



Document 2025 1070

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and Return to:

Andrew Barden
City of Winterset
124 W Court Ave
Winterset IA 50273
515-462-1422

CERTIFICATION ON RECLASSIFYING LAND USE FROM THE A-AGRICULTURAL TO PLANNED UNIT DEVELOPMNENT ZONING DISTRICT

The undersigned, the duly appointed and acting City Administrator of the City of Winterset, Iowa, does hereby certify that the City Council of the City of Winterset, Iowa did enact and take the following described actions with respect to adopting the amended Zoning and Subdivision Ordinances for the City of Winterset:

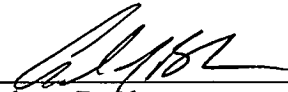
1. On February 25, 2025, the Winterset Planning & Zoning Commission approved this Preliminary PUD and recommended such land use change to the City Council.
2. On March 17, 2025, the City Council approved resolution number 2025-10 to set a date of public hearing reclassifying land use from the A-Agricultural to Planned Unit Development Zoning District for the proposed development "Prairie West".
3. On March 19, 2025, property owners within 200' of the PUD were notified of the public hearing.
4. On March 20, 2025, a Notice of Public Hearing was published in the Winterset Madisonian.
5. On April 7, 2025, the City Council conducted a public hearing on the proposed reclassification of land use.
6. On April 7, 2025, the City Council approved Resolution 2025-16 for the Application and Rezoning Petition of Prairie West PUD and the first reading of Ordinance #665. The City Council approved the waiving of the second and third reading of Ordinance #665. The final reading and adoption of Ordinance #665 was adopted and passed by the City Council of Winterset on April 7, 2025.
7. On April 16, 2025, Ordinance No. 665 was published in the Winterset Madisonian,

said publication included the entire legal description of text of the amended Zoning and Subdivision regulations and included a copy of the amended, revised and updated Zoning District map, a copy of the Affidavit of Publication is attached hereto.

The undersigned further certifies that the attached documents are true and authentic copies of the above described documents and that said documents are a true and authentic copies of the official records in the custody of the City Clerk of the City of Winterset, Iowa.

Dated on this 2nd day of May 2025, at Winterset, Iowa.





Andrew Barden
City Administrator/City Clerk/Zoning Official
City of Winterset, Iowa



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

PLANNING AND ZONING COMMISSION MINUTES

Governmental Body: Planning and Zoning Commission

Date of Meeting: February 25, 2025

Time of Meeting: 3:30 P.M.

Place of Meeting: Winterset City Hall

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

Agenda:

Agenda:

1. Approve the minutes of the January 28, 2025 meeting
2. Review and recommendation for updated Preliminary Plat for Prairie West PUD.



By: _____
Title: Code Enforcement Officer

The Planning and Zoning Commission of the City of Winterset, Iowa met on February 25, 2025, in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 3:30 PM by Chairman LaGrange.

Present: Dan Bush, David LaGrange, Jeanne Jacobson, JD McDonald, Jon Stetzel, Dan Schwerts, Jerry Parkin (by phone)

Absent: None

Agenda Item 1:

Chairman LaGrange called for a motion to approve the minutes of the January 28, 2025 meeting. There was no discussion. Member Bush made a motion to approve the previous meeting minutes, seconded by Member Stetzel. On a voice vote, all members present voted Aye.

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller – At Large Michael Cook- At Large



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Whereupon Chairman LaGrange declared that the motion carried.

Agenda Item 2:

Chairman LaGrange introduced agenda item 2, review and recommendation on the updated Prairie West PUD. He turned it over to Mr. Pete Corkrean to explain the changes from the previous meeting. Mr. Pete Corkrean advised the Commission that they reviewed the comments after the last meeting and removed 4 lots to add frontage to other lots. This resulted in some lots being 56 and 57 feet of frontage as opposed to 52 feet as before. All proposed lots now meet the minimum square footage for the R-2 zoning district. No lots off 16th Avenue were adjusted, nor was the loop street. The side yard setbacks were adjusted from 10 feet to 12 feet. Chairman LaGrange advised that a PUD will still be required due to the lot widths and the side yard setbacks. Member Bush advised that he is still wanting to see 60 foot frontages and the minimum 15 foot side yard setbacks. That is why there is an ordinance in the first place. The price of the lots may have to be raised. Mr. Pete Corkrean then advised that builders will not pay any higher costs. Mr. Pat Corkrean advised the Commission that if you turn this proposal down then the City does not want growth. Member Bush advised that these are the only lots in town for new development and they will sell. Member Stetzel made a comment that if you start at the northern lots and make them 60 feet wide, you could adjust the others to 60 feet. And he reminded Mr. Pete Corkrean that at the last meeting, he stated that larger lots sit vacant in other cities so why have larger lots here. Mr. Pete Corkrean advised that he would like to provide a variety of lots. He then advised that this trend could change in the future. Member Bush made comment that 62% of lots on this current proposal do not meet the intent of the code. He had spoken to builders at the recent Home and Garden Show and was told that they would not want to build on the larger lots off 16th Avenue and have much smaller, congested lots in their back yard.

Chairman LaGrange summarized that it comes down to the 60 foot lot width discussion. Member McDonald expressed that he sees both sides where we have a code for a reason and skinny lots aren't that appealing. However, that is what other cities are doing. Chairman LaGrange commented that short term, this PUD is what's here and they propose a variety of lots. He is amenable to this plan to have buildable lots for the City. Member Jacobson commented that she sees everyone's point of view as well. Member Parkin commented that he is no expert but reviewed the submitted documents and sees that there has been an attempt to compromise. He then commented that entry level housing is needed so this plan is a good thing. Member Schwerts agreed with Member Parkin.

