



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
March 23, 2026 at 6:00 PM

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

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Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

Sprank, Cavanagh, Wethal, Staver, Leyendecker, Resnick, Roussell

SPECIAL SESSION

PUBLIC HEARING

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

1. Approving a First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving the First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. for the construction of a mixed-use building at the corner of 5th and Main Streets, and City Manager recommending approval.

RESOLUTION Approving A First Amendment To Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc.

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

ACTION ITEM

For this item, discussion is held by the City Council - public comments are not allowed except where authorized by the Mayor.

- 1. Approval of Plat of Survey (Vacation) of a portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa for Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)**

City Manager recommending City Council approve the Plat of Survey (Vacation) of City Lot 61B, in the City of Dubuque, Iowa.

RESOLUTION Approving The Plat Of Survey For Proposed Vacated Street Right Of Way In Part Of City Lot 62A, In The City Of Dubuque, Iowa

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

ITEM SET FOR PUBLIC HEARING

This agenda item is being scheduled for a future public hearing on the date indicated.

- 1. Setting a Public Hearing - Petition to Vacate a Portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa for Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)**

City Manager recommending City Council set a public hearing for April 6, 2026, for the vacation of city interest in the right of way property described as City Lot 61B, in the City of Dubuque, Iowa through adoption of the enclosed resolution.

RESOLUTION Intent To Vacate A Portion Of City Lot 62A, In The City Of Dubuque, Iowa, Being A Part Of The West 6th Street Right Of Way, To Be Known As Lot 61B, In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 6, 2026

ADJOURNMENT

The agenda with supporting documents may be accessed at www.cityofdubuque.org or at the City Clerk's Office at ctyclerk@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 ctyclerk@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, ctyclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

**City of Dubuque
City Council**

PUBLIC HEARING # 1.

ITEM TITLE: Approving a First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.

SUMMARY: Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving the First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. for the construction of a mixed-use building at the corner of 5th and Main Streets, and City Manager recommending approval.
RESOLUTION Approving A First Amendment To Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc.

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

ATTACHMENTS:

1. MVM Memo Approving a First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc
2. Staff Memo
3. 1st Amendment
4. Resolution of Approval

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Approving a First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.

DATE: March 18, 2026

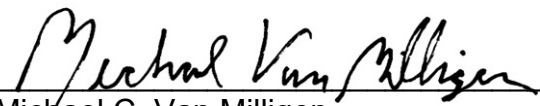
Economic Development Director Jill Connors is recommending City Council adopt the attached resolution approving the First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. for the construction of a mixed-use building at the corner of 5th and Main Streets.

Since the execution of the Development Agreement, the Gronen team has worked with City staff and identified an additional small area of land (which we are referring to as the “Additional Property”) that is required to “square off” the northeast corner of the property. In order for the City to convey that property, a First Amendment to the Development Agreement is required. The Amendment has been prepared in order to allow for the following:

- Adding new land to the project (the “Additional Property”).
- Establishing easement areas and revocable and irrevocable license areas.
- Imposing new infrastructure, utility, and permitting obligations.
- Establishing required bonding, inspections, and platting procedures.
- Creating mechanisms for early site access.

All other terms and conditions of the original Development Agreement remain unchanged.

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
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: Michael C. Van Milligen, City Manager

FROM: Jill Connors, Economic Development Director

SUBJECT: Approving a First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.

DATE: March 17, 2026

INTRODUCTION

This memorandum presents for City Council consideration a resolution approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc.

BACKGROUND

The City executed a Development Agreement with Gronen Development, Inc. on March 17, 2025 for the development of a mixed-use building at the corner of 5th and Main Streets. The project will provide 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units at an investment of approximately \$24,000,000.

DISCUSSION

Since the execution of the Development Agreement, the Gronen team has worked with City staff and identified an additional small area of land (which we are referring to as the "Additional Property") that is required to "square off" the northeast corner of the property. In order for the City to convey that property, a First Amendment to the Development Agreement is required. The Amendment has been prepared in order to allow for the following:

- Adding new land to the project (the "Additional Property").
- Establishing easement areas and revocable and irrevocable license areas.
- Imposing new infrastructure, utility, and permitting obligations.
- Establishing required bonding, inspections, and platting procedures.
- Creating mechanisms for early site access.

All other terms and conditions of the original Development Agreement remain unchanged.

RECOMMENDATION

I recommend the City Council adopt the attached resolution approving the attached First Amendment to Development Agreement for the construction of a mixed-use building at the corner of 5th and Main Streets.

**FIRST AMENDMENT
TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
GRONEN DEVELOPMENT, INC.**

This First Amendment to Development Agreement, dated for reference purposes the _____ day of _____, 2026, is made and entered into by and between the City of Dubuque, Iowa (City) and Gronen Development, Inc. (Developer).

WHEREAS, City and Developer entered into a Development Agreement dated for reference purposes the 17th day of March, 2025 with respect to real estate legally described as:

BLK 17 DUBUQUE DOWNTOWN PLAZA, City of Dubuque, Iowa, as shown on the attached Exhibit A;

(the Initial Property); and

WHEREAS, Developer desires to acquire additional real estate adjoining the Initial Property described as follows:

That portion of the 6th Street right of way as shown on the attached Exhibit A

(the Additional Property); and

WHEREAS, the parties desire to amend the Development Agreement to include the Additional Property in the definition of the Property within the Development Agreement and to otherwise modify the Development Agreement to accommodate the Additional Property; and

WHEREAS, the parties desire to amend the Development Agreement to include additional terms and conditions related to the development contemplated by that Agreement; and

WHEREAS, the parties have reached agreement on the terms of a First Amendment and desire to set forth their agreement regarding the amendment in writing.

THEREFORE, IN CONSIDERATION OF THE MUTUAL TERMS AND CONDITIONS HEREIN AND IN THE DEVELOPMENT AGREEMENT, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. The first Whereas clause is amended to read as follows:

03112026ba1

WHEREAS, City is the owner of the following real estate located in the City of Dubuque, County of Dubuque, State of Iowa, consisting of approximately .69 acres:

BLK 17 DUBUQUE DOWNTOWN PLAZA, to include the Additional Property after completion of the platting process

shown on Exhibit A attached hereto (the “Property”);

There shall be no additional Purchase Price under Section 1.1 of the Development Agreement for the Additional Property. However, the Developer shall be required to relocate at Developer’s sole cost and expense a city utility box located on the Additional Property.

