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February 6, 2026

VIA ELECTRONIC MAIL

Andy Kass
City of Waukee, Iowa
230 W. Hickman Road
Waukee, Iowa 50263
akass@waukee.org

RE: Notice of Rezoning/Proposed Rezoning - Alderbrook

Mr. Kass:

This firm represents Irene Carlson, as Trustee of the Major Bowen Trust U/T/A dated June 28, 2023, the owner of property located at 31413 T. Avenue, Adel, Iowa. Ms. Carlson received the Notice of Rezoning from the City of Waukee dated January 30, 2026, and has various concerns about the proposed rezoning. This firm plans to attend the Planning and Zoning Commission meeting scheduled for February 10, 2026 at 6:00 P.M. on behalf of Ms. Carlson; however, this letter shall serve as Ms. Carlson's formal written response to the rezoning notice.

Generally, Ms. Carlson's primary concern is the close-proximity of her property to the proposed commercial, high-density and medium-density zoning districts. It is sincerely believed those uses will substantially affect the value of her property, given it would be reasonable to expect much higher levels of vehicular and pedestrian traffic, as well as increased levels of noise and light.

Accordingly, Ms. Carlson would like for the City to address some of her concerns by implementing the following restrictions on the proposed rezoning and redevelopment:

1. Significant setback requirements from T. Avenue for the commercial, high-density and medium-density zoning districts; and
2. Installation of landscape berms and dense landscaping along T. Avenue, especially on those commercial, high-density and medium-density parcels; and
3. Relocation of the commercial and high-density parcels to the East side of the proposed development; and
4. Minimize the number of units allowed on the medium-density and high-density parcels; and
5. Obtain all right-of-way needed for the future expansion of T. Avenue from the developer and not from the owners located along the West side of T. Avenue;

6. Evaluate environmental impact on the surrounding properties, including, but not limited to wildlife, and strongly consider performing an environmental impact study prior to development.

We ask for your sincere and meaningful consideration of the foregoing and look forward to further discussion as this project progresses. Please let us know if the City would be willing to meet in the near future to discuss this letter.

Sincerely,
WILSON, EGGE & LOYA, P.C.

A handwritten signature in black ink, appearing to read "Lisa R. Wilson". The signature is fluid and cursive, with the first name "Lisa" being the most prominent.

Lisa R. Wilson
For The Firm

Cc: Irene Carlson
VIA ELECTRONIC MAIL ONLY