Chairman LaGrange then stated he would entertain a motion regarding the submitted proposal for Prairie West PUD. He opened it up to Commission discussion. Member Jacobson asked if there are any other areas in town that can be developed with lots that conform to the current code. Member Bush stated this is the only area currently.

Member Bush made a motion to deny the submitted Prairie West PUD and looks for them to conform to the current code. Member Schwerts stated he doesn't want to see just garage doors down the street but is happy they compromised on the street frontage. Member Schwerts seconded Member Bush's motion.

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller – At Large Michael Cook- At Large



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A roll call vote was held and the results were as follows:

Chairman LaGrange: nay
Member Stetzel: nay
Member McDonald: nay
Member Bush: aye
Member Schwers: aye
Member Jacobson: nay
Member Parkin: nay

Whereupon Chairman LaGrange declared that the motion failed.

Chairman LaGrange asked for another motion. Member Stetzel made a motion to approve the Prairie West PUD as submitted. The motion was seconded by Member Jacobson.

A roll call vote was held and the results were as follows:

Chairman LaGrange: aye
Member Stetzel: aye
Member McDonald: aye
Member Bush: nay
Member Schwers: nay
Member Jacobson: aye
Member Parkin: aye

Whereupon Chairman LaGrange declared that the motion carried 5-2. The Prairie View PUD has been approved as presented.

Member Stetzel then made a motion to adjourn the meeting, seconded by Member McDonald. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried and the meeting adjourned.


Chairman David LaGrange

Code Enforcement Officer
Hollie Burgus

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller - At Large Michael Cook- At Large

RESOLUTION NO. 2025-10
A RESOLUTION SETTING A DATE OF PUBLIC HEARING
FOR RECLASSIFYING LAND USE FROM THE A- AGRICULTURAL
TO PLANNED UNIT DEVELOPMENT ZONING DISTRICT

WHEREAS, Peter Corkrean in his capacity as President of Corkrean2 LLC has petitioned the City Planning & Zoning Commission to reclassify land from the A- Agricultural Zoning Classification to the Planned Unit Development Zoning Classification for the proposed development "Prairie West"; and

WHEREAS the Planning & Zoning Commission duly approved this Preliminary PUD on February 25th, 2025 and have recommended such land use change to the City Council; and

WHEREAS, it is necessary to set a date for a public hearing on the matter of rezoning property; and

WHEREAS, Iowa Code Section CITY ZONING, §414.4, 414.4 Zoning regulations, district boundaries, amendments, states, "the regulation, restriction, or boundary shall not become effective until after a public hearing at which parties in interest and citizens shall have an opportunity to be heard. The notice of the time and place of the hearing shall be published as provided in section 362.3, except that at least seven days' notice must be given and in no case shall the public hearing be held earlier than the next regularly scheduled City Council meeting following the published notice; and,

NOW THEREFORE, It Is Resolved by the City Council of the City of Winterset, Iowa, as follows:

The City Council of the City of Winterset, Iowa, will meet on April 7th, 2025 at the City Hall in the City, at 7 o'clock p.m., for the purpose of instituting proceedings on land use classification of the following described real estate is hereby changed to the Planned Unit Development, to-wit:

A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "N"; THENCE SOUTH 89°24'02" EAST ALONG THE SOUTH LINE OF SAID PARCEL "N", A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°09'43" WEST, 910.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.29 FEET AND WHOSE CHORD BEARS NORTH 44°51'35" EAST, 35.37 FEET; THENCE NORTH 89°52'53" EAST, 257.89 FEET; THENCE SOUTH 00°17'38" EAST, 939.50 FEET TO THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 285.09 FEET

TO THE POINT OF BEGINNING AND CONTAINING 6.11 ACRES (266,159 SQUARE FEET).

AND

LOTS 1 THROUGH 6, LOTS 19 THROUGH 24 AND LOT "A", BIRCHWOOD ESTATES PLAT NO. 4, AN OFFICIAL PLAT, AND A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°15'57" EAST ALONG THE EAST LINE OF SAID BIRCHWOOD ESTATES PLAT NO. 4 AND THE SOUTHERLY EXTENSION THEREOF, 948.37 FEET TO THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 708.40 FEET; THENCE NORTH 00°17'38" WEST, 939.50 FEET; THENCE NORTH 89°52'53" EAST AND ALONG THE NORTH LINE OF SAID LOTS 24, LOT "A" AND LOT 1, A DISTANCE OF 708.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.35 ACRES (668,822 SQUARE FEET).

AND

A PART OF PARCEL "21-111" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 61 IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

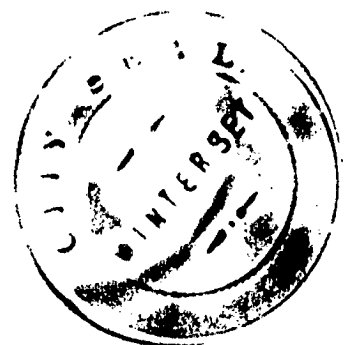
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "21-111"; THENCE SOUTH 00°16'54" EAST ALONG THE EAST LINE OF SAID PARCEL "21-111", A DISTANCE OF 827.68 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "21-111"; THENCE SOUTH 89°59'35" WEST ALONG THE SOUTH LINE OF SAID PARCEL "21-111", A DISTANCE OF 798.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "21-111"; THENCE NORTH 00°15'57" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "21-111", A DISTANCE OF 559.31 FEET; THENCE NORTH 89°52'53" EAST, 39.98 FEET; THENCE NORTH 00°18'44" WEST AND ALONG SAID WESTERLY LINE, 266.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "21-111"; THENCE NORTH 89°49'10" EAST ALONG THE NORTH LINE OF SAID PARCEL "21-111", A DISTANCE OF 758.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.90 ACRES (648,984 SQUARE FEET).

