



Document 2025 2816

Book 2025 Page 2816 Type 06 044 Pages 24
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

SEVEN OAKS SUBDIVISION PLAT NO. 2

PREPARER INFORMATION:

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Phone: (515)-462-4912, on behalf of Steven H. Reed

TAXPAYER INFORMATION:

Steven H. Reed
2248 Carver Rd.
Winterset, IA 50273

RETURN DOCUMENT TO:

Steven H. Reed
2248 Carver Rd.
Winterset, IA 50273

Or

Jane E. Rosien
114 E. Jefferson St.
P.O. Box 67
Winterset, IA 50273-0067

LEGAL DESCRIPTION:

A Replat of Lot Three (3) of Seven Oaks Subdivision, an Official Plat, located in Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Prepared By: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

**PLAT AND CERTIFICATE
FOR SEVEN OAKS SUBDIVISION PLAT NO. 2**

I, Ryan Hobart, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Seven Oaks Subdivision Plat No. 2, and that the real estate comprising said plat is described as follows:

A Replat of Lot Three (3) of Seven Oaks Subdivision, an Official Plat, located in Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

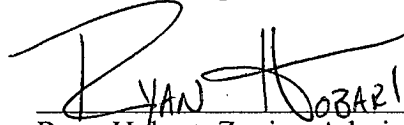
I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of Plat (w/Final Plat attached);
2. Attorney's Title Opinion for Final Plat;
3. Certificate of the Madison County Treasurer;
4. Madison County Board of Supervisors Resolution Approving Final Plat;
5. Agreement with County Engineer;
6. Groundwater Hazard Statement;
7. City of Winterset, Madison County, Iowa, Resolution Approving Final Plat;

8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit; and,

9. Certificate of County Auditor approving subdivision name, all of which are duly certified in accordance with the Madison County Zoning Ordinance.

10. Recorded copy of Office of Planning and Zoning Variance filed in the Madison County Recorder's Office on August 14, 2025 in Book 2025 at Page 2160.



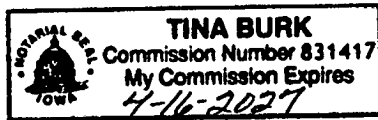
Ryan Hobart, Zoning Administrator of
Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 13th day of October 13, 2025 by Ryan Hobart as Zoning Administrator of Madison County, Iowa.



Notary Public in and for the State of Iowa

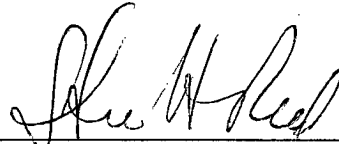


**DEDICATION OF PLAT
OF
SEVEN OAKS SUBDIVISION PLAT NO. 2**

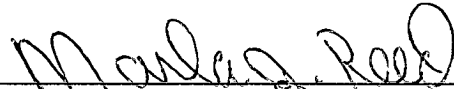
I, Steven H. Reed, a Married Person, hereby certify that I am the sole owner and proprietor of the real property described below and that the subdivision of such property, as shown by the accompanying Final Plat of Seven Oaks Subdivision Plat No. 2 is in accordance with my free consent and in accordance with my desire as the owner and proprietor of the real estate. The real property covered by this Dedication of Plat is described as follows:

**Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of
Seven Oaks Subdivision, an Official Plat, located in Section One
(1), in Township Seventy-five (75) North, Range Twenty-eight
(28) West of the 5th P.M., Madison County, Iowa.**

Dated this 15 day of August 2025.



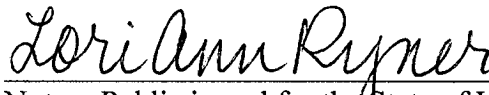
Steven H. Reed



Marla J. Reed, Spouse of Owner

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by Steven H. Reed on this 15 day of August 2025.



Notary Public in and for the State of Iowa.

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by Marla J. Reed on this 15 day of August 2025.



Notary Public in and for the State of Iowa.

