



Dubuque County Board of Adjustment Board of Adjustment Meeting Minutes August 4th, 2026

Chairperson Schroeder called the meeting to order at 7:00 p.m.
Present: Ben Schroeder, Vice-Chairperson Loras Link, Devon Welty
Penny Wulfekuhle

The Board of Adjustment meets at the Dubuque County West Campus, 1225 Seippel Rd, Dubuque, IA, 52002. Members of the public 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 log in to virtually attend the meeting. Those wishing to attend meetings in person may do so. All Board of Adjustment official meetings are recorded and available to be viewed at the [Dubuque County Website](#).

ROLL CALL:

Members present: Loras Link, Penny Wulfekuhle, Ben Schroeder and Devon Welty. Staff Present: Ben Kober, Bill Doyle and Ed Raber.

APPROVAL OF MINUTES:

A motion was made by commissioner Wulfekuhle to approve the July 7th, 2026, minutes. The motion was seconded by Mr. Schroeder; it passed unanimously. Vote: 4-0.

PUBLIC HEARINGS:

BA#08-25-26 Christopher R. and Anne M. Hennessy and Troy Louwagle of Hertz Real Estate. Special Use Permit.

Speaking to the board was Troy Louwagle of Hertz Real Estate 1060 Springvale rd. Mt. Vernon, Iowa. Troy stated that he was investigating the use of the property on behalf of the owners and that he was seeking the highest and best use of the property. Troy discussed his communication with county staff that an application could be put forward. Troy asked for clarification of the process on having a site plan with a contingent offer.

Chris and Anne Hennesey of 319 29th st. NW Cedar Rapids, Iowa. Also spoke to the board and commented that they were exploring options for their real estate.

Commissioner Welty voiced concerns about approving an application without enough details as to what would actually be built on site.

Several community members opposed the proposal:

Don Wolfe of 4952 Roling Rd, the neighbor east of the Hennessy property, said the he would oppose the application without further information.

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Carolyn Davis. 980 S Grandview, Dubuque, IA. Spoke on behalf of multiple property owners, including Nickol LLC, and the Their Family Real Estate LLC, which are property owners with holdings near the Hennessey Site. Carolyn listed three reasons the application should be denied. 1. The recreational use that is going on at that site - is a use, the discharge rules for a dwelling would inhibit the use of the neighboring property owners for recreation. 2) The site plan is speculative. 3) This scrub parcel special use permit would set a precedent of development in Agricultural land.

Mary Ellen Wolfe and Tom Farmany(Sp?) of 2268 Marion Poind, Woodstock Maryland: Own property east of the site. The two of them also stated that they were against rezoning the property due to not having enough information on how it will be used in the future.

The board briefly discussed tabling the application but decided to deny the application, given that they could not reliably know when the applicants would find a potential buyer who could develop a site plan for the property.

Motion was made by Welty and Seconded by Wulfekuhle to deny the application.

The motion to deny the application passed Vote: 4-0.

OLD BUSINESS:

Discussion of a previous zoning case BA 05-15-26 PFABCO – Special Use Permit. County staff was contacted by Lloyd Krutzfeldt IA Code CH 200.22, notes that an ordinance resolution, motion, etc. are unenforceable. BOA's role is limited for allowing a land use in an area, and cannot enforce some of the stipulations in the special use permit as related to the fertilizer law.

Update on FY 2026 Revenues. Staff presented departmental revenue info looking back over the past financial year.

NEW BUSINESS:

Election of Chair and Vice-chair. Mr. Shroeder noted his intention of stepping down from chair, given that he would serve just one more year. Mrs. Welty nominated Mr. Link to be Chairperson, which was seconded by Mr. Shroeder. ***The Motion Passed 4-0.*** Ms. Wulfekuhle nominated Mr. Shroeder to be Vice-Chair, it was seconded by Ms. Welty. ***The Motion Passed 4-0.***

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made by Mrs. Welty. And was seconded by Mr. Link, to adjourn. ***The motion passed with a vote of 4-0.*** The meeting ended at 8:21 P.M.