

Notice of Meeting  
Polk City | Planning and Zoning Commission (P&Z)  
\*\*\*\*\*

September 18, 2023 | 6:00 pm  
City Hall | Council Chambers

**Public Meeting participation in person or via phone**  
**Call in #515-726-3598 Participant Code 535355**

**Public Members can provide comments directly to [support@polkcityia.gov](mailto:support@polkcityia.gov)**

*\*any comments received before the time of the meeting will be made a part of the minutes*

**Broadcast live and playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>**

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Tentative Meeting Agenda

*Deanna Triplett | Chair*

*Justin Vogel | Vice Chair*

*P&Z Commission Members: Ron Hankins | Krista Bowersox | Doug Ohlfest | Amber Pringnitz | Doug Sires*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of P&Z Commission Meeting minutes for August 21, 2023
5. Monarch Crossing Preliminary Plat
  - a) Developer Report
  - b) City Engineer Report
  - c) Public CommentRecommendation to Council to approve Monarch Crossing Preliminary Plat
6. On with Life Rezoning Petition
  - a) Developer Report
  - b) City Engineer Report
  - c) Public CommentRecommendation to Council to approve On with Life Rezoning Petition
7. Reports & Particulars  
Council Liaison, City Manager, Staff, and/or Commission
8. Adjourn until October 16, 2023

**MEETING MINUTES**  
**The City of Polk City**  
**Planning and Zoning Commission**  
**6:00 p.m., Monday, August 21, 2023**

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on August 21, 2023, in City Hall Council Chambers.

The agenda was posted at the City Hall office as required by law.

**These tentative minutes reflect all action taken at the meeting.**

1. **Call to Order** | Acting Chair Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Vogel, Ohlfest, Pringnitz, Sires | In attendance  
Vogel, Triplett | Absent
3. **Approval of Agenda**  
**MOTION:** A motion was made by Hankins and seconded by Ohlfest to approve the agenda.  
**MOTION CARRIED UNANIMOUSLY**
4. **Approval of Meeting Minutes**  
**MOTION:** A motion was made by Bowersox and seconded by Ohlfest to approve P&Z Commission Meeting Minutes for June 19, 2023.  
**Sires passed due to absence**  
**MOTION CARRIED**
5. **Lakeside Fellowship Church Site Plan Amendment**
  - a) Paster Trevor Meers with Lakeside Church discussed the importance of the project for the church. Jordan Collins, Studio Melee Architect reviewed the project details.
  - b) Travis Thornburgh, City Engineer provided a report and asked for commission to review the screening and provide a recommendation.
  - c) No one was present to make a public comment.**MOTION:** A motion was made by Hankins and seconded by Pringnitz to recommend to the City Council to approve the Site Plan for Lakeside Fellowship Church subject to Engineering and Staff comments dated August 16, 2023 with adjustments to the screening to extend the acrylic screen farther west so that it ties into the existing structure and when Phase 3 addition is constructed, the acrylic screen could be extended to the east to tie into that future structure.  
**MOTION CARRIED UNAMIOUSLY**
6. **Big Creek Ridge Preliminary Plat**
  - a) Dean Roghair, PE with Civil Design Advantage reviewed the proposed Plat. Plat Owner, Eric Grubb discussed the details regarding larger lots to preserve the majority of the trees and pushing back the set backs farther to give the lots a more estate like feel.
  - b) Travis Thornburgh, City Engineer provided a report and recommended approval subject to a signed Development Agreement covering future Northside Drive Development.
  - c) No one was present to make a public comment.**MOTION:** A motion was made by Hankins and seconded by Pringnitz to recommend to the City Council to approve the Preliminary Plat for Big Creek Ridge including approval of extended block length subject to Engineering and Staff comments dated August 16, 2023, and subject to a signed Development Agreement regarding future development of Northside Drive.  
**MOTION CARRIED UNAMIOUSLY**
7. **Reports & Particulars**
  - Council Member Dvorak said lots of exciting Capital Improvement items are moving forward in 2024.

- Commission Member Hankins inquired about sidewalk gaps and how they would be connected in the future. Hankins questioned Access Management Plans for specific roads to clarify terms of future city annexation areas.
- Commission members asked for an update on previously approved projects, and staff provided information regarding Ace Hardware, Leonard Senior Living, On With Life and the HyVee Site Plan.

**5. Adjournment**

**MOTION:** A motion was made by Bowersox and seconded by Ohlfest to adjourn at 6:49 p.m.

**MOTION CARRIED UNANIMOUSLY**

*Next Meeting Date* – Monday September 18, 2023

Attest:

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Jenny Coffin - City Clerk

**PRELIMINARY PLAT REVIEW**

Date: September 15, 2023

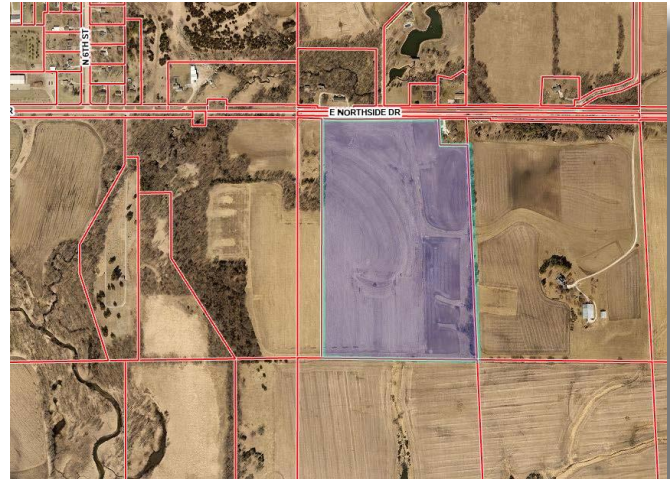
Prepared by: Kathleen Connor  
Travis Thornburgh, P.E.

Project: Big Creek Ridge

Project No. 123.1076.01

**GENERAL INFORMATION:**

<b>Owner/ Developer</b>	North Polk Estates
<b>Requested Action:</b>	Approval of Preliminary Plat
<b>Location</b>	South side of E. Northside Drive, east of Big Creek Ridge
<b>Size:</b>	47.04 acres
<b>Zoning:</b>	R-1
<b>Proposed Use:</b>	54 single family lots, 1 lot for future trail, and 2 outlots for detention



**PROJECT BACKGROUND & DESCRIPTION:**

On September 12, 2022, the City Council approved a rezoning request for this property, changing the subject property’s zoning to R-1. This Preliminary Plat is in general conformance with the requirements of the R-1 zoning district. Monarch Crossing will include 54 single family lots ranging in size from 0.44 acres to 1.51 acres. The plat also includes one lot that will be owned by the city designed to accommodate a future recreational trail that will connect to the future trail in Big Creek Commons at E Northside Drive, and eventually extend south to connect to the future trail in Antler Ridge at E. Southside Drive. Two outlots will be developed with wet bottom ponds that will accommodate detention basins. These outlots will be owned and maintained by a Homeowners’ Association with the Stormwater Management Facility Easement and Maintenance Covenant addressing maintenance responsibilities for the ponds and outlet structures.

This subdivision is located in the NE Trunk Sewer District and will to the proposed E. Northside Drive sanitary sewer extension being constructed by the developer of Big Creek Ridge, so the timing of this plat’s construction will depend on that developer’s schedule. This developer will be required to pay the \$2,820.00 per-acre connection fee for the NE Trunk Sewer at the time of final platting.

The public improvements associated with this plat include Monarch Drive, which is a through, north/south collector street that will eventually extend to E. Southside Drive. Arbor Avenue is a through, east/west local street that will connect to Big Creek Ridge on the west and to the east plat boundary for future extension. NE 11<sup>th</sup> Court will be a short street that terminates in a cul-de-sac at each end of the street. A traffic impact study is not required for this subdivision. At the time of final



platting, the developer will be required to pay their share of future improvements to E. Northside Drive,

In addition to streets, the public improvements include associated public storm sewers, sanitary sewers, water main and services. The sanitary sewer on Arbor Avenue will eventually serve the Schlife and Stone properties to the east. Easements will be provided for the future NE Trunk Sewer which will serve the remainder of the NE Trunk Sewer District, including the Brill property.

The developer will dedicate Lot D for a future trail. This lot will be 15' wide where it straddles the east property line and will be 30' wide at the trail approached E. Northside Drive. The donation of this lot will fulfill the bulk of the parkland dedication for this subdivision. The remainder, if any, will be a fee equal to the fair market value of the land which shall be determined at the time of final platting for Monarch Crossing Plat 2.

### **ISSUES:**

The developer has submitted a request to waive the 1,320 feet maximum block length due to the large size of the lots in this subdivision. The subdivision has 13 contiguous lots fronting on Monarch Drive between Arbor Avenue and E. Northside Drive. This is fewer than a typical R-1 subdivision with 80' wide lots with 16 contiguous lots. In addition, the longer block length also conforms to the easterly extension of Arbor Avenue through this plat from Big Creek Ridge.