INDEX LEGEND

Location: Replat of Lot 3 Seven Oaks Sub, Winterset
 Requestor: Steven Reed
 Proprietor: Steven Reed
 Project: 25017 Date of Survey: 4/4/2025
 Surveyor Co: Boldman Surveying & Consulting
 Prepared by/Return to: Craig S. Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

OWNER/DEVELOPER:

Steve Reed Developments
 2248 Carver Road
 Winterset, IA 50273
 515-975-1016

SURVEYOR

Boldman Surveying & Consulting
 521 West Green St
 Winterset, Ia 50273
 515-202-8157

UTILITIES

Electric-R.E.C.
 Gas-Propane
 Sewer-Private Septic
 Cable-Future
 Water-City of Winterset

SETBACKS

Front and Rear-50' from property line
 Side-25' from property line

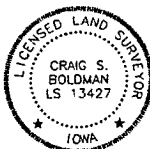
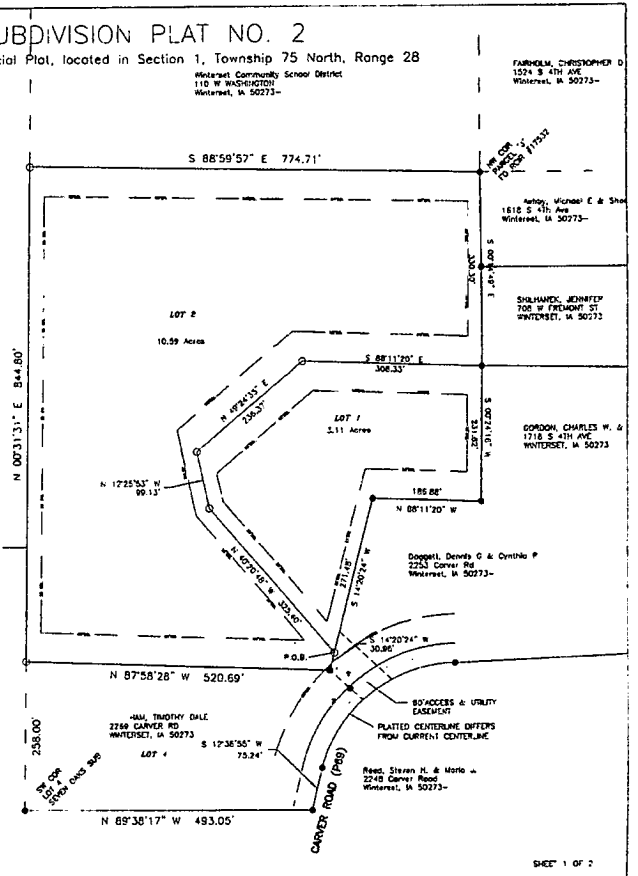
ZONING- "A" AGRICULTURE

FINAL PLAT OF SEVEN OAKS SUBDIVISION PLAT NO. 2

Being a Replat of Lot 3 of Seven Oaks Subdivision, an Official Plat, located in Section 1, Township 75 North, Range 28
 West of the 5th P.M., Madison County, Iowa.

Winkle, Katherine M. Etal
 Nelson, Noel R.
 C/O MARK NELSON
 1406 QUANCY LN
 CHARLESTON, WV 25314

Timber Creek Development
 2287 Carver Rd
 Winterset, IA 50273



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

Signature: *Craig S. Boldman* Date: *7/18/2025*
 Name: Craig S. Boldman, P.L.S. No. 13427
 Renewal date: December 31, 2026
 Pages or sheets covered by this seal: *this sheet*

FLANDER ROSIEN, P.C.