SECTION 2. Section 10.1 is amended to read as follows:

10.1 Minimum Improvements. Developer will make a capital investment of approximately Twenty-Four Million Dollars (\$24,000,000.00) to improve the Property (the “Minimum Improvements”). The Minimum Improvements include creating eight thousand (8,000) square feet of first-floor commercial space and at least eighty (80) rental residential units. The Minimum Improvements shall also include the following:

(1) Relocating the City-owned lighting controller cabinet from the location on the Additional Property to a location to be mutually agreed upon by City and Developer prior to the relocation. The relocation shall include the lighting controller cabinet and all wiring, conduit and appurtenances associated with that cabinet in such a manner as to ensure its continued operation and functionality following relocation. If the relocation is to private property of the Developer, Developer and City shall agree upon the terms of an Easement Agreement related to location of the utility box and ingress and egress for City related to maintenance, repair and replacement of the utility box, all prior to the closing of the Development Agreement.

(2) City shall coordinate with Mediacom to ensure relocation (removal from the Property) of the Mediacom fiberoptic cable or other lines prior to the date of Closing.

(3) Portions of Developer’s project will encroach upon property owned by the City, including City right of way property. City shall grant an irrevocable license for placement of such items on City property.

(a) Those items to be granted an irrevocable license include, but may not be limited to: below ground / building foundation (alley, 5th Street, 6th Street, and Main Street Rights of Way) and above ground building (5th Street and Main Street Rights of Way), structural eyebrows/facia.

(b) Revocable license shall be granted for pedestrian area lighting located on the north façade of the building (to the extent it encroaches onto City property), transformer and meter bank located in the 6th Street right of way and a meter bank located in the alley immediately west of the Initial Property, and protective bollards on the west side of the Building. If City requires relocation of the transformer or meter banks to accommodate a public improvement project, City shall assume the cost of such relocation.

(c) Developer to provide boundary survey grade encroachment exhibits for the Development Agreement to be approved by Council and recorded.

(4) There is located upon the Property an irrigation/water utility, including water pump and associated electric conduit, in the southwest corner of the Property and an existing storm sewer line running through the Property. City agrees to abandon the irrigation/water utility, including water pump and associated electric conduit, and an existing storm sewer line, and Developer agrees to be responsible for removing them at Developer's cost.

(5) Public Improvements. Developer shall construct, at Developer's cost, a new sanitary sewer manhole, storm sewer, storm intakes, pavement, curbing, planter, and landscaping in the 6th Street pedestrian plaza, sidewalk and curbing replacement on the east (Main Street) and south (5th Street) sides of the Property, and repaving of the disturbed areas of the alley adjacent to and west of the Property, consistent with the approved civil project plans, and shall dedicate the Public Improvements to City for ownership and maintenance.

(6) Developer Improvements. Developer shall provide appropriate private lighting improvements on the north façade of the Building to adequately and safely light the 6th street pedestrian plaza area adjacent to the property. City, at its sole discretion, shall review and approve the private lighting design. Developer shall, in perpetuity, own and maintain the private lighting improvements.

SECTION 3. The following Section is hereby added to the Agreement:

SECTION 19. PLANS AND PERMITS.

19.1 Developer must obtain and submit to City copies of all applicable permits necessary for the Public Improvements prior to commencing work.

19.2. Developer must obtain all applicable permits and licenses required for working in the City right-of-way, if applicable.

19.3. Developer must submit to City final design plans that meet current City standards, for the Public Improvements prior to commencing work. City will review and approve such plans before work on the Public Improvements commences. If such plans are not approved, City will provide feedback regarding the modifications necessary for approval.

SECTION 4. The following Section is hereby added to the Agreement:

SECTION 20. BONDS.

20.1. Developer must obtain a construction bond or other suitable security for one hundred ten percent (110%) of the estimated total construction cost of the Public Improvements.

20.2. Developer must obtain a maintenance bond or other acceptable security for twenty-five percent (25%) of the estimated total construction cost of the Public Improvements. Developer must maintain this maintenance bond for two (2) years after date that the City Council accepts the completed Public Improvements.

SECTION 5. The following Section is hereby added to the Agreement:

SECTION 21. INSPECTIONS AND ACCEPTANCE.

21.1. City will inspect the public improvements work throughout its implementation and at its completion to ensure compliance with the approved plans and specifications. Developer must pay to the City an inspection fee in the amount of three percent (3%) of the estimated total construction cost for the public improvements.

21.2. City will conduct a final inspection upon the completion of the Public Improvements. If the inspection establishes that the Public Improvements have been completed in accordance with the approved plans and City requirements and specifications, the Public Improvements will be accepted by City Council, thus starting the two (2) year warranty period.

21.3 Repair of damage to alley. Developer agrees to repair any damage to the adjacent City alley caused by Developer's work at the Property.

SECTION 5. The following Section is hereby added to the Agreement:

SECTION 22. AGREEMENT REGARDING PLATTING PROCESS.

22.1 City and Developer agree that there is included within the Property areas

03112026ba1

upon which City currently has an easement for public right of way (the "Right of Way Property"), as shown on Exhibit A attached hereto. City shall, at its cost, obtain a survey that separates the Right of Way Property from the balance of the Property and record such survey. The Right of Way Property shall be retained by City at closing. Thereafter or concurrently therewith, Developer shall, at its cost, obtain a survey that vacates the right of way area of the Additional Property in order to create a lot of record which can be deeded to Developer by City. Thereafter or concurrently therewith, Developer shall, at its cost, obtain a survey that incorporates the Additional Property with the Initial Property into one lot, which lot shall be the Property conveyed to Developer by City pursuant to the terms of this Agreement.

SECTION 6. The following Section is hereby added to the Agreement:

SECTION 23. SITE ACCESS AGREEMENT.

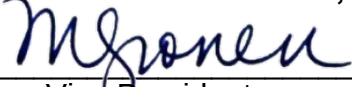
23.1 The parties agree that if Gronen determines to commence construction work prior to the Closing Date the parties shall enter into a Site Access Agreement, upon terms mutually agreeable to the parties, which Agreement shall allow Developer access to the Property prior to Closing to begin site preparation and construction activities.

SECTION 7. All other terms and conditions of the Development Agreement shall remain in full force and effect.

CITY OF DUBUQUE, IOWA

By: _____
Brad M. Cavanagh, Mayor

GRONEN DEVELOPMENT, INC.

