 100 square feet would be allowed, which would prevent businesses from being limited by smaller wall sizes.

Additionally, it would not limit the number of wall signs but rather limit the aggregate area of signs based on the allowed area.

The third change would be to allow monument signs all along Main Street from 4th Street to 10th Street rather than limiting it from 8th to 10th.

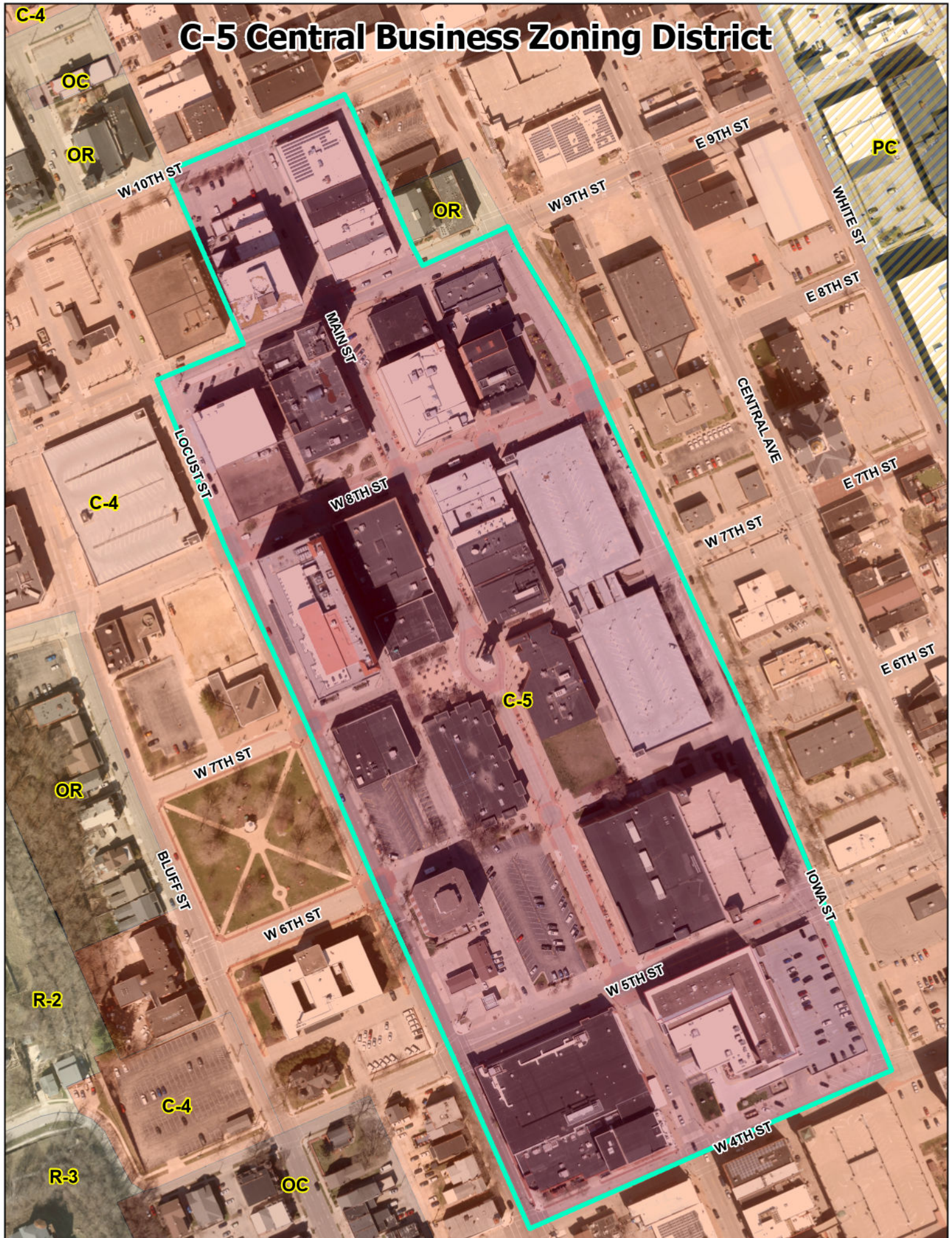
These changes are being proposed to allow signage that is proportionate to the scale of the large buildings within the C-5 zoning district. In six other zoning districts, the 10% of building wall sign area allowance is in effect and successfully applied. Staff feels that this change will be appropriate in the C-5 district as well.