LEONARD M. FLANDER
(1934-2002)

JANE E. ROSIEN
jrosien@flanderrosienlaw.com

ATTORNEYS AT LAW
114 EAST JEFFERSON STREET
P.O. BOX 67
WINTERSET, IOWA 50273-0067

Telephone: (515) 462-4912
Fax: (515) 462-3392
attorneys@flanderrosienlaw.com

Attorney's Title Opinion for Final Plat Seven Oaks Subdivision Plat No. 2

I, Jane E. Rosien, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the Abstract of Title for the following-described property, last continued by Madison County Abstract Company to June 5, 2025 at 8:00 o'clock a.m.:

Lot Three (3) of Seven Oaks Subdivision, a subdivision of a portion of the South 60 acres of the West Half (½) of the Southeast Quarter (¼) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

On the date and time last mentioned above, I find merchantable title to be in:

Steven H. Reed.

Said real estate includes the real estate described in an unrecorded "Final Plat of Seven Oaks Subdivision Plat No. 2", and more particularly described as follows, to-wit:

Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of Seven Oaks Subdivision, an Official Plat, located in Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

is free and clear of all liens and encumbrances; and, is subject to the following agreements and easements:

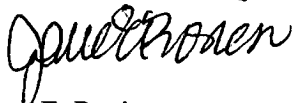
1. Entry number 10 discloses a Partition Fence Agreement which may affect the premises under examination, which instrument is dated and filed for record on August 1, 1946 in Fence Record Book 1 at Page 59. For the exact effect of this instrument upon the premises, you should consult the instrument of record.
2. The abstract discloses the following Easements which may effect the owner's use and enjoyment of the premises under examination:
 - a. Entry number 26 discloses a perpetual Easement for water well and accessory equipment affecting a portion of the premises under examination, which instrument is dated April 20, 1979 and filed for record on April 8, 1980 in the Madison County Recorder's Office in Deed Record Book 112 at Page 785.
 - b. Entry number 37 discloses a Warranty Deed which grants a perpetual easement across Lot 1 of Seven Oaks Subdivision for purposes of running water and gas lines across Lot 1 to Lot 3 and grants a perpetual easement for purposes of ingress and egress to and from Lot 3 over and across an easement 60 feet

Attorney's Title Opinion for Final Plat
Seven Oaks Subdivision Plat No. 2
Page -2-

in width located in the Southwest corner of Lot 2 of Seven Oaks Subdivision. Said Deed is dated December 19, 1980 and filed for record on December 23, 1980 in the Madison County Recorder's Office in Deed Record Book 114 at Page 500.

Dated this 14th day of August 2025.

Respectfully submitted,
FLANDER ROSIEN, P.C.

A handwritten signature in cursive script, appearing to read "Jane E. Rosien".

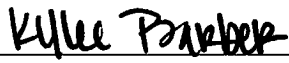
Jane E. Rosien
JER/cjv
Enc.

**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Kylee Barber, do hereby certify that I am the acting Treasurer of Madison County, Iowa; that I have examined the records in the Office of the Madison County, Iowa, Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

**Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of
Seven Oaks Subdivision, an Official Plat, located in Section One
(1), in Township Seventy-five (75) North, Range Twenty-eight
(28) West of the 5th P.M., Madison County, Iowa.**

Dated at Winterset, Iowa this 24th day of July, 2025.



Kylee Barber, Acting Treasurer of
Madison County, Iowa

CERTIFICATE OF AUDITOR

I, Michelle Brant, do hereby certify that I am the duly elected and acting Auditor of Madison County, Iowa; and, that, pursuant to Iowa Code Section 354.11, I do hereby approve the following proposed Subdivision name:

Seven Oaks Subdivision Plat No. 2

for the real estate being subdivided which is legally described as follows:

Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of Seven Oaks Subdivision, an Official Plat, located in Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

and is owned by Steven H. Reed.

Dated at Winterset, Iowa this 26 day of September 2025.