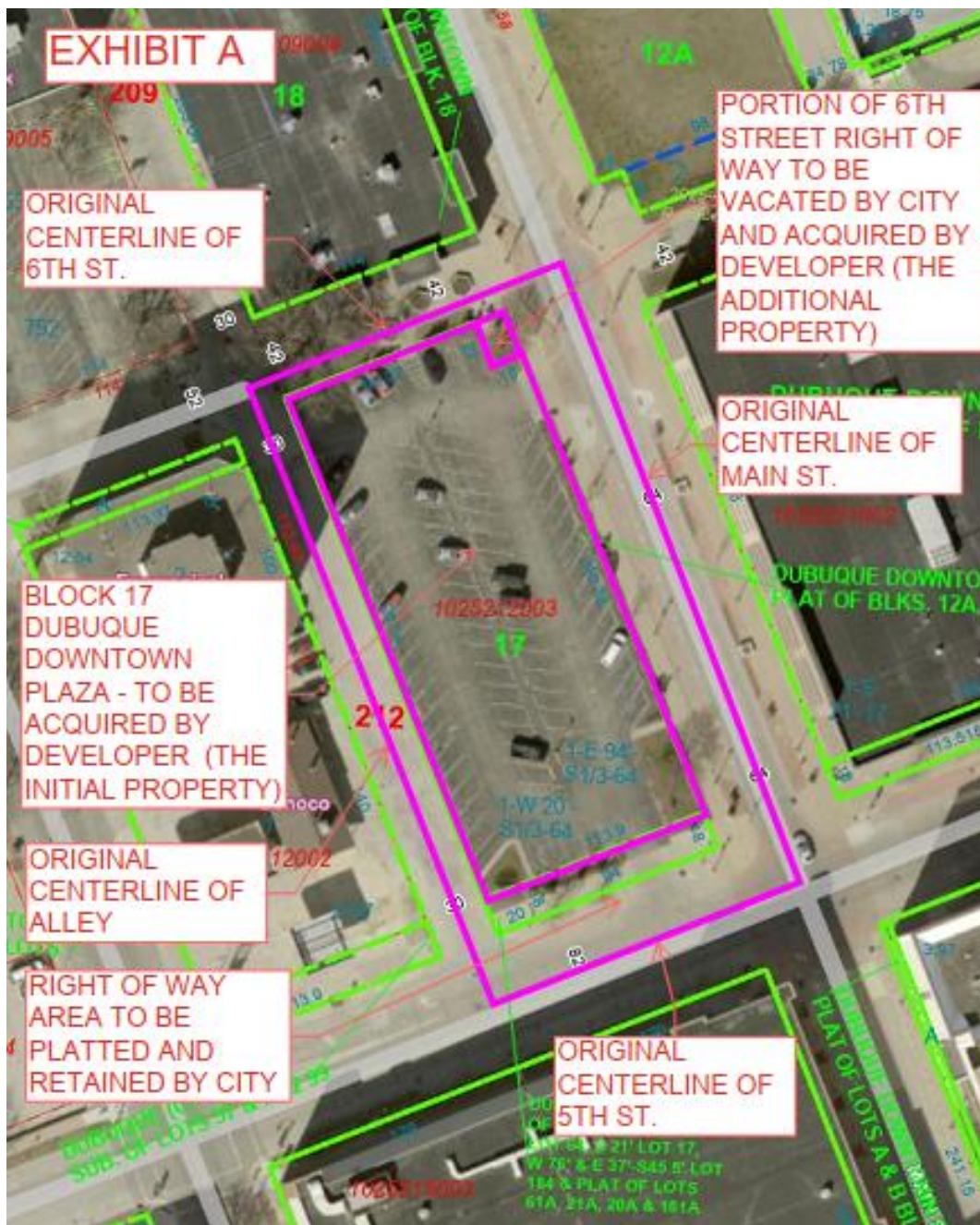
By:  _____
Its Vice President

ATTEST:

By: _____
Adrienne Breitfelder, City Clerk

EXHIBIT A

PROPERTY



03112026bal

Prepared by: Jill Connors, Economic Development, 50 W. 13th Street, Dubuque IA 52001, 563 589-4393
Return to: Jill Connors, Economic Development, 50 W. 13th Street, Dubuque IA 52001, 563 589-4393

RESOLUTION NO. ____-26

APPROVING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND GRONEN DEVELOPMENT, INC.

Whereas, the City of Dubuque, Iowa (City) is the owner of the following described real property:

BLK 17 DUBUQUE DOWNTOWN PLAZA, City of Dubuque, Iowa

(the Property)

; and

WHEREAS, City has entered into a Development Agreement with Gronen Development, Inc. for the development of the Property; and

WHEREAS, City is also the owner of the following described real property:

That portion of the 6th Street right of way as shown on the attached Exhibit A

(the Additional Property)

; and

WHEREAS, the City Council, by Resolution No. 86-26, dated March 16, 2026, declared its intent to enter into a First Amendment to Development Agreement by and between the City of Dubuque, Iowa, and Gronen Development, Inc.; and

WHEREAS, pursuant to published notice, a public hearing was held on the proposed First Amendment to Development Agreement on March 23, 2025 at 6:00 p.m.; and

WHEREAS it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Gronen Development, Inc., according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque..

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

Section 1. The City of Dubuque intends to dispose of its interest in the foregoing-described Additional Property by Special Warranty Deed to Gronen Development, Inc. pursuant to the proposed First Amendment to Development Agreement.

Section 2. That the Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. That the City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved and adopted this 23rd day of March, 2026.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ACTION ITEM # 1.

ITEM TITLE:	Approval of Plat of Survey (Vacation) of a portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa for Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)
SUMMARY:	City Manager recommending City Council approve the Plat of Survey (Vacation) of City Lot 61B, in the City of Dubuque, Iowa. RESOLUTION Approving The Plat Of Survey For Proposed Vacated Street Right Of Way In Part Of City Lot 62A, In The City Of Dubuque, Iowa
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Approval of Plat of Survey (Vacation) of a portion of West 6th Street Right of Way to be known as City Lot 61B, for vacating petition
2. 1 vacate plat groningen memo approve plat 03162026
3. 2 Resolution Approving Plat vacate groningen 03162026
4. 3 groningen row vacation plat notch signed

TO: The Honorable Mayor and City Council Members

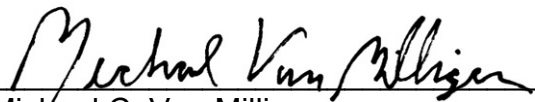
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Approval of Plat of Survey (Vacation) of a portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa
For Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)

DATE: March 17, 2026

City Engineer Gus Psihoyos is recommending City Council approve the Plat of Survey (Vacation) of City Lot 61B, in the City of Dubuque, Iowa.

