Document 2026 2669
Book 2026 Page 2669 Pages 20
Date 9/08/2026 Time 11:16:04AM
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

To and From

Office of Planning and Zoning

Ryan Hobart, Administrator

Conditional Use Permit

PERMIT NO: 10-26

DATE: September 1, 2026

After a properly held Public Hearing on July 21, 2026, the Madison County Board of Adjustment hereby approves the request for a Conditional Use Permit to Central Iowa Power Cooperative allowing them to construct a new electrical substation on the following described real estate:

Parcel "B" as shown in Plat of Survey filed in Book 2026, Page 2572 in the Office of the Recorder of Madison County, Iowa, on August 27, 2026.

A part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at a #5 Rebar Marking the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence along the south line of said Northwest Quarter of the Southwest Quarter, South 89°06'32" East, 135.18 feet to the True Point Of Beginning; thence North 0°49'36" East, 521.54 feet; thence South 89°10'24" East, 605.00 feet; thence South 0°49'36" West, 720.00 feet; thence North 89°10'24" West, 605.00 feet; thence North 0°49'36" East, 198.46 feet to the Point of Beginning, Containing 10.00 acres, more or less.

This Conditional Use Permit was approved under the provisions specified in the Zoning Ordinance for the Unincorporated Area of Madison County, Iowa.

RYAN HOBART

Ryan Hobart, Secretary
Madison County
Board of Adjustment

MADISON COUNTY BOARD OF ADJUSTMENT

Application for Conditional Use Permit
Central Iowa Power Cooperative (CIPCO) – Electrical Switching Station / Substation
Section 9, Scott Township

DECISION

Date: 7-21-26

On July 21, 2026, at 7:00 p.m., pursuant to the rules of procedure of the Board Adjustment, a public hearing was held on the application for Conditional Use Permit filed on May 25, 2026, by William Sondermann on behalf of Central Iowa Power Cooperative (CIPCO) regarding property located in Section 9, Scott Township. At the hearing the Board of Adjustment reviewed the relevant provisions of the Madison County Ordinances, all documents constituting the record, any new documents received from interested parties, heard the statements, remarks and comments by the Zoning Administrator, the applicants, as well as statements, remarks, and comments by others in attendance. After all information had been received and all interested parties heard by the Board of Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.

Following the closure of the hearing a motion was made by TYLER PRICE to ☒ approve ☐ deny the application for Conditional Use Permit. The motion was seconded by DAWN ARCHER.

Conditions placed upon the Conditional Use Permit are as follows:

1. LIGHTS ARE NOT TO BE UTILIZED 24/7 AS TO AVOID CREATING A NUISANCE TO ADJOINING LANDOWNERS AS STATED IN SECTION 14.F.a.iv OF THE MADISON COUNTY ZONING ORDINANCE.

A roll call vote was conducted on the motion:

Dawn Archer –	YES
Mary Kathryn Bigelow –	YES
Tyler Price –	YES
David Morford –	YES

DECISION:

The Conditional Use Application was therefore ☒approved ☐denied

Dated this 21st day of July 2026.

Acknowledged as to Accuracy:

David J. Morford
Chair

Ryan Hobart
Secretary

Original Filed with the Secretary of the Board of Adjustment on July 21, 2026.
Original Filed in the Office of the Madison County Recorder on SEPTEMBER 8TH, 2026.

MADISON COUNTY, IOWA
BOARD OF ADJUSTMENT
DECISION AND FINDINGS

IN THE MATTER OF THE APPLICATION OF:

Central Iowa Power Cooperative;

A request to obtain a Conditional Use Permit to erect a new electrical substation.

CASE NO: 10-26

PUBLIC HEARING: July 21, 2026

Decision

On July 21st, 2026, the Madison County Board of Adjustment approved the application for a Conditional Use Permit in the below captioned matter.

VOTE[1]:	**Ayes:**	**Archer, Bigelow, Price, Morford**
	Nayes:	**None**
	Absent:	**None**
	Vote:	**(4-0)**

Written Findings of Fact

Case Summary: The application for a Conditional Use Permit to erect a new electrical substation in accordance with Section 14.E.13 of the Madison County Zoning Ordinance is located on the below captioned real estate.

Parcel "B" as shown in Plat of Survey filed in Book 2026, Page 2572 in the Office of the Recorder of Madison County, Iowa, on August 27, 2026.

A part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at a #5 Rebar Marking the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence along the south line of said Northwest Quarter of the Southwest Quarter, South 89°06'32" East, 135.18 feet to the True Point Of Beginning; thence North 0°49'36" East, 521.54 feet; thence South 89°10'24" East, 605.00 feet; thence South 0°49'36" West, 720.00 feet; thence North 89°10'24" West, 605.00 feet; thence North 0°49'36" East, 198.46 feet to the Point of Beginning, Containing 10.00 acres, more or less.

[1] Motion by Price was phrased in the positive: to approve the application for the Conditional Use Permit. For clarity, the votes listed here reflect "Ayes" as votes to approve the Conditional Use Permit and "Nayes" as votes to deny the Conditional Use Permit.

Public Hearing July 21, 2026: Notice of public hearing was published as required, posted on the county webpage, and posted at the Madison County Annex Building. Notices were mailed to surrounding property owners on July 13, 2026. Notice was also provided to other County Offices as required by the Madison County Zoning Ordinance.

Ryan Hobart, Zoning Administrator, presented the staff report. Staff recommended approval of the Conditional Use Permit Application noting that this request aligns with the requirements laid out in Section 14.E.13 and Section 14.F of the Madison County Zoning Ordinance. Administrator Hobart also presented the Board of Adjustment with the Zoning Commissions recommendation of which was a unanimous approval by all members of the Zoning Commission. The Zoning Commission did list a single condition to be considered by the Board of Adjustment and that condition was; Lights are not to be utilized 24/7 as to avoid creating a nuisance to adjoining landowners as stated in Section 14.f.a.iv of the Madison County Zoning Ordinance.