Michelle Brant, Auditor of
Madison County, Iowa

AGREEMENT

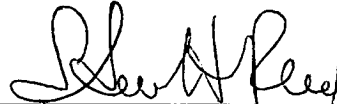
This Agreement, made and entered into, by and between, Steven H. Reed, as the proprietor of Seven Oaks Subdivision Plat No. 2, and Michael Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

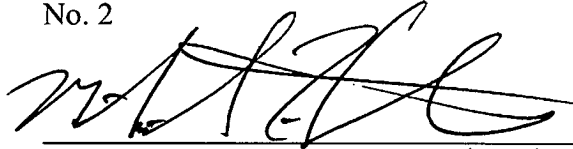
1. The proprietor of Seven Oaks Subdivision Plat No. 2, a plat of the following described real estate:

Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of Seven Oaks Subdivision, an Official Plat, located in Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

hereby agrees that all driveways, roads and infrastructure currently located within, or to be constructed within, Seven Oaks Subdivision Plat No. 2 are private driveways, roads and infrastructure and are not being, and will not be, dedicated to Madison County, Iowa. Said proprietor consents and agrees that such driveways, roads and infrastructure shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.



Steven H. Reed
Proprietor of Seven Oaks Subdivision Plat
No. 2



Michael Hackett
Madison County Engineer

7/23/2025

RESOLUTION NO. 2025-50

RESOLUTION APPROVING PLAT OF SEVEN OAKS SUBDIVISION PLAT NO. 2

WHEREAS, there was filed in the Office of the City Zoning Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's Plat of a proposed subdivision known as Seven Oaks Subdivision Plat No. 2; and,

WHEREAS, the real estate comprising said plat is described as follows:

Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of Seven Oaks Subdivision, an Official Plat, located in Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

WHEREAS, there was also filed with said plat a Dedication of Plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the owner and proprietor, Steven H. Reed, and his spouse, Marla J. Reed; and,

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrance, and,

WHEREAS, attached is a statement from the acting Treasurer of Madison County, Iowa, that said platted land is free from taxes; and,

WHEREAS, attached is a statement from the acting Auditor of Madison County, Iowa, that the subdivision name Seven Oaks Subdivision Plat No. 2 has been approved for said platted land; and,

WHEREAS, attached is an Agreement between the Madison County Engineer and the proprietor, Steven H. Reed; that all driveways, roads and infrastructure within said platted land are private driveways, roads and infrastructure and shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department; and,

WHEREAS, attached is the Variance granted by the Madison County Board of Adjustment allowing the proprietor, Steven H. Reed, to utilize the existing easement for ingress and egress for one (1) additional single-family dwelling; and,

WHEREAS, the City of Winterset, Planning and Zoning Commission has reviewed said plat and the papers and documents presented therewith and recommends that the same be approved; and,

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat should be approved by the City Council of the City of Winterset, Madison County, Iowa.

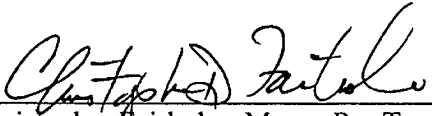
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Madison County, Iowa:

1. This Subdivision, known as Seven Oaks Subdivision Plat No. 2, prepared in connection with this plat and subdivision is hereby approved.

2. The requirement of the Subdivision Ordinance of the City of Winterset, Madison County, Iowa, that certain improvements be constructed in connection with said plat is hereby waived.

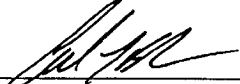
3. The City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat and which will be submitted to the County, along with other required documents which should be filed and recorded in connection therewith.

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



Christopher Fairholm, Mayor Pro Tem

ATTEST:



Andrew J. Barden, City Administrator/ City Clerk

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 : ss
MADISON COUNTY :

Pursuant to Section 161A.64, Code of Iowa, in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this Affidavit will rely on the statements I make herein, I, Steven H. Reed, a Married Person, being first duly sworn on oath, do solemnly swear to affirm that:

I do not plan to engage in land disturbing activities upon the following described real estate:

**Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of
Seven Oaks Subdivision, an Official Plat, located in Section One
(1), in Township Seventy-five (75) North, Range Twenty-eight
(28) West of the 5th P.M., Madison County, Iowa.**

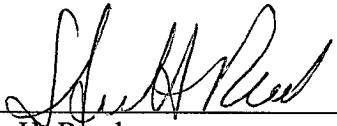
As owner and/or occupant of the land described above, I am aware that I must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to Sections 161A.43 and 161A.44, Code of Iowa.