### **REVIEW COMMENTS:**

All staff review comments were addressed on Submittal #3.

### **RECOMMENDATION:**

Based on the foregoing, including P&Z's concurrence with the request to waive the maximum block length and accommodation of the future NE Trunk Sewer into the plat, staff recommends approval of the Preliminary Plat for Monarch Crossing will be subject to the following:

1. The conceptual design of the future NE trunk sewer being reviewed in more detail as part of the review of Construction Drawings.
2. The developer shall sign a Development Agreement defining their responsibility for future improvements prior to approval of the construction drawings for the first phase of development. The developer's responsibility for E. Northside Drive shall be equal to the estimated cost of 3.5' of 9" HMA widening, with associated curb, along the entire frontage of this development, to be paid in full at the time of final platting of Monarch Crossing Plat 1. The developer's responsibility for the NE Trunk Sewer shall be a per-acre fee, based on the area being final platted for each phase of development. The developer's responsibility for ½ the cost of the 10' trail on the north side of Lot 1 and Outlot Y shall be paid in conjunction with the Final Plat of Monarch Crossing Plat 1.
3. The developer shall be responsible for acquiring all off-site easements from the abutting property owners prior to approval of the applicable construction drawings. Permanent

easements shall be on Polk City's standard form of document and shall be recorded prior to the start of constructions.

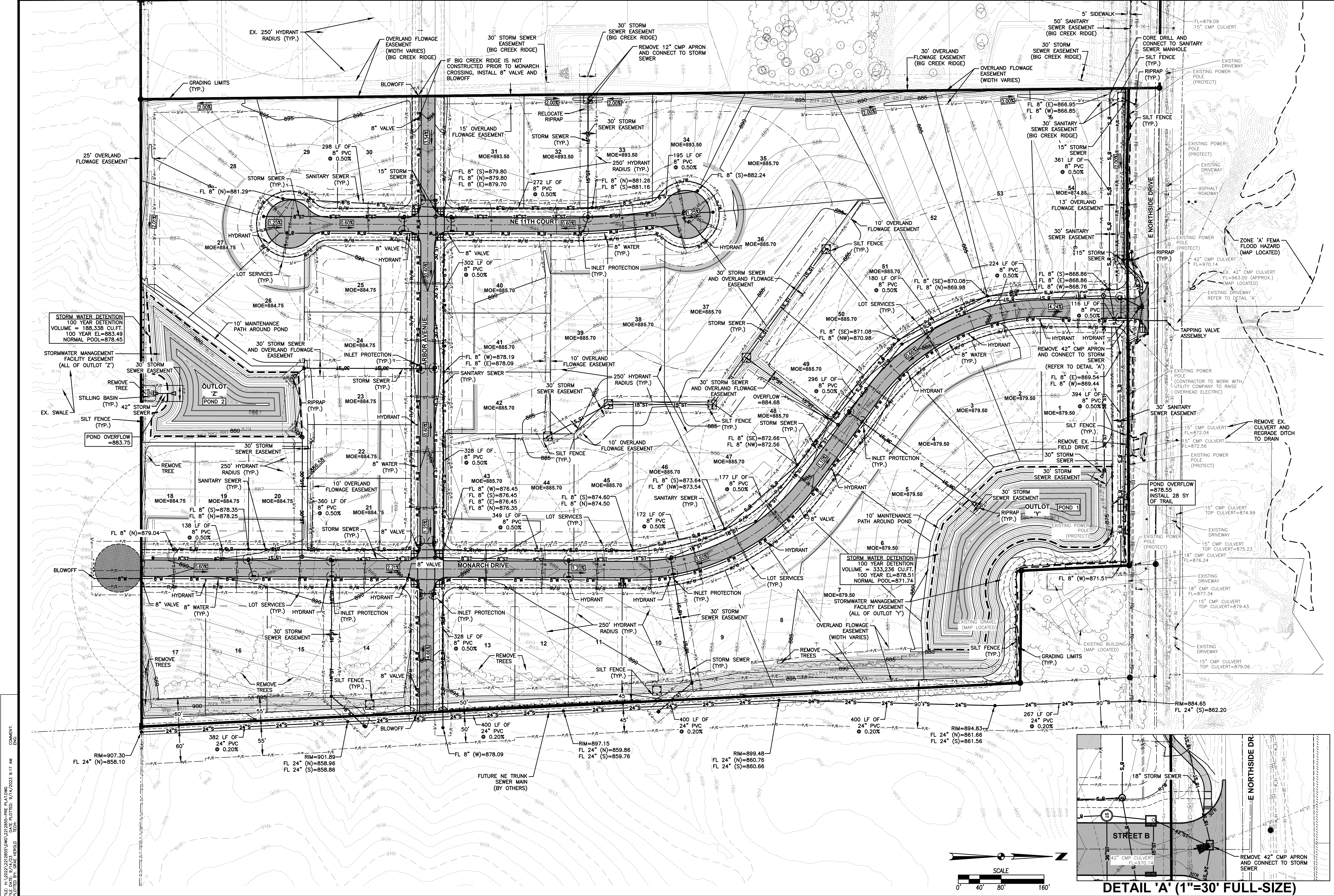
4. All professional billings being paid in full to the City of Polk City.











FILE: H:\2022\2212855\2212855-PRC PLAT.DWG  
 PLOTTED BY: GAGE HEROLD  
 DATE: 9/14/2023 9:17 AM

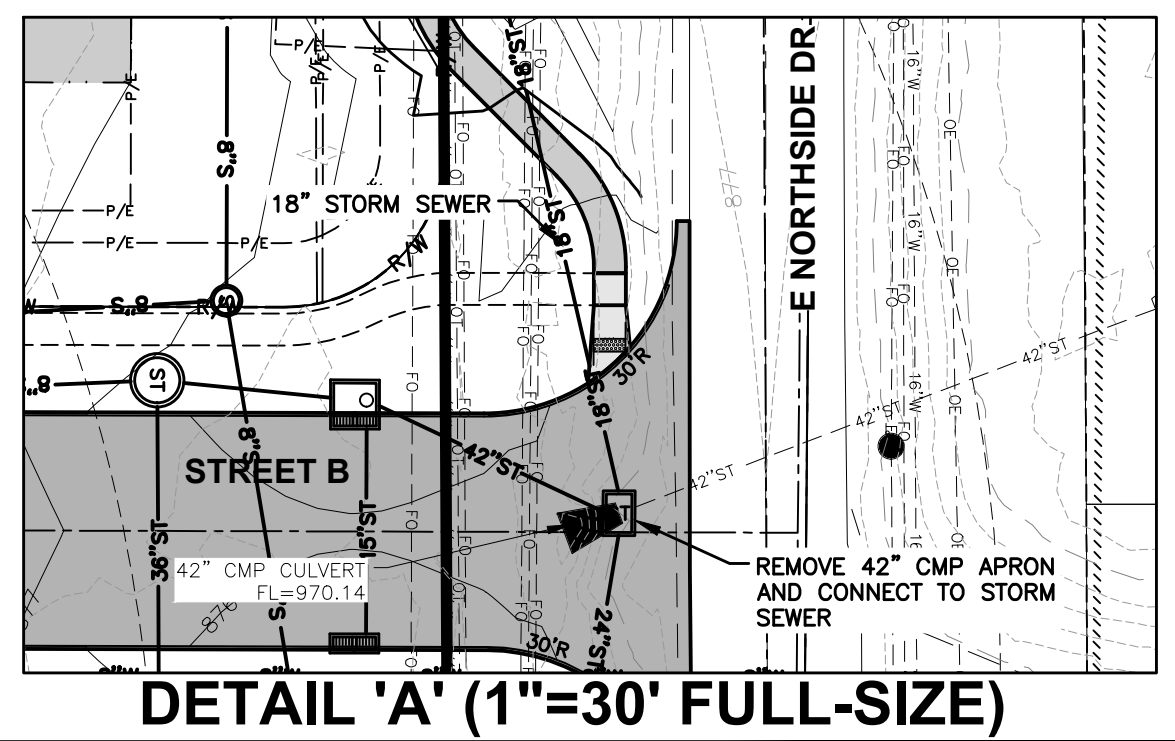
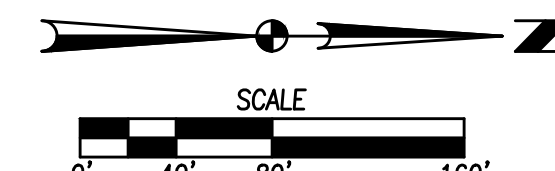
STORM WATER DETENTION  
 100 YEAR DETENTION  
 VOLUME = 188,338 CU.FT.  
 100 YEAR EL=883.49  
 NORMAL POOL=878.45

