

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF SUPERVISORS** on the 21st day of April 2026 at 4:00 p.m. on the 2nd Floor, Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.

Said hearing is in regard to a rezoning application submitted by **Dan Kruse, Kruse Development, 4215 SW 33rd Street, Des Moines, Iowa 50321**. Owners of the property in question are **Marco Properties, 6000 Douglass Avenue, Ste. 210, Des Moines, Iowa 50322**. The proposed rezoning would allow for the rezoning of certain lands within Warren County from AG (Agricultural District) to RR (Rural Residential District).

The proposed rezoning is for property described as:

THE SW ¼; AND THE SE ¼ OF THE NW ¼ OF SECTION 21, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5th P.M. EXCEPT THE FOLLOWING:

A PART OF THESE ¼ OF THE SW ¼ OF SECTION 21, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 21, THENCE WEST 655.0 FEET; THENCE NORTH 260.0 FEET, THENCE EAST 187.50 FEET; THENCE N 56° 52' 45" E 558.2 FEET TO THE EAST LINE OF THE SAID SE ¼ SW ¼; THENCE SOUTH 565.0 FEET TO THE POINT OF THE BEGINNING, SUBJECT TO ROAD EASEMENT ALONG THE SOUTH AND EAST SIDES THEREOF AND CONTAINING 5.54 ACRES, MORE OR LESS.

AND EXCEPT

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-ONE (21) TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5th P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT THAT IS 1033.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION TWENTY-ONE (21); THENCE N 1° -45' WEST 493.5 FEET; THENCE SOUTH 83° -6'-30" EAST 250.0 FEET; THENCE SOUTH 1° 59' EAST 463.5 FEET; THENCE WEST 250.0 FEET TO THE POINT OF BEGINNING,

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE 5th P.M., THENCE N 0° -30'57" W TWO THOUSAND SIX HUNDRED SEVENTY-EIGHT AND FORTY-SIX HUNDRETHS FEET (2678.46') ALONG THE WEST LINE OF SAID SEC. 21 TO THE WEST ¼ CORNER, THENCE N 89° -50'-59" E ONE THOUSAND THREE HUNDRED TWENTY-FIVE AND SIXTY-THREE HUNDRETHS (1325.63') ALONG THE NORTH LINE OF NW ¼ OF THE SW ¼ OF SAID SEC. 21 TO THE NE CORNER OF SAID ¼ ¼, THENCE N 0° -21' -53" E ONE THOUSAND THREE HUNDRED THIRTY-THREE AND SIX HUNDRETHS FEET (1333.06') ALONG THE WEST LINE OF THE SE ¼ OF THE NW ¼ OF SAID SEC 21 TO THE NW^{cor.} OF THE LAST SAID ¼ ¼, THENCE S 89° -47'-06" E ONE THOUSAND THREE HUNDRED TWENTY-THREE AND EIGHTY-FOUR HUNDRETHS FEET (1323.84') ALONG THE N LINE OF LAST SAID ¼ ¼ TO THE NE CORNER THEREOF, THENCE S 0° -17'-23" W THREE THOUSAND FOUR

HUNDRED FORTY-FOUR AND NINETY-FIVE HUNDRETHS FEET (3444.95') ALONG THE EAST LINE OF THE W ½ OF SAID SEC. 21, TO A POINT N 0°-17'-23" E FIVE HUNDRED SIXTY-FIVE AND NO HUNDRETHS FEET; THENCE S 56° -52'-45" W FIVE HUNDRED FIFTY-EIGHT AND TWENTY HUNDRETHS FEET (565.00') FROM THE SOUTH QUARTER CORNER OF SAID SEC. 21 THENCE 56° -52'-45" W FIVE HUNDRED FIFTY-EIGHT AND TWENTY HUNDRETHS FEET (558.20') THENCE N 90°-00'-00" W ONE HUNDRED EIGHTY-SEVEN AND FIFTY HUNDRETHS FEET (187.50') THENCE S 0° - 37'-47" W TWO HUNDRED AND SIXTY AND NO HUNDRETHS FEET (260.00') TO THE SOUTH LINE OF SW ¼ OF SAID SEC. 21, THENCE N 90°-00'-00" W SIX HUNDRED SEVENTY-FIVE AND FIFTY HUNDRETHS FEET (675.50') ALONG LAST SAID S LINE THENCE N 1°-55'-24"; W FOUR HUNDRED SIXTY THREE AND FIFTY HUNDRETHS FEET (463.50'), THENCE N 83° -05'-30" W TWO HUNDRED FIFTY AND NO HUNDRETHS FEET (250'); THENCE S 1°-35'-16" E FOUR HUNDRED NINETY-THREE AND FIFTY HUNDRETHS FEET (493.50') TO THE SOUTH LINE OF LAST SAID SW1/4, THENCE N 90°-00'-00" W ONE THOUSAND THIRTY-THREE AND NO HUNDRETHS FEET (1033.00') TO THE POINT OF THE BEGINNING, SAID PARCEL CONTAINS 194.212 ACRES INCLUDING 8.751 AC. OF ROAD RIGHT-OF-WAY

Located on Parcel Number 0580600600.

The text of the application is on file in the ZONING OFFICE in the Warren County Administration Building, 301 North Buxton, Suite 210, Indianola, Iowa, and can be provided upon request.

Written comments will be accepted during regular office hours or before the hearing. Send comments to: Warren County Zoning Office, 301 North Buxton, Suite 210, Indianola, Iowa 50125 or email them to: zoning@warrencountyia.org. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa, this 9th day of April 2026.



Elizabeth Cramblet
Zoning Administrator