



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY ZONING COMMISSION** on the 14th day of September 2026 at 6:00 p.m. on the 2nd floor, Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.

Said hearing is in regard to a **comprehensive land use plan amendment application** submitted by **Brodie Wubben, 1801 Redbud Street, Norwalk, Iowa 50211**. Owner of the property in question is **Daniel & Elmina Nisley, 2943 Edison Road, Seymour, Iowa 52590**. The proposed comprehensive land use plan amendment would allow for the amendment of the Warren County future land use designation from Agriculture + Open Space to Rural Acreage.

The proposed amendment is for property described as:

DESCRIPTION – PARCEL 25-024

That part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter and that part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 74 North, Range 25 West of the 5th P.M., Warren County, Iowa described as follows;

Beginning at the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 42 minutes 31 seconds East, 1693.40 feet along the North line of said Southwest Quarter of the Northeast Quarter and said Southeast Quarter of the Northeast Quarter to the Centerline of G76 Highway; thence with a non-tangent curve turning to the left with an arc length of 652.39 feet, with a radius of 636.63 feet, with a chord bearing of South 60 degrees 56 minutes 02 seconds West, with a chord length of 624.22 feet along said Centerline; thence South 31 degrees 34 minutes 35 seconds West, 854.20 feet along said Centerline; thence with a curve turning to the right with an arc length of 577.23 feet, with a radius of 636.62 feet, with a chord bearing of South 57 degrees 33 minutes 06 seconds West, with a chord length of 557.66 feet along said Centerline to the South line of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 41 minutes 29 seconds West, 1546.74 feet along the South line of said Southwest Quarter of the Northeast Quarter and the South line of said Southeast Quarter of the Northwest Quarter to the Southeast corner of the West 1 rod of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 16 minutes 33 seconds West, 1336.29 feet to the Northeast corner of said West 1 rod of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 44 minutes 55 seconds East, 1323.28 feet to the Point of Beginning, having an area of 68.96 Acres including 3.81 Acres of Road Easement.

Located on Parcel Number 27000260370

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 2nd day of September 2026.



Elizabeth Cramblet
Zoning Administrator