STORMWATER MANAGEMENT  
 FACILITY EASEMENT  
 (ALL OF OUTLOT 'Z')

POND OVERFLOW  
 =883.75

STORM WATER DETENTION  
 100 YEAR DETENTION  
 VOLUME = 333,236 CU.FT.  
 100 YEAR EL=878.51  
 NORMAL POOL=871.74

POND OVERFLOW  
 =878.55  
 INSTALL 28 SY  
 OF TRAIL



DETAIL 'A' (1"=30' FULL-SIZE)

DATE	REVISIONS
09/14/2023	THIRD SUBMITTAL
09/08/2023	SECOND SUBMITTAL
08/23/2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
 POLK CITY, IOWA

**MONARCH CROSSING**  
**PRELIMINARY PLAT**

ENGINEER: JWM

ENGINEER: EKO





CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

September 8, 2023

Honorable Mayor, City Council Members and Planning & Zoning Commission  
c/o Chelsea Huisman, City Manager  
City of Polk City  
112 Third Street  
Polk City, Iowa 50226

RE: Monarch Crossing  
Preliminary Plat

Honorable Mayor, City Council & Planning & Zoning Commission;

On behalf of North Polk Estates, we are pleased to submit herewith the Preliminary Plat for Monarch Crossing located at 1000 E. Northside Drive. The project has 54 Single-Family lots on approximately 47 acres.

We respectfully request your approval of the Preliminary Plat and a waiver of the 1,320 feet block length. Our block length is approximately 1,520 feet. We believe this difference is justified due to the larger lots and matching the proposed access location coming out of Big Creek Ridge to the west.

Sincerely,  
CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, PE

cc: Scott Growdon, North Polk Estates  
Eric Bohnenkamp, ATI Group

## REVIEW OF PETITION TO REZONE

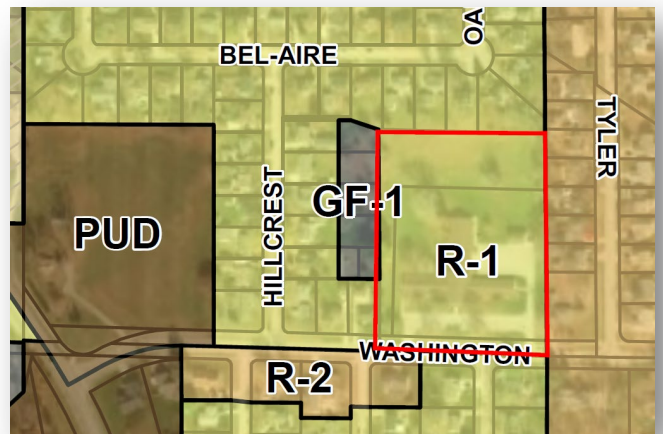
Date: September 13, 2023  
 Subject Property: On With Life parcels

Prepared by: Kathleen Connor  
 Project No.: 123.1107.01

### BACKGROUND:

The Site Plan for On With Life was approved by City Council on April 24, 2023 for renovation of the vacant Polk City Nursing Home and Rehabilitation Center into an in-patient skilled nursing facility for individuals who have experienced a brain injury and require long-term care. At this time, this 3.4-acre site continues to be a long-standing non-conforming use of this property per the R-1 zoning district regulations. On With Life, Inc. is in the process of purchasing the vacant 1.68-acre L-shaped parcel on the north and west side of their 3.4-acre original property to enhance their facility.

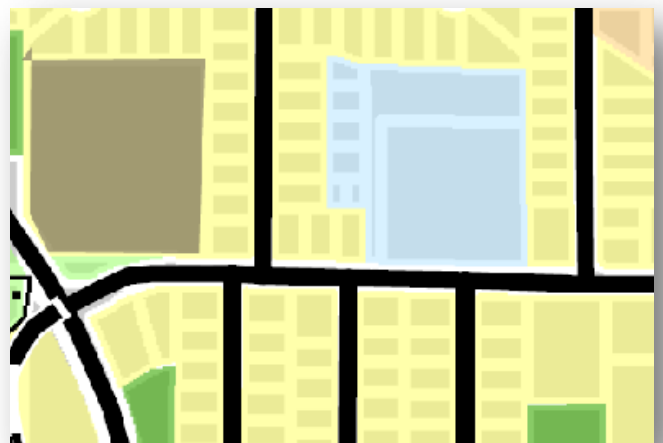
The applicant has submitted a signed *Petition to Rezone* both of their properties, outlined in red on the Zoning Map to the right, from R-1 Single Family Detached Residential to R-3 Multiple Family Residential, along with abutting ½ ROW for W. Washington Avenue. Current adjacent zoning includes R-1, R-2 and GF-1. The proposed rezoning would bring their facility into compliance with the Zoning Regulations.



Owners of 50.01% of the 250' buffer surrounding the proposed zoning boundary have consented to the proposed rezoning. The date of the public hearing for this this rezoning will be set after P&Z forwards their recommendation to City Council.

### COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designated the nursing home, the abutting L-shaped parcel, and the abutting GG-1 for civic use which is compatible with the in-patient care facility on the subject properties. As a result, there is no need for an amendment to the Comprehensive Plan unless P&Z prefers this area to be designated for high-density residential use. If so, a public hearing for the amendment to the Comprehensive Plan will be scheduled along with City Council's public hearing on the proposed rezoning.



### **REVIEW COMMENTS:**

Pursuant to our review of the Petition to Rezone the subject property from R-1 to R-3, staff has the following comments to offer:

1. Polk County Auditor's website indicated Mathew and Trista Hageman are still the owners of the L-shaped parcel northwest of On With Life's building. Provide confirmation that On With Life, Inc. currently has title to this property or provide a Petition to Rezone this property that has been signed by the Hageman's.
2. Provide a legal description in Word format for both parcels to be rezoned, and including the abutting north half of the right-of-way for W. Washington Avenue as per city policy, for use in ordinances and notices of public hearing.
3. Rezoning this property to R-3 Multiple Family Residential would permit additional uses such as private clubs and lodges, colleges and dormitories, bed & breakfasts up to 12 units, apartments and townhomes, and duplexes in addition to nursing homes, assisted care facilities, independent care facilities, and group homes. P&Z may wish to restrict the permitted use of this property to nursing homes, assisted care facilities, independent care facilities, and group homes which will bring the site into compliance without opening the door to a variety of other multi-family uses.
4. Following approval of the proposed rezoning, On With Life may wish to amend their Site Plan and easement to relocate the Buffer Easement such that it abuts the new property lines provided the lots are permanently joined via Record of Lot Tie. This will require separate review and approval by the City of Polk City.

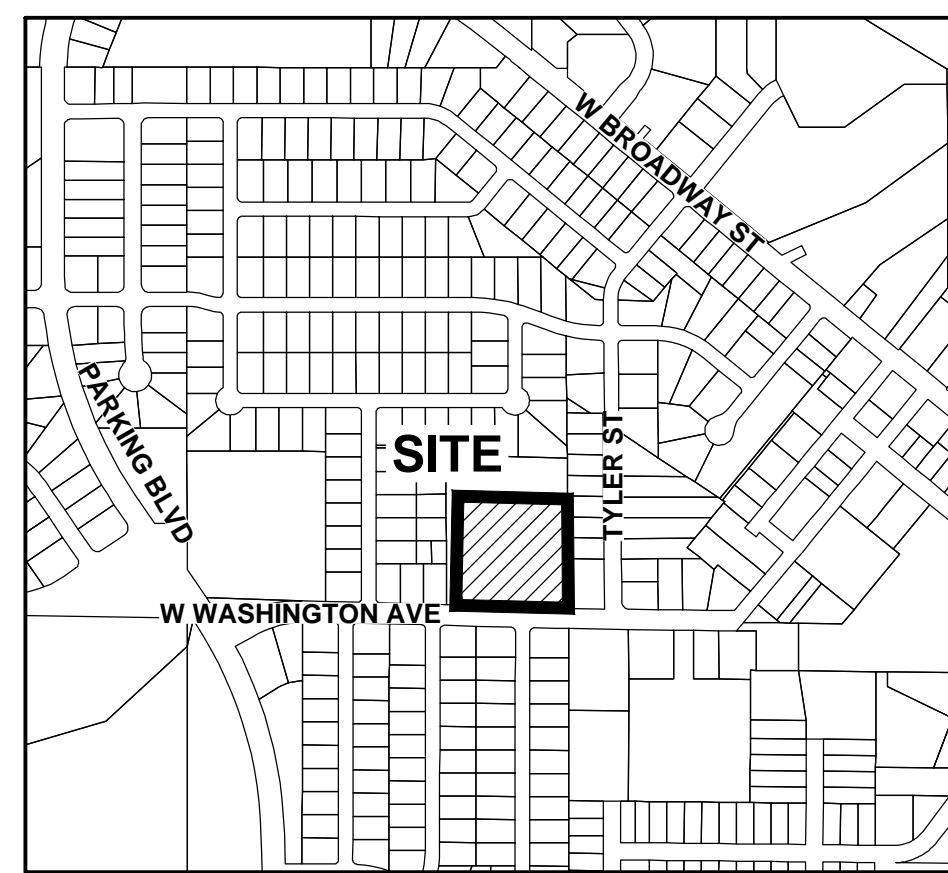
### **RECOMMENDATION REGARDING THE PROPOSED REZONING:**