The applicant's representative, Brad Johnson, was present and stated that he would answer any questions that the Board may have. Mr. Johnson stated the reason for CIPCO's request is to allow them to replace the outdated substation that is located just southwest of the new/proposed substation and to allow for more room as needed. Mr. Johnson also reported that CIPCO will remove all steel structures and leave the empty control house to the owner of the property (Knutson). CIPCO also provided a statement to the Board addressing the lights at the new location. This statement breaks down the lighting into two locations and purposes. One being for the entire substation yard and the other being the building within the substation yard. CIPCO states that the substation yard is required to have lighting installed for use during nighttime operations or emergency work, but on a normal day-to-day basis these lights will be off. The lights on the building are controlled with a dusk-to-dawn photocell and are pointed down to only illuminate a small area directly in front of the building.

There were no adjoining landowners or other members of the public that spoke in favor of or in opposition to this request at this public hearing.

Analysis/Legal Principles: After the closure of the Public Hearing, no additional discussion took place between the members of the Board. Tyler Price made a motion to approve the Conditional Use Permit application with the one condition of approval being that lights are not to be utilized 24/7 to avoid creating a nuisance to adjoining landowners as stated in Section 14.F.a.iv of the Madison County Zoning Ordinance. This motion was seconded by Dawn Archer. As shown by the roll call vote, this Conditional Use Permit was unanimously approved.

Board of Adjustment Action on Written Findings of Fact

Date: September 1, 2026

VOTE:	**Ayes:**	**Nayes:**	**Abstained:**	**Absent:**
(Roll Call)	**Price**	**None**	**None**	**Archer**
	Bigelow			
	Morford			

Chair: David L. Morford

Madison County
Office of
Zoning & Environmental Health

Special Use Permit & Zoning Certificate Application

112 N. John Wayne Dr.
P O Box 152
Winterset, IA 50273
Telephone (515) 462-2636

Office Use Only ZC - 6/18/26						Temp E911:
Tracking Number	Date Received	Fee Paid	Date of BoA Review	Date Recorded	Date Permit Expires	Section/Township
10-26	5/28/26	350.00 V#117502 350.00 V#117503	BOA - 7/21/26	9/8/26		9/SCOTT

Application must be accompanied by two complete site plans and all required accompanying material, before the special use permit application is accepted. Additional information will be required for structures within flood hazard areas, or upon request of the Board of Adjustment. In addition, please attach any additional information that you believe will be helpful in reviewing your application. Private wastewater treatment must be addressed to the satisfaction of the Environmental Health Officer before any zoning certificate is issued.

Please Print All Information.

1. Owner Information (Customer 1)

First Name	Last Name	
Mark	Knutson	
Company Name		
Address		
2397 Nature Ct.		
City	State	Zip
Winterset	IA	50,273
Phone Number (area code)	Fax or E-mail	Cell Phone
		(515)-971-7825

2. Contractor/Developer Information (Customer 2)

First Name	Last Name	
William	Sondermann	
Company Name		
Central Iowa Power Cooperative (CIPCO)		
Address		
1400 Highway 13 SE		
City	State	Zip
Cedar Rapids	IA	52,403
Phone Number (area code)	Fax or E-mail	Cell Phone
(319)-734-4361	(319)-366-8626	

3. Type of Submittal (Check all that apply).

- [x] New Special Use
- [ ] New Accessory
- [ ] Addition/Expansion
- [ ] Floodplain Development
- [ ] Use Change
- [ ] Revision

Previous Permit #:

4. Project Information

Location, Number & Street of project (if unknown, indicate nearest road): 2419 St Charles Rd (Nearest)

Legal Description:

Land parcel for this project has not purchased yet, but a new CIPCO 10 acre parcel for this project will be part of both of these original Mark Knutson parcel numbers:

* 520100966010000
* 520100964010000

5. Zoning District: Ag Land

6. Road Frontage (ft): 0

7. Parcel Area (acres): 10

8. Services or Products Offered (Attach additional pages, if necessary)

CIPCO provides electric service to 13 member rural electric cooperatives throughout the state of Iowa

9. Type of Machinery Used (Attach additional pages, if necessary)

Short Term (during construction): typical construction equip.
Long Term: None

10. Employee Information [x] Not Applicable

Total # of Employees:	Max. # of Employees per Shift:

11. Proposed Structure/Expansion #1 [ ] Not Applicable — **Fee Paid:**

Type: Substation	Structure Width (ft): 315'x315'	Structure Depth (ft): 25'	Structure Height (ft): 62'
Proposed Use: Electrical substation		Total Area (sq ft): 2.28 acres	Est. Cost: $6.65 million

12. Proposed Structure/Expansion #2 [ ] Not Applicable — **Fee Paid:**

Type:	Structure Width (ft):	Structure Depth (ft):	Structure Height (ft):
Proposed Use:		Total Area (sq ft):	Est. Cost:

13. Existing Structures [x] Not Applicable — **Fee Paid (Use Change):**

Structure Type	Current Use	Proposed Use Change ☐ Not Applicable

I hereby attest the truth and accuracy of all facts and information presented on this application and site plan, and that such use or structure shall be constructed, reconstructed, modified and/or used in accordance with local, state and federal law.

It is unlawful to start construction, including permanent construction and construction preparation, or change use of an existing structure prior to issuance of a zoning certificate.

Applicant Signature: Mark Knutson — Date: 5/12/26

Property Owner Signature: Mark E Knutson — Date: 5/13/26

MC-ZEH Form ZON03

Nov 2000

Reset Form

Print Form

Central Iowa Power Cooperative
A Touchstone Energy® Cooperative

1400 Hwy. 13
P.O. Box 2517
Cedar Rapids, IA 52406-2517
(319) 366-8011
(800) 373-8011
www.cipco.net

1400 Highway 13
PO Box 2517
Cedar Rapids, IA 52406

May 27, 2026

Ryan Hobart
Madison County Zoning Department
201 W. Court Ave
Winterset, IA 50273

