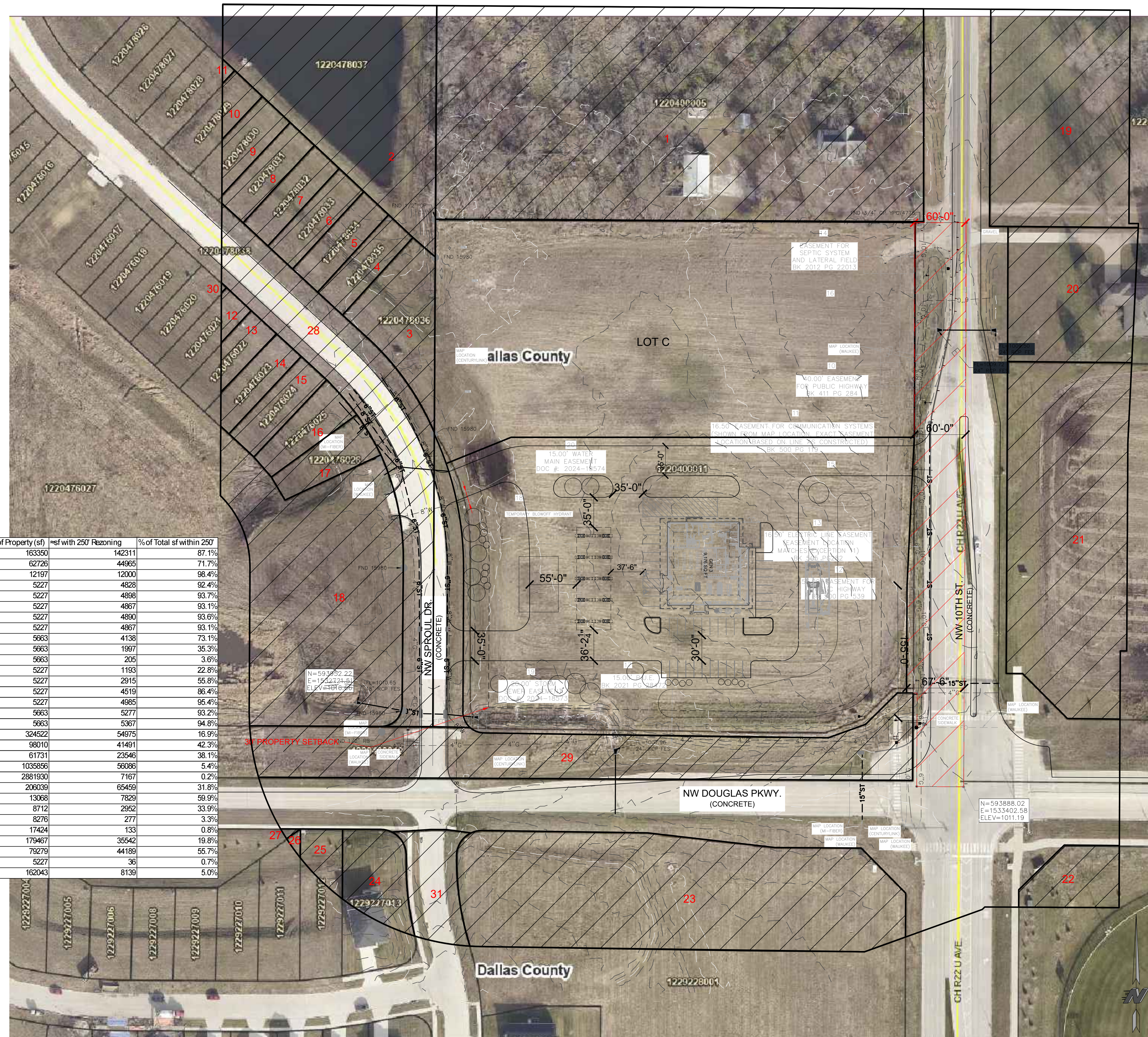


PROPERTY OWNER:
WILLIAM FOX FARM
13521 VILLAGE COURT
CLIVE, IOWA 50325

APPLICANT/PREPARER:
KWIK TRIP, INC.
1813 KRAMER ST.
LA CROSSE, WI 54602

LEGAL DESCRIPTION
PARCEL 21-22 IN THE SOUTHEAST QUARTER
(SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN
SECTION TWENTY (20), TOWNSHIP SEVENTY-NINE
(79) NORTH, RANGE TWENTY-SIX (26) WEST OF
THE 5TH P.M., DALLAS COUNTY, IOWA AS SHOWN
ON PLAT OF SURVEY RECORDED IN BOOK 2021
PAGE 9681 EXCEPT PARCEL 22-189 A PORTION OF
PARCEL 21-22 IN THE SOUTHEAST QUARTER
(SE1/4) IN SECTION TWENTY (20), TOWNSHIP
SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX
(26) WEST OF THE 5TH P.M., DALLAS COUNTY,
IOWA AS SHOWN ON PLAT OF SURVEY RECORDED
IN BOOK 2023 PAGE 172 AND EXCEPT LAND
DEEDED TO THE CITY OF WAUKEE, IOWA AS
SHOWN ON WARRANTY DEED RECORDED IN DOC.
#2024-18571.