The Planning & Zoning Commission may proceed with one of the following options regarding the proposed rezoning at their meeting:

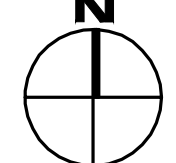
- A. Approve the applicant's request to rezone their property to R-3 Multiple Family Residential as presented.
- B. Deny the applicant's request to rezone their property to R-3 Multiple Family Residential as presented.
- C. Approve the applicant's request to rezone their property to R-3 Multiple Family Residential (Restricted) subject to prior approval of an Amendment to the Comprehensive Plan amending the designation of the subject area from Civic use to high density residential use and the abutting rear yard of the lots fronting on Hillcrest to low density residential.
- D. Approve the applicant's request to rezone their property to R-3 Multiple Family Residential (Restricted) subject to certain restriction(s) as specified by the commission, provided the property owners agree to said restriction(s).



VICINITY MAP



POLK CITY, IOWA



OWNER/APPLICANT:

ON WITH LIFE  
715 SW ANKENY ROAD  
ANKENY, IA 50023-9798  
CONTACT: JEAN SHELTON  
EMAIL: JEAN.SHELTON@ONWITHLIFE.ORG  
PH: (515) 289-9613

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: NIKKI NEAL  
EMAIL: NICOLEN@CDA-ENG.COM  
PH. (515) 369-4400

ZONING:

EXISTING:  
R-1 SINGLE FAMILY DETACHED  
RESIDENTIAL DISTRICT

PROPOSED:  
R-3 MULTIPLE-FAMILY RESIDENTIAL  
DISTRICT

BULK REGULATIONS:

MINIMUM LOT AREA =12,500 SF  
MINIMUM LOT WIDTH =100 FT

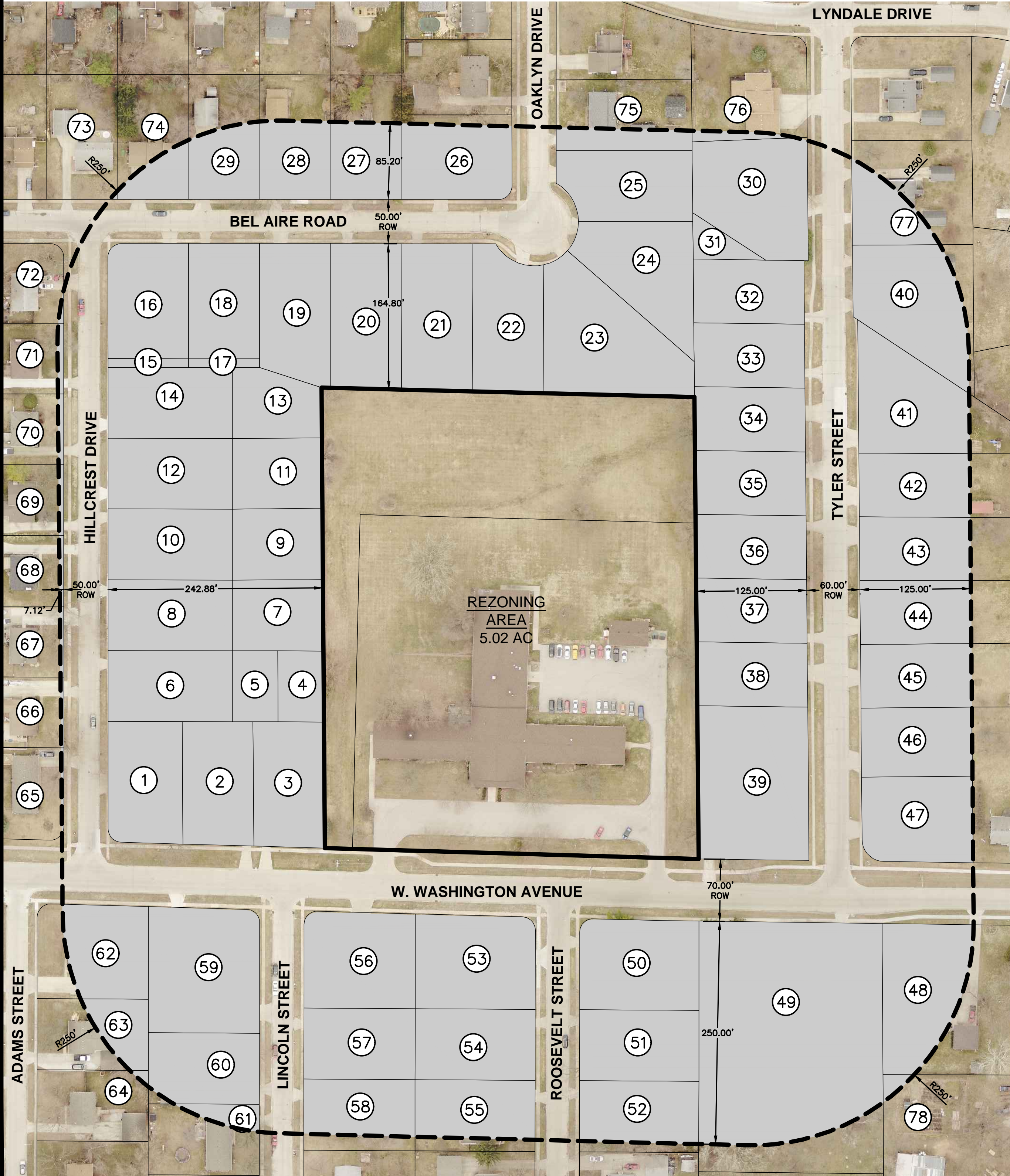
SETBACKS:  
FRONT YARD = 30 FT  
REAR YARD = 40 FT  
SIDE YARD = 8 FT

BUILDING HEIGHT =45 FT

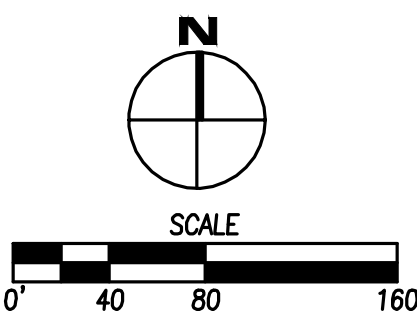
REZONING DESCRIPTION

THAT PART OF THE EAST 419 FEET OF LOT 14 IN THE OFFICIAL PLAT OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M. CITY OF POLK CITY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14, THAT IS 30.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 114TH AVENUE, AS IT NOW EXISTS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED FOR THE PURPOSES OF THE DESCRIPTION ONLY) ALONG SAID NORTH RIGHT-OF-WAY LINE, 389.11 FEET; THENCE NORTH 00 DEGREES, 19 MINUTES WEST 387.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 376.88 FEET TO A POINT ON SAID EAST LINE OF LOT 14; THENCE SOUTH 02 DEGREES 07 MINUTES 13 SECONDS EAST, ALONG SAID EAST LINE, 388.43 FEET TO THE POINT OF BEGINNING, POLK COUNTY, IOWA. AND

THE EAST 419 FEET OF LOT FOURTEEN (14) IN THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF POLK CITY, POLK COUNTY, IOWA, EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 14 THAT IS 30 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NW 114TH AVENUE AS IT NOW EXISTS; THENCE NORTH 90°00'00" WEST (ASSUMED FOR THE PURPOSE OF THIS DESCRIPTION ONLY) ALONG SAID NORTH RIGHT-OF-WAY LINE, 389.11 FEET; THENCE NORTH 00°19'00" WEST 387 FEET; THENCE NORTH 89°49'20" EAST, 376.88 FEET TO A POINT ON THE EAST LINE OF LOT 14; THENCE SOUTH 02°07'13" EAST, ALONG SAID EAST LINE, 388.43 FEET TO THE POINT OF BEGINNING.