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
Nate Kieffer, PE/PLS

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Approval of Plat of Survey (Vacation) of a portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa
For Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)

DATE: March 16, 2026

INTRODUCTION

This is in response to a request from Gronen Development, Inc. (Gronen) for the vacating of a portion of the West 6th Street right of way, said right of way area to be legally described as City Lot 61B, in the City of Dubuque, Iowa.

BACKGROUND

The City executed a Development Agreement with Gronen Development, Inc. last year on March 17, 2025 for the development of a mixed-use building at the corner of 5th and Main Streets. The project will provide 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units at an investment of approximately \$24,000,000.

DISCUSSION

Since the execution of the Development Agreement, the Gronen team has worked with City staff and identified an additional small area of land (which we are referring to as the “Notch”) that is required to “square off” the northeast corner of the property. In order for the City to convey that property, a First Amendment to the Development Agreement is required. The Amendment has been prepared in order to allow for the following:

- Adding new land to the project (the “Notch”).
- Establishing easement areas and revocable and irrevocable license areas.
- Imposing new infrastructure, utility, and permitting obligations.
- Establishing required bonding, inspections, and platting procedures.
- Creating mechanisms for early site access.

Included in the licenses to be granted for private improvements on public right of way are two electric meter banks and two electric transformers (one meter bank and transformer on the north side of the building in the West 6th Street right of way and one

meter bank and transformer on the west side of the building in the alley right of way). Per the First Amendment document, if the City requires relocation of the transformers or meter banks to accommodate a public improvement project, the City will assume the cost of the relocation.

All other terms and conditions of the original Development Agreement remain unchanged.

In this area of the original City of Dubuque, the adjacent lot owners own to the centerline of the street and the City holds only a right of way easement. The City of Dubuque has dedicated and reserved the subject right of way areas unto itself prior to this current vacation of the “Notch” property to Gronen. At its March 16, 2026 meeting, the City Council approved the acceptance of the dedication and reservation of the right of way areas around the future Gronen property for street right of way and public utility purposes (platted as City Lots 62A and 62B).

As part of the agreement, the property owner is responsible for the surveying and platting of the proposed division of the property and right of way vacation as well as all costs for publication and filing fees. The attached plat shows the portion of the street right of way area proposed to be vacated and conveyed Gronen (the “Notch”) to facilitate the mixed-use building development. The portion of the street right of way area to be vacated is to be known as City Lot 61B, in the City of Dubuque, Iowa. The street and alley right of way areas to be vacated need to be platted. Origin Design has prepared the attached vacation plat.

The request for approval of the vacation plat follows the public hearing for approval of the First Amendment to the Development Agreement with Gronen.

RECOMMENDATION

I am recommending that the plat of survey (vacation plat) be approved.

ACTION TO BE TAKEN

I respectfully request that the Plat of Survey (Vacation) of City Lot 61B, in the City of Dubuque, Iowa, be approved through adoption of the enclosed resolution.

Prepared by Nate Kieffer, PE/PLS

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270
Return to: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270

RESOLUTION NO. -26

RESOLUTION APPROVING THE PLAT OF SURVEY FOR PROPOSED VACATED STREET RIGHT OF WAY IN PART OF CITY LOT 62A, IN THE CITY OF DUBUQUE, IOWA

Whereas, there has been presented to the City Council of the City of Dubuque, Iowa, a plat dated March 13, 2026 prepared by Origin Design, showing the proposed vacated portion of City Lot 62A, in the City of Dubuque, Iowa, said vacated portion to be hereafter known as City Lot 61B, in the City of Dubuque, Iowa ; and

Whereas, said plat conforms to the laws and statutes pertaining thereto.

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

Section 1. That the plat dated March 13, 2026, prepared by Origin Design, relative to the real estate hereinabove described be and the same is hereby approved, and the Mayor and City Clerk be and they are hereby authorized and directed to execute said plat for and on behalf of the City of Dubuque, Iowa.

Section 2. That the City Clerk be and is hereby authorized and directed to file said plat and certified copy of this resolution in the office of the Recorder in and for Dubuque County, Iowa.

Passed, approved and adopted this _____ day of _____, 2026.

