



# 2025

## IN NUMBERS

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*City of Waukeee*

# PEOPLE

Waukee continues to experience fast population growth, welcoming approximately 2,000 residents in the last year!

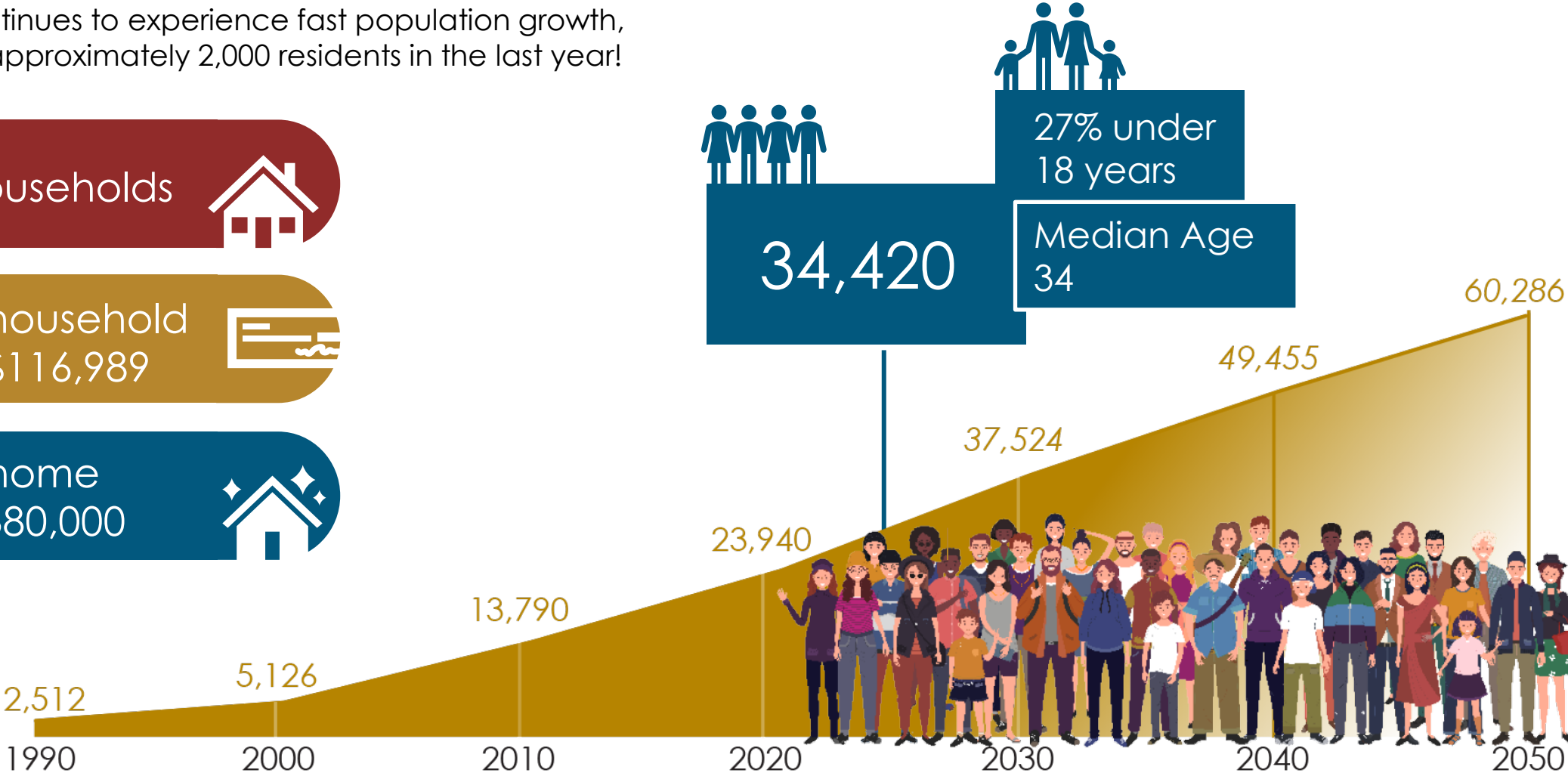
12,368 Households



Median household income \$116,989



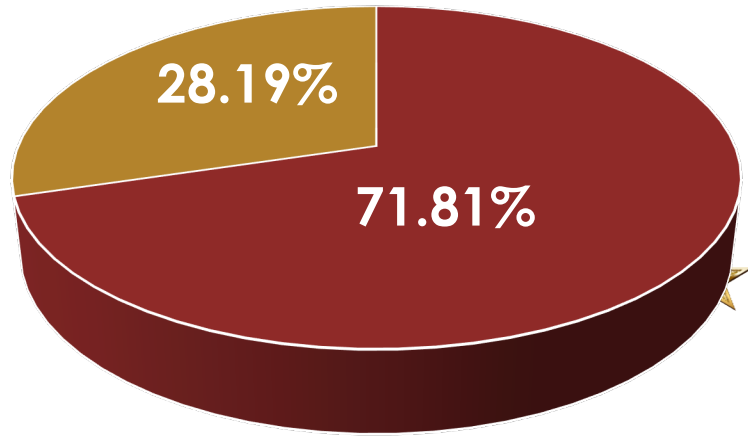
Median home values \$380,000



Source: Applied Geographic Solutions, Feb 2026 and Census.gov; home value average of real estate sites

# HOUSING

## Waukee Home Ownership Rates



■ Owner Occupied ■ Rental

Source: Applied Geographic Solutions, Feb 2026

## Median Home Value

\$380,000

Source: various real estate listing sites

## Median Gross Rent

\$1,383

Source: Census.gov