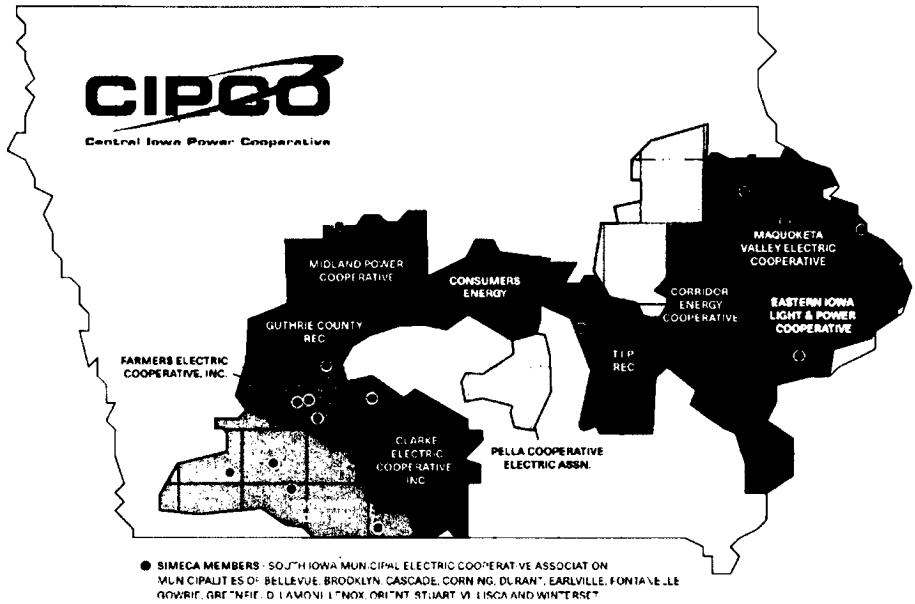
Dear Mr. Hobart:

Enclosed you will find the following hard copy files for CIPCO's Special Use Permit request submittal package in regard to the rebuild of the Winterset Substation:

- Special Use Request Form
- CIPCO Winterset Substation General Arrangement
- CIPCO Winterset Substation Site Plan
- Preliminary Plat

CIPCO Background

The project will be owned and operated by Central Iowa Power Cooperative (CIPCO), a generation and transmission cooperative owned and governed by thirteen (13) member-owned electric distribution cooperatives and associations, including the town of Winterset. CIPCO, together with its Member-owners, serves a population of over 300,000 rural and suburban residents and more than 13,000 small and large commercial and industrial accounts in areas of 58 counties across Iowa as shown in the figure below. Each Member-owner cooperative is represented on the CIPCO Board of Directors by an elected director from their local electric cooperative.



Project Background and Summary:
The existing CIPCO Winterset substation is reaching its end of life and is in need of replacement to continue to provide reliable electric service to the surrounding area. This new substation will allow for increased load serving capacity in the area.

CIPCO plans to construct a new substation on 10 acres of land to be purchased from Parcel IDs 520100966010000 and 520100964010000 (currently under Option Agreement). This new "Winterset" substation will eventually replace the existing CIPCO substation at 2395 Nature Court, Winterset, IA. A new substation site was chosen due to the footprint of the existing site not being able to meet current design standards.

The new substation location was picked due to immediate proximity to the existing substation, which results in the least amount of impact to the surrounding area. The relocations of equipment and transmission lines from the old substation to the new one are minimal and short due to this close proximity.

Once constructed, the substation footprint will be 315' x 315' and secured with a fence. The substation equipment that will exist inside the fence are typical electrical equipment including: high voltage circuit breakers, steel structures, switches, transformers, electrical bus work and cables, and a control building. Electrical control cables will be run underground between structures, equipment, and the control building. All underground cables will be in conduit. All the equipment, steel structures, and control building will sit on either a drilled pier or slab on grade concrete foundations.

The existing transmission lines will be rerouted from the old substation to the new substation upon completion of the new substation.

Traffic:
Once constructed, there will be minimal traffic during normal operation (1-2 times per month). Peak traffic will occur only during initial construction.

Timeframe:
Construction is anticipated to begin in October of 2026 and continue into the Summer of 2027.

CIPCO looks forward to working with Madison County on this effort.

Sincerely,

William Sondermann, PE
Manager of Engineering
Central Iowa Power Cooperative

Central Iowa Power Cooperative
A Touchstone Energy® Cooperative

1400 Hwy. 13
P.O. Box 2517
Cedar Rapids, IA 52406-2517
(319) 366-8011
(800) 373-8011
www.cipco.net

1400 Highway 13
PO Box 2517
Cedar Rapids, IA 52406

July 10, 2026

Ryan Hobart
Madison County Zoning Department
Madison County Board of Adjustment
201 W. Court Ave
Winterset, IA 50273

Dear Mr. Hobart & Board of Adjustment:

At the June 18, 2026 Zoning Commission meeting, CIPCO's request for a Special Use permit to construct a substation Southeast of Winterset was reviewed. At that meeting, the Zoning Commission discussed a condition to be placed on our special use permit regarding the lighting at the proposed CIPCO Winterset substation. Lighting requirements in our substations can be broken down into two locations and purposes, the substation yard and the building.

While lighting that illuminates the substation yard is required to be installed for use during night time operations or emergency work, on a normal day-to-day basis the yard lights are turned off. CIPCO would only turn on the yard lights if the situation required it. Then, once the situation no longer requires the yard to be lit, they would be turned back off again. CIPCO also utilizes the yard lights in substations to aid in our security program and can be remotely controlled for short time use from our dispatch center if a security need arises.

Exterior building lighting is required to be installed on the outside of the control building to safely illuminate the approach to the building. These lights are controlled with a dusk-to-dawn photocell and are pointed down to only illuminate a small area directly in front of the building. These exterior building lights are not used for wide area lighting and serve the same purpose as a residential front door light.

CIPCO should be able to abide by the condition that the yard lights would be normally off unless a specific need arises. Then, once that need for yard lights is no longer required, they would be turned back off. The building lights will be on dusk-to-dawn, but the area of illumination is limited to directly in front of the building and facing down. We hope that this explains CIPCO's need for substation lighting and the procedures for when yard lights are used.