RECOMMENDATION

In conclusion, in an effort to allow signage proportionate to the size and scale of buildings in the C-5 district, staff recommends that Unified Development Code Section 15-11.10 be amended to allow wall signs up to 10% of the building wall area or 100 square feet, whichever is greater. Further, that the number of wall signs be limited by the aggregate area per street frontage. Finally, that monument signs be allowed along Main Street from 4th to 10th Streets.

Enclosures

C-5 Central Business Zoning District



Current C-5 Sign Regulations

15-11.10

C-5 Business District

On- Premise Signs	Permitted Sign Structures	Maximum				Permitted Lighting Type	Permitted Mechanical Motion
		Area (sf)	Number	Projection Over Right-of-Way	Height		
C-5 Business							
Identification Signs							
Business Retail or Office	Freestanding	100 per sign	1, limited to street frontages along Locust and Iowa Streets, and along 7th Street between Locust Street and the alley and from Main Street to Iowa Street along the east side of 9th Street.	0	25 feet	No Flashing	None
	Ground Monument, having a cast iron base and sign body constructed of stone, cast stone, or terra cotta. Wood, vinyl, aluminum sheeting in excess of five sf, synthetic wood, and EIFS are prohibited	18 per sign	1 per business along Main Street frontage between 8th and 10th Streets		10 feet, 5.5 feet wide		
	Projecting	25 per sign	1 per business per street frontage		60 inches		
	Wall	100 per sign		18 inches			
	Free Standing Canopy	Wall	20 per sign	2 per canopy	0		
All Applications	Wall Nameplate	6 per sign	1 per business per street frontage	0	Below eave or parapet	No Flashing	None
Directional Signs							
All Applications	Freestanding	6 per sign	Not specified	0	10 feet	Internal only,	None
	Wall				Below eave or parapet	No Flashing	

EXHIBIT A: C-5 Sign Regulations

On- Premise Signs	Permitted Sign Structures	Maximum				Permitted Lighting Type	Permitted Mechanical Motion
		Area (sf)	Number	Projection Over Right-of-Way	Height		
C-5 Business							
Identification Signs							
Business Retail or Office	Freestanding	100 per sign	1, limited to street frontages along Locust and Iowa Streets, and along 7th Street between Locust Street and the alley and from Main Street to Iowa Street along the east side of 9th Street.	0	25 feet	No Flashing	None
	Ground Monument, having a cast iron base and sign body constructed of stone, cast stone, or terra cotta. Wood, vinyl, aluminum sheeting in excess of five sf, synthetic wood, and EIFS are prohibited	18 per sign	1 per business along Main Street frontage between 4th and 10th Streets		10 feet, 5.5 feet wide		
	Projecting	25 per sign	1 per business per street frontage	60 inches	Below eave or parapet		
	Wall	10% of the area of the building wall or 100 square feet per business, whichever is greater	Unlimited per street frontage, so long as the aggregate square footage does not exceed the allowed area	18 inches			
Free Standing Canopy	Wall	20 per sign	2 per canopy	0	On canopy fascia	Internal only, No Flashing	None
All Applications	Wall Nameplate	6 per sign	1 per business per street frontage	0	Below eave or parapet	No Flashing	None
Directional Signs							
All Applications	Freestanding	6 per sign	Not specified	0	10 feet	Internal only, No Flashing	None
	Wall				Below eave or parapet	No Flashing	

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Adrienne Breitfelder, City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. - 25

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY AMENDING SECTION 16-15-11.10 C-5 CENTRAL BUSINESS ZONING DISTRICT SIGN REGULATIONS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, Section 16-15-11.10 is hereby amended as follows:

16-15-11.10 C-5 Central Business Zoning District Sign Regulations

1. The provisions of the City of Dubuque Unified Development Code, Section 15 Signs shall apply unless further regulated by this section.
2. On-premise signs: On-premise signs shall be regulated in accordance with the provisions of Exhibit A.
3. Off-premise signs: Off-premise signs shall be prohibited.
4. Variances: Variances from sign requirements for size, number, and height may be requested. Such variances shall be reviewed by the Zoning Board of Adjustment in accordance with Article 8-6 of the Unified Development Code.