	NAME OF PROPERTY OWNER	MAILING ADDRESS	TOTAL AREA OF PROPERTY (SF)	AREA WITHIN 250' NOTIFICATION ZONE (SF)	AREA WITHIN 250' NOTIFICATION ZONE (%)	CONSENTING (%)
1	JOSEPH H LENNON	425 HILLCREST DR. POLK CITY, IA 50226-1023	11,453	11,453	1.67	
2	JAMES P CONLEY JR	1205 W. WASHINGTON AVE. POLK CITY, IA 50226-2115	11,146	11,146	1.62	1.62
3	RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226-2115	11,400	11,400	1.66	
4	RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226-2115	4,124	4,124	0.60	
5	LOUISE E BROWN	421 HILLCREST DR. POLK CITY, IA 50226-1023	4,124	4,124	0.60	
6	CORY S BROWN	421 HILLCREST DR. POLK CITY, IA 50226-1023	11,200	11,200	1.63	
7	ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226-1023	8,291	8,291	1.21	1.21
8	ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226-1023	11,200	11,200	1.63	1.63
9	SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226-1023	8,245	8,245	1.20	1.20
10	SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226-1023	11,214	11,214	1.63	1.63
11	MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226-1246	8,114	8,114	1.18	
12	MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226-1246	11,200	11,200	1.63	
13	DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226-1023	7,274	7,274	1.06	
14	DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226-1023	11,200	11,200	1.63	
15	AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226-1021	910	910	0.13	
16	AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226-1021	11,781	9,496	1.38	
17	RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226-1021	800	800	0.12	
18	RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226-1021	10,400	10,400	1.51	
19	LINDA PROPSTEIN	1212 BEL AIRE RD. POLK CITY, IA 50226-1021	12,240	12,240	1.78	1.78
20	NORMA J BIEGGER	1208 BEL AIRE RD. POLK CITY, IA 50226-1021	13,024	13,024	1.89	1.89
21	DEREK W KRITSCH	1204 BEL AIRE RD. POLK CITY, IA 50226-1021	13,184	13,184	1.92	1.92
22	CAROLYN THAGER	PO BOX 51 POLK CITY, IA 50226-0051	12,190	12,190	1.77	1.77
23	JUANITA MOORE	317 OAKLYN DR. POLK CITY, IA 50226-1024	18,500	18,500	2.69	
24	COLE B SMITH	313 OAKLYN DR. POLK CITY, IA 50226-1024	13,080	13,080	1.90	
25	GARY L CORY	1213 BEL AIRE RD. POLK CITY, IA 50226-1021	11,470	11,470	1.67	0.00
26	KYLE BOWLING	1209 BEL AIRE RD. POLK CITY, IA 50226-1021	11,200	10,450	1.52	1.52
27	DALE W HIGHT	1205 BEL AIRE RD. POLK CITY, IA 50226-1021	11,200	6,921	1.01	1.01
28	CALEB GRULKE	1201 BEL AIRE RD. POLK CITY, IA 50226-1021	11,875	7,062	1.03	1.03
29	JENNIFER L WILLIAMS	309 OAKLYN DR. POLK CITY, IA 50226-1024	11,470	6,369	0.93	
30	ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226-1025	15,510	15,443	2.25	2.25
31	ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226-1025	2,075	2,075	0.30	0.30
32	FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226-0483	9,000	9,000	1.31	1.31
33	CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226-1025	9,000	9,000	1.31	1.31
34	DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226-1025	9,000	9,000	1.31	
35	CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226-1025	9,000	9,000	1.31	
36	THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226-1025	9,000	9,000	1.31	1.31
37	LORI L LIBBY	414 TYLER ST. POLK CITY, IA 50226-1025	9,000	9,000	1.31	
38	JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226-1025	9,000	9,000	1.31	1.31
39	LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226-2007	21,504	21,504	3.13	0.00
40	3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226-0066	17,144	14,943	2.17	
41	EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226-1108	17,162	13,628	1.98	1.98
42	LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226-1108	20,298	8,980	1.31	1.31
43	ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226-1108	24,045	8,980	1.31	
44	JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226-1108	20,386	8,933	1.30	1.30
45	KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226-1108	17,511	8,966	1.30	1.30
46	JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226-1108	9750	9,750	1.42	
47	AARON E BREES	425 TYLER ST. POLK CITY, IA 50226-1108	12,109	12,109	1.76	0.00
48	ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226-2131	26,379	13,868	2.02	2.02
49	BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226-2131	58,540	49,774	7.24	7.24
50	JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226-2009	13,644	13,644	1.98	1.98
51	MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226-2009	10,800	10,800	1.57	0.00
52	BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226-2009	10,800	9,313	1.35	
53	JACOB N O STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226-2009	14,229	14,229	2.07	
54	JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226-2009	10,800	10,800	1.57	1.57
55	GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226-2009	10,800	8,883	1.29	1.29
56	KADING PROPERTIES LLC	7008 MADISON AVE. URBANDALE, IA 50322-2629	13,451	13,451	1.96	
57	LOGAN WOLFE	509 LINCOLN ST. POLK CITY, IA 50226-2025	10,000	10,000	1.45	1.45
58	JASON ASKVIG	513 LINCOLN ST. POLK CITY, IA 50226-2025	10,000	7,898	1.15	1.15
59	3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226-0066	17,577	17,577	2.56	
60	ROBERT P SWEENEY	508 LINCOLN ST. POLK CITY, IA 50226-2025	10,000	9,781	1.42	1.42
61	LOLA PERRY	512 LINCOLN ST. POLK CITY, IA 50226-2025	10,000	1,847	0.27	0.00
62	3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226-0066	13,127	9,546	1.39	
63	DENNIS C GODFREY	509 ADAMS ST. POLK CITY, IA 50226-2025	10,000	4,238	0.62	
64	JASON GOLDSBERRY	513 ADAMS ST. POLK CITY, IA 50226-2025	10,000	203	0.03	
65	BARRETT J FORD	428 HILLCREST DR. POLK CITY, IA 50226-1023	12,851	245	0.04	
66	TERRY WIESELER	424 HILLCREST DR. POLK CITY, IA 50226-1023	10,000	267	0.04	
67	STEVEN D DEVIN	420 HILLCREST DR. POLK CITY, IA 50226-1023	10,000	322	0.05	
68	BURTON FAMILY PROPERTIES LLC	729 36TH STREET DES MOINES, IA 50312-3205	10,000	377	0.05	
69	DAVID R LUSTGRAAF	412 HILLCREST DR. POLK CITY, IA 50226-1023	10,000	432	0.06	
70	LENNIS S BERKLAND	408 HILLCREST DR. POLK CITY, IA 50226-1023	10,000	487	0.07	
71	ROBERT L SCHULTZ	404 HILLCREST DR. POLK CITY, IA 50226-1023	10,000	534	0.08	
72	ROBERT J JOHNSON	400 HILLCREST DR. POLK CITY, IA 50226-1023	11,250	129	0.02	
73	NICHOLAS OTIS	1301 BEL AIRE RD. POLK CITY, IA 50226-1021	11,200	39	0.01	
74	CHAD R ASPENGREN	1217 BEL AIRE RD. POLK CITY, IA 50226-1021	11,200	3,364	0.49	
75	RAKER PROPERTIES LLC	910 LOST LAKE DR. POLK CITY, IA 50226-1021	12,116	3,717	0.54	
76	CHRIS A KINSEY	300 TYLER ST. POLK CITY, IA 50226-1025	15,670	946	0.14	
77	3100 LLC	PO BOX 66 POLK CITY, IA 50226-0066	16,048	5,738	0.83	
78	SHARON K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226-2131	26,379	583	0.08	
			<b>TOTAL</b>	687,624	100.00	50.01



FILE: I:\2023\2023\ON WITH LIFE\ON WITH LIFE REZONING MAP.DWG  
 DATE: 09/12/2023  
 PLOTTED: 9/12/2023 10:27 AM  
 COMMENT: ENG  
 PLOTTED BY: KAYLEE WISSE

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 DRAFTED: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 CIVIL DESIGN ADVANTAGE  
  
 ON WITH LIFE  
 POLK CITY, IOWA  
**ON WITH LIFE**  
 REZONING PLAN  
 1002 W. WASHINGTON AVE.  
 DATE: 09/12/2023  
 SHEET NUMBER:  
**1 OF 1**  
 2308.561



PETITION FOR REZONING

TO: Planning and Zoning Commission  
Mayor, and City Council

We, the undersigned owners of the following described property:

THE EAST 419 FEET OF LOT 14 OF THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2,  
TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL  
MERIDIAN IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, EXCEPT THE SOUTH 40.00  
FEET THEREOF.

Request that said property be rezoned from its present Zoning Classification of *R-1 Single Family Detached Residential District* to Zoning classification *R-3 Multiple-Family Residential District* for the purpose of

The existing building not being an allowed use under the zoning classification of R-1 Single Family Detached Residential District. With the building renovations, the building was grandfathered in and the use allowed. With the purchase of the additional land, the property now needs to be rezoned.

PROPERTY OWNER:

*On Wish Life, INC*

Owner's Name (please print)

Signature

*[Handwritten Signature]*

Title (if owned by Inc., LLC, or similar)

*CEO*

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Signature

The above property owner(s) are herewith providing the following documentation

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (To be attached)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from R-1 Single Family Detached Residential District to R-3 Multiple-Family Residential District.