Sincerely,

William Sondermann, PE
Manager of Engineering
Central Iowa Power Cooperative

Madison County Zoning Department
Ryan Hobart, Zoning Administrator

Posted: 7/13/26
Emailed: 7/13/26

PUBLIC HEARING NOTICE

You are hereby notified the Madison County Board of Adjustment has scheduled a public hearing at the request of Central Iowa Power Cooperative (CIPCO) for a Conditional Use Permit application. The purpose of the application is to allow CIPCO to construct an Electrical Substation on the following described real estate, which is currently owned by the Mark and Diane Knutson Revocable Trust:

A part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at a #5 Rebar marking the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence along the south line of said Northwest Quarter of the Southwest Quarter, South 89°36'02" East, 135.18 feet to the TRUE POINT OF BEGINNING: thence North 0°49'36" East, 521.54 feet; thence South 89°10'24" East, 521.54 feet; thence South 0°49'36" West, 720.00 feet; thence North 89°10'24" West, 605.00 feet; thence North 0°49'36" East, 198.46 feet to the Point of Beginning, containing 10.00 acres, more or less.
7.25 acres in the NWSW & 2.75 acres in the SWSW



You may appear and offer your support for or objections to this request at the public hearing stated below: The ***Madison County Board of Adjustment*** will hold a public hearing on ***Tuesday, July 21st, 2026,*** at ***7:00 p.m.*** in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa 50273 to render a decision on the Conditional Use Permit request.

AFFIDAVIT OF MAILING NOTICE

STATE OF IOWA :
: ss
MADISON COUNTY:

The undersigned, first being duly sworn, states that on the 13th day of July 2026, he/she personally mailed to each of the following named persons a notice (a true copy of notice is attached hereto and made a part hereof) by electronic mail or ordinary mail notice of public hearing regarding Central Iowa Power Cooperative Conditional Use Permit Request. If by ordinary mail, each such notice was mailed in a sealed envelope with proper postage thereon, addressed to the said persons respectively, at their last known post office addresses, by depositing the same on said date in a United States Post Office mail receptacle in said County, to wit:

Mark & Diane Knutson Revocable Trust
2397 Nature Ct.
Winterset, Iowa 50273

Central Iowa Power Cooperative
C/O William Sondermann
1400 Highway 13 SE
Cedar Rapids, IA 52403
William.Sondermann@cipco.net

Arthur & Mary Brobst & Barbara Meader
2391 Nature Ct.
Winterset, IA 50273

Brent L. & Alesia N. Harlan
2431 St. Charles Rd.
Winterset, IA 50273

Jeremy & Michelle Knutson
2367 St. Charles Rd.
Winterset, IA 50273

Joel Raymond Knutson
2419 St. Charles Rd.
Winterset, IA 50273

Diane & George Lair Trust
2325 Holliwell Bridge Rd.
Winterset, IA 50273

M & M Everlong, LLC
1618 Woodhaven Circle
Ames, IA 50010

MR2D, LLC
1966 175th Ln.
Winterset, IA 50273

David Morford
Madison County Board of Adjustment
dmorford@madisoncounty.iowa.gov

Johnathan "Tyler" Price
Madison County Board of Adjustment
jprice@madisoncounty.iowa.gov

Mary Kathryn Bigelow
Madison County Board of Adjustment
mbigelow@madisoncounty.iowa.gov

Dawn Archer
Madison County Board of Adjustment
darcher@madisoncounty.iowa.gov

Stephen Swanson
Madison County Attorney
P.O. Box 152
Winterset, Iowa 50273
sswanson@madisoncounty.iowa.gov

Mike Hackett
Madison County Engineer
1105 E. Court Ave
Winterset, IA 50273
mhackett@madisoncounty.iowa.gov

Andrew Hornback
Madison County Environmental Health
209 E. Madison St.
Winterset, IA 50273
ahornback@madisoncounty.iowa.gov

Steve Pearson
Madison County Conservation
2273 Clark Tower Rd.
Winterset, IA 50273
spearson@madisoncounty.iowa.gov

Jason Barnes
Madison County Sheriff
1012 N. John Wayne Dr.
Winterset, IA 50273
jbarnes@madisoncounty.iowa.gov

Madisonian – legals@wintersetmadisonian.com
Solutions – webupdates@gmdsoloutions.com
Anna Golightly – Anna.Golightly@ia.nacdnet.net
Matthew Allen - matthew.allen@usda.gov
MCSWCD - Email@madison-swcd.org
Tanner Donovan – tdonovan@madisoncounty.iowa.gov
Jessie Lowry – jlowry@madisoncounty.iowa.gob
Jeff Nolan – Union State Bank - jnolan@usbiowa.com
Vernon Geiger – Earlham Savings Bank – ebank@earlhambank.com
Michele Brant – desktopdsgn@gmail.com
Nancy Forrest - forrest2r@gmail.com
Roslea Johnson – rijohnson@dmacc.edu
Shelly Marsh - sdmarsh@coonvalleytelco.com
Tim Pierce - Timwpierce83@yahoo.com
Tim Palmer – redoer99@gmail.com
Anna Golightly – annalynnmac@gmail.com
Becky Knight – beckyknight@iowarealty.com
KIIC – news@kiicradio.com
KSIB – news@ksibradio.com