I am aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. Any land disturbing activities upon the real estate described above will be conducted in a manner that will ensure compliance with the soil limit regulations.

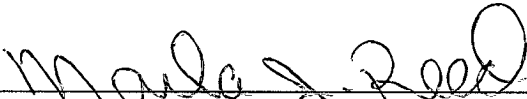
I assume responsibility for all land disturbing activities conducted on this property by myself or other people or entities I represent. This authority covers only the land and land disturbing activity on the real estate described above.

I am the owner of the land, and have full authority to execute this Affidavit.

Dated this 15 day of August 2025.



Steven H. Reed

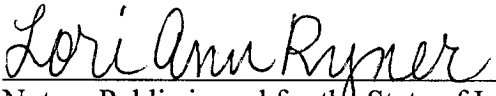


Marla J. Reed, Spouse of Owner

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by Steven H. Reed on this 15 day of August 2025.



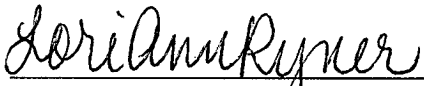


Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by Marla J. Reed on this 15 day of August 2025.





Notary Public in and for the State of Iowa

RESOLUTION ZO-101425A
APPROVING FINAL PLAT OF SEVEN OAKS SUBDIVISION
PLAT NO. 2 IN MADISON COUNTY, IOWA

Whereas, a Final Plat has been filed in the Office of the Zoning Administrator of Madison County, Iowa, for a proposed subdivision to be known as Seven Oaks Subdivision Plat No. 2 in Madison County, Iowa;

Whereas, the Final Plat comprises the real estate legally described as:

**Seven Oaks Subdivision Plat No. 2, a Replat of Lot Three (3) of
Seven Oaks Subdivision, an Official Plat, located in Section One
(1), in Township Seventy-five (75) North, Range Twenty-eight
(28) West of the 5th P.M., Madison County, Iowa.**

Whereas, the Final Plat has been duly approved by the Zoning Administrator and/or the Planning and Zoning Commission in accordance with the County Subdivision Ordinance and the laws of the State of Iowa;

Whereas, the Final Plat is accompanied by all the documents required by law including, but not limited to, the Dedication of Plat executed by the proprietor, including a statement that the subdivision of this property is his desire and done with the consent of he and his spouse; a certificate executed by the Madison County Treasurer certifying that the property has no unpaid taxes or unpaid special assessments; and, a title opinion of the attorney certifying that fee simple title of the property is in the name of the proprietor and that the property is free from any encumbrance;

Whereas, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Winterset, Iowa, and is thereby subject to concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Winterset, Iowa has approved this subdivision; and,

Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa, as follows:

1 That the subdivision plat known as Seven Oaks Subdivision Plat No. 2 in Madison County, Iowa be and is hereby approved in all respects; and,

2. That the Madison County Zoning Administrator be and is hereby directed to certify this Resolution, the Subdivision Plat and all other accompanying documents to the Office of the Madison County Recorder for recording in the manner provided by law.

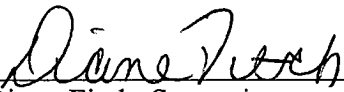
Passed and approved by the Board of Supervisors on this 14 day of October 2025, at Winterset, Iowa.