Passed and Approved this 17th day of March 2025.


Thomas J Lepers, Mayor
City of Winterset, Iowa

ATTEST:


Andrew Barden, City Administrator/City Clerk



Public Notice

The City Council of the City of Winterset, Iowa, will meet on April 7th, 2025 at the City Hall in the City, at 7 o'clock p.m., for the purpose of instituting proceedings on land use classification of the following described real estate is hereby changed to the Planned Unit Development, to-wit:

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THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 285.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.11 ACRES (266,159 SQUARE FEET).

AND

LOTS 1 THROUGH 6, LOTS 19 THROUGH 24 AND LOT "A", BIRCHWOOD ESTATES PLAT NO. 4, AN OFFICIAL PLAT, AND A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°15'57" EAST ALONG THE EAST LINE OF SAID BIRCHWOOD ESTATES PLAT NO. 4 AND THE SOUTHERLY EXTENSION THEREOF, 948.37 FEET TO THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 708.40 FEET; THENCE NORTH 00°17'38" WEST, 939.50 FEET; THENCE NORTH 89°52'53" EAST AND ALONG THE NORTH LINE OF SAID LOTS 24, LOT "A" AND LOT 1, A DISTANCE OF 708.78 FEET TO THE POINT OF BEGINNING AND

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AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

For the period of 1 consecutive weeks, the last Publication thereof being

On the 19 day of March 20 25

Susan R Smith

Subscribed and sworn to before me this

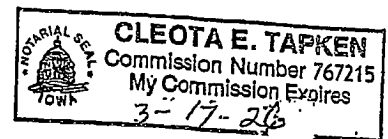
20 day of March 20 25

Cleota Tapken

NOTARY PUBLIC

In and for Madison County

Fee
\$ 55.40



Governmental Body: Winterset City Council

Date of Meeting: April 7, 2025

Time of Meeting: 8:00 PM

Place of Meeting: City Hall - 124 W Court Ave

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and manner set out. The tentative agenda for said meeting is as follows:

- 1) Call to order, Pledge of Allegiance, roll call, adopt agenda**
 - 2) Consent Agenda**
 - a) City Council Meeting Minutes from March 17, 2025
 - b) Tree Commission Minutes from March 10, 2025
 - c) 5- day Liquor License Lucky Wife Wine Slushies Class C:
 - d) Renewal Liquor License - Piece Works Class B: Cobblestone Inn Class C: The Iowa Class
 - e) Annual Finance Report for FY 23-24
 - 3) Receipts, Filings, and Affidavits**
 - a) Claims in the amount of \$243,862.27
 - 4) Reports from City Boards and Departments**
 - a) Street Superintendent Ryan Flaherty
 - b) Library Director Dave Hargrove
 - c) Park & Recreation Director Sky Smothers
 - d) Fire Chief Jayson McDonald
 - e) Police Chief Ryan Pittman
 - f) Code Enforcement Officer Hollie Burgus
 - g) City Administrators Report
 - 5) Presentations**
 - a) FY 25- 26 Budget Presentation
 - 6) Public Comment**
 - 7) Public Hearing**
 - a) Land Use Classification to PUD Ord #665 (Res. No. 2025-10)
 - 8) Resolutions and Actions**
 - a) Res No. 2025-16 Application and Rezoning Petition of Prairie West PUD and first reading of Ord #665
 - i) Possible waving of 2nd and 3rd readings of Ord #665
 - ii) Possible final reading and adoption of Ord #665
 - b) Res No. 2025-17 Approving Proposed Property Tax Levy
 - c) Res No. 2025-18 Establishing Sewer Utility Rates
 - d) Res No. 2025-19 Set a Date of Public Hearing for the Proposed FY 25-26 Budget
 - e) Consideration of request(s) for TIF from Peter Corkrean
 - 9) Mayor and Council Discussion**
- Adjournment**

DATE POSTED: April 4, 2025



Andrew Barden, City Administrator/City Clerk

The City Council of the City of Winterset, Iowa met on April 7, 2025 at 8:00 P.M. in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 8 P.M. by Mayor Leners and recited the pledge of allegiance.

PRESENT: Michael Cook, Christopher Fairholm, Michael Eller
Mike Fletcher, Mary Ann Orr

ABSENT: none

The Mayor asked for a motion to adopt the presented agenda. There being no further additions or deletions to the agenda and no further discussion, Council Member Fletcher made a motion, seconded by Council Member Cook. On roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

Consent Agenda

- City Council Meeting Minutes from March 17, 2025
- Tree Commission Minutes from March 10, 2025
- 5- day Liquor License Lucky Wife Wine Slushies Class C:
- Renewal Liquor License - Piece Works Class B: Cobblestone Inn Class C: The Iowa Class
- Annual Finance Report for FY 23-24

The Mayor stated that the minutes of the March 17, 2025 City Council meeting were previously distributed to the Council Members for their review. There being no further discussion; a motion was made to approve the Consent Agenda by Council Member Fairholm and seconded by Council Member Orr to approve the minutes as submitted. On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