Ryan Hobart, Administrator
Zoning Department
Madison County, Iowa

Brobst, Arthur 76/84&Mary 7/84, Meader, E
2391 NATURE CT
WINTERSET, IA 50273-

Central Iowa Power Coop (DED)
P.O. Box 2517
Cedar Rapids, IA 52406-

HARLAN, BRENT L & ALESIA N (DED)
2431 ST CHARLES RD
WINTERSET, IA 50273

KNUTSON, JEREMY & MICHELLE (DED)
2367 ST CHARLES RD
WINTERSET, IA 50273

KNUTSON, JOEL RAYMOND (DED)
2419 ST CHARLES RD
WINTERSET, IA 50273

KNUTSON, MARK AND DIANE REVOCAE
2397 NATURE CT
WINTERSET, IA 50273

LAIR, DIANE HRIBAL TRUST 1/2 &, LAIR,
2325 HOLLIWELL BRIDGE RD.
WINTERSET, IA 50273

M & M EVERLONG, LLC (DED)
1618 WOODHAVEN CIRCLE
AMES, IA 50010

MR2D LLC (DED)
1966 175TH LANE
WINTERSET, IA 50273

STATE OF IOWA
SS
MADISON COUNTY

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 8 day of July 2026

Susan R Smith

Subscribed and sworn to before me this

9 day of _____ 2026

Cleota Tapken

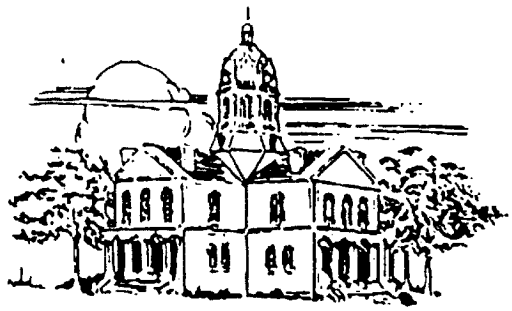
NOTARY PUBLIC
In and for Madison County

Fee
$ 26.11

CLEOTA TAPKEN
Commission No. 767215
My Commission Expires
03/17/2029

PUBLIC HEARING NOTICE

You are hereby notified the Madison County Board of Adjustment has scheduled a public hearing at the request of Central Iowa Power Cooperative (CIPCO) for a Conditional Use Permit application. The purpose of the application is to allow CIPCO to construct an Electrical Substation on the following described real estate, which is currently owned by the Mark and Diane Knutson Revocable Trust:
A part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at a #5 Rebar marking the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence along the south line of said Northwest Quarter of the Southwest Quarter, South 89°36'02" East, 135.18 feet to the TRUE POINT OF BEGINNING: thence North 0°49'36" East, 521.54 feet; thence South 89°10'24" East, 521.54 feet; thence South 0°49'36" West, 720.00 feet; thence North 89°10'24" West, 605.00 feet; thence North 0°49'36" East, 198.46 feet to the Point of Beginning, containing 10.00 acres, more or less. 7.25 acres in the NWSW & 2.75 acres in the SWSW
You may appear and offer your support for or objections to this request at the public hearing stated below:
The ***Madison County Board of Adjustment*** will hold a public hearing on ***Tuesday, July 21, 2026, at 7 p.m.*** in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa 50273 to consider the request and render its decision.
46



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County
Office of Planning and Zoning

Ryan Hobart, Zoning Administrator

MADISON COUNTY ZONING COMMISSION RECOMMENDATION

Pursuant to the Section 14-F (f) of the Madison County Zoning Ordinance which states:

Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. Each application shall be considered by the Zoning Commission at a public hearing. After the public hearing, the Zoning Commission promptly shall submit a report to the Board of Adjustment on its findings and recommendations regarding the application. No final action shall be taken by the Board of Adjustment on any application for special use permit until such time as the Board has received and reviewed the report of the Zoning Commission.

A public hearing was held on June 18, 2026, to review the request of Central Iowa Power Cooperative (CIPCO) to obtain a Conditional Use Permit to construct an Electrical Substation on the following described real estate currently owned by Mark & Diane Knutson Revocable Trust;

A part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at a #5 Rebar marking the Southwest corner of said Northwest Quarter of the Southwest Quarter; thence along the south line of said Northwest Quarter of the Southwest Quarter, South 89°36'02" East, 135.18 feet to the TRUE POINT OF BEGINNING: thence North 0°49'36" East, 521.54 feet; thence South 89°10'24" East, 521.54 feet; thence South 0°49'36" West, 720.00 feet; thence North 89°10'24" West, 605.00 feet; thence North 0°49'36" East, 198.46 feet to the Point of Beginning, containing 10.00 acres, more or less.
7.25 acres in the NWSW & 2.75 acres in the SWSW

After careful consideration of all facts presented, the Commission finds the application should be **approved** / **denied**.

(IF RECOMMENDATION IS TO APPROVE, LIST CONDITIONS, IF ANY)

LIGHTS ARE NOT TO BE UTILIZED 24/7 AS TO AVOID CREATING A NUISANCE TO ADJOINING LANDOWNER'S AS STATED IN SECTION 14.F.a.iv OF THE MADISON COUNTY ZONING ORDINANCE.

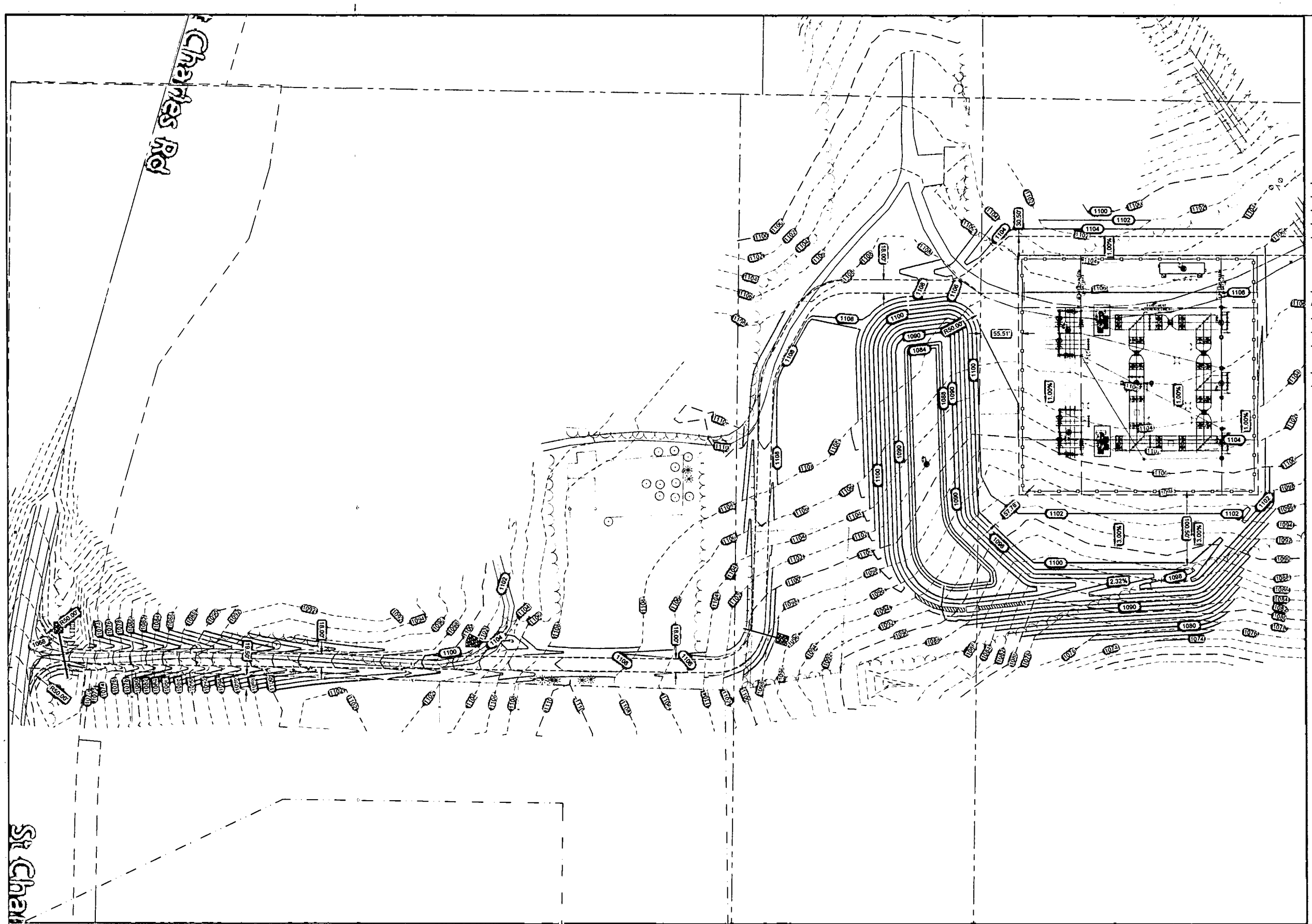
Therefore, the Madison County Zoning Commission hereby recommends the Madison County Board of Adjustment **approve**/ **deny** the request of Central Iowa Power Cooperative (CIPCO) to obtain a Conditional Use Permit to construct an Electrical Substation as noted above.

