

**Shena Moon**

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**From:** Margaret Ryan <margaret.ryan22748@gmail.com>  
**Sent:** Wednesday, March 1, 2023 10:04 AM  
**To:** Planning  
**Subject:** Public hearing on zoning plans

Regarding the request to be redone on the location of Carter Road, on PIN 1015453009, these are my thoughts. I would rather the Property not be developed . It will seriously obstruct my view and privacy. If the development does move forward, perhaps a Well planned dirt berm with trees and shrubbery such as blue spruce and red dogwood could benefit everyone involved. I would certainly suggest if the development goes through it should be one story dwellings. Also, dirt being removed through excavation can be used for the berm suggested in this plan.

Sincerely

Peg Ryan 2872 Katrina Circle Dubuque, IA 52001

Sent from my iPad

## Shena Moon

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**From:** Marlene Apel <apelpark@gmail.com>  
**Sent:** Monday, February 27, 2023 12:50 PM  
**To:** Shena Moon  
**Cc:** Wally Wernimont; Travis Schrobilgen  
**Subject:** Re: Carter Road - Rezoning

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Received.....thank you Shena.

Our two concerns are:

1. Storm water runoff does not flow on or near our property line.
2. As shown on the conceptual plan, the lot lines go onto our property and go through the corner of the building which is not accurate.. I know this is not the final plan but want to mention it.

Thanks again for your assistance.

Damaln, LLP. Marlene Apel  
Property is 2970 Kane St.  
563-590-6515

On Fri, Feb 24, 2023 at 4:44 PM Shena Moon <[Smoon@cityofdubuque.org](mailto:Smoon@cityofdubuque.org)> wrote:

Hello Marlene,

Thank you for your call this week regarding the Carter Road rezoning request that is scheduled for the March 1, 2023 Zoning Advisory Commission. As promised, please find attached the conceptual development plan.

Should you wish to provide written comments for the Zoning Advisory Commission to consider, you may send your comments to me (email is just fine). Alternatively, I invite you to attend the meeting in person should you be able to.

Please let me know if you have any questions.

Thank you,

Shena



**Shena Moon** (she, her, hers)

Associate Planner | City of Dubuque

City Hall | 50 W. 13<sup>th</sup> St., Dubuque, IA 52001

O: 563-589-4211 | F: 563-589-4221

Office Hours: Monday – Friday, 8 a.m – 5 p.m.



**Shena Moon**

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**From:** Mike Jozefowicz <ns0u.mike@gmail.com>  
**Sent:** Wednesday, March 8, 2023 3:56 PM  
**To:** Shena Moon  
**Subject:** Proposed lot 2 St. Mary's Place #4 concerns.  
**Attachments:** Concerns area residents have regarding the proposed Lot 2 St.docx

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Hi Shena,

My neighbor, John Martin, told me that you would like a copy of what the concerns we have about the proposed building complex on Lot 2 St. Mary's Place #4.

The attached file is a more descriptive list of our concerns.

Thank you for being so helpful.

Mike Jozefowicz  
2735 Hickory Hill St, Dubuque, IA 52001  
(563) 590-2065

**Concerns area residents have regarding the proposed Lot 2 St. Mary's Place #4 Dubuque, Iowa:**

1. The density of people and the number of cars that will be concentrated into an area that has limited access
  - a. There are Several cul-de-sac neighborhoods each with a single access to a through street. The area already experiences traffic flow issues during times when students are dropped off or picked up from area schools (Wahlert and Mazzuchelli). The residents of a 40-unit apartment complex could conceivably require an additional 80 or more cars for their needs thus making the traffic situation even more stressed.
  - b. The existing plan calls for only 60 parking spaces for the 40-unit project. We feel that that will force many living in this new proposed unit to park on the street.
  - c. The existing cul-de-sacs already experience delays when exiting their street to through streets. Hickory Hill and Shetland Court must exit onto Kane. Kane, in turn, joins Carter Road. Cul-de-sacs of Kane Court and Westmore exit directly on to Carter Road. During high traffic times the cul-de-sac is completely blocked until some courteous driver allows entry.
  - d. During the times of 7:00 to 8:30 and 2:30 to 4:00 and often during extra-curricular school activities, there is a lineup of cars which all too frequently block the exits from Hickory Hill to Kane, and Shetland Court on to Kane. It is also common when traffic on Carter Road is at a standstill as busses try to turn onto Kane Street from Carter Road.
  - e. Area resident believe that there will be an additional load placed on those already busy streets if this 40-unit complex is built.
  - f. It has come to light that with the new State support for private schools, Wahlert and Mazzuchelli schools are anticipating a student number increase.
    - i. Wahlert has had larger numbers in previous years, but then a large percentage of them attended school via the city bus system. Today fewer students rely on the bus system and use their own transportation.

