

REZONING SKETCH

WAUKEE TOWNE CENTER PUD

WAUKEE, IOWA

WAUKEE TOWNE CENTER, LLCC 611 MONTICELLO DRIVE BURLINGTON, IA 52601

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2	REZONING
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OWNER/DEVELOPER:
 WAUKEE TOWNE CENTER, LLCC
 611 MONTICELLO DRIVE
 BURLINGTON, IA 52601

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

ZONING/LAND USE
 EXISTING: R-2 ONE & TWO FAMILY
 RESIDENTIAL DISTRICT

PROPOSED: PD-1 PLANNED DEVELOPMENT)

LEGAL DESCRIPTION

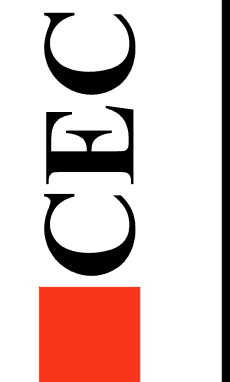
PARCEL BB E1/2 SEC. 34-19-26 NE, EXCEPT WAUKEE TOWNE CENTER PLAT 1 & PARCEL 22-124 OF LOT 5, WESTGATE PLAT 2, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

REZONING TABLE

Name of Property Owner	Legal Description	Mailing Address	Total Area of Property (s.f.)	Square Footage within 250' of Rezoning	% of Total Square Footage within 250' of Rezoning	% Consent	% Non Consent	% Not eligible
1 WURD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 1	2000 FULLER RD WEST DES MOINES IA 50325	46,531	46,245	99.39%			
2 WURD WAUKEE LLC	WAUKEE MARKET PLACE PLAT 1 LOT 2	PO BOX 2188 DEPT 8288 MARSHFIELD MO 65054	49,876	2,462	4.93%			
59 WILCOX LAUREN (WINDLAUREL)	WESTGATE PLAT 2 LOT 6	650 SE REEB RD CT WAUKEE IA 50303	12,567	12,554	99.89%			
59 GARDNER, CODY E & LINDSEY I	WESTGATE PLAT 2 LOT 7	WAUKEE IA 50303	18,094	17,955	99.23%			
60 ROSEBUD, TRACHTY T & WELDON P	WESTGATE PLAT 2 LOT 8	WAUKEE IA 50303	12,975	7,444	57.35%			
82 ALICES, LLC	PRABH CROSSING PLAT 6.1 CT 2	735 E HICKMAN RD WAUKEE IA 50301	43,364	3,649	8.42%	3.56%		
83 VERDAN CREST UNION	PRABH CROSSING PLAT 7.1 CT 1	455 E HICKMAN RD WAUKEE IA 50301	75,718	18,257	24.11%	33.87%		
84 ALICES, LLC	PRABH CROSSING PLAT 7.1 CT 2	455 E HICKMAN RD WAUKEE IA 50301	48,352	452	0.94%	0.25%		
85 TALROD, MAZIN	WESTGATE PLAT 2 LOT 2	WAUKEE IA 50303	9,487	2,809	29.61%	1.74%		
86 SULEMANOVIC, ELVIS	WESTGATE PLAT 2 LOT 3	WAUKEE IA 50303	10,983	10,862	98.90%	6.47%		
87 STORHOODER, TERRY	WESTGATE PLAT 2 LOT 4	WAUKEE IA 50303	13,335	13,335	100.00%	7.84%		
88 SOROKA, VLADIMIR	WESTGATE PLAT 2 LOT 5/4 PARCEL 22-124	WAUKEE IA 50303	15,878	15,878	100.00%	9.46%	0.50%	0.04%
	Total		397,259	137,211	34.29%	13.68%		