Members Voting To Recommend Approval: KEVIN STEWARD, DAVID MARSH, JOE VANGINKEL, RYAN MARQUARDT, + PAULA PORTZ

Members Voting To Recommend Denial: NONE

Paula Portz

Paula Portz- Chair
Madison County Zoning Commission



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION QUARTER LINE
- EXISTING GRAVEL LINE
- OHP OHP EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- CONTROL POINT
- EXISTING CHAINLINK FENCE
- EXISTING TREELINE
- PROPOSED FENCE
- PROPOSED SUBSTATION GRAVEL
- PROPOSED DRIVEWAY GRAVEL
- SB-2 SOIL BORING LOCATION
- 813 PROPOSED CONTOUR
- 813 EXISTING CONTOUR

CONTROL

HORIZONTAL: NSRS 2011 Iowa State Planes, South Zone, US Foot

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

ISSUED FOR PERMITTING
04-29-2026

NOTES

1. SOIL BORINGS CAN BE SHIFTED UP TO 10 FEET IN EACH DIRECTION IF PROPOSED LOCATIONS HAVE OBSTRUCTIONS, IF THE PROPOSED LOCATIONS ARE COMPLETELY INACCESSIBLE, PLEASE CONTACT ULTEIG FOR FURTHER INSTRUCTIONS.
2. BORINGS SHALL BE 40FT DEPTH UNLESS NOTED OTHERWISE.