Section 2. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This ordinance shall take effect immediately upon publication, as provided by law.

Passed, approved, and adopted this day of July 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

EXHIBIT A: C-5 Sign Regulations

On- Premise Signs	Permitted Sign Structures	Maximum				Permitted Lighting Type	Permitted Mechanical Motion
		Area (sf)	Number	Projection Over Right-of-Way	Height		
C-5 Business							
Identification Signs							
Business Retail or Office	Freestanding	100 per sign	1, limited to street frontages along Locust and Iowa Streets, and along 7th Street between Locust Street and the alley and from Main Street to Iowa Street along the east side of 9th Street.	0	25 feet	No Flashing	None
	Ground Monument, having a cast iron base and sign body constructed of stone, cast stone, or terra cotta. Wood, vinyl, aluminum sheeting in excess of five sf, synthetic wood, and EIFS are prohibited	18 per sign	1 per business along Main Street frontage between 4th and 10th Streets		10 feet, 5.5 feet wide		
	Projecting	25 per sign	1 per business per street frontage	60 inches	Below eave or parapet		
	Wall	10% of the area of the building wall or 100 square feet per business, whichever is greater	Unlimited per street frontage, so long as the aggregate square footage does not exceed the allowed area	18 inches			
Free Standing Canopy	Wall	20 per sign	2 per canopy	0	On canopy fascia	Internal only, No Flashing	None
All Applications	Wall Nameplate	6 per sign	1 per business per street frontage	0	Below eave or parapet	No Flashing	None
Directional Signs							
All Applications	Freestanding	6 per sign	Not specified	0	10 feet	Internal only, No Flashing	None
	Wall				Below eave or parapet	No Flashing	

STATE OF IOWA
DUBUQUE COUNTY

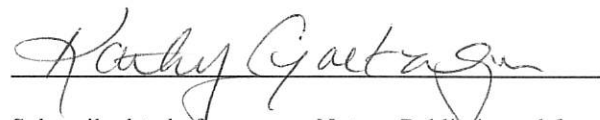
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

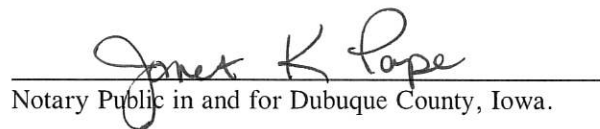
07/11/2025

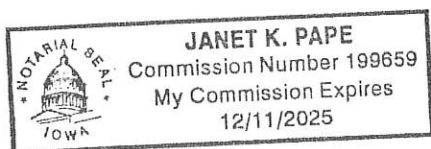
and for which the charge is 40.30



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 11th day of July, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct public hearings on the 21st day of July, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, on the following:

REZONINGS

1. Request from Michelle Mihalakis to rezone property located at 2167 Jackston St. from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district.
2. Request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family Residential to OR Office Residential zoning district.
3. Request from Dan Miller, Miller Family Property, LLC to rezone property at 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district.

TEXT AMENDMENT

1. Request from City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubue.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubue.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Adrienne N. Breittfelder, CMC

City Clerk

lt 7/11

**City of Dubuque
City Council**

PUBLIC HEARINGS # 5.

ITEM TITLE: 2025 Maintenance Dredging Project Public Hearing

SUMMARY: Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract, and estimated cost of \$270,100.00 for the 2025 Maintenance Dredging Project through adoption of the attached resolution, and City Manager recommending approval.
RESOLUTION Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2025 Maintenance Dredging Project

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. 2025 Maintenance Dredging Project - Council Staff PH MEMO
3. 2025 Maintenance Dredging Project - Council PH RESOLUTION
4. Proof of Publication

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2025 Maintenance Dredging Project
Public Hearing
Project Number: 5546000001-304-67990 - Harbor Area Dredging

DATE: July 15, 2025

Assistant City Engineer Robert Schiesl is recommending City Council approve the plans, specifications, form of contract, and estimated cost of \$270,100.00 for the 2025 Maintenance Dredging Project through adoption of the attached resolution.

On September 5th, 2023, the City Council authorized, and staff submitted a Boating Infrastructure Grant (BIG Tier 1) application to the US Fish and Wildlife Service and Iowa Department of Natural Resources for dredging the marina to provide transient boaters, and boaters who operate vessels 26 feet or larger, access to docking and safe harbor facilities, including fueling, pump-out, bathroom and shower facilities, access to clean water, electricity, and other utilities.

