



DUBUQUE COUNTY ZONING
1225 SEIPPEL ROAD, DUBUQUE, IOWA 52002
(563) 589-7827

BEN KOBER
Zoning Administrator

ZONING COMMISSION AMENDED AGENDA

DATE: Tuesday, July 21, 2026
TIME: 6:00 P.M.
PLACE: Dubuque County West Campus
1225 Seippel Road, Dubuque, IA 52002 and Zoom Meeting

Join Zoom Meeting

<https://zoom.us/j/99966958611>

Meeting ID: 999 6695 8611

888 788 0099 US Toll-free

877 853 5247 US Toll-free

The Zoning Commission requires that an applicant or representative be present to discuss all plats and zoning cases.

1. Roll Call:

2. Approval of Minutes: June 16, 2026, Meeting

3. Plat Approval:

a) Plat of Survey of Voncarlowitz Place No. 2 – Final Plat

Plat of Survey of Lot 1 & Lot 2 of Voncarlowitz Place No. 2, comprised of the SW ¼ of the NW ¼ of Section 15, T88N, R2E, Table Mound Township, Dubuque County, Iowa.

b) Plat of Survey of Sherrill Place No. 3 – Preliminary Plat

Plat of Survey of Lot 1 & Lot 2 of Sherrill Place No. 3 comprised of Lot 2-1-1 of the NW ¼ of the NW ¼ of Section 19, T90N, R2E, Peru Township, Dubuque County, Iowa.

c) Plat of Survey of Rauén Place – Final Plat

Plat of Survey of Lot 1, Lot 2 & Lot 3 of Rauén Place, comprised of Lot 2 of Wolter Addition, Section 27, T88N, R3E, Mosalem Township, Dubuque County, Iowa.

d) Plat of Survey of Arlen Acres Plat 2 – Final Plat

Plat of Survey of Lot 1 & Lot 2 of Arlen Acres Plat 2, comprised of Lot 3 of Arlen Acres Plat #1, Section 34, T90N, R2W, Liberty Township, Dubuque County, Iowa.

e) Plat of Survey of Swiss Valley Estates – Final Plat

Plat of Survey of Lot 1, Lot 2 & Lot 3 of Swiss Valley Estates, comprised of Lot 1 of Lot 2 of the NE ¼ of the NE ¼ of Section 8, the NE ¼ of the NW ¼, Lot 1 of Lot 1 of the NW ¼ of the NW ¼ of Section 9, all in T88N, R2E, Table Mound Township, Dubuque County, Iowa.

f) Plat of Survey of Thier Farm Subdivision – Final Plat

Plat of Survey of Lot 1 through Lot 4 of Thier Farm Subdivision comprised of the S ½ of the SE ¼ and the west 30' of the NE ¼ of the SE ¼ of Section 23; and the N ½ of the NE ¼, the North 30 acres of the SE ¼ of the NE ¼, and Lots 1, 2 & 3 of the SW ¼ of the NE ¼ of Section 26, all in T89N, R2W, New Wine Township, Dubuque County, Iowa.

4. **Rezoning Cases:**
ZC#07-10-26 Dollin Inc/Alex & Bridget Kremer A-1 Agricultural to A-2 Agricultural Residential
ZC#07-11-26 Genesis Three Holdings LLC/Ron & Margie White R-1 Rural Residential and B-2 Highway Business to M-1 Industrial
ZC#07-12-26 Carl & Karen Bries A-1 Agricultural to A-2 Agricultural Residential
 5. **Old Business:** Update on Previous Zoning Cases
 6. **New Business:**
 - a. Discussion and update on Unified Development Code
 - i. Expect draft by next regular meeting on August 18th
 - b. Upcoming Special Meeting on Data Centers
 - i. Thursday, July 23rd, 6:00 pm, Dubuque County Emergency Responder Training Facility, 14928 Public Safety Way, Dubuque
 - ii. Purpose of meeting: work session on data center regulations
 1. Review and discuss relevant ordinances from other jurisdictions in Iowa and elsewhere
 2. Review and discuss model ordinances from institutions, think-tanks, and community organizations
 3. Identify and discuss if and how these ordinances satisfactorily address the concerns of the public as communicated during our various County meetings and town halls
 4. Identify and discuss if and how these ordinances permit, allow, and regulate Data Centers and by what process
 - a. Rezoning
 - b. Special/Conditional Use Permits
 - c. Building permits/zoning certificates
 5. Zoning staff indicates that we should have a quorum present
 6. Discuss when to allow public comment at Special Meeting: before work session, after work session, both?
 7. Finalize agenda for Special Meeting on July 23rd at the Dubuque County Emergency Responder Training Facility
 8. Distribute examples of other jurisdiction's ordinances for study before the special meeting on Thursday, July 23, 2026.
 7. **Communications:**
 - a) Members Attendance
 - b) Zoning Revenues Report FY2026
 8. **Public Comments:**
 9. **Adjournment:**
- cc: Board of Supervisors, KDTH/KATF, WDBQ/KLYN, Telegraph Herald, MEDIACOM Cable, Cascade Pioneer-Advertiser, Dyersville Commercial, Buesing & Assoc., Burger Surveyors, IIW, Schneider Land Surveying & Planning, Weber Surveying LLC, ECIA