REV	DESCRIPTION
0	NEW 69KV SUBSTATION

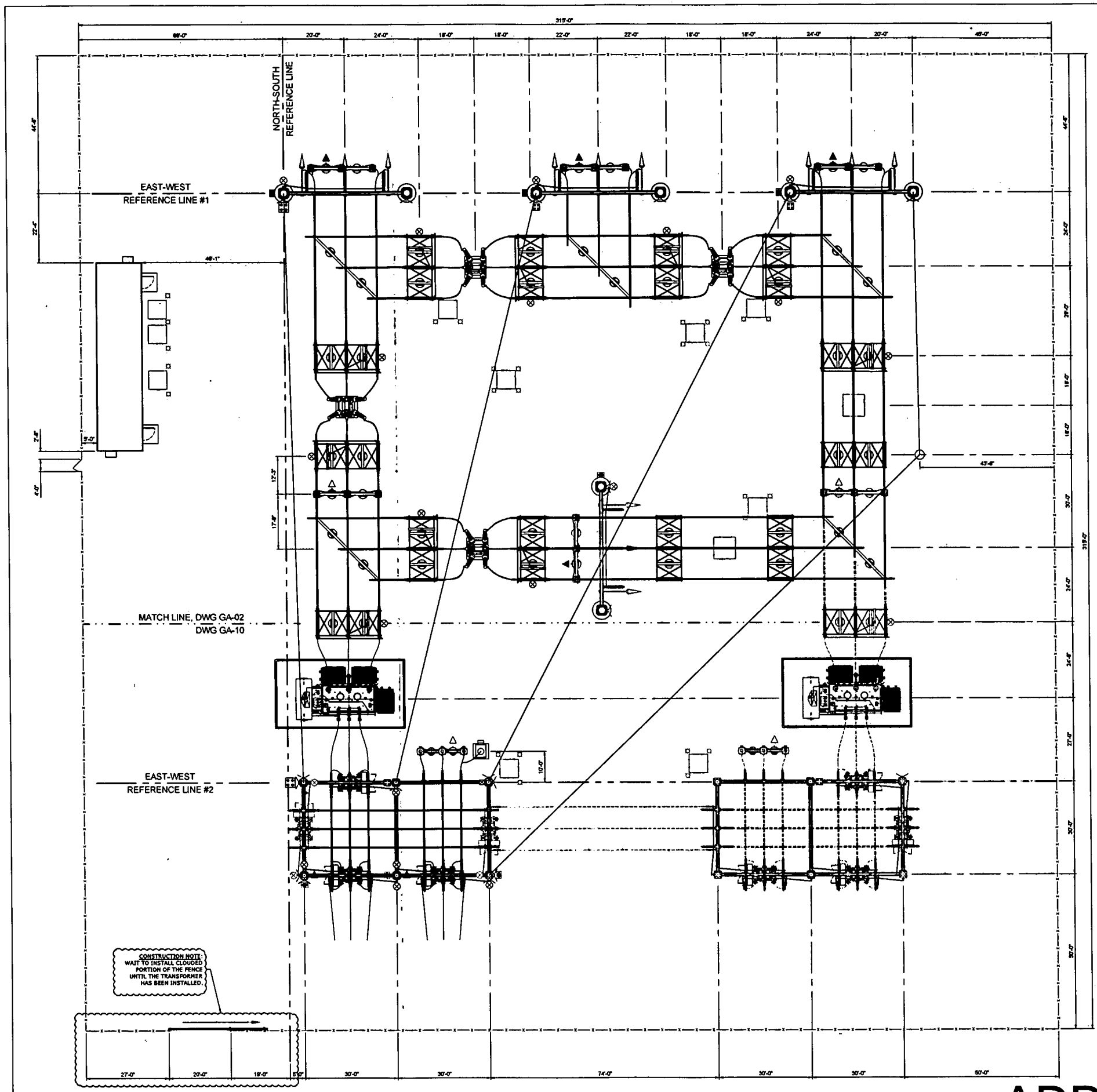
XX/XX/2026 UE-CJK

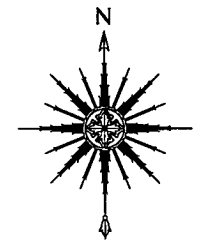
GRADING EXHIBIT
WINTERSET SUBSTATION
CENTRAL IOWA POWER COOPERATIVE

APPROVED FOR CONSTRUCTION	SCALE:
ENGR.: UEI-EKD	1"=50'
APP.: UEI-MEV	

CIPCO

DWG. NO.
GD-EXHIBIT





LEGEND

- SWITCH OPERATOR LOCATION
- LINE VT JCT BOX
- BUS VT JCT BOX
- CONCRETE BOLLARDS
- BOX STRUCTURE-MOUNTED LED MAINTENANCE LIGHT
- CT JCT BOX
- FENCE
- REFERENCE LINE
- OPGW SPLICE BOX
- LIGHTING JCT BOX

NOTES:

1. DAMPING CABLE (477 ACSR) TO BE INSTALLED INSIDE ALL TUBULAR BUS SPANS LONGER THAN 19'
2. TUBULAR BUS TO EXTEND MINIMUM OF 24" PAST CENTER LINE OF BUS SUPPORT TO END CAP. SEE EQUIPMENT DETAIL DRAWINGS FOR SPECIFIC DETAILS.
3. WEEP HOLES 3/8" DIA. TO BE DRILLED AT THE LOW POINT OF EACH SPAN.
4. THE DESIGN TEMPERATURE RANGE FOR ALUMINUM TUBING IS -40° F TO 150° F. WHEN INSTALLING EXPANSION CONNECTORS, THE SPACING OF THE TUBING IN THE FITTING MUST BE ADJUSTED TO THE TEMP. AT THE TIME OF INSTALLATION. A 100' LENGTH OF ALUMINUM TUBE WILL EXPAND 3" OVER THIS TEMPERATURE RANGE.
5. (FS) - INDICATES BUS PIT CONNECTION
   (F) - INDICATES RIGID (FIXED) PIT CONNECTION
   (ES) - INDICATES EXPANSION PIT CONNECTION
6. EQUIPMENT SHOWN IN GRAY IS FUTURE.

REFERENCE DRAWINGS:

161KV EQUIPMENT PLAN	GA-02
161KV EQUIPMENT SECTIONS	GA-03, GA-04
69KV EQUIPMENT PLAN	GA-10
69KV EQUIPMENT SECTIONS	GA-11, GA-12
FOUNDATION PLAN	FP-XX THRU FP-XX
161KV STEEL STRUCTURES	S-07 THRU S-17
69KV STEEL STRUCTURES	S-01 THRU S-06

ISSUED FOR BID
2-26-26

ADD

REV	DESCRIPTION
0	NEW 161/69KV SUBSTATION

XX-XX-2026 UEI-JHF

OVERALL EQUIPMENT PLAN VIEW

WINTERSET SUBSTATION
CENTRAL IOWA POWER COOPERATIVE

APPROVED FOR CONSTRUCTION
ENGR.: UEI-AJR
APP.: UEI-PDD

SCALE: 1/16"=1'-0"