Brad M. Cavanagh, Mayor

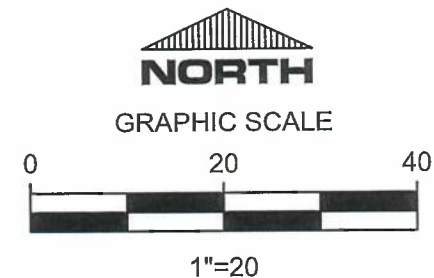
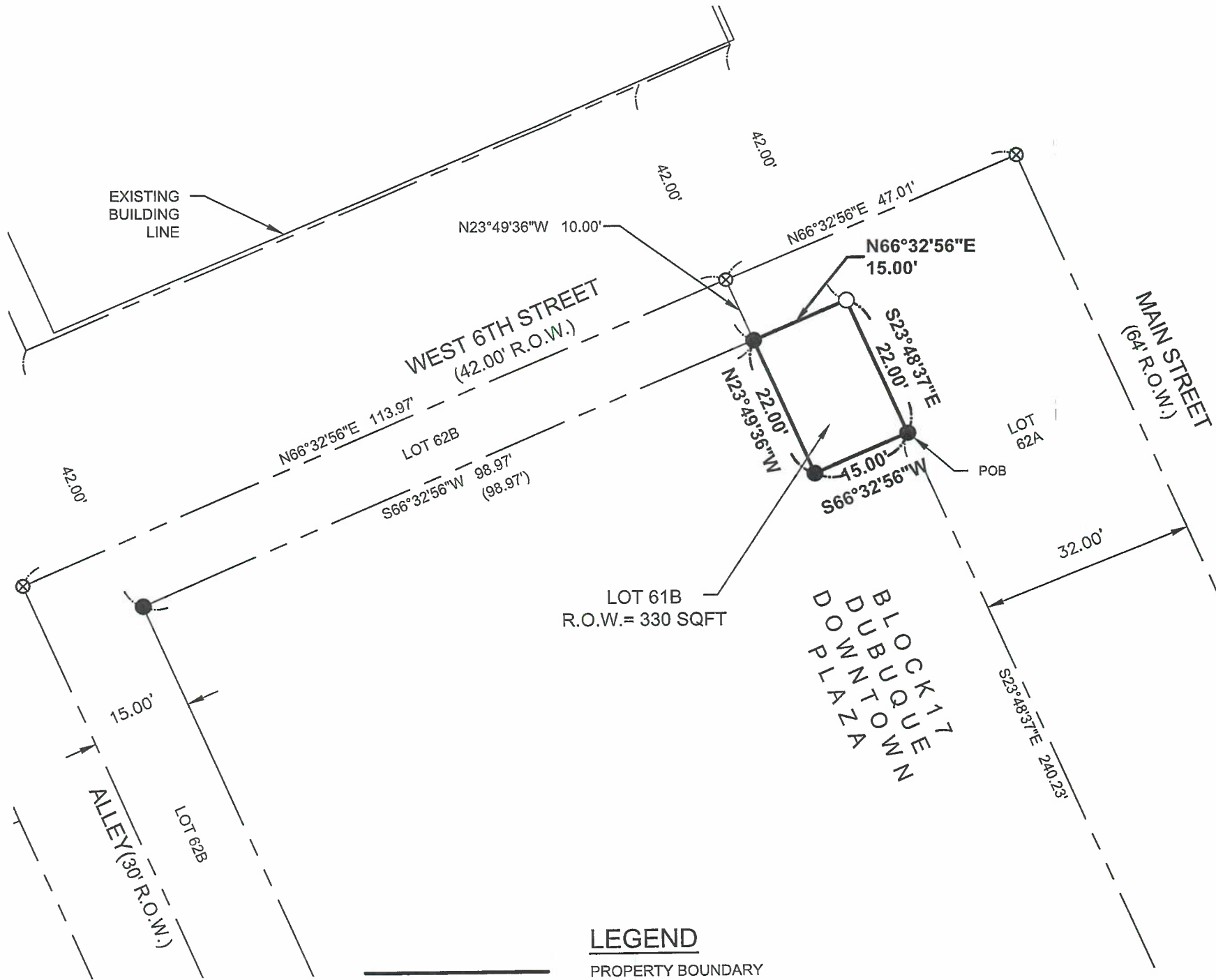
Attest:

Adrienne N. Breitfelder, City Clerk

Index Legend	
Location:	Block 17 Dubuque Downtown Plaza in City of Dubuque
Proprietor:	City of Dubuque
Requestor:	Gronen Restoration
Surveyor:	Daniel L Marti (dan.marti@origin.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

PLAT OF SURVEY VACATION OF
LOT 61B BEING A 22.00 FEET BY 15.00 FEET RIGHT OF WAY LOCATED ON MAIN
STREET IN CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA.



DRAWING MAY HAVE BEEN REDUCED

LEGEND

---	PROPERTY BOUNDARY
---	EXISTING PROPERTY
---	POINT OF BEGINNING
---	RIGHT-OF-WAY
---	RECORDED AS
○	SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021
⊗	FOUND CUT "X" UNLESS OTHERWISE NOTED
●	FOUND 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021

- SURVEYOR'S NOTES:**
1. FIELDWORK WAS CONDUCTED ON 7-6-2025.
 2. SURVEY WAS COMPLETED FOR GRONEN.
 3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE NORTH, NAD83(2011).
 4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
 5. TOTAL AREA SURVEYED IS 330 SQFT.

LOT 61B BEING A 22.00 FEET BY 15.00 FEET RIGHT OF WAY LOCATED ON MAIN STREET IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF BLOCK 17 OF DUBUQUE DOWNTOWN PLAZA; THENCE SOUTH 66°32'56" WEST ON THE NORTHERLY LINE OF SAID BLOCK 17, 15.00 FEET TO THE EASTERLY LINE OF SAID BLOCK 17; THENCE NORTH 23°49'36" WEST ON SAID EASTERLY LINE, 22.00 FEET TO THE NORTHERLY LINE OF SAID BLOCK 17; THENCE NORTH 66° 32' 56" EAST 22.00 FEET NORTH AND PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 17, 15.00 FEET TO INTERSECT THE EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 17; THENCE SOUTH 23° 48' 37" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 330 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

origin design®
800 556-4491 origindesign.com

DRAWN	DLM	PLAT NO.	3-IA-26
CHECKED	DLM	PROJ. NO.	25082
DATE	3-12-2026	SHEET	1 of 2

P:\25082\DRAWINGS\SURVEY\25082 VACATION PLAT OF SURVEY\3-12-2026



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.

FOR ORIGIN DESIGN CO.

Daniel L Marti 3/13/2026
DANIEL L. MARTI DATE

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2027

PAGES OR SHEETS COVERED BY THIS SEAL 1-2

SURVEYOR'S CERTIFICATE

I, **Daniel L Marti**, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Part of City Lot 62A City of Dubuque, Iowa.

This survey was performed for the purpose of vacating a portion of West 6th Street and platting said real estate henceforth to be known as **Lot 61B** in the City of Dubuque, Dubuque County, Iowa. Total Area of **Lot 61B** contains (330 square feet). Lot areas are more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

OWNER’S CONSENT

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** in the City of Dubuque, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate and all of the City Lot 61B all lying within West 6th Street, in the City of Dubuque, Iowa. We hereby vacate City Lot 61B to the City of Dubuque.

FOR THE CITY OF DUBUQUE, IOWA

By _____
Brad M. Cavanagh, Mayor

By _____
Adrienne Breitfelder, City Clerk

UNIVERSAL NOTARY CERTIFICATE

STATE OF _____) COUNTY OF _____) On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ to me personally known, OR _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument. (Notary Seal) _____ (Sign in blue ink) _____ (Print/type name) Notary Public in and for the State of Iowa	CAPACITY CLAIMED BY SIGNER ____ INDIVIDUAL ____ CORPORATE OFFICER(S) ____ (Title) (CORP SEAL) ____ AFFIXED ____ NO SEAL PROCURED ____ PARTNER(S) ____ LIMITED ____ GENERAL ____ ATTORNEY-IN-FACT ____ TRUSTEE(S) ____ GUARDIAN/CONSERVATOR ____ OTHER SIGNER IS REPRESENTING _____
---	---

CITY OF DUBUQUE, IOWA

Dubuque, Iowa _____, 2026

The undersigned, Mayor and Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat **Lot 61B** in the City of Dubuque, Iowa, has been filed in the office of the Clerk of the City of Dubuque, and that by Resolution No. _____ the Dubuque City Council approved said plat.