Receipts, Filings, and Affidavits

The claims submitted are in the amount of \$243,862.27

The Mayor called for a report on the claims. Council Member Cook stated that he reviewed the claims and moved to approve the following list of claims. Council Member Orr seconded the motion. On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

GENERAL

POLICE:

Madison Co Treasurer, gasoline	1,951.84
Mediacom, phone/internet service	376.90
MPH Industries Inc., patrol car equipment	2,558.00
Payroll Account, salaries	31,302.69
Quality Car Care, repairs	1,383.82
Roush Collision & Restoration, tow service	75.00
T Mobile, phone service	691.70
Winterset Municipal Utilities, utilities	83.12

FIRE:

Breedings Hardware, supplies	44.00
Brittains Std Parts, parts	260.87
Card Services, bldg maint	1,485.07
Carquest of Winterset, parts	234.01
CenturyLink, phone service	2.11
Fareway Stores, meeting supplies	184.14
MidAmerican Energy, gas service	264.66
Winterset Municipal Utilities, utilities	734.93

ADMINISTRATION:

Ahlers & Cooney PC, contract services	283.50
Bomgaars Supply, supplies	310.58
Card Services, training	350.00
IowaAce, membership dues	70.00
Payroll Account, salaries	8,828.40
PFM Financial Advisors LLC, contract service	250.00
Quill Corp, office supplies	83.42
Winterset Madisonian, pub	489.40

LIBRARY:

All American Turf Beauty, lawncare	118.93
Card Services, materials	99.95

PARK & RECREATION:

Bob's Custom Trophies, contract service 283.50

ANIMAL CONTROL:

Winterset Veterinary Center, impound fee 103.29

BUILDING INSPECTOR:

Payroll Account, salaries 3,005.48

Veenstra & Kimm Inc., bldg. inspections 1,352.40

GARBAGE FUND

SOLID WASTE/GARBAGE:

Payroll Account, salaries 993.48

Payroll Account, benefits 440.76

INTERNAL SERVICE FUND

ADMINISTRATION:

Van Maanen Technology Inc., service update 680.00

Access Systems, maint contract 197.43

Card Services, training 50.00

D & D Pest Control, pest control 45.00

First Citizens Bank & Trust, copier lease 228.98

GreatAmerican Financial Svs, server lease 667.65

Mediacom, phone/internet service 1,173.68

MMIT Business Solutions Group, computer services 1,316.25

Quadient Finance USA Inc., postage 1,300.99

Quill Corp, office supplies 337.53

Schindler Elevator Corp, annual inspection 2,122.32

Thirst Park, supplies 51.00

Winterset Municipal Utilities, utilities 3,995.71

ROAD USE TAX

ROADWAY MAINTENANCE:

Bomgaars Supply, supplies 257.11

Breedings Hardware, supplies for repair 95.33

Brittains Std Parts, parts 91.05

CINTAS Corp, first aid supplies 25.74

Farmers Electric Coop Inc., utilities 232.71

Grimes Asphalt & Paving Corp, cold mix 1,314.40

IA Assoc of Municipal Utilities, safety training dues 914.65

John Deere Financial, parts 149.67

Lumberjack Design Co, supplies 128.40

Macqueen Equipment, equipment repairs 3,036.67

Martien Marietta, rock 4,937.76

MidAmerican Energy, gas service 719.36

Payroll, Account, salaries 7,748.66

Sign Solutions, supplies 329.48

Thirst Park, supplies 43.25

Vanderpool Construction Inc., repairs 6,629.52

Winterset Municipal Utilities, streetlights/timer of lights 14,582.00

Winterset Oil Co, gasoline 1,127.81

Ziegler, repairs 126.77

SNOW REMOVAL:

Iowa Dept of Transportation, liquid salt brine 1,377.00

STREET CLEANING:

Payroll Account, salaries 1,026.87

SEWER UTILITY FUND

SANITARY SEWER:

Agiland FS Inc., gasoline 221.26

American Underground Supply, materials 38.41

Bomgaars Supply, supplies 249.35

Breedings Hardware, supplies 224.64

Card Services, vehicle supplies 116.64

CenturyLink, phone service 2.32

CINTAS Corp, first aid supplies 55.88

Farmers Electric Coop, utilities 232.71

Hygienic Laboratories, lab testing 872.00

IA Assoc of Municipal Utilities, safety training dues 914.64

Interstate Powersystems Inc., repairs	1,510.24
Iowa Pum Works Inc., pump repairs	17,910.94
Microbac Laboratories Inc., lab testing	1,033.75
Oreilly Automotive Inc., supplies	177.77
Payroll Account, benefits	1,144.30
Payroll Account, salaries	2,427.85
US Water Services Corp, contract lab	27,011.00
USA Blue Book, material	148.54
Vanderpool Const Inc., repairs	6,373.87
Winterset Municipal Utilities, utilities	18,012.57
PARK & RECREATION IMPROVEMENT FUND	
<u>PARK & RECREATION:</u>	
Studio Melee, site design fieldhouse/police	11,536.00
<u>GENERAL REVEUE:</u>	
Friends of Winterset Parks, donations transfer	13,272.64
TRUST & AGENCY	
<u>POLICE:</u>	
Payroll Account, benefits	14,775.51
<u>ADMINISTRATION:</u>	
Payroll Account, benefits	5,405.67
<u>ROADWAY MAINTENANCE:</u>	
Payroll Account, benefits	4,709.57

Reports from City Boards and Departments

Street Department Ryan Flaherty provided a written report and highlighted street repairs including rock patches, tree trimming, and improving storm water runoff on Grade Street.