## Total Housing Units Occupied

12,368

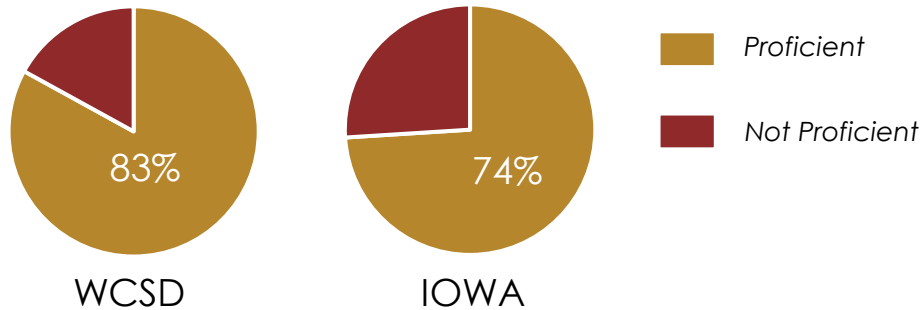
Source: Applied Geographic Solutions, Feb 2026



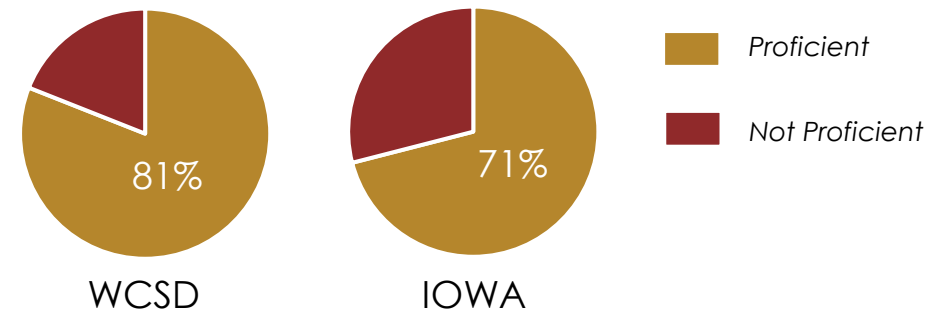
# SCHOOLS

Waukee residents primarily attend the schools within the Waukee Community School District [WCSD], which is the 3<sup>rd</sup> largest district in Iowa. The district serves 13,000 students in Waukee and the Dallas County portions of Clive, Urbandale and West Des Moines.

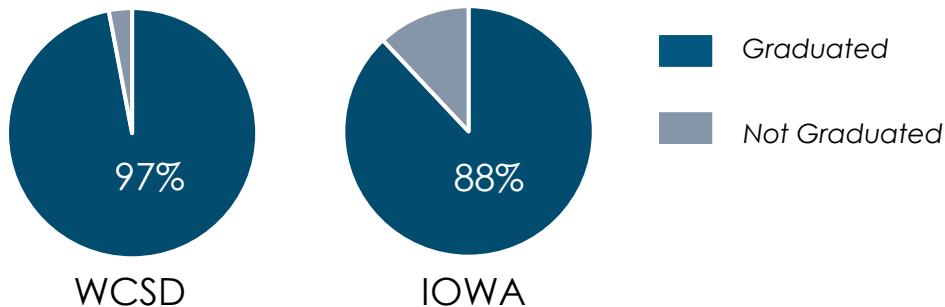
## English Language Arts Proficiency



## Mathematics Proficiency



## High School Graduation Rate (4-Year Average)



# CULTURE & COMMUNITY

## Waukee Public Library

Welcomed  
**110,000**  
patrons and  
connected with  
**12,000**  
people through  
outreach programs

