



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

March 6, 2020

Honorable Mayor, City Council and Plan and Zoning Commission Members  
c/o Ruth Hulstrom  
City of Ankeny  
220 West First Street  
Ankeny, Iowa 50023

RE: Hulsizer Commercial  
Preliminary Plat Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of KE MEZZ LLC and Kinzler/Walters LLC, we are pleased to submit herewith a preliminary plat for Hulsizer Commercial located west of re-aligned SE Hulsizer Road and north of SE Oralabor Road. The property contains approximately 8.64 acres.

This plat will include development of 3 light industrial lots and an outlot which will be covered by an ingress/egress easement. Two of the lots are planned to be developed with hotels.

We are requesting approval of the preliminary plat be granted by City Council at the next regular City Council meeting.

Sincerely,  
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, Project Manager

cc: Tanner Kinzler, KE MEZZ LLC