CURRENT ZONING: A-1, AGRICULTURAL
PROPOSED ZONING: C-1A,
NEIGHBORHOOD COMMERCIAL



Parcel ID	Owner	Owner Address	City	State	Zip Code	Total Area of Property (sf)	%sf with 250' Rezoning	% of Total sf within 250'
1	122040005	Stanbrough Residential LLC	2775 86th St.	Urbandale	IA	50322	163350	142311 87.1%
2	1220478037	Fox Creek Meadows Owners Association Inc	234 Sunrise Dr.	Waukee	IA	50263	62726	44965 71.7%
3	1220478036	Fox Creek Meadows, LLC	234 Sunrise Dr.	Waukee	IA	50263	12197	12000 98.4%
4	1220478035	Fox Creek Meadows, LLC	235 Sunrise Dr.	Waukee	IA	50263	5227	4828 92.4%
5	1220478034	Fox Creek Meadows, LLC	236 Sunrise Dr.	Waukee	IA	50263	5227	4898 93.7%
6	1220478033	Fox Creek Meadows, LLC	237 Sunrise Dr.	Waukee	IA	50263	5227	4867 93.1%
7	1220478032	Fox Creek Meadows, LLC	238 Sunrise Dr.	Waukee	IA	50263	5227	4890 93.6%
8	1220478031	Fox Creek Meadows, LLC	239 Sunrise Dr.	Waukee	IA	50263	5227	4867 93.1%
9	1220478030	Bennett Bay Investments LLC	234 NW Sunrise Dr.	Waukee	IA	50263	5663	4138 73.1%
10	1220478029	Bennett Bay Investments LLC	234 NW Sunrise Dr.	Waukee	IA	50263	5663	1997 35.3%
11	1220478028	Bennett Bay Investments LLC	234 NW Sunrise Dr.	Waukee	IA	50263	5663	205 3.6%
12	1220476021	Fox Creek Meadows, LLC	234 Sunrise Dr.	Waukee	IA	50263	5227	1193 22.8%
13	1220476022	Fox Creek Meadows, LLC	234 Sunrise Dr.	Waukee	IA	50263	5227	2915 55.8%
14	1220476023	Greyson LLC	590 NE Boston Pkwy	Waukee	IA	50263	5227	4519 86.4%
15	1220476024	Bhuvanagiri, Laxman Kumar	590 NE Boston Pkwy	Waukee	IA	50263	5227	4985 95.4%
16	1220476025	Fox Creek Meadows, LLC	234 Sunrise Dr.	Waukee	IA	50263	5663	5277 93.2%
17	1220476026	Fox Creek Meadows, LLC	234 Sunrise Dr.	Waukee	IA	50263	5663	5367 94.8%
18	1220476027	Bennett Bay Investments LLC	234 NW Sunrise Dr.	Waukee	IA	50263	324522	54975 16.9%
19	1221300003	Parkside Waukee, LLC	1015 NW 10th St.	Waukee	IA	50263	98010	41491 42.3%
20	1221300008	Parkside Waukee, LLC	1015 NW 10th St.	Waukee	IA	50263	61731	23546 38.1%
21	1221300018	Parkside Waukee, LLC	1015 NW 10th St.	Waukee	IA	50263	1035866	56086 5.4%
22	1228126001	City of Waukee	230 WHickman Rd.	Waukee	IA	50263	2881930	7167 0.2%
23	1229228001	Boysen Properties, LLC	32568 Woodland Ct.	Adel	IA	50003	206039	65459 31.8%
24	1229227013	Hugi, Stephanie & Ryan, Nathan	1123 NW Petersen Dr.	Waukee	IA	50263	13068	7829 59.9%
25	1229227012	Slaywell Homes LLC	595 NE Boston Pkwy	Waukee	IA	50263	8712	2952 33.9%
26	1229227011	Hubbell Homes LLC	6900 Westown Pkwy	Waukee	IA	50266	8276	277 3.3%
27	1229227007	Alder Point Owners Association	6900 Westown Pkwy	Waukee	IA	50266	17424	133 0.8%
28	1220478038	City of Waukee	230 WHickman Rd.	Waukee	IA	50263	179467	35542 19.8%
29	1220400012	Slaywell Homes LLC	595 NE Boston Pkwy	Waukee	IA	50263	79279	44189 55.7%
30	1220476020	Fox Creek Meadows, LLC	234 Sunrise Dr.	Waukee	IA	50263	5227	36 0.7%
31	1229231003	City of Waukee	230 WHickman Rd.	Waukee	IA	50263	162043	8139 5.0%



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SITE PLAN
CONVENIENCE STORE #1926
WAUKEE, IA

#	DATE	DESCRIPTION

DRAWN BY: _____ ARM
SCALE: 1" = 60'-0"
PROJ. NO. _____
DATE: 2025-09-30
SHEET: **REZONING**