Library Director Dave Hargrove reported to the Council that a county wide training of all libraries will be conducted on May 1st, 2025, legislative impacts at state and federal level will impact funding, and the Touch a Truck event is coming up.

Park & Recreation Director Sky Smothers reported staffing at the pool is full, Memorial Day weekend is opening day. The Campground pre-season sales are again a record year, shower house and camper pads have been improved or repaired. All park water is turned on as of April 1st (bathrooms, showers, drinking fountains) and lawn maintenance completed. Programs complete include Adult Volleyball, and snowman contest. Upcoming or open programs include Adult Softball, Youth T-Ball, and Swim Lessons.

Fire Chief Jayson McDonald was excused. Administrator Barden provided reports of 31 calls for service including 18 grass fires. Barden further remarked, "At the request of the Fire Chief and the direction of the Mayor all City of Winterset flags will be lowered to half-staff on Monday, April 7, 2025 from sunrise to sunset to memorialize the 25th Anniversary of the passing of James T Griffith who made the ultimate sacrifice in the line of duty. The Mayor invites all citizens, businesses, and government entities in a display of unity, appreciation, and respect to do the same."

Police Chief Ryan Pittman provided a written report for council. Chief Pittman highlighted the hours and attendance of training, calls for service, and upcoming receipt of the 2nd new car.

Code Enforcement Officer Hollie Burgus provided a written report to Council including number of violations for the month. Notably, yard parking and appliances were the majority of violations. Report on Board of Adjustment meeting was held.

City Administrator Report was provided to council in packet. Administrator Barden provided updates on large projects including Wastewater Treatment Funding, bidding, and permits. Transition to ICAP insurance on July 1st, 2025, with a \$49,000 annual premium decrease, similar deductibles, no aggregate of General Liability, and a more favorable litigation process. Attendance at a state conference and budget season products have been a large obligation of time. The employee benefit information session is scheduled for May. Deputy City Clerk position is posted.

Public Comment – Individuals wishing to speak shall sign up prior to the meeting. When called upon please stand and give your address for the record. Each person may speak for up to three minutes. Please professionally and tactfully express your specific concerns and not disrespect individuals.

A citizen at 1103 Dale Dr requested the council to invest in storm sirens and battery backup for such.

Presentations

FY 25- 26 Budget Presentation

Administrator Barden provided a 54-slide presentation providing clarity about taxation process, average taxes paid by the average assessed residential property, obligated mailing from the State of Iowa, and annual tax assessment for 2025. Condensing department requests and aggregating Combined General Fund Levy, Debt Service, Enterprise Funds, and Other permissible levies.

Public Hearing

Land Use Classification to PUD Ord #665 (Res. No. 2025-10)

A motion was made by Council Member Cook to enter into a Public Hearing as advertised. The motion was seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

Public Hearing was entered at 8:56 p.m.

An Affidavit of Notice of Public Hearing was on file. No Written protest had been received. No Public Present.

A motion was made by Council Member Orr to exit Public Hearing the motion was seconded by Council Member Fletcher. There being no further discussion; On roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

Public Hearing was exited at 8:57 p.m.

Resolutions and Actions

Res No. 2025-16 Application and Rezoning Petition of Prairie West PUD and first reading of Ord #665

i) Possible waving of 2nd and 3rd readings of Ord #665

ii) Possible final reading and adoption of Ord #665

Res No. 2025-17 Approving Proposed Property Tax Levy

Res No. 2025-18 Establishing Sewer Utility Rates

Res No. 2025-19 Set a Date of Public Hearing for the Proposed FY 25-26 Budget

Consideration of request(s) for TIF from Peter Corkrean

A motion was made by Council Member Eller to approve Res No. 2025-16 a Resolution The First Reading of Ordinance 665 Reclassifying Land Use From the A -Agricultural Zoning District to the PUD-Planned Unit Development Zoning District the motion was seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

A motion was made by Council Member Cook to approve Res No. 2025-16 a Resolution waving of 2nd and 3rd readings of Ord #665 Reclassifying Land Use From the A -Agricultural Zoning District to the PUD-Planned Unit Development Zoning District the motion was seconded by Council Member Fairholm. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

A motion was made by Council Member Fletcher to approve Res No. 2025-16 a Resolution final reading and adoption of Ord #665 Reclassifying Land Use From the A -Agricultural Zoning District to the PUD-Planned Unit Development Zoning District the motion was seconded by Council Member Fairholm. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION NO. 2025-16

RESOLUTION APPROVING THE FIRST READING OF ORDINANCE 665 RECLASSIFYING LAND USE FROM THE A-AGRICULTURAL ZONING DISTRICT TO THE PUD-PLANNED UNIT DEVELOPMENT ZONING DISTRICT

WHEREAS, Peter Corkrean in his capacity as President of Corkrean2 LLC, has petitioned the City Planning and Zoning Commission to reclassify the following described land within the City of Winterset, Iowa as hereafter provided, and;

WHEREAS, the Planning and Zoning Commission has duly approved this Petition and has recommended such land use changes to the City Council, and;

WHEREAS, the City set the date of April 7, 2025 for a public hearing upon the Petition and has published notice and informed property owners within 200' of the PUD of the public hearing as required by the City Zoning Ordinance on March 19th, 2025, and;

WHEREAS, upon hearing, the City Council finds that the changes are reasonable; have a basis in fact; are compatible with adjoining land uses; and should be approved as petitioned, and;

Section 1. The land use classification of the following described real estate is hereby changed from the Agricultural to the Planned Unit Development to be known as "Prairie West PUD" to-wit:

Legal Description:

A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "N"; THENCE SOUTH 89°24'02" EAST ALONG THE SOUTH LINE OF SAID PARCEL "N", A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°09'43" WEST, 910.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.29 FEET AND WHOSE CHORD BEARS NORTH 44°51'35" EAST, 35.37 FEET; THENCE NORTH 89°52'53" EAST, 257.89 FEET; THENCE SOUTH 00°17'38" EAST, 939.50 FEET TO THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 285.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.11 ACRES (266,159 SQUARE FEET).

