

REZONING SKETCH

IA WAUKEE NW 2ND

WAUKEE, IOWA

IA WAUKEE NW 2ND LLC 201 RIVERPLACE, SUITE 400 GREENVILLE, SC 29601

REZONING TABLE

| Name of Property Owner | Legal Description | Mailing Address | Total Area of Property (±) | Square Footage within 250' of rezoning | % of Total Square Footage within 250' of Rezoning | % Current | % Non-Current | % not eligible |
|--|---|---|----------------------------|--|---|-----------------|---------------|----------------|
| 1 WAUKEE CROSSING, LLC | WAUKEE CROSSING PLAT 1 OUTLOT 2 & WAUKEE CROSSING PLAT 2 OUTLOT 4 | 633 MONTICELLO DR BURLINGTON, IA 52603 | 10,971,888 | 340,958 | 3.11% | 37.14% | | |
| 2 COLONIAL HOMES, LLC | RESIDENTIAL BUSINESS VENTURES PLAT 1 LOT 2 | 14507 SHERIDAN AVE GRANDDALE, IA 50323 | 136,778 | 42,791 | 3.1% | 4.60% | | |
| 3 SIGNATURE COMPANIES OF IOWA, LLC | THE COMMONS PLAT GREENWAY PLAT 2 LOT 17 | 4800 S STEVENS DALE A SICOUR FALLS SD 57108 | 3,800 | 25 | 0.66% | 0.00% | | |
| 4 SIGNATURE COMPANIES OF IOWA, LLC | THE COMMONS PLAT GREENWAY PLAT 2 LOT 18 | 4800 S STEVENS DALE A SICOUR FALLS SD 57108 | 5,227 | 4,156 | 0.80% | 0.00% | | |
| 5 PHILIP E BRIDGER, LLC | W23 SAC 56 & ESRAC OF NE 3RD | 395 HWY 6 WAUKEE, IA 50263 | 7,940,988 | 168,932 | 2.13% | 18.41% | | |
| 6 TIM P BRIDGER | PARCEL 2 1/2 SEC 28-79-26 3RD | 395 HWY 6 WAUKEE, IA 50263 | 278,784 | 305,286 | 11.47% | 11.47% | | |
| 7 JOHN E BRIDGER | PARCEL 4 1/2 SEC 28-79-26 3RD | 395 HWY 6 WAUKEE, IA 50263 | 113,691 | 41,037 | 3.61% | 4.67% | | |
| 8 MICHAEL J & ROCHELLE A BRIDGER | PARCEL 19 25 SE SW28-79-26 3RD | 22 GLENVIEW DR WAUKEE, IA 50263 | 133,179 | 60,043 | 4.51% | 6.54% | | |
| 9 D & L ESTATES LLC | WALKEE DEVELOPMENT PLAT 2 PARCEL 20-3 | 705 MONROE RD WAUKEE, IA 50263 | 37,384 | 15,475 | 4.14% | 1.73% | | |
| 10 JENNIS R OLSON | WALKEE DEVELOPMENT WALKEE PARCEL 19 W/484' | 545 W HOCOMA RD PO BOX 186 WAUKEE, IA 50263 | 32,234 | 19,633 | 6.09% | 2.14% | | |
| 11 THE NORTHWAY CORPORATION | WALKEE DEVELOPMENT PLAT 1 2040 3RD E2 SHOTTENMARK WAUKEE PLAT | 4895 8TH AVE WAUKEE, IA 50263 | 72,745 | 19,746 | 2.71% | 2.15% | | |
| 12 SHOTTENMARK WAUKEE PROPERTIES & LLC | 2 LOT 1 & INTERSTATE BUSINESS VENTURES PLAT 1 LOT 1 | 308 S GEAR AVE WEST BURLINGTON IA 52605 | 302,206 18,450,334 | 99,307 917,709 | 32.86% 5.03% | 67.02% 0.00% | 0.00% | 0.00% |

| Sheet Number | Sheet Title |
|--------------|-----------------|
| 1 | COVER |
| 2 | REZONING SKETCH |
| 3 | CONCEPT PLAN |

OWNER:
WAUKEE CROSSING LLC
611 MONTICELLO DRIVE
BURLINGTON, IA 52601

DEVELOPER:
IA WAUKEE NW 2ND LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
ATTN: JONATHAN COCHRANE
864-603-1748

ZONING/LAND USE
EXISTING: R-4 ROW DWELLING & TOWNHOME
DWELLING DISTRICT

PROPOSED: PUD (R-3 RENTAL MULTI-FAMILY
RESIDENTIAL DISTRICT & PD-1 PLANNED
DEVELOPMENT)

PROJECT MANAGER:
ED ARP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
ARP@CECLAC.COM

LEGAL DESCRIPTION
OUTLOT 'V', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT, CITY
OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 23.17 ACRES.