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



DATE: _____
 SUBMITTAL: 11-04-2022
 DATE OF SURVEY: MAR. 14, 2017
 DESIGNED BY: EHA
 DRAWN BY: MM

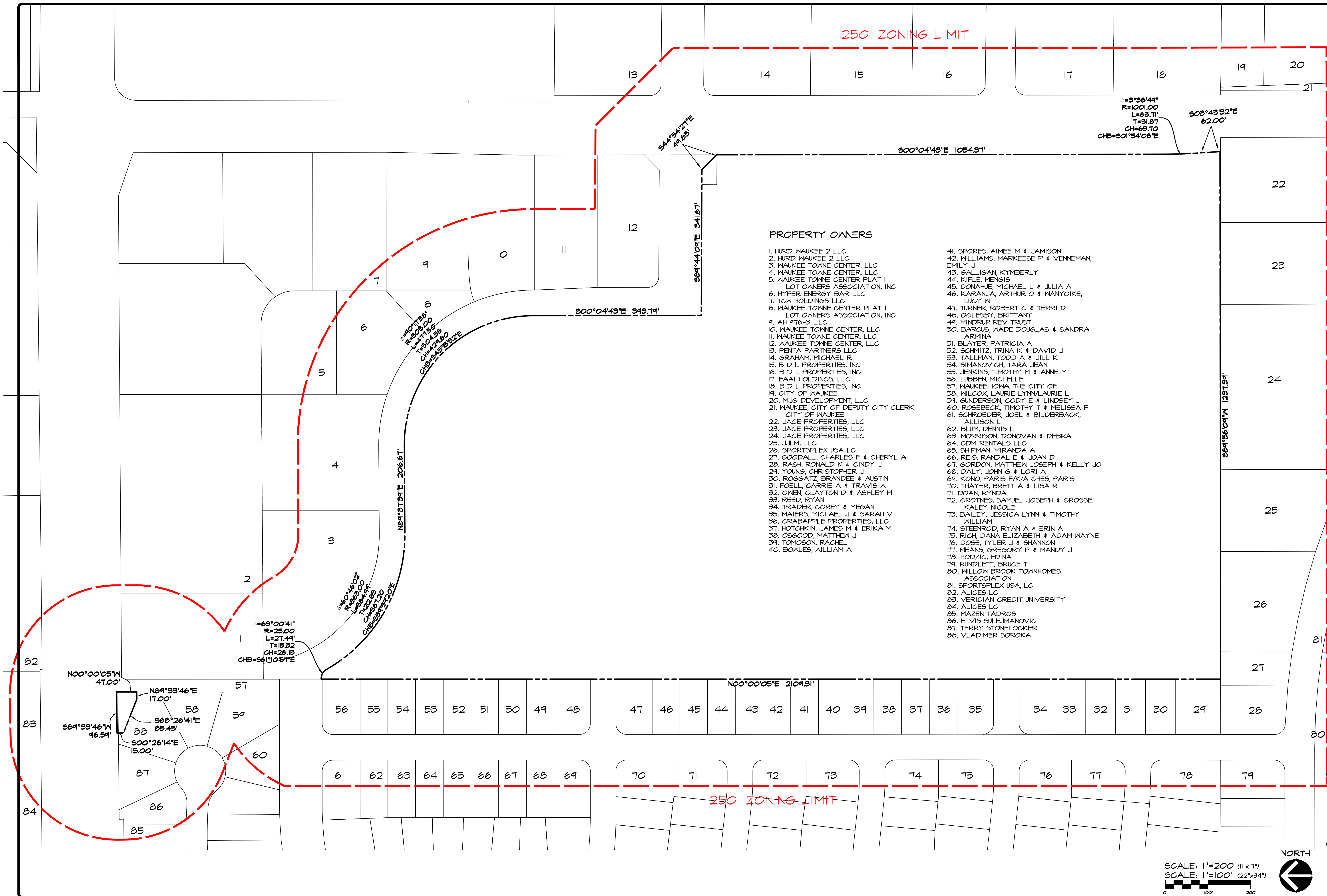
WAUKEE TOWNE CENTER PUD
 WAUKEE, IOWA
 COVER

SHEET
 OF 4



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Q:\A-FILES\1900\1924 - 2021_CDD Drawings\Reconing\A1924 (03) REZONING.dwg, 11/4/2022 9:49:35 AM, mmorgan, 1:1



