

TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Manager *WW*

SUBJECT: Set for Public Hearing - Brehm Acres Voluntary Annexation Request

DATE: March 8, 2023

INTRODUCTION

This memorandum transmits a 100% voluntary annexation request for City Council approval after a public hearing. The request is being filed by John and Diane Brehm (property owners) and Seippel Warehouse LLC (applicant and future owner) for approximately 2.804 acres of property. The resolution, maps, and other supporting documentation are enclosed.

DISCUSSION

The City received a written application from John and Diane Brehm (property owners) and Seippel Warehouse LLC (applicant and future owner) for voluntary annexation of approximately 2.804 acres of property. The annexation territory is comprised of agricultural land east of Cottingham Road and west of Dubuque Industrial Center South.

The 2.804-acre annexation territory provides a portion of the area for the construction of an industrial warehouse by Seippel Warehouse LLC to be leased to Simmons Pet Food.

This annexation is:

- 1) Consistent with the City's Comprehensive Plan; and
- 2) the future growth and development of the City of Dubuque, Iowa makes it desirable that the annexation territory be made part of the City of Dubuque, Iowa; and
- 3) the City of Dubuque has the capacity to provide substantial municipal services to the annexation territory; and
- 4) the annexation is in the public interest.

RECOMMENDATION

Staff recommends the City Council approve the resolution to set the public hearing on the voluntary annexation request for April 17, 2023. This date will provide adequate time to complete the notifications, certified mailings, and newspaper publication required by Iowa Code.

Enclosures

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