SCALE: 1"=10'
SCALE: 1"=5'

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

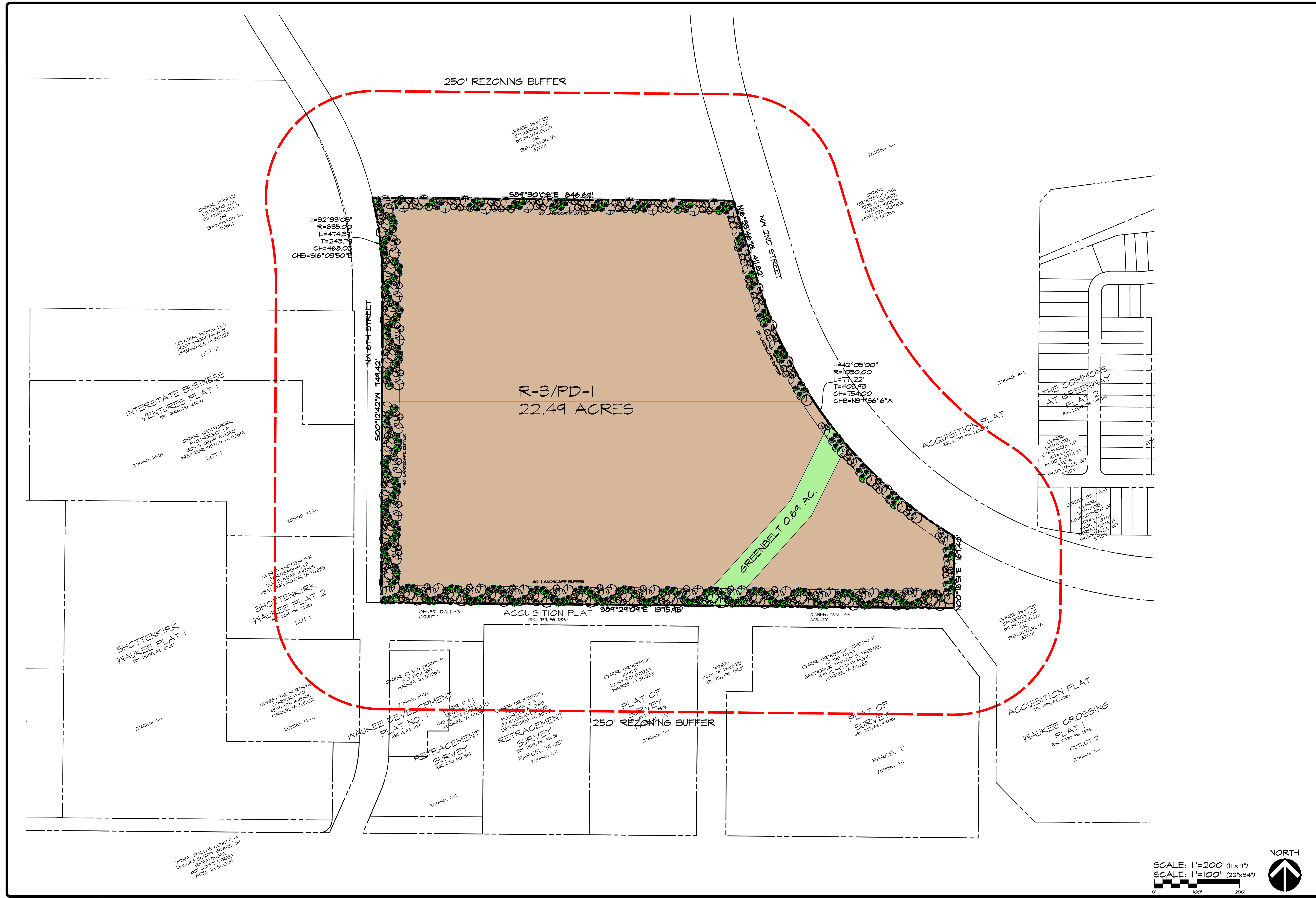
CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@ceclac.com

DATE: _____
SUBMITTAL: 02-14-2022
DATE OF SURVEY: MAR. 14, 2017
DESIGNED BY: EHA
DRAWN BY: MM

IA WAUKEE NW 2ND
WAUKEE, IOWA
COVER

SHEET _____
OF 2
A-2146

Q:\AFILES\A-2100\A-2146_CSD Drawing\Re zoning\A-2146 (01) REZONING.dwg, 2/14/2022 4:15:09 PM, mmangan, 1:1