Hosted  
**988**  
free programs with  
**38,300**  
attendees

*Issued 3,194 new  
library cards!*

Source: Waukee Public Library

## Parks & Recreation Programs

Organized  
**10**  
free community events  
reaching tens of thousands  
of residents and visitors  
**727**  
affordable facility  
rentals for celebrations  
and meetings

Hosted  
**112**  
programs with  
**5,798**  
registrations

Source: Waukee Parks and Recreation



# PARKS & TRAILS

## Access

- 25 miles of trails
- 22 parks

## Improvements in 2025

- Installed new playground in Centennial Park
- Repaved Loop Road in Centennial Park
- Opened Spring Crest Park (phase 1)
- Opened Painted Woods West Park
- Installed Park Day sculpture at Tallgrass Pond
- Installed outdoor Fitness Court in Ridge Point Park

## Coming for 2026

- Installing a Public Art project at Public Safety
- Beginning a new Parks Master Plan to guide the future of parks, trails and recreation programming in Waukee



**96%** of households are within a 5-minute walk to either a paved or nature trail.

# GETTING AROUND

Waukee Public Works maintains 155 miles of streets.

## Maintenance and Improvements for 2025

- Reconstructed the 50 worst full-depth concrete patches
- Reconstructed 48 storm sewer intakes
- Completed street sweeping of all public streets 3 times, collecting 87.6 tons of debris and contaminants

## Safety Enhancements

- Installed flashing beacons at S Warrior Ln and S Laurel St
- Installed speed feedback signs on NE Westgate Dr related to Alice's Rd closure

## Notable Projects

- 2025 ADA Sidewalk Improvements
- University Ave Area Improvements Phase 1
- Alice's Road Improvements Phase 1A
- NW 10th Street HMA Overlay
- NE Outfall Sewer

Source: Waukee Public Works



# UTILITIES

The City of Waukee serves 13,838 residential and commercial accounts for water, sewer, and solid waste collection.

## 2025 Consumption

- Trash, recycling & yard waste: 11,810 tons
- Gas: 640,722,219 cubic feet
- Sewer: 641,207,500 gallons
- Water: 814,231,100 gallons

## Maintenance and Installation in 2025

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Cleaned 655 sanitary sewer mains</li><li>• Flushed 1,099 hydrants and water main dead ends</li><li>• Cleaned and repaired 370 fire hydrants</li></ul> | <p>Installed:</p> <ul style="list-style-type: none"><li>• 818 new domestic water meters</li><li>• 190 permanent irrigation meters</li><li>• 467 individual gas services</li><li>• 11 miles of gas mains</li></ul> |
|---|---|

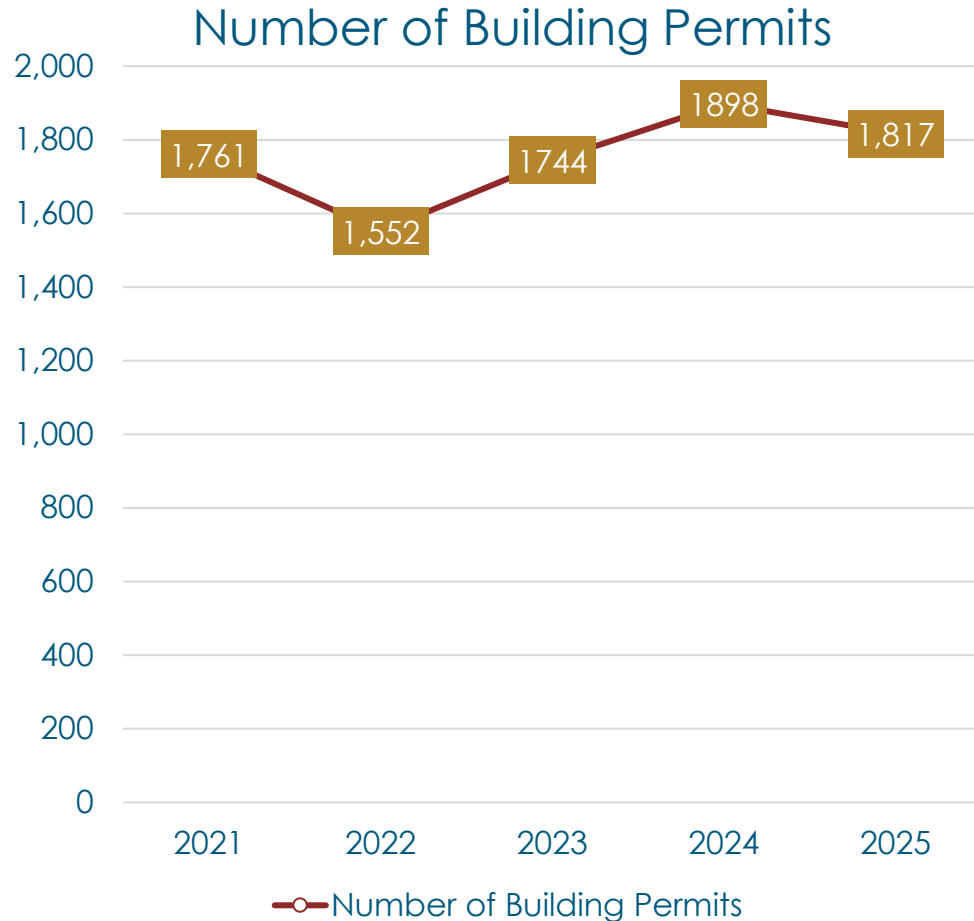
Source: Waukee Public Works and Utility Billing departments