- ii. Area residents are happy that Wahlert and Mazzuchelli are expecting an increase, but fear that their increase along with the increase from the proposed new building complex will paralyze the traffic system.
  - iii. It has come to our attention that Wahlert/Mazzuchelli are anticipating having to add to their existing buildings because of increased enrollment. This will, in all likelihood result in even more cars added to the existing grid.
  - iv. We fear that students who are transported by school bus and are being dropped off from school or picked up on the way to school using Carter Road are put in jeopardy because of the heavy traffic. Non-courteous drivers who are in a rush are unfortunately all too common. We feel that additional traffic will compound the problem.
  - v. It may be necessary to put additional traffic regulators in place at the intersection of Carter Road and Kane/Kane Court for the existing situation. Adding the additional complex would make it even more necessary.
  - g. We expect that a traffic study (within the school term) be required before any further action is taken on the building of this complex. Doing the traffic study outside the time the schools are in session will not give a true picture of the traffic flow. That traffic study should also include the intersection of Carter Road and Kaufman.
2. Area residents who live below the proposed complex fear water run-off damage.
- a. Having lived in the area for over 40 years, I have seen many storms. There have been times when Carter Road was running curb to curb with water run off during rain storms.
  - b. Even in relatively dry occasions there are times when spring water is running down Carter Road when the water table high. We fear that additional hard surfaces will add to the existing storm water runoff issues.
  - c. Just below this neighborhood is a water retention dam. It was placed there to alleviate water runoff that was overloading the B-Branch. Excessive water run off because of additional paving is a

- grave concern. The runoff would bypass the new retention area and go directly into the B-branch system.
- d. We expect that a water permeability and runoff study be done to ensure that residents in the apartments located on the corner of Carter Road and Kane will not be affected by storm water runoff, and that the B-branch system is not adversely affected.
3. Area residents are concerned that emergency vehicles are afforded only one entrance to the proposed complex as shown in the concept drawing. Is there an existing ordinance that a building complex such as this needs to have adequate access in and out by emergency vehicles?

## Shena Moon

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**From:** pdolter <pdolter@mchsi.com>  
**Sent:** Wednesday, March 1, 2023 11:39 AM  
**To:** Shena Moon  
**Subject:** RE: Carter Road Proposal

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Thank you Shena,

I apologize for my email, I composed it in a bit of a hurry. One more question, will CK Construction be restoring and planting vegetation such as trees, bushes and so on?

Thanks again!

Paul

Sent from my U.S.Cellular© Smartphone

----- Original message -----

**From:** Shena Moon <Smoon@cityofdubuque.org>  
**Date:** 3/1/23 11:10 AM (GMT-06:00)  
**To:** pdolter <pdolter@mchsi.com>  
**Subject:** RE: Carter Road Proposal

Hello Paul and thank you for your email.

I will be sure to share this with the Zoning Advisory Commission for their consideration at the meeting this evening. If you are unable to attend, please feel free to watch live online

through this link: <https://www.cityofdubuque.org/446/Video>



Please let me know if you have any other questions or concerns.

Thank you,

Shena



**Shena Moon** (she, her, hers)

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**From:** pdolter <pdolter@mchsi.com>

**Sent:** Wednesday, March 1, 2023 10:54 AM

**To:** Shena Moon <Smoon@cityofdubuque.org>

**Subject:** Carter Road Proposal

Good Morning Shena,

I just wanted to express my concern over some issues in an email since I cannot attend this evening's meeting.