Q:\AFILES\A-2100\A-2146_CSD Drawing\Reznong\A-2146 (03) REZONING.dwg, 2/14/2022 4:15:19 PM, mmngan, I.I

OWNER: DALLAS COUNTY, IA
DALLAS COUNTY BOARD OF SUPERVISORS
801 COURT STREET
ADEL, IA 50003

SHOTTENKIRK WAUKEE PLAT 1
(BK. 2008, PG. 9729)

OWNER: SHOTTENKIRK PARTNERSHIP, LP
304 S. GEAR AVENUE
WEST BURLINGTON, IA 52655
LOT 1

INTERSTATE BUSINESS VENTURES PLAT 1
(BK. 2002, PG. 18384)

COLONIAL HOMES, LLC
14501 SHERIDAN AVE
URBANDALE IA 50823
LOT 2

OWNER: WAUKEE CROSSING, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601

$\Delta=32^{\circ}33'03''$
 $R=835.00$
 $L=474.58'$
 $T=248.71'$
 $CH=468.03$
 $CHB=516^{\circ}03'50''E$

R-3/PD-1
22.49 ACRES

$\Delta=42^{\circ}05'00''$
 $R=1050.00$
 $L=771.22'$
 $T=403.93$
 $CH=754.00$
 $CHB=N87^{\circ}36'16''W$

ACQUISITION PLAT
(BK. 1998, PG. 356)

ACQUISITION PLAT
(BK. 2020, PG. 28820)

THE COMMONS AT GREENWAY PLAT 2
(BK. 2020, PG. 32978)

OWNER: SIGNATURE COMPANIES OF IOWA, LLC
4800 E 5TH ST
SIOUX FALLS, SD 57108

OWNER: PD SIGNATURE DEVELOPMENT OF IOWA, LLC
4800 E 5TH ST
SIOUX FALLS, SD 57108

OWNER: WAUKEE CROSSING, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601

OWNER: BRODERICK, TIMOTHY P. LIVING TRUST
BRODERICK, TIMOTHY P. TRUSTEE
345 W. HICKMAN ROAD
WAUKEE, IA 50263

OWNER: CITY OF WAUKEE
(BK. 12, PG. 540)

OWNER: BRODERICK, JOHN E.
10 NW 4TH STREET
WAUKEE, IA 50263

OWNER: OLSON, DENNIS R.
P.O. BOX 106
WAUKEE, IA 50263

OWNER: BRODERICK, MICHAEL J. & ROCHELLE J. TRS
22 GLENVIEW, JRS
DES MOINES, IA 50319

RETRACEMENT SURVEY
(BK. 2014, PG. 86)

RETRACEMENT SURVEY
(BK. 2014, PG. 86)

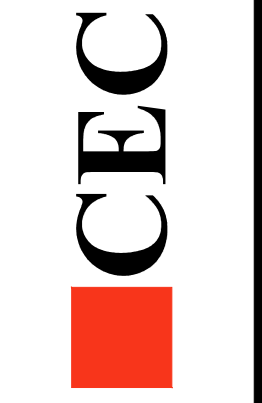
PLAT OF SURVEY
(BK. 2021, PG. 16503)

PLAT OF SURVEY
(BK. 2011, PG. 16503)