Brad M. Cavanagh
Mayor of the City of Dubuque

Adrienne Breitfelder
Clerk of the City of Dubuque

PLANNING SERVICES

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** in the City of Dubuque, Iowa, or within the two-mile jurisdiction of the City of Dubuque, Iowa, as defined under Section 354 of the Code of Iowa, has been reviewed by the City Planner, (or designee) of the City of Dubuque in accordance with Article 11: Land Subdivision of the City of Dubuque Unified Development Code, and said approval has been endorsed herein on the date first written above.

Wally Wernimont, City Planner
Planning Services Department
City of Dubuque, Iowa

CITY ASSESSOR

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** was entered of record in the office of the Dubuque City Assessor this _____ day of _____, 2026.

Troy Patzner
Dubuque City Assessor

COUNTY AUDITOR

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2026.

We approve of the subdivision name or title to be recorded.

Keith Lucy
County Auditor of Dubuque, Iowa

RECORDER'S CERTIFICATE

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** has been reviewed by the Dubuque County Recorder.

Ann Sweeney
Dubuque County Recorder

**City of Dubuque
City Council**

ITEM SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	Setting a Public Hearing - Petition to Vacate a Portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa for Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)
SUMMARY:	City Manager recommending City Council set a public hearing for April 6, 2026, for the vacation of city interest in the right of way property described as City Lot 61B, in the City of Dubuque, Iowa through adoption of the enclosed resolution. RESOLUTION Intent To Vacate A Portion Of City Lot 62A, In The City Of Dubuque, Iowa, Being A Part Of The West 6th Street Right Of Way, To Be Known As Lot 61B, In The City Of Dubuque, Iowa
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for April 6, 2026
ATTACHMENTS:	1. MVM Memo Setting a Public Hearing - Petition to Vacate a Portion of West 6th Street Right of Way to be known as City Lot 61B 2. 1 groningen row vacate memo set PH 03162026 3. 2 Resolution of Intent to Vacate groningen 03162026 4. 3 groningen row vacation plat notch signed 5. 4 Notice_of_Public_Hearing_groningen row vacate

TO: The Honorable Mayor and City Council Members

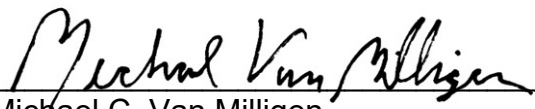
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Setting a Public Hearing - Petition to Vacate a Portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa For Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)

DATE: March 17, 2026

City Engineer Gus Psihoyos is recommending City Council set a public hearing for April 6, 2026, for the vacation of city interest in the right of way property described as City Lot 61B, in the City of Dubuque, Iowa through adoption of the enclosed 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
Nate Kieffer, PE/PLS

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Setting a Public Hearing - Petition to Vacate a Portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa For Vacating Petition (Agreement Between City of Dubuque and Gronen Development, Inc. for the Mixed-use Building Project at the Corner of West 5th and Main Streets)

DATE: March 16, 2026

INTRODUCTION

This is in response to a request from Gronen Development, Inc. (Gronen) for the vacating of a portion of the West 6th Street right of way, said right of way area to be legally described as City Lot 61B, in the City of Dubuque, Iowa.

BACKGROUND

The City executed a Development Agreement with Gronen Development, Inc. last year on March 17, 2025 for the development of a mixed-use building at the corner of 5th and Main Streets. The project will provide 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units at an investment of approximately \$24,000,000.

DISCUSSION

Since the execution of the Development Agreement, the Gronen team has worked with City staff and identified an additional small area of land (which we are referring to as the “Notch”) that is required to “square off” the northeast corner of the property. In order for the City to convey that property, a First Amendment to the Development Agreement is required. The Amendment has been prepared in order to allow for the following:

- Adding new land to the project (the “Notch”).
- Establishing easement areas and revocable and irrevocable license areas.
- Imposing new infrastructure, utility, and permitting obligations.
- Establishing required bonding, inspections, and platting procedures.
- Creating mechanisms for early site access.

Included in the licenses to be granted for private improvements on public right of way are two electric meter banks and two electric transformers (one meter bank and transformer on the north side of the building in the West 6th Street right of way and one meter bank and transformer on the west side of the building in the alley right of way). Per the First Amendment document, if the City requires relocation of the transformers or

meter banks to accommodate a public improvement project, the City will assume the cost of the relocation.

All other terms and conditions of the original Development Agreement remain unchanged.

In this area of the original City of Dubuque, the adjacent lot owners own to the centerline of the street and the City holds only a right of way easement. The City of Dubuque has dedicated and reserved the subject right of way areas unto itself prior to this current vacation of the “Notch” property to Gronen. At its March 16, 2026 meeting, the City Council approved the acceptance of the dedication and reservation of the right of way areas around the future Gronen property for street right of way and public utility purposes (platted as City Lots 62A and 62B).

As part of the agreement, the property owner is responsible for the surveying and platting of the proposed division of the property and right of way vacation as well as all costs for publication and filing fees. The attached plat shows the portion of the street right of way area proposed to be vacated and conveyed Gronen (the “Notch”) to facilitate the mixed-use building development. The portion of the street right of way area to be vacated is to be known as City Lot 61B, in the City of Dubuque, Iowa. The street and alley right of way areas to be vacated need to be platted. Origin Design has prepared the attached vacation plat.

The request to set a public hearing on this matter follows the public hearing for approval of the First Amendment to the Development Agreement with Gronen and the approval of Plat of Survey (Vacation) of a portion of West 6th Street Right of Way to be known as City Lot 61B, in the City of Dubuque, Iowa.

RECOMMENDATION

I am recommending that a public hearing should be held on April 6, 2026, for the vacation of city interest in the street right of way property.

ACTION TO BE TAKEN

I respectfully request that the City Council set a public hearing for April 6, 2026 for the vacation of city interest in the right of way property described as City Lot 61B, in the City of Dubuque, Iowa through adoption of the enclosed resolution.