ADT? I realized that Engineering has gone over the traffic issue but unless one were to actually be in that heavy traffic to realize how convoluted it truly is already. Also, will turning lanes be added on Carter Road?

Hydrology? Is there any preliminary data for this? Such as runoff and so on?

Property Value? \$\$\$

Privacy and the inevitable increase in noise. These people worked hard all their life's to be disturbed by such a project?

Unsightly. Let's face it, people don't go out looking to live next to apartment complex.

I think that covers most of my concerns but I'm sure that I will have some more.

Thanks Shena,

Paul

Sent from my U.S.Cellular© Smartpho

## Shena Moon

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**From:** Tom Schwartz <tcs3535@aol.com>  
**Sent:** Tuesday, February 28, 2023 8:20 AM  
**To:** Shena Moon  
**Cc:** dprangerp1@aol.com; teachers61dbq@gmail.com; mnpkelley@earthlink.net; jimmichellemiller66@gmail.com; caroleemcc@me.com; rlbcab@mchsi.com; KathyWater54@msn.com; candrlegrand@aol.com  
**Subject:** Carter Road PUD Proposal

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Shena, Thanks for sending me a copy of the preliminary site plan for the now Boge lot on Carter Road. Following are my comments re the preliminary site plan. I would appreciate it if you would have them read at the 1 March meeting.

As we discussed, last year, Pine Knoll strongly considered purchasing the lot and building Condominiums on it, utilizing primarily the Leibold PUD plan adopted many years ago. Basically, we couldn't get more than 16 condos and parking on the lot and make it both attractive and cost effective.

Given the above, obviously, We have no objection to someone building an apartment complex on the lot per se, but we have some concerns re the overall density (number of units) of the proposed project. They are: (1) The site plan now shows one building as 3 stories. Given the high elevation of the lot and that particular right side unit, 3 stories is too high. There are 2 other 3 story structures in the area, but both are on lots with much lower relative elevation. Assuming that both buildings foundations will be the same height above the curb, we believe that both new buildings should be 2 stories max. If that assumption is incorrect, and if in fact the foundation of the building on the left would be at a lower elevation (est. 4-5 ft) than the right one as the existing topography suggests, putting the 3 story building on the left would fit the topography much better and would be less objectionable to us. (2) Available parking is a big issue. In our opinion, at a minimum there needs to be 1.5 renter parking spaces per unit or a total of 60. In addition, there needs to be spots for guests, emergency and service vehicles. I count 54 total available outside spots including the 5 outside front which should be used for guests and not renter parking. The calculation should also not include the 10 garages as they may or may not be rented. Calculating what I've just said, the plan needs 60 parking spaces minimum and, as you calculate it, you have 64, including the garages. We see that number as 49 without the garages and 5 spots out front. However you calculate it, parking is

at a bare minimum. Available parking is marginal. (3) An obvious concern for a few of the western residences in Pine Knoll is their view of the proposed complex. We request that the site plan include an attractive barrier fence be installed along the eastern end of their property (approx 90 ft) as it abuts the Pine Knoll property.

The overriding concern that all in Pine Knoll have is that we yet don't know very much at all about the proposed complex, the overall construction, look and attractiveness and whether it will attract many transitory tenants, issues that would substantially change the beautiful, tranquil neighborhood that we all now enjoy, as well as our property values. In essence, we are counting on the Planning and Zoning Comm to look out for us in this regard. Thank you for your consideration,

Thomas Schwartz President, Pine Knoll HOA

In a message dated 2/24/2023 6:48:58 PM Eastern Standard Time, [Smoon@cityofdubuque.org](mailto:Smoon@cityofdubuque.org) writes:

Hello Tom,

Thank you for your call this week regarding the Carter Road rezoning request that is scheduled for the March 1, 2023 Zoning Advisory Commission. As promised, please find attached the conceptual development plan. Should you wish to provide written comments for the Zoning Advisory Commission to consider, you may send your comments to me (email is just fine). Alternatively, I invite you to attend the meeting in person should you be able to.

Please let me know if you have any questions.

Thank you,

Shena