In July 2024, the City received the Notice of Award from the US Fish and Wildlife Service and Iowa Department of Natural Resources for the Boating Infrastructure Tier 1 Grant, and the City Council authorized the execution of the grant agreement.

On July 7th, 2025, the City Council authorized the execution of a funding agreement between the City and Dubuque Marina, Inc. for the partnership agreement for Dubuque Marina to provide the required local match funding (\$100,000) for the grant to perform maintenance dredging at Dubuque Marina

The dredging project will provide adequate depth and an improved open waterway for safely navigating transient vessels. By dredging and creating the open waterway from the Peosta Channel to the marina transient docks, this will create improved water flow and water circulation which will reduce the potential for future sediment siltation within the proposed dredge location. The proposed dredged open waterway will be more sustainable long-term and will maximize the return on the investment of federal grant funding with a long-term solution in providing safe harbor access for daily and overnight transient boaters.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer
Jenny Larson, Chief Financial Officer
Nathan Steffen, Civil Engineer

TO: Michael C. Van Milligen, City Manager
FROM: Robert Schiesl, Assistant City Engineer
DATE: July 16, 2025
RE: 2025 Maintenance Dredging Project
Public Hearing
Project Number: 5546000001-304-67990 - Harbor Area Dredging

INTRODUCTION

The attached resolution is in reference to the public hearing for the 2025 Maintenance Dredging Project.

BACKGROUND

The Sportfishing and Boating Safety Act - BIG Tier 1 grant funding supports boating as a popular recreational activity; there are approximately 11.8 million registered recreational boats in the United States. Of this total, an estimated 584,000 are at least 26 feet long. The Sportfishing and Boating Safety Act of 1998 (Public Law 105-178) established the Boating Infrastructure Grants (BIG) Program (16 U.S.C. 777g-1) to provide funding to the 50 States, for the construction, renovation, and maintenance of boating infrastructure facilities for transient recreational vessels at least 26 feet long that are operated, leased, rented, or chartered primarily for pleasure.

On September 5th, 2023, the City Council authorized, and staff submitted a Boating Infrastructure Grant (BIG Tier 1) application to the US Fish and Wildlife Service and Iowa Department of Natural Resources for dredging the marina to provide transient boaters, and boaters who operate vessels 26 feet or larger, access to docking and safe harbor facilities, including fueling, pump-out, bathroom and shower facilities, access to clean water, electricity, and other utilities.

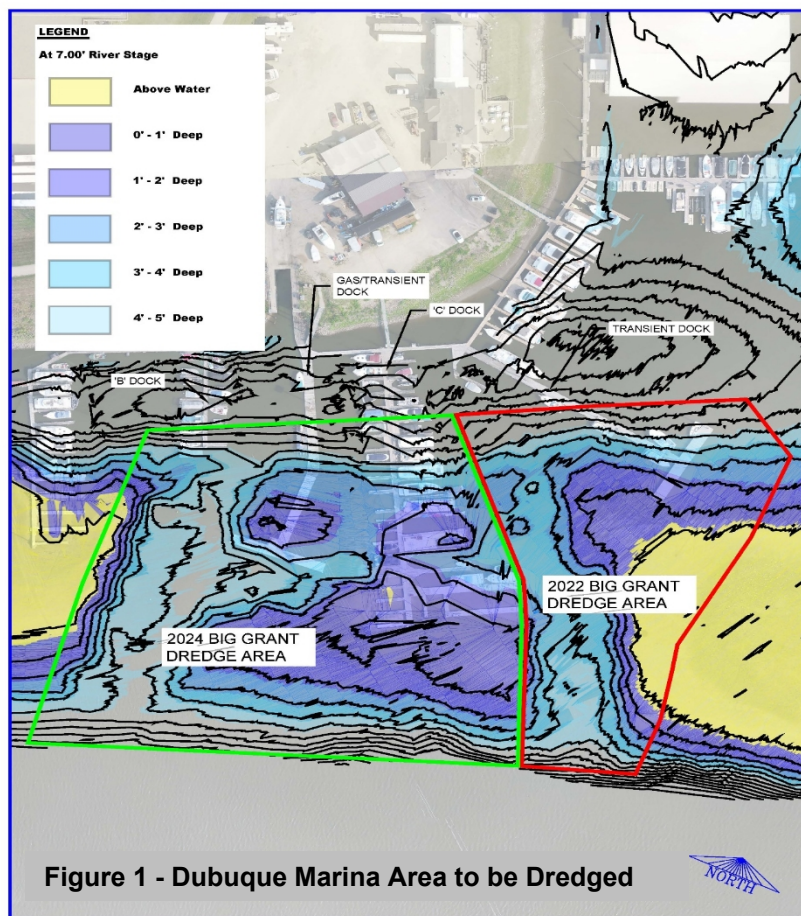
In July 2024, the City received the Notice of Award from the Iowa DNR / USFWS for the BIG Tier 1 Grant, and per Resolution 307-24, the City Council authorized the execution of the BIG Tier 1 Subrecipient Grant Agreement.