AND

LOTS 1 THROUGH 6, LOTS 19 THROUGH 24 AND LOT "A", BIRCHWOOD ESTATES PLAT NO. 4, AN OFFICIAL PLAT, AND A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE

SOUTH 00°15'57" EAST ALONG THE EAST LINE OF SAID BIRCHWOOD ESTATES PLAT NO. 4 AND THE SOUTHERLY EXTENSION THEREOF, 948.37 FEET TO THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 708.40 FEET; THENCE NORTH 00°17'38" WEST, 939.50 FEET; THENCE NORTH 89°52'53" EAST AND ALONG THE NORTH LINE OF SAID LOTS 24, LOT "A" AND LOT 1, A DISTANCE OF 708.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.35 ACRES (668,822 SQUARE FEET).

AND

A PART OF PARCEL "21-111" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 61 IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "21-111"; THENCE SOUTH 00°16'54" EAST ALONG THE EAST LINE OF SAID PARCEL "21-111", A DISTANCE OF 827.68 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "21-111"; THENCE SOUTH 89°59'35" WEST ALONG THE SOUTH LINE OF SAID PARCEL "21-111", A DISTANCE OF 798.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "21-111"; THENCE NORTH 00°15'57" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "21-111", A DISTANCE OF 559.31 FEET; THENCE NORTH 89°52'53" EAST, 39.98 FEET; THENCE NORTH 00°18'44" WEST AND ALONG SAID WESTERLY LINE, 266.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "21-111"; THENCE NORTH 89°49'10" EAST ALONG THE NORTH LINE OF SAID PARCEL "21-111", A DISTANCE OF 758.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.90 ACRES (648,984 SQUARE FEET).

Section 2. The official zoning map established under Section 4.12098 of the Winterset Municipal Code be and is hereby amended to add the above-described real estate to the land use zoning district as indicated above.

Section 3. The Mayor and City Administrator be and are hereby authorized to enter this land use change on the official zoning map of the City of Winterset, Iowa as provided by Section 4.12098 of the Winterset Municipal Code.

Section 4. This Ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

Section 5. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

Section 6. This Ordinance shall be included with and be part of the Winterset Municipal Code.

Section 7. A person who violates this Ordinance shall upon conviction be guilty of a simple misdemeanor punishable as provided by law.

Section 8. A person who violates this Ordinance shall be deemed to have committed a Municipal Infraction punishable upon conviction as provided by Iowa Code Section 364.22, as amended.

This first reading of Ordinance 665 was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the undersigned Mayor on the 7th day of April, 2025

The 2nd and 3rd readings of Ordinance No. 665 were waived. Ordinance #665 was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the undersigned Mayor on the 7th day of April 2025

This final reading and adoption of Ordinance 665 was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the undersigned Mayor on 7th day of April 2025

This ordinance once approved will be published in the locally circulated newspaper before enforced at full effect.

Thomas J. Leners, Mayor
City of Winterset, Iowa

ATTEST:



Andrew Barden, City Administrator/ City Clerk

A motion was made by Council Member Eller to approve Res No. 2025-17 a Resolution Approving Proposed Property Tax Levy the motion was seconded by Council Member Fletcher. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION NO. 2025-17

RESOLUTION FOR THE PROPOSED PROPERTY
TAX LEVY 2025-2026 BUDGET

WHEREAS the City Council of the City of Winterset have considered the proposed FY 2025-2026 city proposed property tax dollars for the affected levy total on April 7th, 2025; and

WHEREAS Iowa Code 384.15A, 4.a. states, "The Council shall set a time and place for a public hearing on the resolution before the date for adoption of the resolution and shall publish notice of the hearing not less than ten nor more than twenty days prior to the hearing in a newspaper published at least once weekly and having general circulation in the City".

WHEREAS a notice concerning the Proposed Property Tax Levy was published as required in the City's newspaper of record (Madisonian) on March 19th, 2025, as well as on the City's Facebook page(s) and website; and

WHEREAS a Public Hearing concerning the proposed city maximum property tax dollars was held on April 7th, 2025 at 7:00 p.m. at the Winterset City Hall, City Council received oral or written objections from any resident or property owner of the City; written comment must have been received at City Hall prior to the beginning of the meeting. All interested persons were invited to attend this meeting. This notice is given by order of the City Council of Winterset, Iowa, in accordance with Section 362.3 and 384.15A, 4.a. of the Code of Iowa; and

NOW THEREFORE, be it resolved by the City Council of the City of Winterset, Iowa, that the maximum property tax dollars for the affect tax levies for FY 2025-2026 shall not exceed the following total:

Total maximum levy for affected property tax levies - \$4,223,739.

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY 2025-2026 represents an increase of greater than 102% from the Maximum Property Tax dollars requested for FY 2024-2025.