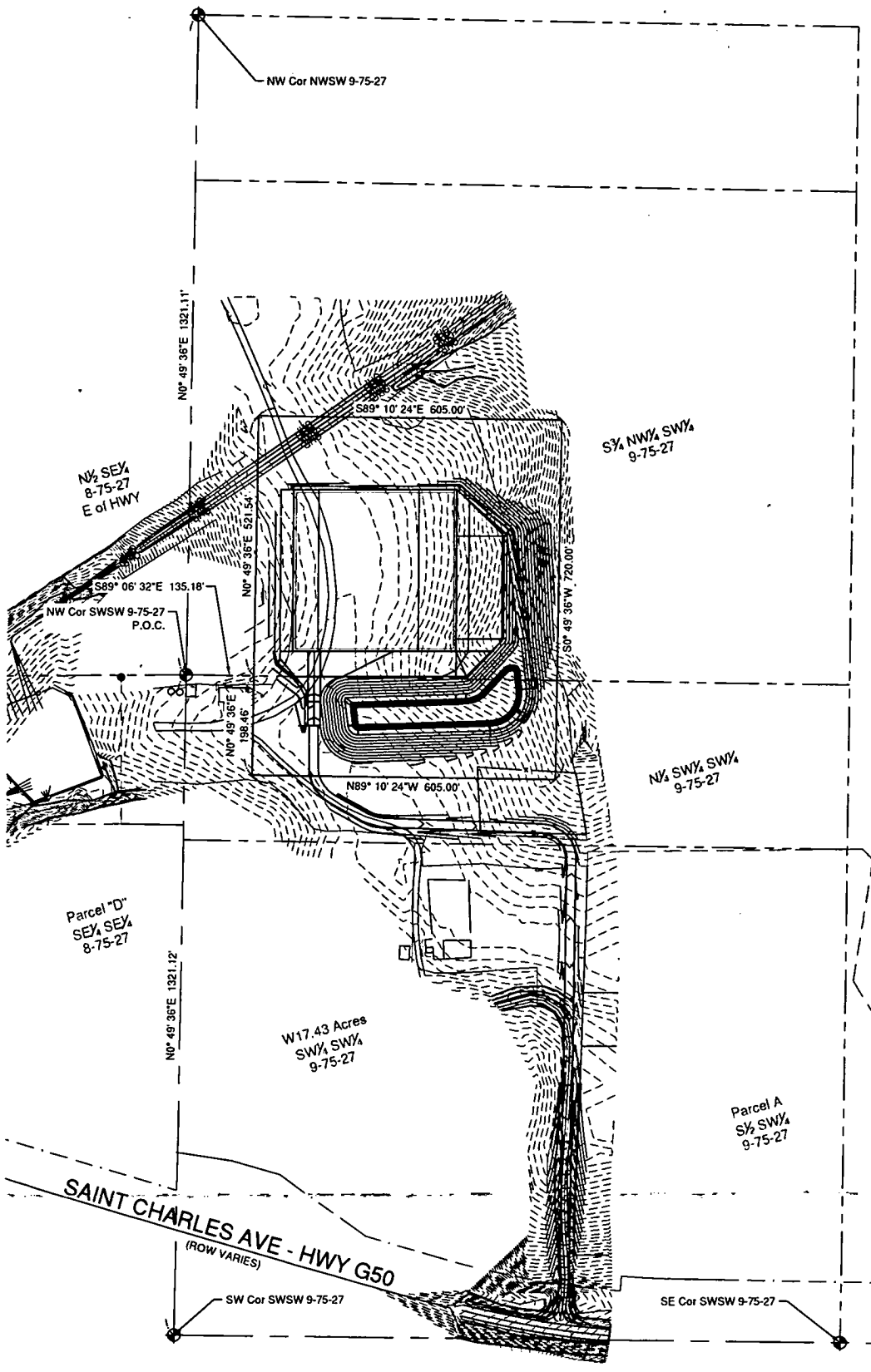
CIPCO

DWG. NO. GA-01

INDEX LEGEND

Location: Section 9, Township 75 North, Range 27 West , NW¼SW¼&SW¼SW¼
Requestor: Central Iowa Power Cooperative
Proprietor: Mark & Diane Knutson
Surveyor: Douglas J. Kwater Company: Ulteig Engineers
Return To: Doug Kwater, 1455 Sherman Road, Hiawatha, IA 52233 or
doug.kwater@ulteig.com | (319)286-3014

Preliminary Plat of
A part of the NW¼ SW¼ & SW¼ SW¼ Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa



PARENT PROPERTY DESCRIPTION

The South Three-fourths (3/4) of the Northwest Quarter(1/4) of the Southwest Quarter (1/4) and the North One-fourth (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. ***As described in Corrected Quit Claim Deed filed in Book 2023, Page 2806 in the Office of the Recorder of Madison County, Iowa***

PARCEL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows;
Commencing at a #5 Rebar marking the Southwest corner of said Northwest Quarter of the Southwest Quarter;
thence along the south line of said Northwest Quarter of the Southwest Quarter, South 89 degrees 36 minutes 02 seconds East, 135.18 feet to the TRUE POINT OF BEGINNING;
thence North 0 degrees 49 minutes 36 seconds East, 521.54 feet;
thence South 89 degrees 10 minutes 24 seconds East, 605.00 feet;
thence South 0 degrees 49 minutes 36 seconds West, 720.00 feet;
thence North 89 degrees 10 minutes 24 seconds West, 605.00 feet;
thence North 0 degrees 49 minutes 36 seconds East, 198.46 feet to the Point of Beginning, containing 10.00 acres, more or less.
7.25 acres in NWSW
2.75 acres in SWSW

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat of Survey was prepared and the related survey work was performed by me or under direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Douglas J. Kwater Date

Iowa license number 23712
License renewal date is December 31, 2027

SCALE: 1" = 200'
Orientation of this bearing system is Iowa State Plane South (NAD 83)
This Survey was performed using the Iowa RTN Network

PROPRIETORS

Mark & Diane Knutson
2397 Nature Court
Winterset, IA 50273
Book 2023, Page 2806
Corrected Quit Claim Deed

SURVEY REQUESTED BY

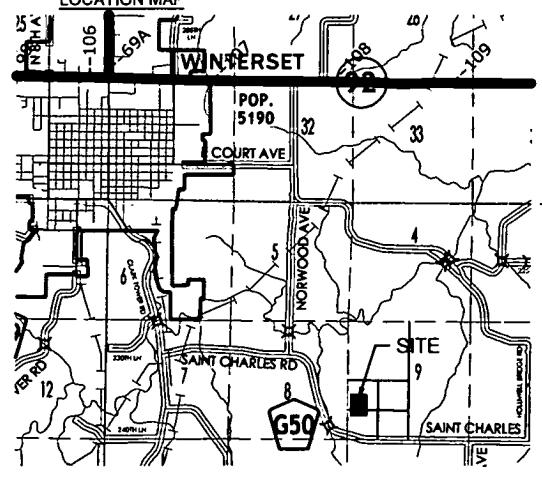
Central Iowa Power Cooperative
1400 Highway 13
Cedar Rapids, IA 52403

PROFESSIONAL LAND SURVEYOR
DOUGLAS J. KWATER
No. 23712
IOWA

LEGEND

- ROAD RIGHT OF WAY LINES
- PROPERTY LINES
- NEW PARCEL LINES
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT AS NOTED
- FOUND SURVEY MONUMENT AS NOTED
- SET NO.5 REBAR W/BLUE CAP PLS NO. 23712
- FOUND CADASTRAL MONUMENT AS NOTED

LOCATION MAP



Ulteig
Cedar Rapids · Sioux Falls · Brookings · Denver · Detroit Lakes · Fargo · Minneapolis
1455 Sherman Road
Hiawatha, Iowa 52233
Phone: 319.286.3000
Web: www.ulteig.com

Preliminary Plat of
A part of the NW¼ SW¼ & SW¼ SW¼
Section 9, Township 75 North,
Range 27 West of the 5th P.M.,
Madison County, Iowa

Project Number: 25.00884
Date: 5/26/2026
Drawn By: DJK
Approved By: DJK
Sheets: 1 of 1

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