<b>PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING</b>			
<b>Property Owner Name</b>	<b>Address</b>	<b>Parcel Acreage (within buffer)</b>	<b>Signature</b>
JOSEPH H LENNON	425 HILLCREST DR. POLK CITY, IA 50226 -1023	0.263	
JAMES P CONLEY JR	1205 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.256	See attached for signature.
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.262	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.095	
LOUISE E BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.095	
CORY S BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.190	See attached for signature.
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	See attached for signature.
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.189	See attached for signature.
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	See attached for signature.
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.186	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.257	
DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.167	
DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.021	
AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.218	
RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.018	
RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.239	
LINDA PROPSTEIN	1212 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.281	See attached for signature.
NORMA J BIEGGER	1208 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.299	See attached for signature.
DEREK W KRITSCH	1204 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.303	See attached for signature.
CAROLYN T HAGER	PO BOX 51 POLK CITY, IA 50226 -0051	0.280	See attached for signature.
JUANITA MOORE	317 OAKLYN DR. POLK CITY, IA 50226 -1024	0.425	
COLE B SMITH	313 OAKLYN DR. POLK CITY, IA 50226 -1024	0.300	
GARY L CORY	1213 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.012	
KYLE BOWLING	1209 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.063	See attached for signature.
DALE W HIGHT	1205 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.067	See attached for signature.
CALEB GRULKE	1201 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.096	See attached for signature.
JENNIFER L WILLIAMS	309 OAKLYN DR. POLK CITY, IA 50226 -1024	0.173	

ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	See attached for signature.
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	See attached for signature.
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	See attached for signature.
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	See attached for signature.
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	See attached for signature.
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	See attached for signature.
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	See attached for signature.
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	See attached for signature.
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	See attached for signature.
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	See attached for signature.
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	See attached for signature.
BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	See attached for signature.
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	See attached for signature.
MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	See attached for signature.
GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	See attached for signature.
KADING PROPERTIES LLC	7008 MADISON AVE. URBANDALE, IA 50322-2629	0.309	
LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	See attached for signature.
JASON ASKVIK	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	See attached for signature.
3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
ROBERT P SWEENEY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	See attached for signature.
LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	
JASON GOLDSBERRY	513 ADAMS ST POLK CITY, IA 50226-2025	0.005	

BARRETT J FORD	428 HILLCREST DR. POLK CITY, IA 50226 -1023	0.006	
TERRY WIESELER	424 HILLCREST DR. POLK CITY, IA 50226 -1023	0.006	
STEVEN D DEVIN	420 HILLCREST DR. POLK CITY, IA 50226 -1023	0.007	
BURTON FAMILY PROPERTIES LLC	729 36TH STREET DES MOINES, IA 50312-3205	0.009	
DAVID R LUSTGRAAF	412 HILLCREST DR. POLK CITY, IA 50226 -1023	0.010	
LENNIS S BERKLAND	408 HILLCREST DR. POLK CITY, IA 50226 -1023	0.011	
ROBERT L SCHULTZ	404 HILLCREST DR. POLK CITY, IA 50226 -1023	0.012	
ROBERT J JOHNSON	400 HILLCREST DR. POLK CITY, IA 50226 -1023	0.003	
NICHOLAS OTIS	1301 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.001	
CHAD R ASPENGREN	1217 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.077	
RAKER PROPERTIES LLC	910 LOST LAKE DR. POLK CITY, IA 50226 -1021	0.085	
CHRIS A KINSEY	300 TYLER ST. POLK CITY, IA 50226 -1025	0.022	
3100 LLC	PO BOX 66 POLK CITY, IA 50226 -0066	0.132	
SHARON K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.013	

**CONSENT TABLE**  
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)


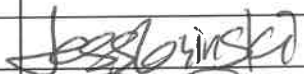
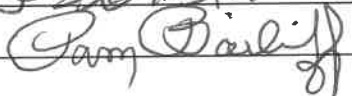
<b>Property Owner Name</b>	<b>Parcel Area within 250' Buffer (Acres)</b>	<b>% of Total 250' Buffer Area (%)</b>	<b>Consenting % Only (%)</b>
JOSEPH H LENNON	0.263	1.67	
JAMES P CONLEY JR	0.256	1.62	1.62
RANDALL W GIBSON	0.262	1.66	
RANDALL W GIBSON	0.095	0.60	
LOUISE E BROWN	0.095	0.60	
CORY S BROWN	0.257	1.63	
ANTHONY O CAPALDO	0.190	1.21	1.21
ANTHONY O CAPALDO	0.257	1.63	1.63
SCOTT E CONWAY	0.189	1.20	1.20
SCOTT E CONWAY	0.257	1.63	1.63
MBLP LLC	0.186	1.18	
MBLP LLC	0.257	1.63	
DAN GOLBUFF	0.167	1.06	
DAN GOLBUFF	0.257	1.63	
AARON M JOHNSON	0.021	0.13	
AARON M JOHNSON	0.218	1.38	
RICHARD C SCHMITT	0.018	0.12	
RICHARD C SCHMITT	0.239	1.51	
LINDA PROPSTEIN	0.281	1.78	1.78
NORMA J BIEGGER	0.299	1.89	1.89
DEREK W KRITSCH	0.303	1.92	1.92
CAROLYN T HAGER	0.280	1.77	1.77
JUANITA MOORE	0.425	2.69	
COLE B SMITH	0.300	1.90	
GARY L CORY	0.012	1.67	0.00
KYLE BOWLING	0.063	1.52	1.52
DALE W HIGHT	0.067	1.01	1.01
CALEB GRULKE	0.096	1.03	1.03
JENNIFER L WILLIAMS	0.173	0.93	
ASHLEY M HUEBERT	0.203	2.25	2.25
ASHLEY M HUEBERT	0.048	0.30	0.30

FIRST CHOICE RENOVATIONS LLC	0.207	1.31	1.31
CORY R IRWIN	0.207	1.31	1.31
DENISE M OLSON	0.207	1.31	
CAITLIN D HUTCHINS	0.207	1.31	
THOMAS P TULLY	0.207	1.31	1.31
LORI L KIBBY	0.207	1.31	
JANET M HROMATKO	0.207	1.31	1.31
LEAH G CROCKER	0.494	3.13	0.00
3100 LLC - SERIES 11	0.094	2.17	
EDWARD P LOZINSKI	0.197	1.98	1.98
LAWRENCE E BAILIFF JR	0.111	1.31	1.31
ALEX D STAUMANIS	0.111	1.31	
JOE M BUTLER	0.111	1.30	1.30
KATHLEEN M LEPAGE	0.111	1.30	1.30
JAMES C MOON	0.121	1.42	
AARON E BREES	0.145	1.76	0.00
ROGER K BURT	0.100	2.02	2.02
BEVERLY J BYRNES	1.038	7.24	7.24
JAYNA S MC GUIRE	0.313	1.98	1.98
MARILYN K PORTER	0.248	1.57	0.00
BRITNEY A LEE	0.214	1.35	
JACOB N O'STEEN	0.327	2.07	
JOKAYLA MORRIS	0.248	1.57	1.57
GAIL A BAUMAN	0.204	1.29	1.29
KADING PROPERTIES LLC	0.309	1.96	
LOGAN WOLFE	0.230	1.45	1.45
JASON ASKVIG	0.181	1.15	1.15
3100 LLC - SERIES 75	0.404	2.56	
ROBERT P SWEENY	0.178	1.42	1.42
LOLA PERRY	0.013	0.27	0.00
3100 LLC - SERIES 77	0.099	1.39	
DENNIS C GODFREY	0.016	0.62	
JASON GOLDSBERRY	0.005	0.03	
BARRETT J FORD	0.006	0.04	
TERRY WIESELER	0.006	0.04	

STEVEN D DEVIN	0.007	0.05	
BURTON FAMILY PROPERTIES LLC	0.009	0.05	
DAVID R LUSTGRAAF	0.010	0.06	
LENNIS S BERKLAND	0.011	0.07	
ROBERT L SCHULTZ	0.012	0.08	
ROBERT J JOHNSON	0.003	0.02	
NICHOLAS OTIS	0.001	0.01	
CHAD R ASPENGREN	0.077	0.49	
RAKER PROPERTIES LLC	0.085	0.54	
CHRIS A KINSEY	0.022	0.14	
3100 LLC	0.132	0.83	
SHARON K BURT	0.013	0.08	
<b>TOTALS</b>	<b>13.10 Acres</b>	<b>100.00%</b>	<b>50.01</b>

*\*Must have at least 50% Consent for Proposed Rezoning.*





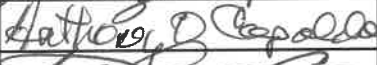


ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	
BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	
MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	
KADING PROPERTIES LLC	7008 MADISON AVE. URBAN DALE, IA 50322-2629	0.309	
LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	
JASON ASKVIG	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	
3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
ROBERT P SWEENEY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	
LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	

ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
★ ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	
★ BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	<i>Be Me Guire</i>
MARILYN K PORTER	NO 509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
★ BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
★ JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
★ JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
★ GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	
<del>KADING PROPERTIES LLC</del>	7008 MADISON AVE. URBANDALE, IA 50322-2629	0.309	
★ LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	
JASON ASKVIG	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	<i>Joe Askvig</i>
<del>3100 LLC - SERIES 76</del>	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
• ROBERT P SWEENEY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	<i>Sheryl Sweeney</i>
NO LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	

ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	<i>Mike Hromatko JH</i>
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	<i>J. Butler</i>
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	<i>Kathy Lepage</i>
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	
BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	
MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	
KADING PROPERTIES LLC	7008 MADISON AVE. URBAN DALE, IA 50322-2629	0.309	
LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	
JASON ASKVIG	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	
3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
ROBERT P SWEENEY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	
LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	

*gca*  
*27*

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from R-1 Single Family Detached Residential District to R-3 Multiple-Family Residential District.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name	Address	Parcel Acreage (within buffer)	Signature
JOSEPH H LENNON	425 HILLCREST DR. POLK CITY, IA 50226 -1023	0.263	
JAMES P CONLEY JR	1205 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.256	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.262	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.095	
LOUISE E BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.095	
CORY S BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.190	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.189	
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.186	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.257	
DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.167	
DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.021	
AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.218	
RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.018	
RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.239	
LINDA PROPSTEIN	1212 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.281	
NORMA J BIEGGER	1208 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.299	
DEREK W KRITSCH	1204 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.303	
CAROLYN T HAGER	PO BOX 51 POLK CITY, IA 50226 -0051	0.280	
JUANITA MOORE	317 OAKLYN DR. POLK CITY, IA 50226 -1024	0.425	
COLE B SMITH	313 OAKLYN DR. POLK CITY, IA 50226 -1024	0.300	
GARY L CORY	1213 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.012	
KYLE BOWLING	1209 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.063	
DALE W HIGHT	1205 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.067	
CALEB GRULKE	1201 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.096	
JENNIFER L WILLIAMS	309 OAKLYN DR. POLK CITY, IA 50226 -1024	0.173	

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from R-1 Single Family Detached Residential District to R-3 Multiple-Family Residential District.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name	Address	Parcel Acreage (within buffer)	Signature
JOSEPH H LENNON	425 HILLCREST DR. POLK CITY, IA 50226 -1023	0.263	
JAMES P CONLEY JR	1205 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.256	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.262	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.095	
LOUISE E BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.095	
CORY S BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.190	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.189	
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.186	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.257	
DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.167	
DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.021	
AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.218	
RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.018	
RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.239	
LINDA PROPSTEIN	1212 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.281	<i>Linda Claussen (Propstein)</i>
NORMA J BIEGGER	1208 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.299	<i>Norma Biegger</i>
DEREK W KRITSCH	1204 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.303	
CAROLYN T HAGER	PO BOX 51 POLK CITY, IA 50226 -0051	0.280	<i>Carolyn T. Hager</i>
JUANITA MOORE	317 OAKLYN DR. POLK CITY, IA 50226 -1024	0.425	
COLE B SMITH	313 OAKLYN DR. POLK CITY, IA 50226 -1024	0.300	
GARY L CORY	1213 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.012	
KYLE BOWLING	1209 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.063	
DALE W HIGHT	1205 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.067	
CALEB GRULKE	1201 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.096	
JENNIFER L WILLIAMS	309 OAKLYN DR. POLK CITY, IA 50226 -1024	0.173	

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\*

ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	<i>Ashley Huebert</i> <i>Ashley Huebert</i>
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	
BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	
MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	
KADING PROPERTIES LLC	7008 MADISON AVE. URBANDALE, IA 50322-2629	0.309	
LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	
JASON ASKVIG	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	
3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
ROBERT P SWEENY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	
LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	

ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	<i>Marion Burt</i>
BEVERLY J BYRNES	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	<i>Roger Burt</i>
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	
MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	<i>Polley Morris</i>
GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	<i>Steve Bauman</i>
KADING PROPERTIES LLC	7008 MADISON AVE. URBANDALE, IA 50322-2629	0.309	<i>Logan Wolfe</i>
LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	<i>Logan Wolfe</i>
JASON ASKVIG	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	
3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
ROBERT P SWEENEY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	
LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	

ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.203	
ASHLEY M HUEBERT	304 TYLER ST. POLK CITY, IA 50226 -1025	0.048	
FIRST CHOICE RENOVATIONS LLC	PO BOX 483 POLK CITY, IA 50226 -0483	0.207	
CORY R IRWIN	312 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
DENISE M OLSON	402 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
CAITLIN D HUTCHINS	406 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
THOMAS P TULLY	410 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LORI L KIBBY	414 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
JANET M HROMATKO	418 TYLER ST. POLK CITY, IA 50226 -1025	0.207	
LEAH G CROCKER	810 W. WASHINGTON AVE. POLK CITY, IA 50226 -2007	0.494	
3100 LLC - SERIES 11	PO BOX 66 POLK CITY, IA 50226 -0066	0.094	
EDWARD P LOZINSKI	401 TYLER ST. POLK CITY, IA 50226 -1108	0.197	
LAWRENCE E BAILIFF JR	405 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
ALEX D STAUMANIS	409 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JOE M BUTLER	413 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
KATHLEEN M LEPAGE	417 TYLER ST. POLK CITY, IA 50226 -1108	0.111	
JAMES C MOON	421 TYLER ST. POLK CITY, IA 50226 -1108	0.121	
AARON E BREES	425 TYLER ST. POLK CITY, IA 50226 -1108	0.145	
ROGER K BURT	807 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	0.100	
BEVERLY J BYRNES <i>TOM</i>	813 W. WASHINGTON AVE. POLK CITY, IA 50226 -2131	1.038	<i>TOM BYRNES</i>
JAYNA S MC GUIRE	505 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.313	
MARILYN K PORTER	509 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
BRITNEY A LEE	513 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.214	
JACOB N O'STEEN	504 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.327	
JOKAYLA MORRIS	508 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.248	
GAIL A BAUMAN	512 ROOSEVELT ST. POLK CITY, IA 50226 -2009	0.204	
KADING PROPERTIES LLC	7008 MADISON AVE. URBANDALE, IA 50322-2629	0.309	
LOGAN WOLFE	509 LINCOLN ST POLK CITY, IA 50226-2025	0.230	
JASON ASKVIG	513 LINCOLN ST POLK CITY, IA 50226-2025	0.181	
3100 LLC - SERIES 75	PO BOX 66 POLK CITY, IA 50226 -0066	0.404	
ROBERT P SWEENEY	508 LINCOLN ST POLK CITY, IA 50226-2025	0.178	
LOLA PERRY	512 LINCOLN ST POLK CITY, IA 50226-2025	0.013	
3100 LLC - SERIES 77	PO BOX 66 POLK CITY, IA 50226 -0066	0.099	
DENNIS C GODFREY	509 ADAMS ST POLK CITY, IA 50226-2025	0.016	



**CONSENT TABLE**  
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner Name	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
JOSEPH H LENNON	0.263	2.01	
JAMES P CONLEY JR	0.256	1.95	
RANDALL W GIBSON	0.262	2.00	
RANDALL W GIBSON	0.095	0.72	
LOUISE E BROWN	0.095	0.72	
CORY S BROWN	0.257	1.96	
ANTHONY O CAPALDO	0.190	1.45	
ANTHONY O CAPALDO	0.257	1.96	
SCOTT E CONWAY	0.189	1.45	
SCOTT E CONWAY	0.257	1.97	
MBLP LLC	0.186	1.42	
MBLP LLC	0.257	1.96	
DAN GOLBUFF	0.167	1.28	
DAN GOLBUFF	0.257	1.96	
AARON M JOHNSON	0.021	0.16	
AARON M JOHNSON	0.218	1.66	
RICHARD C SCHMITT	0.018	0.14	
RICHARD C SCHMITT	0.239	1.82	
LINDA PROPSTEIN	0.281	2.15	
NORMA J BIEGGER	0.299	2.28	
DEREK W KRITSCH	0.303	2.31	
CAROLYN T HAGER	0.280	2.14	
JUANITA MOORE	0.425	3.24	
COLE B SMITH	0.300	2.29	
GARY L CORY	0.012	0.09	
KYLE BOWLING	0.063	0.48	
DALE W HIGHT	0.067	0.51	
C ALEB GRULKE	0.096	0.73	<i>Cole Grulke</i>
JENNIFER L WILLIAMS	0.173	1.32	
ASHLEY M HUEBERT	0.203	1.55	
ASHLEY M HUEBERT	0.048	0.36	

