



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY ZONING COMMISSION** on the **13th day of July, 2026 at 6:00 p.m.** in the **2nd floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a review of **PRELIMINARY PLAT for Kruse Development**, submitted by **Dan Kruse, President, Kruse Development, 4215 SW 33rs St, Des Moines, IA 50321.** Owners of the property are **Kruse Development, 4215 SW 33rs St, Des Moines, IA 50321.** The proposed plat is on 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 THE SE 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 $\frac{1}{4}$ $\frac{1}{4}$ 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 $\frac{1}{2}$ OF SAID SEC.21, TO A POINT N 0° -17'-23" E

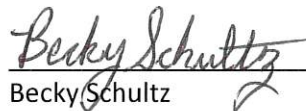
FIVE HUNDRED SIXTY-FIVE AND NO HUNDRETHS FEET; THENCE S 56° -52'-45" W FIVE HUNDRED FIFTY-EIGHT AND TWENTY HUNDRETHS FEET (565.00') FROM THE SOUTH QUARTER CORNER OF SAID SEC. 21 THENCE 56° -52'-45" W FIVE HUNDRED FIFTY-EIGHT AND TWENTY HUNDRETHS FEET (558.20') THENCE N 90° -00'-00" W ONE HUNDRED EIGHTY-SEVEN 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 $\frac{1}{4}$ 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 SW $\frac{1}{4}$, 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 24th day of June, 2026.



Becky Schultz
Zoning Director