Prepared by Nate Kieffer, PE/PLS

RESOLUTION NO. -26

RESOLUTION OF INTENT TO VACATE A PORTION OF CITY LOT 62A, IN THE CITY OF DUBUQUE, IOWA, BEING A PART OF THE WEST 6TH STREET RIGHT OF WAY, TO BE KNOWN AS LOT 61B, IN THE CITY OF DUBUQUE, IOWA

Whereas, the City of Dubuque has entered into an agreement with Gronen Development Inc (Gronen) for the conveyance of City Owned property comprised of a portion of City Lot 62A, in the City of Dubuque, Iowa, being a part of the West 6th Street Right of Way to accommodate the construction of Gronen's proposed mixed use building development; and

Whereas, Gronen has requested the vacation of said portion of the West 6th Street right of way and the conveyance of said property to Gronen per said agreement; and

Whereas, Origin Design has prepared and submitted to the City Council a plat showing the proposed vacated portion of City Lot 62A, in the City of Dubuque, Iowa, being a part of the West 6th Street Right of Way, and assigned a lot number thereto, to be known as Lot 61B, in the City of Dubuque, Iowa.

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

Section 1. That the City of Dubuque intends to vacate the right of way area to be known as Lot 61B, in the City of Dubuque, Iowa.

Section 2. That a public hearing, and/or by virtual means, on the intent to vacate the right of way area to be known as Lot 61B in the City of Dubuque, Iowa, Iowa is hereby set for the 6th day of April, 2026, at the Historic Federal Building, 350 W. 6th Street, Dubuque, Iowa, beginning at 6:30 p.m., and the City Clerk be and is hereby authorized and directed to cause a notice of public hearing on the intent to vacate said real estate to be published in the manner as prescribed by law.

Passed, approved and adopted this 23rd day of March, 2026.

Brad M. Cavanagh, Mayor

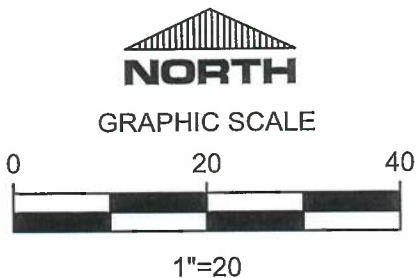
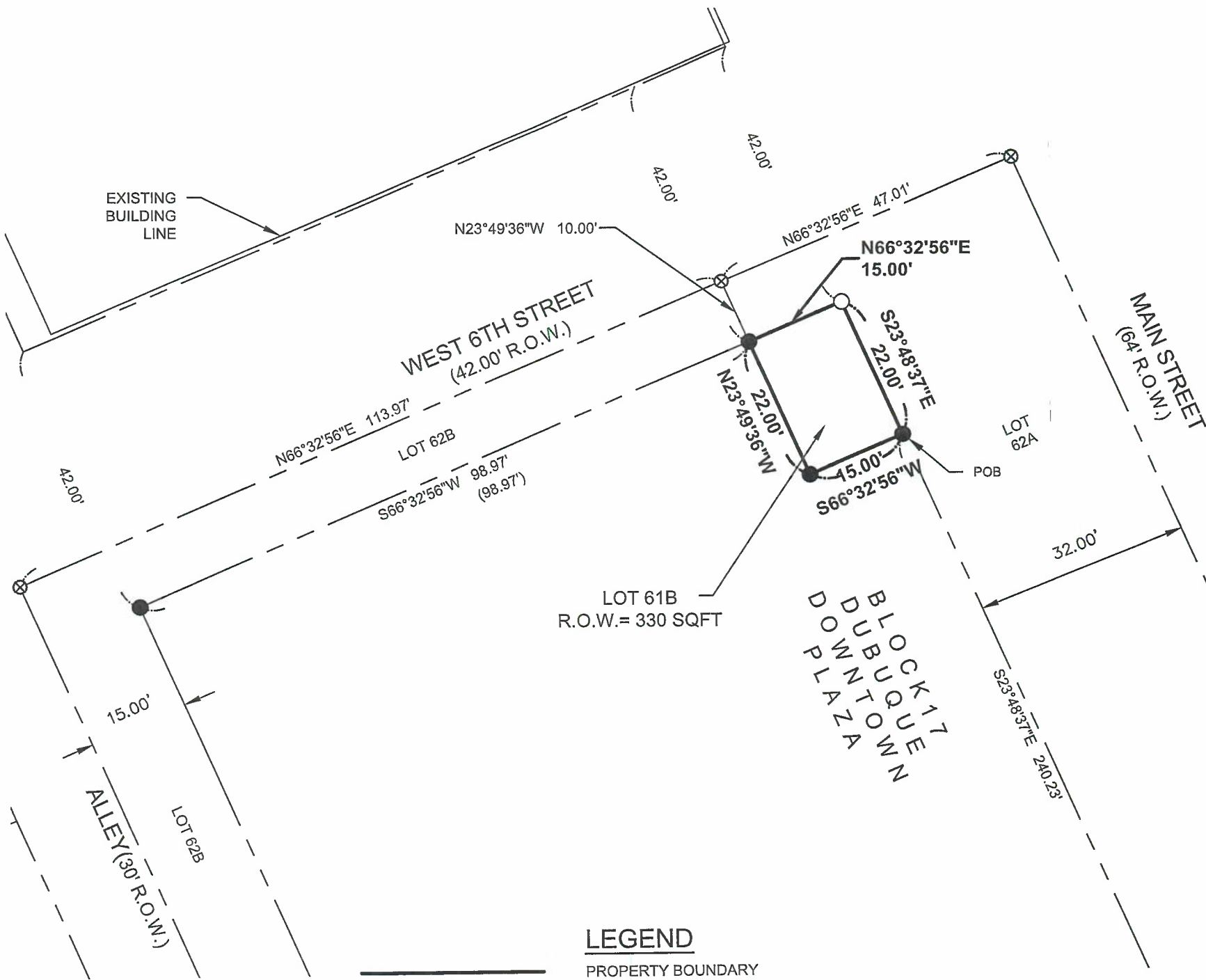
Attest:

Adrienne N. Breitfelder, City Clerk

Index Legend	
Location:	Block 17 Dubuque Downtown Plaza in City of Dubuque
Proprietor:	City of Dubuque
Requestor:	Gronen Restoration
Surveyor:	Daniel L Marti (dan.marti@origin.com)
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

PLAT OF SURVEY VACATION OF
LOT 61B BEING A 22.00 FEET BY 15.00 FEET RIGHT OF WAY LOCATED ON MAIN
STREET IN CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA.