PROPERTY OWNERS

- 1. HURD WAUKEE 2 LLC
- 2. HURD WAUKEE 2 LLC
- 3. WAUKEE TOWNE CENTER, LLC
- 4. WAUKEE TOWNE CENTER, LLC
- 5. WAUKEE TOWNE CENTER PLAT I LOT OWNERS ASSOCIATION, INC
- 6. HYPER ENERGY BAR LLC
- 7. TCW HOLDINGS LLC
- 8. WAUKEE TOWNE CENTER PLAT I LOT OWNERS ASSOCIATION, INC
- 9. AH 976-3, LLC
- 10. WAUKEE TOWNE CENTER, LLC
- 11. WAUKEE TOWNE CENTER, LLC
- 12. WAUKEE TOWNE CENTER, LLC
- 13. PENTA PARTNERS LLC
- 14. GRAHAM, MICHAEL R
- 15. B D L PROPERTIES, INC
- 16. B D L PROPERTIES, INC
- 17. EAAI HOLDINGS, LLC
- 18. B D L PROPERTIES, INC
- 19. CITY OF WAUKEE
- 20. MJS DEVELOPMENT, LLC
- 21. WAUKEE, CITY OF DEPUTY CITY CLERK CITY OF WAUKEE
- 22. JACE PROPERTIES, LLC
- 23. JACE PROPERTIES, LLC
- 24. JACE PROPERTIES, LLC
- 25. JJJM, LLC
- 26. SPORTSPLEX USA LC
- 27. GOODALL, CHARLES F & CHERYL A
- 28. RASH, RONALD K & CINDY J
- 29. YOUNG, CHRISTOPHER J
- 30. ROGGATZ, BRANDEE & JUSTIN
- 31. FOELL, CARRIE A & TRAVIS W
- 32. OWEN, CLAYTON D & ASHLEY M
- 33. REED, RYAN
- 34. TRADER, COREY & MEGAN
- 35. MAIERS, MICHAEL J & SARAH V
- 36. CRABAPPLE PROPERTIES, LLC
- 37. HOTCHKIN, JAMES M & ERIKA M
- 38. OSSGOOD, MATTHEW J
- 39. TOMSON, RACHEL
- 40. BOWLES, WILLIAM A
- 41. SPORES, AIMEE M & JAMISON
- 42. WILLIAMS, MARKEESE P & VENNEMAN, EMILY J
- 43. GALLIGAN, KYMBERLY
- 44. KIFLE, MENGIS
- 45. DONAHUE, MICHAEL L & JULIA A
- 46. KARANJIA, ARTHUR O & WANYOIKE, LUCY W
- 47. TURNER, ROBERT C & TERRI D
- 48. OGLESBY, BRITTANY
- 49. MINDRUP REV TRUST
- 50. BARCUS, WADE DOUGLAS & SANDRA ARMINA
- 51. BLAYER, PATRICIA A
- 52. SCHMITZ, TRINA K & DAVID J
- 53. TALLMAN, TODD A & JILL K
- 54. SIMANOVICH, TARA JEAN
- 55. JENKINS, TIMOTHY M & ANNE M
- 56. LUBBEN, MICHELLE
- 57. WAUKEE, IOWA, THE CITY OF
- 58. WILCOX, LAURIE LYNN/LAURIE L
- 59. GUNDERSON, CODY E & LINDSEY J
- 60. ROSEBECK, TIMOTHY T & MELISSA P
- 61. SCHROEDER, JOEL & BILDERBACK, ALLISON L
- 62. BLUM, DENNIS L
- 63. MORRISON, DONOVAN & DEBRA
- 64. CDM RENTALS LLC
- 65. SHIPMAN, MIRANDA A
- 66. REIS, RANDAL E & JOAN D
- 67. GORDON, MATTHEW JOSEPH & KELLY JO
- 68. DALY, JOHN G & LORI A
- 69. KONO, PARIS F/K/A CHES, PARIS
- 70. THAYER, BRETT A & LISA R
- 71. DOAN, RYNDIA
- 72. GROTTES, SAMUEL JOSEPH & GROSSE, KALEY NICOLE
- 73. BAILEY, JESSICA LYNN & TIMOTHY WILLIAM
- 74. STEENROD, RYAN A & ERIN A
- 75. RICH, DANA ELIZABETH & ADAM WAYNE
- 76. DOSE, TYLER J & SHANNON
- 77. MEANS, GREGORY P & MANDY J
- 78. HODZIC, EDINA
- 79. RUNDLETT, BRUCE T
- 80. WILLOW BROOK TOWNHOMES ASSOCIATION
- 81. SPORTSPLEX USA, LC
- 82. ALICES LC
- 83. VERIDIAN CREDIT UNIVERSITY
- 84. ALICES LC
- 85. MAZEN TADROS
- 86. ELVIS SULEJMANOVIC
- 87. TERRY STONEHOCKER
- 88. VLADIMIR SOROKA