DUBUQUE MARINA FUNDING AGREEMENT

On July 7th, 2025, per Resolution 242-25, the City Council authorized the execution of a Funding Agreement between the City and Dubuque Marina, Inc. for the partnership agreement to provide the required local match funding (\$100,000) for the 2024 BIG Tier 1 Grant to perform maintenance dredging at Dubuque Marina

BIG TIER 1 GRANTS - DREDGING PLAN

The objective and scope of work for the 2025 Maintenance Dredging Project, utilizing the 2024 BIG TIER 1 Grant funding that was awarded is to perform maintenance dredging within the approximate area shown in Figure 1, to an approximate river bottom elevation of 586.5-Ft., which will provide adequate depth for transient boats 26 feet in length or greater and will create a safe open water for navigating vessels from the Peosta Channel to and from the existing transient dock for fuel, water, and holding tank pump-out.



2024 Maintenance Dredging Project No. 1

2022 BIG Tier 1 Grant Funding was used to perform dredging within the area outlined in **RED**, this project was complete in 2024.

2025 Maintenance Dredging Project

2024 BIG Tier 1 Grant Funding to be used to perform dredging within the area outlined in **GREEN**.

The dredging project will provide adequate depth and an improved open waterway for safely navigating transient vessels. By dredging and creating the open waterway from the Peosta Channel to the marina transient docks, this will create improved water flow and water circulation which will reduce the potential for future sediment siltation within the proposed dredge location. The proposed dredged open waterway will be more sustainable long-term and will maximize the return on the investment of federal BIG funding with a long-term solution in providing safe harbor access for daily and overnight transient boaters.

PROJECT SCHEDULE

The schedule for the project will be as follows:

Initiate Bidding	July 7, 2025
Publish Notice to Bidders, Advertisement for Bids	April 5, 2024
Publish Notice of Hearing on Plans & Specifications	April 5, 2024
Public Hearing	July 21, 2025
Receipt of Bids	July 24, 2025
Award of Contract	August 4, 2025
Completion Date	November 10, 2025

BUDGET IMPACT

The estimate of probable cost for the 2025 Maintenance Dredging Project is summarized in the following table:

Description	Cost Estimate
Dredge Construction - Dubuque Marina	\$ 202,700.00
Alternate 1 – Remove and Replace Dock Spuds	18,000.00
Alternate 2 – Lift Well Dredging	14,400.00
Contingency (Over Dredge Depth)	35,000.00
Total Construction Cost Estimate	\$ 270,100.00

The proposed project funding is summarized as follows:

Project Number	Fund Description	Fund Amount
5546000001-304-67990	Harbor Area Dredging (BIG TIER 1 Grant)	\$ 170,100.00
	Private Participation - Dubuque Marina	100,000.0
Total Project Funding		\$ 270,100.00

REQUESTED ACTION

The City Council is requested to approve the plans, specifications, form of contract and estimated cost for the for the 2025 Maintenance Dredging Project through adoption of the attached resolution.

cc: Gus Psihoyos, City Engineer
Jenny Larson, Chief Financial Officer
Nathan Steffen, Civil Engineer
Dubuque Marina

F:\PROJECTS\DREDGING PROJECTS\2025 Maintenance Dredge\Council & Staff Documents\

RESOLUTION NO. -25

**APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND
ESTIMATED COST FOR THE 2025 MAINTENANCE DREDGING PROJECT**

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

That the attached plans, specifications, form of contract and estimate of total cost for the 2025 Maintenance Dredging Project in the estimated amount \$270,100.00, are hereby approved.