Passed and approved this 7th day of April 2025

Thomas J Leners, Mayor



Andrew J Barden, City Administrator/ City Clerk

A motion was made by Council Member Fairholm to approve Res No. 2025-18 a Resolution Approving Sewer Rate Increases. The motion was seconded by Council Member Cook. Discussion relative to increase required and ability to pay. Three options were presented previously, and the middle option was selected. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION NO. 2025-18

RESOLUTION APPROVING SEWER RATE INCREASES

WHEREAS The City of Winterset manages and operates an independent sewer utility; and,

WHEREAS the Facility needs renovations and reconstruction due to the facility reaching its useful life; and,

WHEREAS the revenue of such utility needs to be adjusted for future financial obligations and current operating expenses exceed the current revenue; and,

BE IT RESOLVED by the City Council of the City of Winterset, Iowa the sewer rate shall be increased for all accounts by 25%; and,

BE IT FURTHER RESOLVED that the Mayor and City Administrator are hereby authorized to execute these increases on the first bill in May, 2025.

Passed and approved this 7th day of April 2025.



Andrew J Barden, City Administrator/ City Clerk

Thomas J Leners, Mayor

A motion was made by Council Member Fletcher to approve Res No. 2025-19 a Resolution To Set a Date for a Public Hearing and Adoption of 2025-26 Budget. The motion was seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION NO. 2025-19

RESOLUTION TO SET A DATE FOR
PUBLIC HEARING AND ADOPTION OF 2025-26 BUDGET

WHEREAS Iowa Code 384.15A, 4. a. states, "The council shall set a time and place for a public hearing on the resolution before the date for adoption of the resolution and shall publish notice of the hearing not less than ten nor more than twenty days prior to the hearing in a newspaper published at least once weekly and having general circulation in the city."

NOW THEREFORE, It Is Resolved by the City Council of the City of Winterset, Iowa, that a notice concerning the public hearing and adoption of the 2025-2026 budget shall be published as required in the City's newspaper of record (Madisonian) on April 9th, 2025 and the date of public hearing shall be April 21st, 2025, at 7pm at City Hall.

Passed and approved this 7th day of April 2025



Andrew J Barden, City Administrator/ City Clerk

Thomas J Leners, Mayor

Consideration of request(s) for TIF from Peter Corkrean

The Mayor made opening remarks related to the consideration for Mr. Corkrean. Financial information was discussed. The desire by Mr. Corkrean to recoup his investment into developments was presented. Two different requests were presented:

Arbor Park Plat 5: \$577,911 of infrastructure, sold for \$680,000, and McDonalds on behalf of BB&P and the Casper Estate: \$329,238 in demolition costs, sold for \$600,000. Mr. Corkrean submitted a combined TIF request of \$907,149, in addition to the net profits from each parcel. Discussion centered on city staff's previous denial of the TIF request, citing noncompliance with the current TIF policy. Mr. Corkrean argued that these projects began prior to the adoption of the current Gap Financing policy and should be evaluated under past practices. Additional concerns were raised about communication issues, including alleged delays, expectations or assumption of approved development agreements, claims of verbal approvals or agreements, and attempts to meet individually with council members for clarification.

The Council did not vote. Item was tabled until April 21st, 2025.

Mayor and Council Discussion

City Attorney Rosien reminded Council of a pending sentencing for a prior incident during a City Council meeting. Victim impact statements may be provided and will be filed as required.


The Adjournment

There being no further business, Council Member Fairholm then made a motion to adjourn the meeting. The motion to adjourn was seconded by Council Member Orr. All Council Members voted Aye.

Whereupon the Mayor declared that the motion carried, and the meeting was adjourned at 9:47 p.m.

Thomas J. Leners, Mayor

ATTEST:



Andrew Barden, City Administrator/City Clerk



RESOLUTION NO. 2025-16

RESOLUTION APPROVING THE FIRST READING OF ORDINANCE 665 RECLASSIFYING
LAND USE FROM THE A-AGRICULTURAL ZONING DISTRICT TO THE PUD-PLANNED
UNIT DEVELOPMENT ZONING DISTRICT

WHEREAS, Peter Corkrean in his capacity as President of Corkrean2 LLC, has petitioned the City Planning and Zoning Commission to reclassify the following described land within the City of Winterset, Iowa as hereafter provided, and;

WHEREAS, the Planning and Zoning Commission has duly approved this Petition and has recommended such land use changes to the City Council, and;

WHEREAS, the City set the date of April 7, 2025 for a public hearing upon the Petition and has published notice and informed property owners with in 200' of the PUD of the public hearing as required by the City Zoning Ordinance on March 19th, 2025, and;

WHEREAS, upon hearing, the City Council finds that the changes are reasonable; have a basis in fact; are compatible with adjoining land uses; and, should be approved as petitioned, and;

Section 1. The land use classification of the following described real estate is hereby changed from the Agricultural to the Planned Unit Development to be known as "Prairie West PUD" to-wit:

Legal Description:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "N"; THENCE SOUTH 89°24'02" EAST ALONG THE SOUTH LINE OF SAID PARCEL "N", A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°09'43" WEST, 910.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.29 FEET AND WHOSE CHORD BEARS NORTH 44°51'35" EAST, 35.37 FEET; THENCE NORTH 89°52'53" EAST, 257.89 FEET; THENCE SOUTH 00°17'38" EAST, 939.50 FEET TO THE SOUTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°24'02" WEST ALONG SAID SOUTH LINE, 285.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.11 ACRES (266,159 SQUARE FEET).