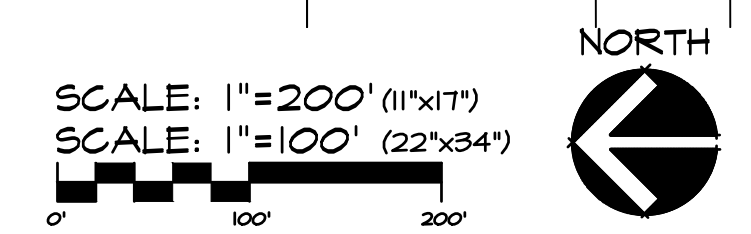
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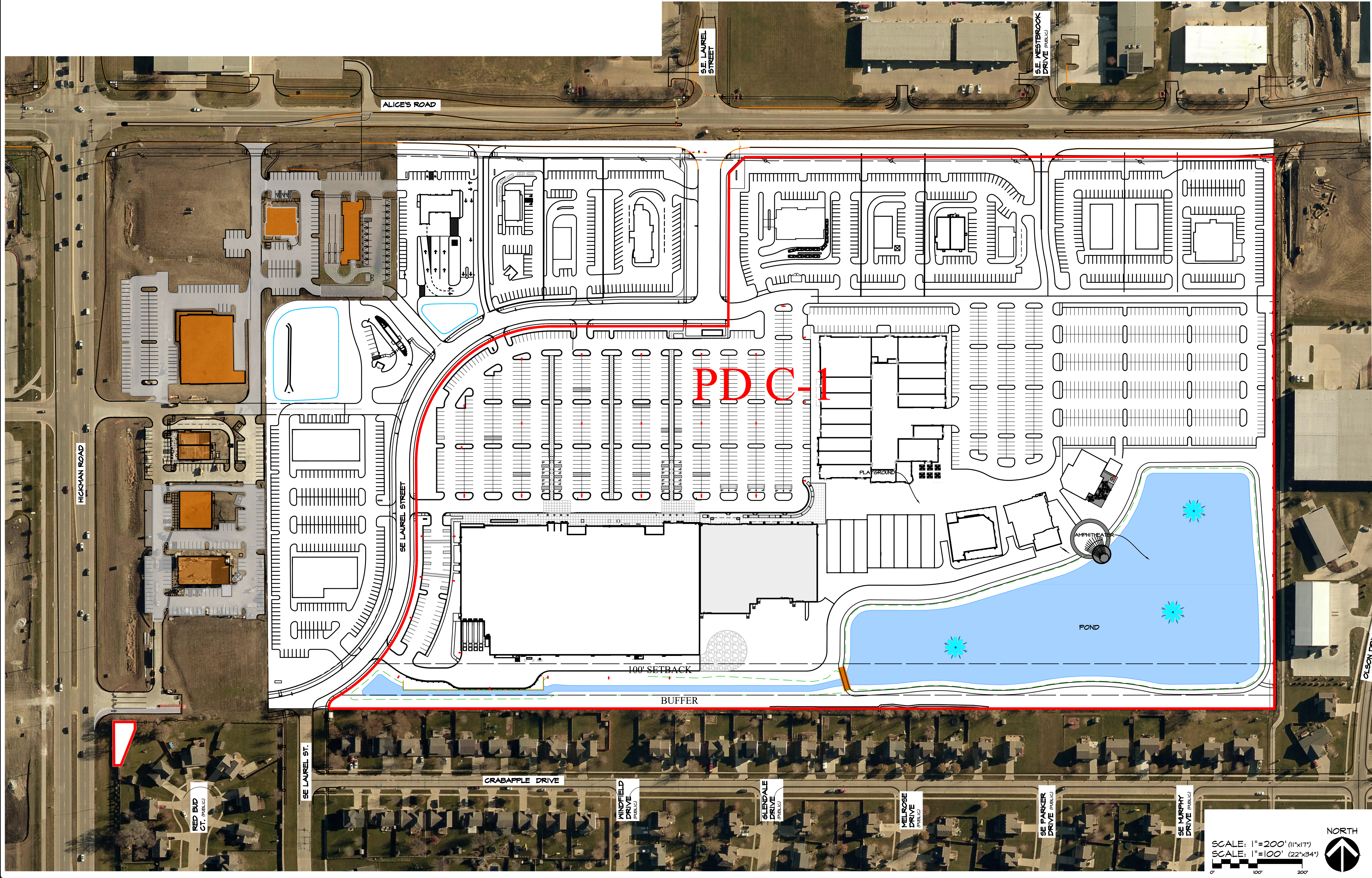
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SHEET 2 OF 4
 A-1924



