



Document 2015 2719

Book 2015 Page 2719 Type 06 024 Pages 7
Date 9/15/2015 Time 10:06:08AM
Rec Amt \$37.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

m/

Prepared by and return to:
Mark Nitchals, City Administrator
City of Winterset
124 W. Court Avenue
Winterset IA 50273
515-462-1422

CERTIFICATION

The undersigned, the duly appointed and acting City Clerk of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

1. Ordinance No. 595, an ordinance reclassifying land use from the R-3 Residential Zoning District to the Planned Unit Development (PUD) Zoning District;
2. Glenwood Villas PUD Master Plan for the following described real estate:

Lot 4, Block 6, Birchwood Estates Plat 1, City of Winterset, Madison County, Iowa.

Dated this 15th day of September, 2015, at Winterset, Iowa.

Mark Nitchals
City Administrator – City Clerk
City of Winterset, Iowa



ORDINANCE NO. 595

ORDINANCE RECLASSIFYING LAND USE FROM THE R-3 RESIDENTIAL ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

WHEREAS, Kading Properties, LLC (hereafter the Developer) has petitioned the City Planning and Zoning Commission to change the zoning classification for certain real estate from the R-3 Residential Zoning District to the Planned Unit Development (PUD) Zoning District; and

WHEREAS the Planning and Zoning Commission has reviewed this Petition with the accompanying documentation and has recommended approval of such land use change to the City Council; and

WHEREAS the City Council set April 20, 2015 as the date for a public hearing on the rezoning petition and had published notice as required by the City Zoning Ordinance and the Code of Iowa; and

WHEREAS, notice of the hearing has been published as provided by Iowa Code Section 362.3 in the Winterset Madisonian which is a newspaper published weekly and having general circulation in the City, not less than seven (7) days nor more than twenty (20) days before the date of hearing as evidenced by the Affidavit of Publication from the Winterset Madisonian on file in the Office of the City Administrator;

WHEREAS, in accordance with City of Winterset Municipal Code, notice of the hearing was sent by regular mail at least seven (7) days prior to public hearing to the owners of property within two hundred (200) feet thereof,

WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

WHEREAS upon hearing, 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.

IT IS THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINTERSET, IOWA AS FOLLOWS:

Section 1. The land use classification is hereby changed to the Planned Unit Development (PUD) Zoning District for the real estate legally described as:

Lot 4, Block 6, Birchwood Estates Plat 1, City of Winterset, Madison County, Iowa.

Section 2. The attached Master Plan pertaining to the above-mentioned real estate is hereby approved.

Section 3. This land use reclassification is subject to the Developer's compliance with the approved Master Plan and Regulations and with the above described real estate being under one (1) ownership as provided by the Master Plan without any further division as defined in Iowa Code Section 354.2(6). In the event the above described real estate is divided, then the Developer, their successors and assigns shall comply with Iowa Code Chapter 499B (Horizontal Property Regime) as that Chapter now or hereafter provides and such duty shall be deemed a covenant of warranty running with the land. The City shall not issue the Developer any Building Permits unless and until the improved right of way and other infrastructure improvements shown on the Master Plan for the Development are installed to the City approved specifications.

Section 4. The official zoning map established under Section 4.1204 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 5. 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 4.1204 of the Winterset Municipal Code.

Section 6. A person, as defined by Iowa Code Section 362.2(17), who violates this Ordinance shall upon conviction be guilty of a simple misdemeanor punishable as provided by law.

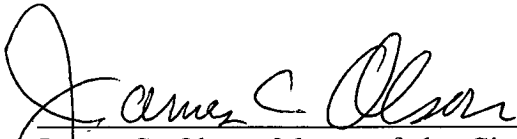
Section 7. Any violation of this Ordinance, or any provision thereof, shall be a municipal infraction subject to the provisions of Iowa Code Section 364.22, as amended. In addition, the City may enforce any violations of this Ordinance by any other remedy at law or in equity including permanent injunctive relief available under the laws of the State of Iowa.