DRAWING MAY HAVE BEEN REDUCED

LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY
- POINT OF BEGINNING
- RIGHT-OF-WAY
- RECORDED AS
- SET 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021
- FOUND CUT "X" UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PURPLE PLASTIC CAP NO. 22021

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 7-6-2025.
2. SURVEY WAS COMPLETED FOR GRONEN.
3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE NORTH, NAD83(2011).
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 330 SQFT.

LOT 61B BEING A 22.00 FEET BY 15.00 FEET RIGHT OF WAY LOCATED ON MAIN STREET IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF BLOCK 17 OF DUBUQUE DOWNTOWN PLAZA; THENCE SOUTH 66°32'56" WEST ON THE NORTHERLY LINE OF SAID BLOCK 17, 15.00 FEET TO THE EASTERLY LINE OF SAID BLOCK 17; THENCE NORTH 23°49'36" WEST ON SAID EASTERLY LINE, 22.00 FEET TO THE NORTHERLY LINE OF SAID BLOCK 17; THENCE NORTH 66° 32' 56" EAST 22.00 FEET NORTH AND PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 17, 15.00 FEET TO INTERSECT THE EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 17; THENCE SOUTH 23° 48' 37" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 330 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

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DRAWN	DLM	PLAT NO.	3-IA-26
CHECKED	DLM	PROJ. NO.	25082
DATE	3-12-2026	SHEET	1 of 2

P:\25082\DRAWINGS\SURVEY\25082 VACATION PLAT OF SURVEY\3-12-2026



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.

FOR ORIGIN DESIGN CO.

Daniel L Marti 3/13/2026
DANIEL L. MARTI DATE

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2027

PAGES OR SHEETS COVERED BY THIS SEAL 1-2

SURVEYOR'S CERTIFICATE

I, **Daniel L Marti**, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Part of City Lot 62A City of Dubuque, Iowa.

This survey was performed for the purpose of vacating a portion of West 6th Street and platting said real estate henceforth to be known as **Lot 61B** in the City of Dubuque, Dubuque County, Iowa. Total Area of **Lot 61B** contains (330 square feet). Lot areas are more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

OWNER’S CONSENT

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** in the City of Dubuque, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate and all of the City Lot 61B all lying within West 6th Street, in the City of Dubuque, Iowa. We hereby vacate City Lot 61B to the City of Dubuque.

FOR THE CITY OF DUBUQUE, IOWA

By _____
Brad M. Cavanagh, Mayor

By _____
Adrienne Breitfelder, City Clerk

UNIVERSAL NOTARY CERTIFICATE

STATE OF _____) COUNTY OF _____) On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ to me personally known, OR _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument. (Notary Seal) _____ (Sign in blue ink) _____ (Print/type name) Notary Public in and for the State of Iowa	CAPACITY CLAIMED BY SIGNER ____ INDIVIDUAL ____ CORPORATE OFFICER(S) ____ (Title) (CORP SEAL) ____ AFFIXED ____ NO SEAL PROCURED ____ PARTNER(S) ____ LIMITED ____ GENERAL ____ ATTORNEY-IN-FACT ____ TRUSTEE(S) ____ GUARDIAN/CONSERVATOR ____ OTHER SIGNER IS REPRESENTING _____
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CITY OF DUBUQUE, IOWA

Dubuque, Iowa _____, 2026

The undersigned, Mayor and Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat **Lot 61B** in the City of Dubuque, Iowa, has been filed in the office of the Clerk of the City of Dubuque, and that by Resolution No. _____ the Dubuque City Council approved said plat.

Brad M. Cavanagh
Mayor of the City of Dubuque

Adrienne Breitfelder
Clerk of the City of Dubuque

PLANNING SERVICES

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** in the City of Dubuque, Iowa, or within the two-mile jurisdiction of the City of Dubuque, Iowa, as defined under Section 354 of the Code of Iowa, has been reviewed by the City Planner, (or designee) of the City of Dubuque in accordance with Article 11: Land Subdivision of the City of Dubuque Unified Development Code, and said approval has been endorsed herein on the date first written above.

Wally Wernimont, City Planner
Planning Services Department
City of Dubuque, Iowa

CITY ASSESSOR

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** was entered of record in the office of the Dubuque City Assessor this _____ day of _____, 2026.

Troy Patzner
Dubuque City Assessor

COUNTY AUDITOR

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2026.

We approve of the subdivision name or title to be recorded.

Keith Lucy
County Auditor of Dubuque, Iowa

RECORDER'S CERTIFICATE

Dubuque, Iowa _____, 2026

The foregoing plat of **Lot 61B** has been reviewed by the Dubuque County Recorder.

Ann Sweeney
Dubuque County Recorder

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the City Council of the City of Dubuque, Iowa will hold a public hearing on the 6th day of April 2026 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 vacate a portion of the West 6th Street Right Of Way in the City of Dubuque, Iowa, to Gronen Development, Inc., said real property is more particularly described as follows:

A Portion of City Lot 62A, in the City of Dubuque, Iowa, to be known as Lot 61B, in the City of Dubuque, Iowa, Iowa

At the meeting, the City Council will receive in-person and virtual comments from any resident or property owner of said City to the above action. The official agenda will be posted the Friday before the meeting and will contain public input options. The City Council agenda can be accessed at <https://cityofdubquue.novusagenda.com/AgendaPublic/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubquue.org. At said time and place of public hearings all interested citizens and parties will be given an opportunity to be heard for or against said proposal.

Written comments regarding the above public hearings may be submitted to the City Clerk's Office via email at ctyclerk@cityofdubquue.org or by mail to City Clerk's Office, City Hall, 50 W. 13th St., Dubuque, IA 52001, before said time of public hearing. At said time and place of public hearings the City Council will receive any written comments received by the City Clerk's Office before said time of public hearing.

Copies of supporting documents for the public hearings 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 with limited English proficiency, vision, hearing, or speech impairments requiring special assistance should contact the City Clerk's Office at (563) 589-4100, TDD (563) 690-6678, ctyclerk@cityofdubquue.org 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 16th day of March 2026.

Adrienne N. Breitfelder, CMC City Clerk