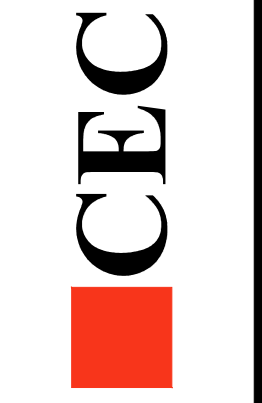
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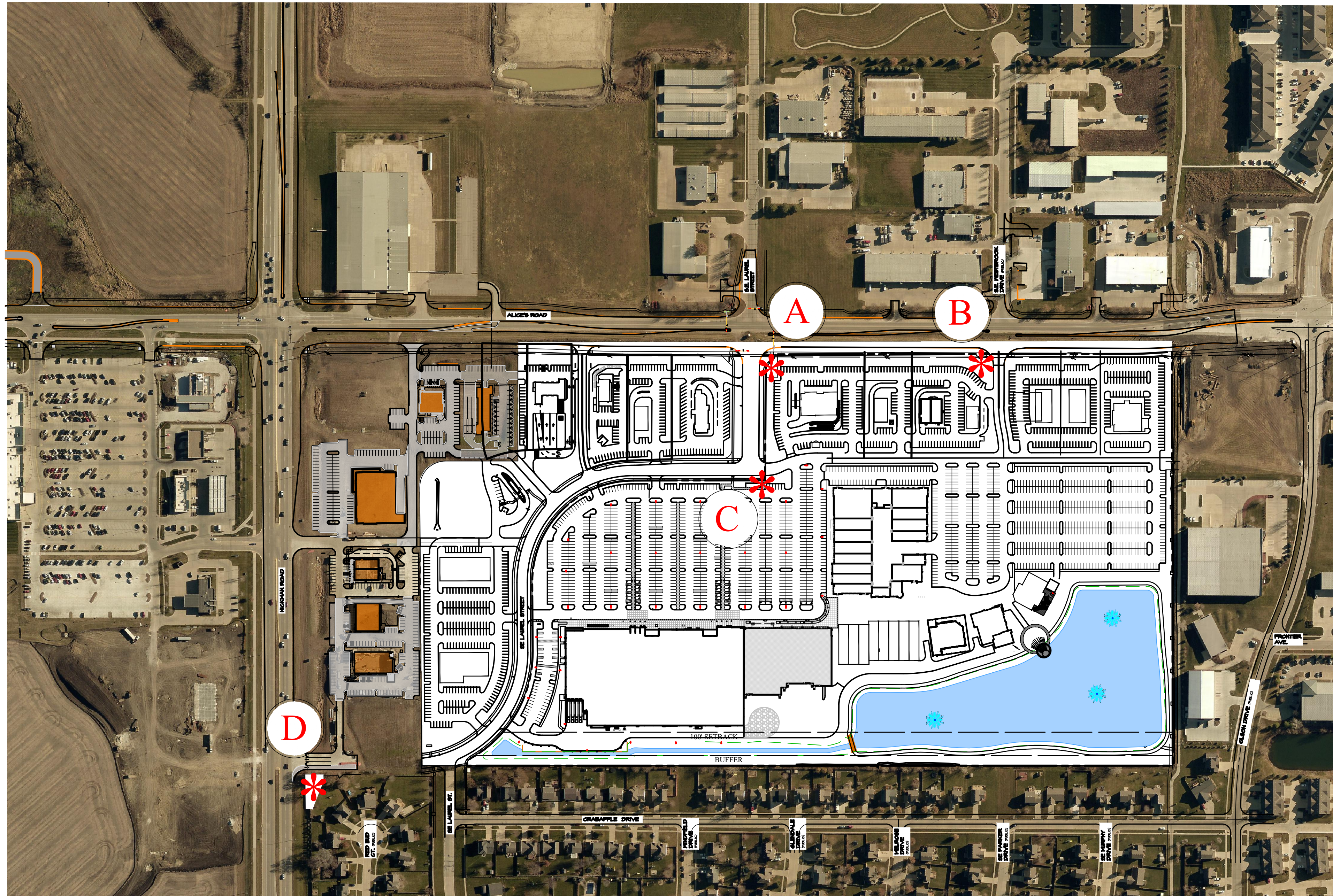
NORTH

