

CASE FILE NO: UA26-05 Norwalk
BOUNDARY CHANGE TYPE: 100% Voluntary

ANNEXING CITY: Norwalk
URBAN AREA(S): Cumming

CONTACT: Lindsey Offenburger / City Clerk / City of Norwalk / 705 North Avenue / Norwalk, IA 50211
PHONE: (515) 981-0228

EMAIL: loffenburger@norwalk.iowa.gov

CITY LOCATION: Norwalk is a suburban city located in Warren County, with small portions extending into Polk County, just south of Des Moines and near the Des Moines International Airport. The city is located along Highway 28.

PROPOSED TERRITORY: The proposed annexation territory is currently underdeveloped agricultural land. Upon annexation, the City intends to rezone the territory as M-2, General Technology Industrial District, in line with the Comprehensive Plan. The City has also created the Norwalk Technology & Industry Overlay District that may apply to the area. The annexation territory contains existing industrial users.

ACRES:

Total:	281.83	Consenting #:	277.933	Consenting %:	100%	State Owned ROW:	-
County Owned :	3.897	Non-Consenting #:	-	Non-Consenting %:	-	Railway ROW:	-
# of Applicants:	2	# of Consenting Parcels:	10	# of Non-Consenting Parcels:	-	Total # of Parcels (including ROW):	10

PURPOSE: The proposed annexation territory has been identified as a future expansion area in the City’s Comprehensive Plan. Development opportunities have been presented to the City that kicked off the annexation process.

MUNICIPAL SERVICES: The City currently provides Fire & EMS services to the annexation territory through mutual aid agreements. The City already provides water, sanitary sewer, storm sewer, road maintenance, police, fire & EMS to the existing industrial users & upon annexation, those services will be extended to the annexation territory. The City entered into a contract in December 2024 to install sewer infrastructure to connect to the WRA. There are also discussions to extend Delaware Street to the west.

TAX ABATEMENT: YES

CITY ACTION:

Application Date:	See Attached	Township Position:	NA	Railway ROW Notice:	NA
Board of Supervisors Notice:	12/08/2025	Non-Consenting Owner Notice:	NA	County Attorney Notice:	01/22/2026
Township Trustee Notice:	NA	Adjacent Property Notice:	NA	Attorney General Notice:	NA
Consultation Date:	NA	Affected Utility Notice:	12/08/2025	Publication Date: <small>(at least 10 business days prior to Council action)</small>	12/18/2025
BoS Resolution #:		Urban Area(s) Notice: <small>(at least 14 business days prior to action)</small>	12/08/2025	City Action Date:	01/08/2026
BoS Position:		Planning Authority Notice:	12/08/2025	City Resolution #:	26006
Auditor Request for Review:	12/15/2025	Auditor Response Received:	12/17/2025	Legal Description Accurate & Complete? YES	Title Holder Accurate & Complete? YES
City Development Receipt Date:	01/06/2026	City Development Meeting Date:	02/11/2026	CDB Notice of Meeting Mail Date:	01/22/2026

STATEMENT OF MORATORIUM AGREEMENT: The proposed annexation territory is not subject to any existing moratorium agreements.

SUGGESTED MOTION: I move that the Board find UA26-05 Norwalk as complete, properly filed, in the public interest and that it be approved.

Applicant	Legal Owner	Application Date	Address	Parcel #	Acres	Authority to Sign?
Raymond F. Patterson	Raymond F. Patterson Revocable Trust			15000230840	37.491	YES
Angela Patterson Garcia				ROW	1.299	
Shawnda Lea Patterson				15000230820	37.491	YES
				ROW	1.299	YES
Jerry L. Shepler	Jerry L. Shepler Revocable Trust	12/07/2023		15000230680	40.00	YES
				15000230660	40.00	
				15000260422	4.25	
				15000260425	20.00	
				15000260441	20.00	
				15000270220	40.00	
				15000230620	34.71	
				15000230624	3.991	
				ROW	1.299	
TOTAL					281.83	

Proposed annexation territory is subject to an Annexation Agreement assigned to IALCO Warren County Three, LLC & IALCO Warren County Two, LLC – have verification of authority to sign. The 2026 Annexation submission is a reduced version of the 2024 submission that is currently under appeal. The larger 3,200 acre 80/20 annexation was approved by the CDB in February 2025 but has been under appeal since. As of 1/21, the Court has affirmed the CDB decision and the deadline for filing another appeal is 1/29/2026 **with another appeal having been filed the week of 01/26/26**. The reduced proposed annexation territory in the 2026 submission is included in the larger prior proposed annexation territory.