AND

LOTS 1 THROUGH 6, LOTS 19 THROUGH 24 AND LOT "A", BIRCHWOOD ESTATES PLAT NO. 4, AN OFFICIAL PLAT, AND A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE

SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Section 2. The official zoning map established under Section 4.12098 of the Winterset Municipal Code be and is hereby amended to add the above-described real estate to the land use zoning district as indicated above.

Section 3. The Mayor and City Administrator be and are hereby authorized to enter this land use change on the official zoning map of the City of Winterset, Iowa as provided by Section 4.12098 of the Winterset Municipal Code.

Section 4. This Ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

Section 5. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

Section 6. This Ordinance shall be included with and be part of the Winterset Municipal Code.

Section 7. A person who violates this Ordinance shall upon conviction be guilty of a simple misdemeanor punishable as provided by law.

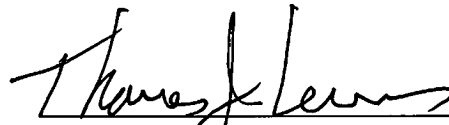
Section 8. A person who violates this Ordinance shall be deemed to have committed a Municipal Infraction punishable upon conviction as provided by Iowa Code Section 364.22, as amended.

This first reading of Ordinance 665 was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the undersigned Mayor on the 7th day of April, 2025

This second reading of Ordinance 665 was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the undersigned Mayor on the 7th day of April, 2025

This third and final reading of Ordinance 665 was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the undersigned Mayor on the 7th day of April, 2025

This ordinance once approved will be published in the locally circulated newspaper before enforced at full effect.

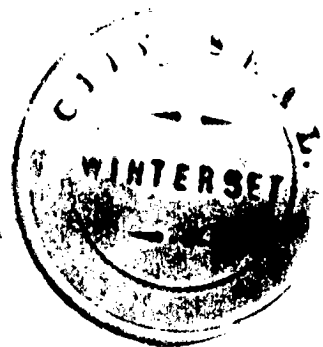


Thomas J. Leners, Mayor
City of Winterset, Iowa

ATTEST:



Andrew Barden, City Administrator/ City Clerk



ORDINANCE NO. 665

Ordinance Reclassifying Land Use From The A-Agricultural Zoning District To The PUD-Planned Unit Development Zoning District

WHEREAS, Peter Corkrean in his capacity as President of Corkrean2 LLC, has petitioned the City Planning and Zoning Commission to reclassify the following described land within the City of Winterset, Iowa as hereafter provided, and;

WHEREAS the Planning & Zoning Commission has approved this petition and has recommended such zoning district change to the City Council, and;

WHEREAS, the City has published notice and informed property owners within 200' of the PUD of the public hearing as required by the City Zoning Ordinance on March 19th, 2025, and;

WHEREAS following the public hearing held on April 7, 2025, the City Council finds that the change is reasonable, has basis in fact, is compatible with adjoining land uses, and should be approved as petitioned.

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Winterset, Iowa as follows:

Section 1. The land use classification of the following described real estate is hereby changed from the Agricultural to the Planned Unit Development to be known as "Prairie West PUD" to-wit:

Legal Description:

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LOTS 1 THROUGH 6, LOTS 19 THROUGH 24 AND LOT "A", BIRCHWOOD ESTATES PLAT NO. 4, AN OFFICIAL PLAT, AND A PART OF PARCEL "N" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2002, PAGE 3778, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND

A PART OF PARCEL "21-111" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 61 IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "21-111"; THENCE SOUTH 00°16'54" EAST ALONG THE EAST LINE OF SAID PARCEL "21-111", A DISTANCE OF 827.68 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "21-111"; THENCE SOUTH 89°59'35" WEST ALONG THE SOUTH LINE OF SAID PARCEL "21-111", A DISTANCE OF 798.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "21-111"; THENCE NORTH 00°15'57" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "21-111", A DISTANCE OF 559.31 FEET; THENCE NORTH 89°52'53" EAST, 39.98 FEET; THENCE NORTH 00°18'44" WEST AND ALONG SAID WESTERLY LINE, 286.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "21-111"; THENCE NORTH 89°49'10" EAST ALONG THE NORTH LINE OF SAID PARCEL "21-111", A DISTANCE OF 758.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.90 ACRES (648,984 SQUARE FEET).

Section 2. The official zoning map established under Section 4.12098 of the Winterset Municipal Code be and is hereby amended to add the above-described real estate to the zoning district as indicated above.

Section 3. The Mayor and City Administrator be and are hereby authorized to enter this zoning district change on the official zoning map of the City of Winterset, Iowa as provided by Section 4.12098 of the Winterset Municipal Code.

Section 4. This Ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

Section 5. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

Section 6. This Ordinance shall be included with and be part of the Winterset Municipal Code.

Section 7. A person who violates this Ordinance shall upon conviction be guilty of a simple misdemeanor punishable as provided by law.

Section 8. A person who violates this Ordinance shall be deemed to have committed a Municipal Infraction punishable upon conviction as provided by Iowa Code Section 364.22, as amended.

This Ordinance was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the Mayor on the 7th day of April 2025.

Thomas J Lenners, Mayor
City of Winterset, Iowa

ATTEST:

Andrew Barden, City Administrator/City Clerk

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

For the period of 1 consecutive weeks, the last Publication thereof being

On the 16 day of April 20 25

Susan R Smith

Subscribed and sworn to before me this

17 day of April 20 25

Cleota Tapken

NOTARY PUBLIC
In and for Madison County

Fee

\$ 105.68