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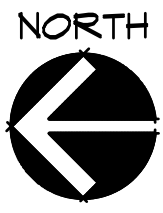


DATE:	Nov. 4, 2022
DATE OF SURVEY:	SUBMITTAL II-04-2022
DESIGNED BY:	MAR. 14, 2017
DRAWN BY:	EHA
	MM

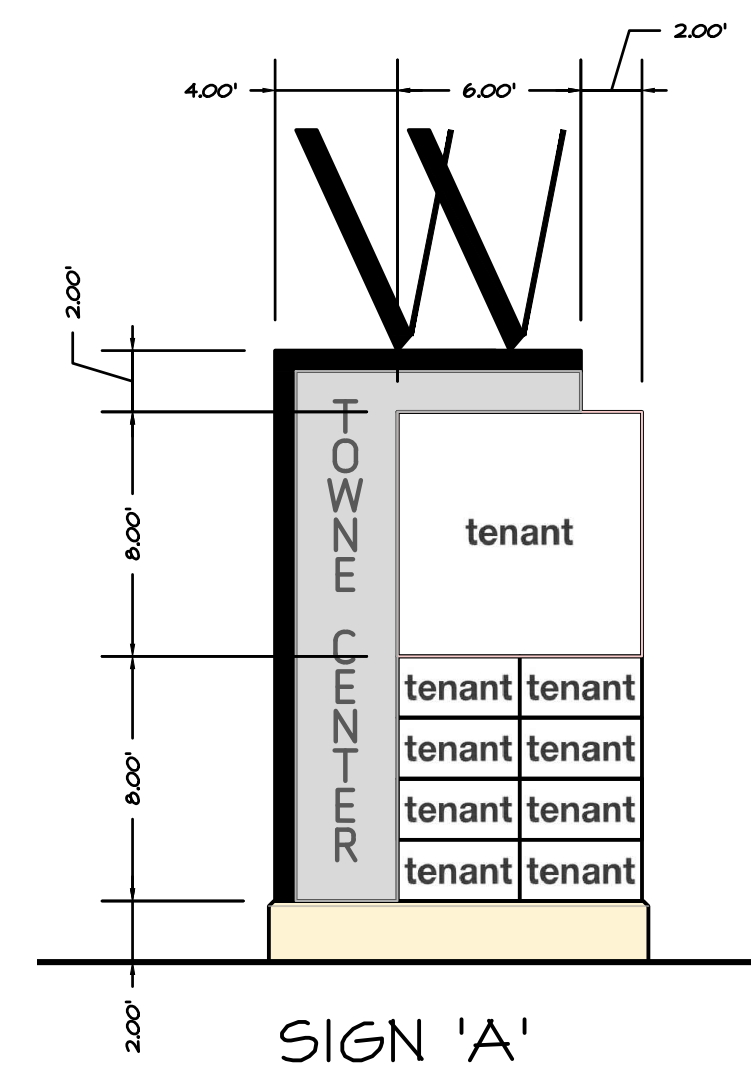
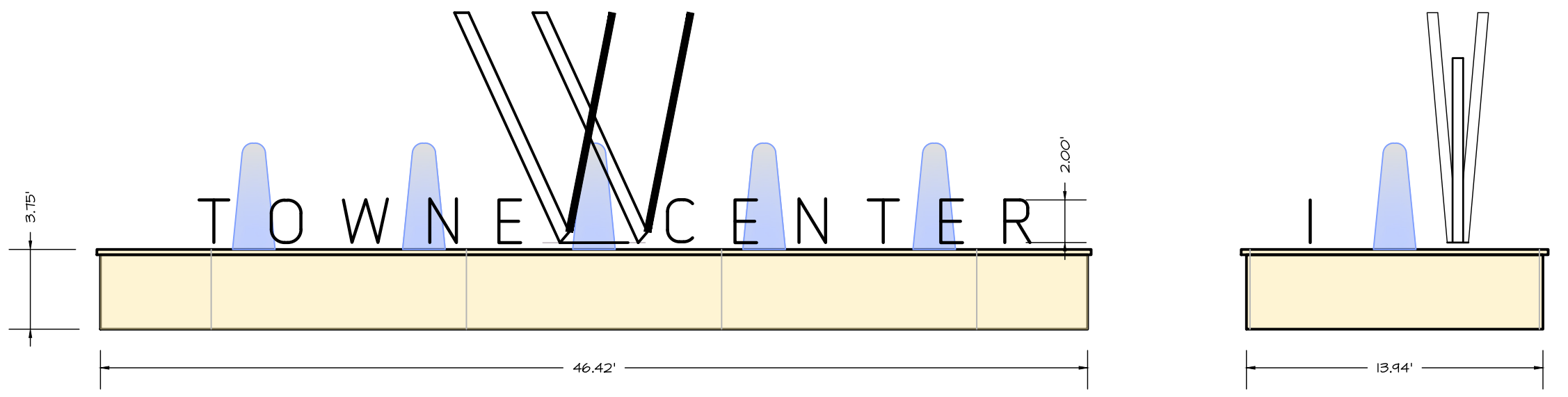
WAUKEE TOWNE CENTER PUD
 WAUKEE, IOWA
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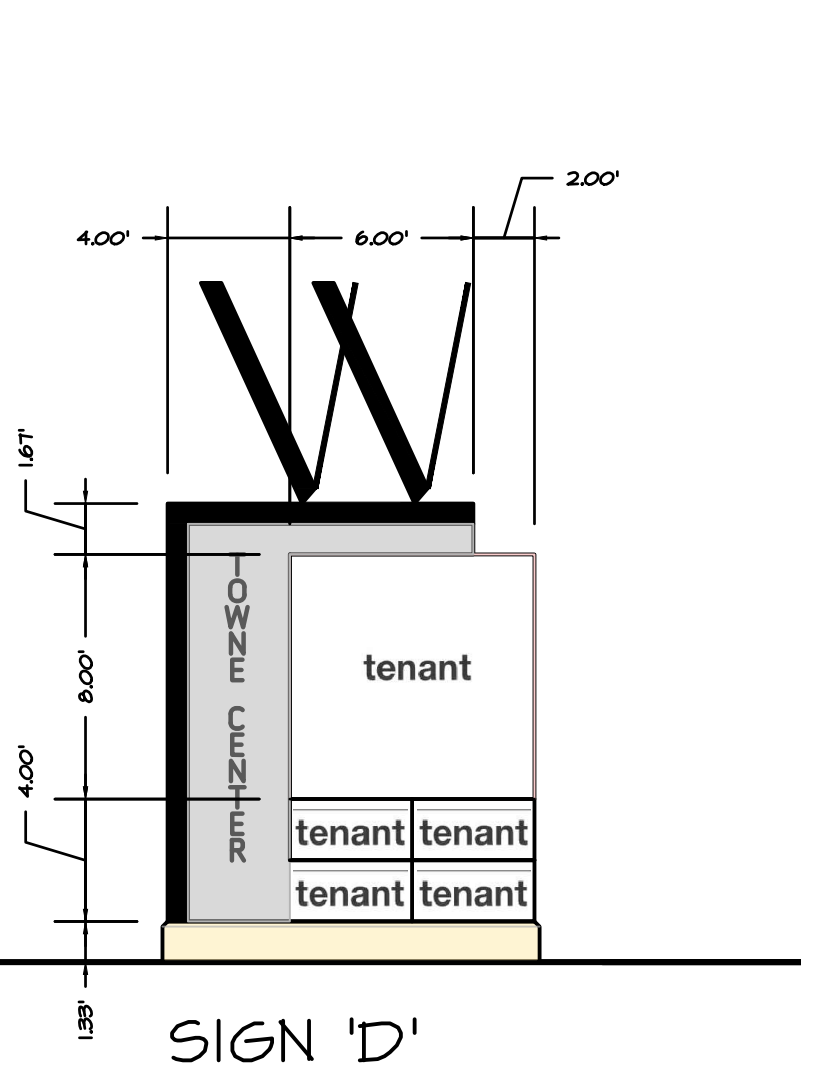