Section 8. This Ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

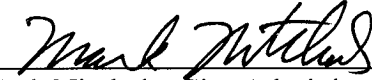
Section 9. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

Section 10. This Ordinance shall be included with and be part of the Winterset Municipal Code.

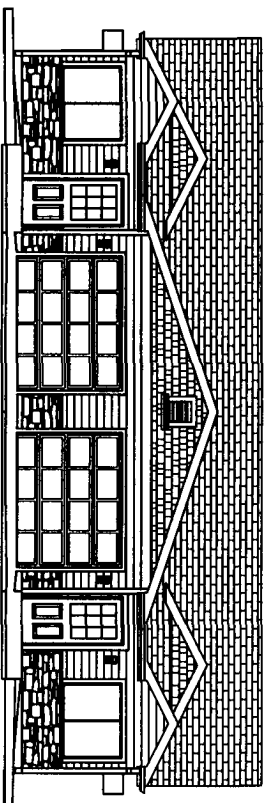
This Ordinance was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the Mayor on the 1st day of June, 2015.


James C. Olson, Mayor of the City of
Winterset, Iowa

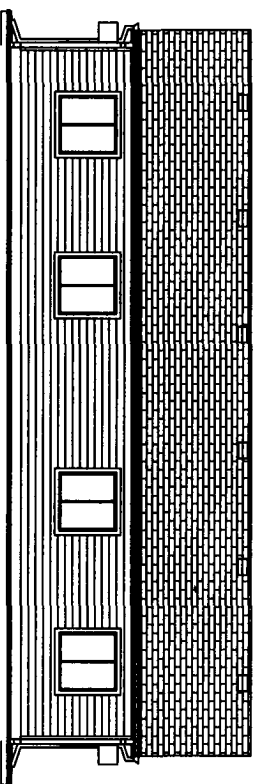
Attest:


Mark Nitchals, City Administrator,
City of Winterset, Iowa

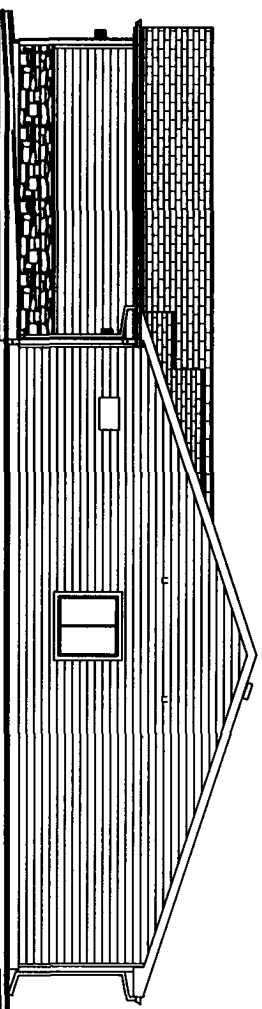
VILLA STYLE
BRATTCHED MULTI-FAMILY



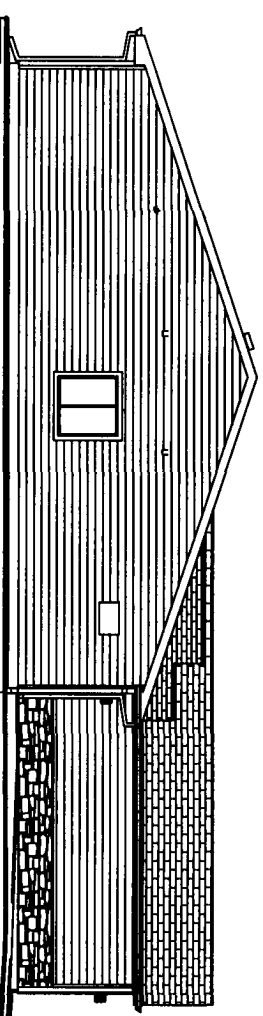
FRONT VIEW



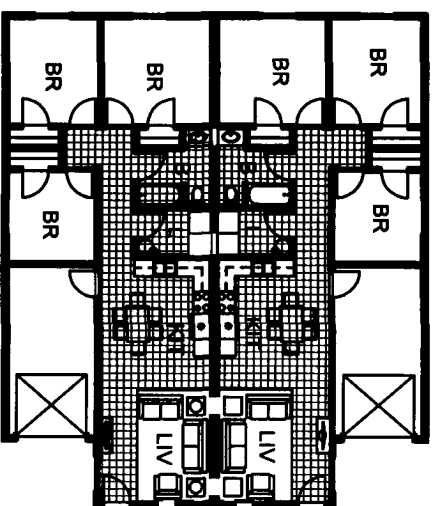
REAR VIEW



RIGHT SIDE VIEW



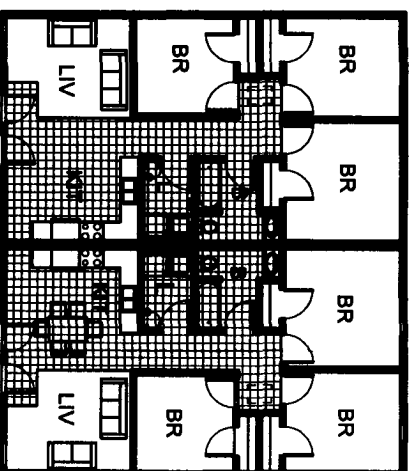
LEFT SIDE VIEW



DESIGN STYLE: BRATTCHED TWO FAMILY	
DESIGN TYPE: MULTI-FAMILY RESIDENTIAL	
STANDARD FOUNDATION: SLAB ON GRADE	
ALTERNATE FOUNDATION:	
UNIT A	UNIT B
MAIN LEVEL SQ. FT.: 1,294 SQ. FT.	1,294 SQ. FT.
TOTAL LIVING SQ. FT.: 1,008 SQ. FT.	1,008 SQ. FT.
GARAGE SQ. FT.: 240 SQ. FT.	200 SQ. FT.
UNIT WIDTH: 28' x 48'	28' x 48'

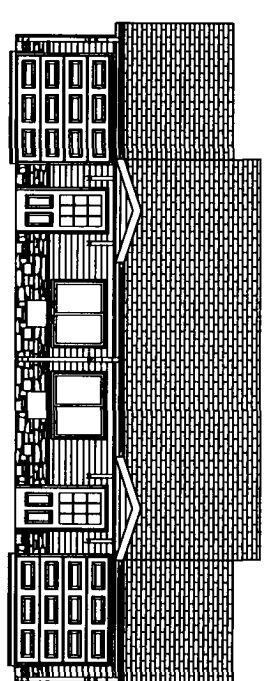
GLENVILLE FLOOR PLAN

DESIGN STYLE: BRATTCHED TWO FAMILY	
DESIGN TYPE: MULTI-FAMILY RESIDENTIAL	
STANDARD FOUNDATION: SLAB ON GRADE	
ALTERNATE FOUNDATION:	
UNIT A	UNIT B
MAIN LEVEL SQ. FT.: 1,294 SQ. FT.	1,294 SQ. FT.
TOTAL LIVING SQ. FT.: 1,008 SQ. FT.	1,008 SQ. FT.
GARAGE SQ. FT.: 240 SQ. FT.	200 SQ. FT.
UNIT WIDTH: 28' x 48'	28' x 48'