Waukee

# DEVELOPMENT

Breakdown for 2025



## TOTAL NEW VALUATION

# \$342.9

 MILLION

\*Other includes projects such as additions, alterations, decks, etc.

# VALUATION

## High Valuation Projects

	2023	2024	2025
Residential	\$319.6M	\$359.8M	<b>\$246.4M</b>
Commercial	\$76M 28 permits	\$79.8M 19 permits	<b>\$96.5M</b> <b>33 permits</b>
Total	\$430.5M	\$439.6M	<b>\$342.9M</b>

1

### Waukee Towne Center Retail

\$10,577,210 at 1020 SE Laurel St  
\$7,200,000 at 980 SE Laurel St

2

### Kettlestone Social

\$8,500,000  
2105 Grand Prairie Parkway

3

### Iowa Ortho

\$6,500,000  
2425 Grand Prairie Parkway

# WORK

933 businesses

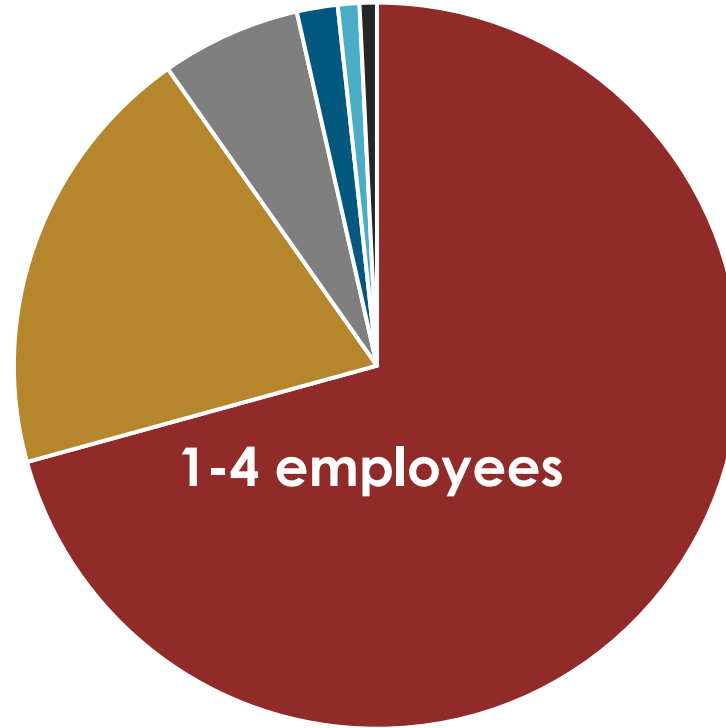


15,976 in  
labor force



9,563 Waukee  
employees

## Employee Count



1-4 employees

■ 1-4 ■ 5-9 ■ 10-19 ■ 20-49 ■ 50-99 ■ 100+

### Top sectors:

- Services
- Retail Trade
- Finance, Insurance & Real Estate

# PUBLIC SAFETY

The City has a continued focus on prevention, investing in training, community outreach and inspections to promote safety.

