



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF SUPERVISORS** on the **4th day of August 2026 at 9:00 a.m.** on the **2nd Floor, Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a **preliminary plat application** submitted by **Dan Kruse, Kruse Development, 4215 SW 33rd Street, Des Moines, Iowa 50321.** Owners of the property in question are **Top Soil Investments LLC, 4215 SW 33rd Street, Des Moines, Iowa 50321.** The proposed rezoning is for property described as:

Lots 6 thru 49 inclusive in ROSEWOOD NORTH, an Official Plat in Warren County, Iowa.

AND

The West Half (W ½) EXCEPT part of the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) lying West of the river in Section twenty-one (21), Township Seventy-seven (77) North, Range Twenty-four (24) West of the 5th P.M., Warren County, Iowa.

ALSO EXCEPT: A tract of land in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) 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 a point that is 1033.0 feet East of the Southwest Corner of said Section Twenty-one (21), thence North 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.

AND EXCEPT: A part of the SE¼ of the SW¼ 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 SW¼ of said Section 21, thence West 655.0 feet; thence North 260.0 feet; thence East 187 .5 feet; thence N 56°52' 45 E 558.2 feet to the East line of the said SE¼ SW¼; thence South 565.0 feet to the point of beginning, subject to road easement along the South and East sides thereof.

ALSO EXCEPT: That part of the SE¼ of the NW¼ of said Section 21; and that part of the SW¼ of said Section 21, Township 77 North, Range 24 West of the 5th P.M., Warren County, Iowa, which has been platted into Rosewood North.

AND

All that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty-one, Township Seventy-seven (77) North, Range Twenty-four {24} West of the 5th P.M., lying and being west of North River.

EXCEPT that part thereof conveyed to Warren County by Deeds recorded in Book 220 Page 735 and in Book 243 Page 127 in the Office of the Warren County Recorder.

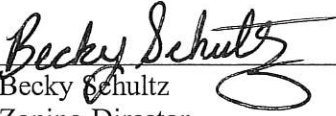
ALSO EXCEPT Parcel "A" and Parcel "B" of the survey being a parcel of land in the Northwest Quarter of the Northwest Quarter of Section 21, Township 77 North, Range 24 West of the 5th P.M., Warren County, Iowa, as shown in Instrument No. 2019-9595 in the office of the Warren County Recorder.

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 15th day of July 2026.


Becky Schultz
Zoning Director