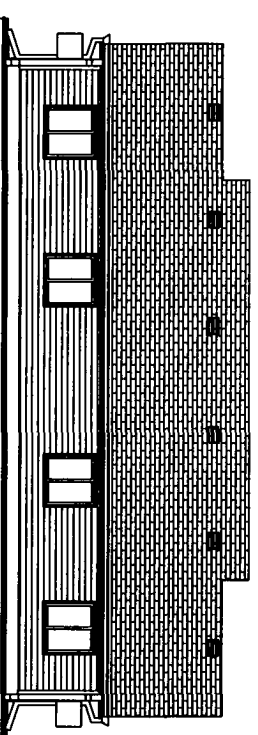


VILLA FLOOR PLAN

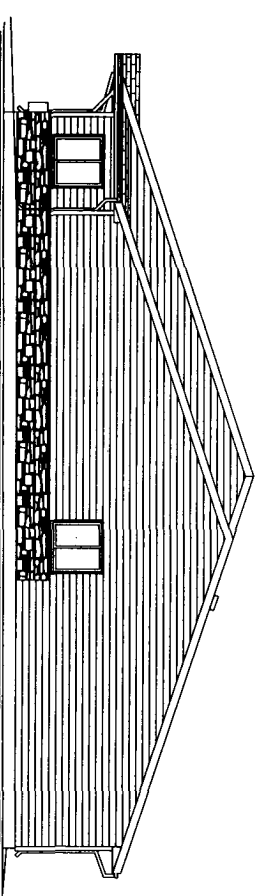
GLENVILLE STYLE
BRATTCHED MULTI-FAMILY



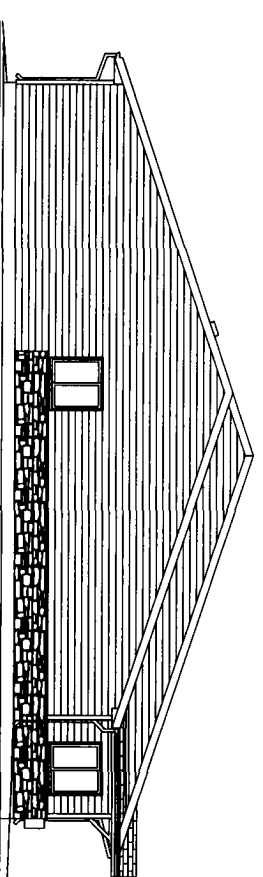
FRONT VIEW



REAR VIEW



RIGHT SIDE VIEW

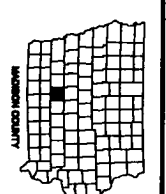


LEFT SIDE VIEW

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

LEGEND:

SECTION	FOUND.	NOTES
SECTION CORNER	BT	EAST WATER MAIN & VALVE
1/2" DIA. x 36" BORE	BT	EAST SANITARY SEWER
SET BY FINISH CURB	BT	EAST STORM SEWER
MEASURED BEARING & DISTANCE	BT	EAST UNDERGROUND ELEC.
SECTION LINE	BT	EAST OVERHEAD ELEC. W/POLE
PROPERTY LINE	BT	EAST UNDERGROUND PHONE
EXISTING LINE	BT	PUBLIC UTILITY TOLERANCE
EXISTING LINE	BT	PROP. WATER MAIN & VALVE
EXISTING LINE	BT	PROP. STORM SEWER
EXISTING LINE	BT	FLARED END SECTION
EXISTING LINE	BT	WATER SHUTOFF
EXISTING LINE	BT	FIRE HYDRANT
EXISTING LINE	BT	SIGN
EXISTING LINE	BT	GATE VALVE
EXISTING LINE	BT	CLEAN OUT
EXISTING LINE	BT	POWER POLE W/LIGHT
EXISTING LINE	BT	MAIL BOX
EXISTING LINE	BT	FLAG POLE
EXISTING LINE	BT	WELL



DATE: REVISION:
4/20/16 FIRST SUBMITTAL
4/22/16 PER CITY COMMENTS
4/23/16 FINAL PLAN

CONCEPTUAL BUILDING EXTERIOR DESIGNS
GLENWOOD VILLAS P.U.D. MASTER PLAN
A PLANNED UNIT DEVELOPMENT IN THE CITY OF
WINTERSSET, COUNTY OF MADISON, STATE OF IOWA
PREPARED FOR:
KADING PROPERTIES, LLC
OWNER: L. STUBBLEFIELD
CHECKED BY: D. DECAAMP
DATE: 8/1/2016
25 NO. 18033
DRAWING NO. 15-00916
SHEET NO. 3 OF 3