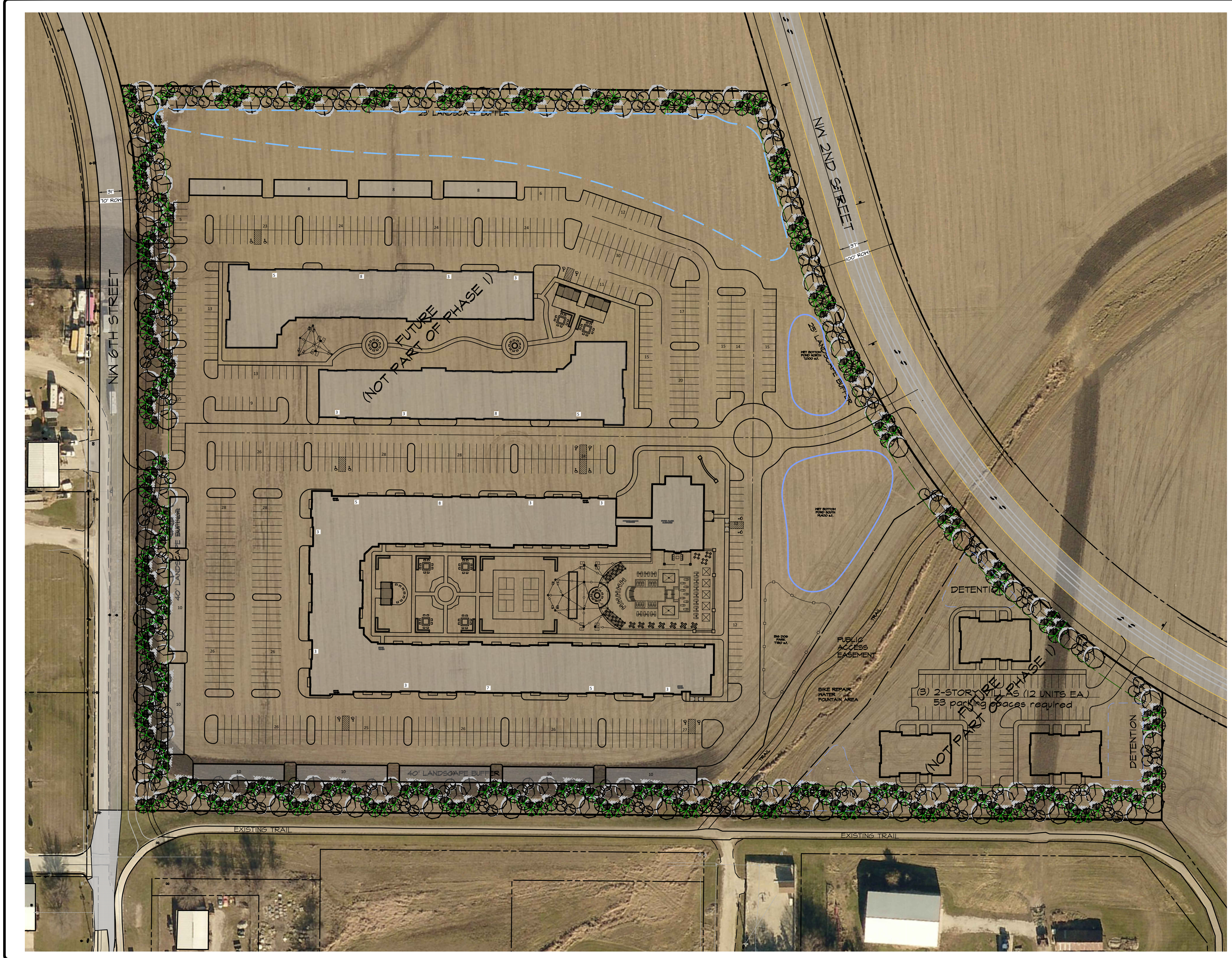
ACQUISITION PLAT
(BK. 1998, PG. 356)

Waukee Crossing PLAT 1
OUTLOT 12
ZONING: C-1

SCALE: 1"=200' (11"x17")
SCALE: 1"=100' (22"x34")



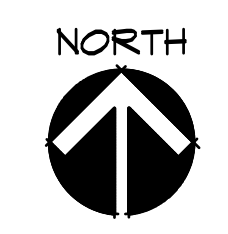
| | |
|-----------------|----------------------|
| DATE: | |
| DATE OF SURVEY: | SUBMITTAL 02-14-2022 |
| DESIGNED BY: | MM |
| DRAWN BY: | MM |



25' BUFFER REQUIREMENTS
 REQUIRED: PER 50 LF
 1 OVERSTORY
 2 EVERGREEN
 2 ORNAMENTAL
 1,760 LF/ 50 LF=36
 36 OVERSTORY
 12 EVERGREEN
 12 ORNAMENTAL

40' BUFFER REQUIREMENTS
 REQUIRED: PER 50 LF
 2 OVERSTORY
 4 EVERGREEN
 3 ORNAMENTAL
 2,215 LF/ 50 LF=44
 88 OVERSTORY
 176 EVERGREEN
 132 ORNAMENTAL

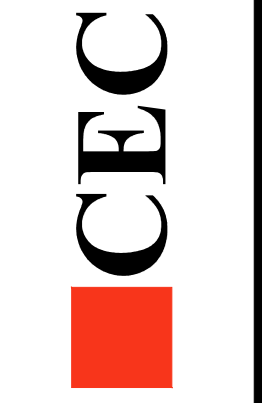
SCALE: 1"=120' (11"x17")
 SCALE: 1"=60' (22"x34")



| | |
|-----------------|----------------------|
| DATE: | |
| DATE OF SURVEY: | SUBMITTAL 02-14-2022 |
| DESIGNED BY: | MAR. 14, 2017 EHA |
| DRAWN BY: | MM |

WAUKEE NW 2ND
 WAUKEE, IOWA
CONCEPT PLAN

SHEET
 OF 2
 A-2146



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com

Q:\FILES\A-2100\A-2146_CSD Drawings\Rooming\A-2146 (03) CONCEPT PLAN.dwg, 2/14/2022 4:15:25 PM, mmorgan, LI