16 events & programs hosted by the Waukee Fire and Police departments

+ Attended hundreds of events in the community from story times at schools to education programs at senior living facilities

11,682 hours of training for the Waukee Fire Department

654 annual inspections for fire safety

53 car seats installed by certified car seat technician

10,424 inspections to ensure buildings and structures meet code and safety standards

Source: Waukee Police, Waukee Fire and Community Development departments

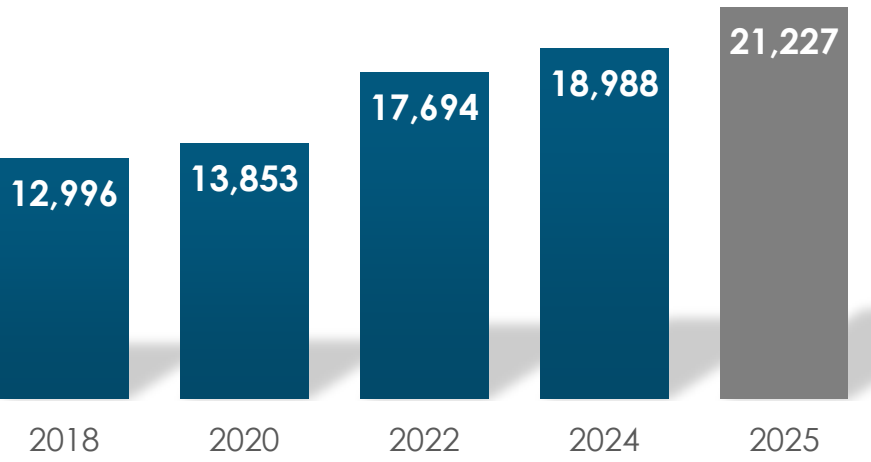


New Public Safety Building opened July 2025

# PUBLIC SAFETY RESPONSE

Waukee is often on various lists of the safest cities in Iowa.

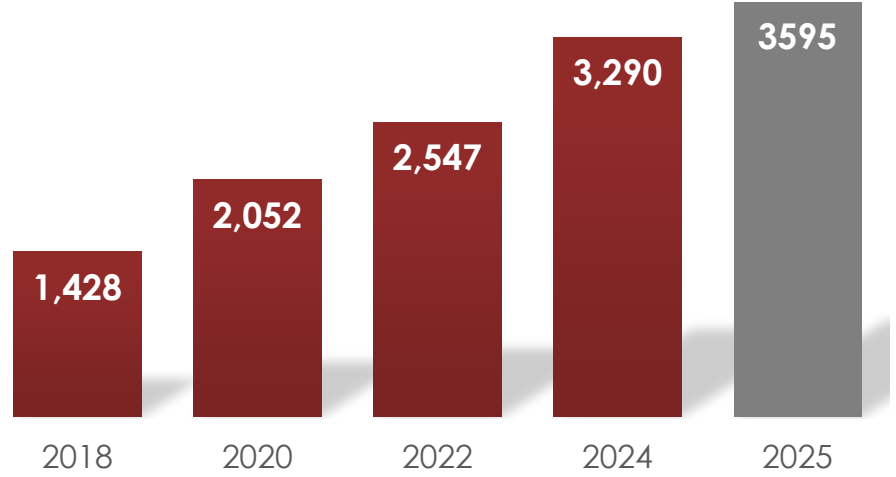
## Police Calls for Service



 Average response time: 3.8 minutes from dispatch to arrival

Source: Waukee Police Department Annual Report

## Fire and EMS Calls for Service



 Average response time for emergent incidents: 7 minutes, 55 seconds from dispatch to arrival

In the top 10% for response times

Source: Waukee Fire Department





# CITY COUNCIL

## ACTIONS FOR 2025

In 40 council meetings, council approved:

- 39 ordinances (12 were rezoning)
- 520 resolutions
- 15 public improvement project contracts/bonds
- 63 agreements for services
- 21 final plats
- 33 site plans
- 14 28E agreements for collaborations with other agencies or organizations
- 146 legal notices published

Source: Waukeee City Clerk



# Resident Daily Cost\*

	General Fund	Annual Cost	Monthly Cost
Public Safety	61.9%	\$1,130.95	\$94.25
Public Works	4.6%	\$84.05	\$7.00
Health & Social Services	.3%	\$5.48	\$0.46
Culture & Recreation	19.7%	\$359.93	\$29.99
Community Development	4.6%	\$84.05	\$7.00
General Government	8.9%	\$162.61	\$13.55
<b>Total General Fund</b>	<b>100%</b>	<b>\$1,827.07</b>	<b>\$152.26</b>
Debt Service (Road Construction)		\$601.43	\$50.12
<b>Total Taxes Paid</b>		<b>\$2,428.50</b>	<b>\$202.38</b>

\*Based on 400,000 home with FY26 rollback of 47.4316%

City property tax cost per day **\$6.65\***



Property Tax





Waukees

THE KEY TO GOOD LIVING