Passed, approved, and adopted this 21st day of July 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne Breitfelder, CMC City Clerk

STATE OF IOWA
DUBUQUE COUNTY

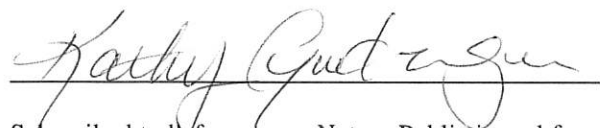
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

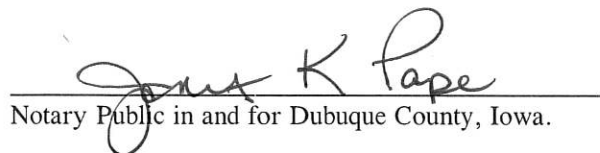
07/11/2025

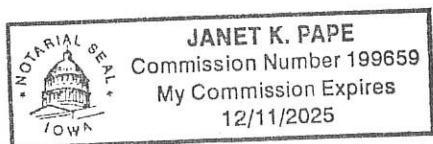
and for which the charge is 37.96



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 11th day of July, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

PUBLIC NOTICE: is hereby given that the Dubuque City Council will conduct a public hearing on the 21st day of July, 2025 at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to hold a public hearing on the proposed plans, specifications, form of contract and estimated cost for the 2025 Maintenance Dredging Project.

The scope of the Project is as follows: Perform maintenance dredging at Dubuque Marina. The dredge material (approx. 5,000 CY) will be mechanically removed, loaded onto a material barge, and transported to a contractor provided, permitted disposal location. The dredge spoil material will be offloaded from the material barge to the approved disposal site.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 7th day of July 2025.

Adrienne N. Breitfelder, CMC, City Clerk

1t 7/11

**City of Dubuque
City Council**

ACTION ITEMS # 1.

ITEM TITLE:	Quarterly Update Video on New Housing Development Projects
SUMMARY:	A brief video highlighting progress on new housing projects under construction in the community will be shown. The video can also be seen on the City's YouTube channel at https://youtu.be/SO-EjMM92R4 The updated publication on new housing units approved, under review, under construction, or completed is also enclosed.
SUGGESTED DISPOSITION:	Receive and File; Video
ATTACHMENTS:	
	1. Housing Incentives - New Units - May 28 2025

CREATING HOUSING OPPORTUNITIES

New Housing Units Approved,
Under Review, Under
Construction, or Completed

THE CITY OF
DUBUQUE
Masterpiece on the Mississippi

2,603 Total Lots/Units Proposed
as of May 28, 2025, including
392 Affordable Units

Residential Subdivision Lot Availability			
Development	Location	Lots/Units Available	Use
North Grandview Estates	North Grandview/32nd Street	32 Lots/Units	Single-Family/Apartment
Rustic Point Estates #2	Derby Grange/Kennedy Roads	40 Units	Single-Family/Duplex
Sky Blue Estates*	Sky Blue Drive	4 Lots	Single-Family
Silver Oaks Subdivision	Elmwood/Silver Oaks Drive	127 Lots	Single-Family/Duplex
South Pointe Estates*	Rockdale Road/South Pointe Drive	37 Units	Single-Family/Duplex
Timber-Hyrst Estates	Creekwood Drive/Cherry Ridge	21 Lots	Single-Family/Duplex/Townhomes
The Farm/Switch Homes	End of Tiffany Court	18 Lots	Single-Family

*Subdivision has additional phases

TOTAL: 279

Residential Development - Under Review			
Development	Location	# of Lots/Units	Use
Visitation/AHNI	900 Alta Vista Street	25 Units	Affordable Apartments
Carter Road Apartments	Carter Road	40 Units	Market-Rate Apartments
Farley & Loetscher, LLC	801 Jackson Street	126 Units	Market-Rate Apartments
1701 Central Ave. Apartments	1701 Central Avenue	4 Units	Market-Rate Apartments
35 Locust St. Apartments	35 Locust Street	81 Units	Market-Rate Apartments/Mixed Use
Iowa Street Lofts	1248 Iowa Street	17 Units	Market Rate Apartments
Millwork Flats	1065 Jackson Street	76 Units	Market-Rate Apartments
Plastic Center, Inc.	408 W. Fifth Street	9 Units	Market-Rate Apartments
Corridor DBQ	1527 Central Avenue	10 Units	Market-Rate Apartments
Wilson House Apartments	1243 Locust Street	5 Units	Market-Rate Apartments
1301 Central Ave. Apartments	1301 Central Avenue	30 Units	Market-Rate Apartments
Fifth & Main St. Apartments	200 W. Fifth Street	102 Units	Market-Rate Apartments/Mixed Use