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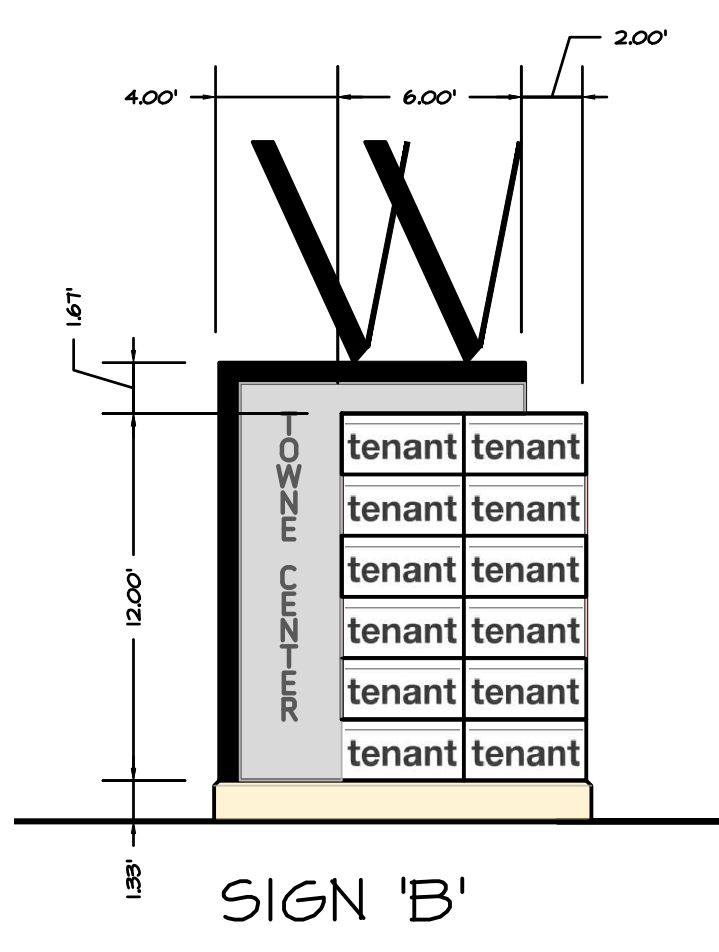
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SIGN 'A'



SIGN 'D'



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