FIRST CHOICE RENOVATIONS LLC	0.207	1.58	
CORY R IRWIN	0.207	1.58	Cory Dwyer
DENISE M OLSON	0.207	1.58	
CAITLIN D HUTCHINS	0.207	1.58	
THOMAS P TULLY	0.207	1.58	
LORI L KIBBY	0.207	1.58	
JANET M HROMATKO	0.207	1.58	
LEAH G CROCKER	0.494	3.77	
3100 LLC - SERIES 11	0.694	0.72	
EDWARD P LOZINSKI	0.197	1.50	
LAWRENCE E BAILIFF JR	0.111	0.85	
ALEX D STAUMANIS	0.111	0.85	
JOE M BUTLER	0.111	0.85	
KATHLEEN M LEPAGE	0.111	0.85	
JAMES C MOON	0.121	0.92	
AARON E BRES	0.145	1.11	
ROGER K BURT	0.100	0.76	
BEVERLY J BYRNES	1.038	7.93	
JAYNA S MC GUIRE	0.313	2.39	
MARILYN K PORTER	0.248	1.89	
BRITNEY A LEE	0.214	1.63	
JACOB N O'STEEN	0.327	2.49	
JOKAYLA MORRIS	0.248	1.89	
GAIL A BAUMAN	0.204	1.56	
KADING PROPERTIES LLC	0.309	2.36	
LOGAN WOLFE	0.230	1.75	
JASON ASKVIG	0.181	1.38	
3100 LLC - SERIES 75	0.404	3.08	
ROBERT P SWEENEY	0.178	1.36	
LOLA PERRY	0.013	0.10	
3100 LLC - SERIES 77	0.099	0.75	
DENNIS C GODFREY	0.016	0.12	
<b>TOTALS</b>	<b>13.10 Acres</b>	<b>100.00%</b>	<b>%</b>

\*Must have at least 50% Consent for Proposed Rezoning.

## Kyle Hout

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**From:** Kyle Hout <kylehout@gmail.com>  
**Sent:** Tuesday, September 5, 2023 4:12 PM  
**To:** Kyle Hout  
**Subject:** Fwd: On With Life

----- Forwarded message -----  
**From:** Jean Shelton <jean.shelton@onwithlife.org>  
**Date:** Tue, Sep 5, 2023 at 4:09 PM  
**Subject:** On With Life  
**To:** kylehout@gmail.com <kylehout@gmail.com>

Thank you so much for your assistance today. Please sign and return the attached.

I, Kyle Hout / First Choice Realty as a neighboring land-owner located at  
(name)  
608 Adams, Polk City, IA consent to On With  
(address)

Life's request for rezoning their property, which is currently zoned as residential, to be correctly zoned as  
R-3 Multiple-Family Residential District.

[Signature]  
(signature)

9/5/23  
(date)


Looking forward to being a great neighbor!

Jean  
**Jean Shelton, PhD, MBA, FACHE**  
She/her/hers  
CEO  
715 SW Ankeny Road | Ankeny, Iowa 50023  
Office: (515) 289-9613 | Fax: (515) 965-1186



The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from R-1 Single Family Detached Residential District to R-3 Multiple-Family Residential District.

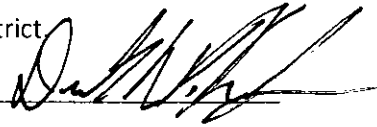
**PROPERTY OWNERS WITHIN THE 250' BUFFER  
CONSENTING TO THE PROPOSED REZONING**

Property Owner Name	Address	Parcel Acreage (within buffer)	Signature
① JOSEPH H LENNON	425 HILLCREST DR. POLK CITY, IA 50226 -1023	0.263	
JAMES P CONLEY JR	1205 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.256	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.262	
RANDALL W GIBSON	1201 W. WASHINGTON AVE. POLK CITY, IA 50226 -2115	0.095	
⑤ LOUISE E BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.095	
⑥ CORY S BROWN	421 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.190	
ANTHONY O CAPALDO	417 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.189	
SCOTT E CONWAY	413 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.186	
MBLP LLC	821 W. TRACE DR. POLK CITY, IA 50226 -1246	0.257	
⑬ DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.167	
⑭ DAN GOLBUFF	405 HILLCREST DR. POLK CITY, IA 50226 -1023	0.257	
⑮ AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.021	
⑯ AARON M JOHNSON	1220 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.218	
⑰ RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.018	
⑱ RICHARD C SCHMITT	1216 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.239	
LINDA PROPSTEIN	1212 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.281	
NORMA J BIEGGER	1208 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.299	
<del>⑲ DEREK W KRITSCH</del>	<del>1204 BEL AIRE RD. POLK CITY, IA 50226 -1021</del>	<del>0.303</del>	
CAROLYN T HAGER	PO BOX 51 POLK CITY, IA 50226 -0051	0.280	
⑳ JUANITA MOORE	317 OAKLYN DR. POLK CITY, IA 50226 -1024	0.425	
㉑ COLE B SMITH	313 OAKLYN DR. POLK CITY, IA 50226 -1024	0.300	
GARY L CORY	1213 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.012	
㉓ KYLE BOWLING	1209 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.063	
㉔ DALE W HIGHT	1205 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.067	
CALEB GRULKE	1201 BEL AIRE RD. POLK CITY, IA 50226 -1021	0.096	
JENNIFER L WILLIAMS	309 OAKLYN DR. POLK CITY, IA 50226 -1024	0.173	

I, Derek + Kathryn Kirtsch as a neighboring land-owner located at  
(name)  
1204 Bel Aire Rd; Polk City consent to On With  
(address)

Life's request for rezoning their property, which is currently zoned as residential, to be correctly zoned as

R-3 Multiple-Family Residential District

Kathryn Kirtsch  9/11/23  
(signature) (date)

**From:** [Meri Merritt](#)  
**To:** [Jenny Coffin](#); [Chelsea Huisman](#)  
**Subject:** FW: Rezoning meeting Sept 18, 6 pm. Owner/Applicant On With Life  
**Date:** Thursday, September 14, 2023 2:35:50 PM

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Here is the email from the resident who came in regarding the old "peanut gallery" park. I will send the pictures separately as she did. I did notice in her photos, the neighbor has an impressive collection of tires in their back yard.

Meri Merritt  
***Deputy City Clerk***  
City of Polk City  
112 Third Street | PO Box 426  
Polk City | IA 50226  
P: 515- 984-6233 | F: 515-984-6177  
E: [mmerritt@polkcityia.gov](mailto:mmerritt@polkcityia.gov) | W: [polkcityia.gov](http://polkcityia.gov)



***Mission***

*To provide friendly, excellent, affordable municipal and utility services. The responsibility of sustaining an environmentally friendly, growing city environment is our highest priority. We always act with honesty and integrity to achieve our goals. The City strives to meet or exceed the community's expectation of economic, environmental, and social needs through a fiscally responsible and open City government.*

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**From:** Cease Olson <[oceaseo@gmail.com](mailto:oceaseo@gmail.com)>  
**Sent:** Thursday, September 14, 2023 1:15 PM  
**To:** Support <[support@polkcityia.gov](mailto:support@polkcityia.gov)>  
**Subject:** Fwd: Rezoning meeting Sept 18, 6 pm. Owner/Applicant On With Life

To whom it may concern,

My name is Denise Olson. I am the owner of property #34 on said map mailed to me dated Sept 8, 2023.

I have concerns regarding the intended property owned by On With Life, to rezone this property as commercial property. I will be referring to "the lot" as the lot in question for rezoning.

At the back of my property, there is a city water drain. The runoff that comes from the On With Life lot floods the back of my property. From what I understand, there was a creek bed that ran through that lot. There was some sort of tiling done to that area in the past few years. My back yard, including the city water drain, floods every rain we receive that is 1 inch or more. See included pictures from the back of my home.

My concern is if this lot is rezoned as commercial, what is preventing On With Life from building a

commercial building on this lot. The grading that will be done to such a building, will be sloped away from that building. This won't increase the amount of rain we get but it will increase the speed of the runoff water that will go directly to the city water drain in my backyard. Currently, the given slope of the land the way it stands, the rain amount cannot be handled by the city water drain. The drain is highly inept. It has been this way since I bought my property in May, 2015. I don't need more, quicker rising water in my backyard with a city water drain that clearly is a failure.

If On With Life's intent is to build another commercial building today or in the future, what will be done to help prevent further flooding issues. I maintain that city water drain to keep it clear and I should not be burdened by On With Life.

Having said all this, if landscaping is to be done by On With Life, during rain amounts, any mulch like products or any type of decorative ground cover will be swept away by the existing creek bed situation. This will all go to the city water drain and/or end up in my backyard when the water subsides. I see this as another possible burden to me.

I feel my concerns are valid and would appreciate input.

Denise Olson