TOTAL: 525

Residential Subdivision - Under Construction			
Development	Location	# of Units	Use
The Farm/Switch Homes	End of Tiffany Court	84 Lots	Single-Family
South Pointe Phase 2	South Pointe Drive	21 Lots	Single-Family
		22 Units	Duplex
Callahan Apartments	380 Cedar Cross Road	180 Units	Market-Rate Apartments

TOTAL: 307

ADDITIONAL DETAILS ON BACK

CONTINUED FROM PAGE 1

Residential Development - Approved			
Development	Location	# of Lots/Units	Use
The Stacks	Ice Harbor Drive	187 Units	Market-Rate Apartments
Habitat for Humanity	Wood Street	16 Units	Affordable Single-Family Homes
Fox Hills Apartments	End of Plaza Drive	390 Units	Market-Rate Apartments

TOTAL: 593

Multi-Family Development - Under Construction			
Development	Location	# of Units	Use
Carich Property LLC Apartments	1734-36 Central Avenue	8 Units	Affordable/Market-Rate Apartments
Cedar Lake Apartments	Lake Ridge Drive	42 Units	Market-Rate Apartments
799 Main Street Apartments	799 Main Street	36 Units	Market-Rate Apartments
St. Anthony's School	2175 Rosedale Avenue	22 Units	Market-Rate Apartments
Century Square Apartments	1502 Bies Drive	28 Units	Market-Rate Apartments
South Point Rowhouse	Autumn Ridge	4 Units	Market-Rate Townhomes
1706 Central Apartments	1706 Central Avenue	11 Units	Market-Rate Apartments
Emri Apartments	Radford Road	48 Units	Affordable Family Housing Apartments
Union at the Marina	1860 Hawthorne Street	201 Units	Affordable Family Housing

TOTAL: 400

Cooperative Community Development - Under Construction			
Development	Location	# of Units	Use
Estates of Dubuque	Barnwood Lane/Lasso Court	35 Units	Single-Family/Cooperative Community

TOTAL: 35

Residential Development - Completed/Constructed			
Development	Location	# of Units	Use
Gardens of Dubuque	1895 Radford Road	50 Units	Affordable Family Housing Apartment
Kretschmer Lofts	895 Washington Street	48 Units	Market-Rate Apartments
Roosevelt West	1865 Radford Road	44 Units	Affordable Senior Housing Apartment
Miller 4-Plex	3545 East Gate Court	4 Units	Market-Rate Apartments
Mount Carmel - Sisters of Charity Phase 1	1100 Carmel Drive	60 Units 46 Units 22 Units	Skilled Nursing Assisted Living Memory Care
Mount Carmel - Sisters of Charity Phase 2	1100 Carmel Drive	116 Units	Independent Living
Chadwick Block Apartments	249 W. 1st Street	4 Units	Market-Rate Apartments
Old Prescott School	1199 Central Avenue	12 Units	Market-Rate Apartments
1047 Bluff Street Apartments	1047 Bluff Street	2 Units	Market-Rate Apartments
1398 White Street Apartments	1398 White Street	2 Units	Market-Rate Apartments
South Pointe Rowhouses	Rolling Creek Lane	6 Units	Market-Rate Townhomes
744 Main Street	744 Main Street	2 Units	Market-Rate Apartments
HG Apt LLC Apartments	2901 Central Avenue	18 Units	Market-Rate Apartments
Century Square Apartments	1504 Bies Drive	28 Units	Market-Rate Apartments

TOTAL: 464

www.cityofdubuque.org/incentives



SCAN ME

**City of Dubuque
City Council**

CLOSED SESSION #

ITEM TITLE: Pending Litigation and Purchase or Sale of Real Estate –
Chapter 21.5(1)(c),(j) Code of Iowa

SUMMARY:

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None