



Dubuque County Board of Adjustment Board of Adjustment Meeting Minutes March 03, 2026

Acting Chairperson Link called the meeting to order at 7:01 p.m.

Present: Vice-Chairperson Loras Link, Dave Klein,
Penny Wulfekuhle

The Board of Adjustment met at the Dubuque County West Campus, 1225 Seippel Rd, Dubuque, IA, 52002. You have the option to attend Board of Adjustment meetings. The County offers Zoom with both audio and video available. Every agenda will include information on how to login to attend that meeting. Those wishing to attend meetings in person may do so. All Zoning Board official meetings are recorded and available to be viewed at <https://www.dubuquecountyiowa.gov/467/Agendas-Minutes>

ROLL CALL:

Members present: Loras Link, Dave Klein, and Penny Wulfekuhle. Staff Present: Ed Raber, Ben Kober, and Bill Doyle. Loras Link acted as chairperson in Mr. Schroeders absence.

Members absent: Ben Schroeder, DeVon Welty

APPROVAL OF MINUTES:

A motion was made by Ms. Wulfekuhle, seconded by Mr. Klein, and passed unanimously to approve the minutes of the February 03, 2026 meeting. Vote: 3-0.

PUBLIC HEARINGS:

BA#03-04-26 Seth and Alicen Kelly- Variance

Speaking in support of the variance to the board:

- Joe Weber, the home builder, of 4285 Bluff Point Ct., Hazel Green WI.
- Via Zoom: Seth Kelly, the homeowner, of 1216 Temple Dr. Mt. Horeb, WI.

Ms. Wulfekuhle asked for clarification on why the new building would not be centered in the lot. Mr. Weber stated that the setback would be similar to others in the neighborhood that have had approved variances. Mr. Kelly noted that he wished to retain trees and keep runoff to a minimum. Mr. Kelly noted that the closest part of the building to the property line was the garage. The board noted that nearby setbacks were closer to 60 feet than the requested 50 feet.

Ms. Wulfekuhle made a motion to approve the application with a 55 ft setback, rather than the 60 ft setback that was requested. Mr. Weber also agreed on the condition that the

building be built with gutters and downspouts. The motion was seconded by Mr. Klein. The motion passed unanimously. Vote: 3-0.

BA#03-05-26 Gene and Laura Schellhorn — Variances

Speaking in support of the variance to the board:

- Joe Weber, the home builder, of 4285 Bluff Point Ct., Hazel Green WI.
- Via Zoom: Gene Schellhorn, the homeowner, of 255 Kellys Bluff, Dubuque, IA.

Mr. Weber commented that the lot dimensions made it difficult to locate the house without a variance and argued the variance would help to retain the trees at the rear of the lot. Mr. Schellhorn stated that the proposed layout was logical.

Ms. Wulfkuhle made a motion to approve the application as written. It was seconded by Mr. Link. The motion passed unanimously. Vote: 3-0.

BA#03-03-26 Michael Steffen and Steve Wilwert — Variances

BA#03-03-26 was deferred until the end of the meeting due to speaker absence. The speaker was contacted by phone following the hearing of **BA#03-04-26** and **BA#03-05-26**. A recess was taken at 7:49 P.M. to attempt to contact Mr. Wilwert. Mr. Wilwert was contacted and the meeting resumed at 7:53 P.M.

Speaking in support of the variance to the board over telephone was Steve Wilwert, of 245 Main St. North Buena Vista, IA. Mr Link inquired if the property owner would be able to get septic maintenance vehicles to the rear of the site. Mr. Wilwert stated that he was working with a lawyer on a “variance” (likely referring to a private easement) to get access to that property.

A motion was made by Mr. Kline and seconded by Mr. Link to approve the variance application as written. The motion passed unanimously. Vote: 3-0.

OLD BUSINESS:

No old business was brought forth.

NEW BUSINESS:

No new business was brought forth.

ITEM FROM STAFF:

Bill Doyle, Planning Technician for Dubuque County, updated zoning board members on an end-year project that analyzed data from the zoning department. Bill presented maps showing building permits from the past year, past seven years, and Board of Adjustment cases throughout the county.

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made by Ms. Wulfkuhle, seconded by Mr. Kline, to adjourn the meeting. ***The motion passed unanimously. Vote: 3-0.*** The meeting ended at 8:19 P.M.