Madison County Board of Supervisors



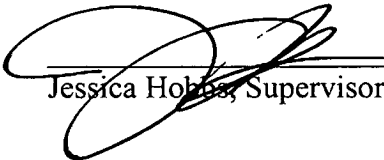
Heather Stancil, Chairman

X Aye ____ Nay



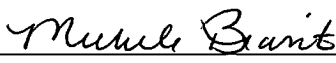
Diane Fitch, Supervisor

X Aye ____ Nay



Jessica Hobbs, Supervisor

X Aye ____ Nay

Attest: 

Michele Brant
Madison County Auditor



Document 2025 2160

Book 2025 Page 2160 Type 06 023 Pages 6
Date 8/14/2025 Time 9:42:56AM
Rec Amt \$.00

INDX
ANNO
SCAN

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

To and From
Office of Planning and Zoning

Ryan Hobart, Administrator

Variance

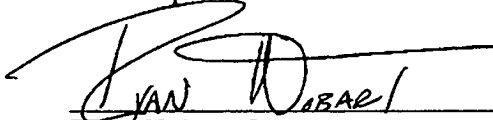
PERMIT NO: 16-25

DATE: August 14, 2025

After a properly held Public Hearing on July 1st, 2025, the Madison County Board of Adjustment hereby approves the request for a Variance to Steven H. Reed allowing him to use the current easement, for one (1) additional single-family dwelling. The following described real estate is that of which is involved:

Lot Three (3) of Seven Oaks Subdivision in Madison County, Iowa, located in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and also an easement across Lot One (1) of Seven Oaks Subdivision for the purpose of running water and gas lines across said Lot One (1) to Lot Three (3) and across an easement 60 feet in width located in the Southwest corner of Lot Two (2) of said Seven Oaks Subdivision, which easement is designed and shown on the final plat of Seven Oaks Subdivision as "60' Wide Access Easement".

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



Ryan Hobart, Secretary
Madison County
Board of Adjustment

MADISON COUNTY BOARD OF ADJUSTMENT

Application for Variance
Steven H. Reed
Date: 8/11/2025

DECISION

On July 1st, 2025, at 7:00 p.m., pursuant to the rules of procedure of the Madison County Board of Adjustment, a public hearing was held and conducted on an application for variance to section 8.C. of the Madison County Zoning Ordinance. The request was to allow Mr. Reed to utilize an existing easement of access to a second dwelling. The Madison County Zoning Ordinance only allows for one (1) single-family dwelling per exclusive unobstructed private easement, if there is not any owned street/road frontage. At the hearing the Board of Adjustment reviewed the completed application form, relevant provisions of the Madison County Ordinances, all documents constituting the record from the Zoning Administrator, documents received from the applicant, heard the statements, remarks and comments by the Zoning Administrator and the applicant, Steven Reed. After all the information was received and all interested parties were heard by the Board of Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.

Following closure of the hearing a motion was made by Bigelow to ☒ approve ☐ deny the Variance Application with a second by Archer.

A roll call vote was conducted on the motion:

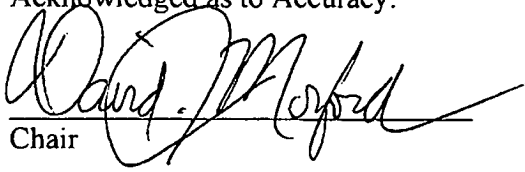
Kevin Fiene	☒ Aye	☐ Nay
Fred Howell	☐ Aye	☐ Nay
Mary Kathryn Bigelow	☒ Aye	☐ Nay
Dawn Archer	☒ Aye	☐ Nay
David Morford	☒ Aye	☐ Nay

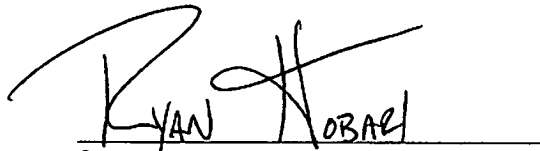
The motion was therefore ☒ Passed ☐ Denied

DECISION: By a 4 to 0 vote, the Board of Adjustment has granted a Variance to Steven H. Reed allowing him to use the current easement, for one additional single-family dwelling due to the unique circumstances created by the original 1980 Seven Oaks Subdivision Plat.

Dated this 11th day of August 2025

Acknowledged as to Accuracy:


Chair


Secretary

Original Filed with the Secretary of the Board of Adjustment on July 1st, 2025.
Original Filed with the Madison County Recorder's Office on August 14, 2025.

Written Notification of Decision sent to:

Steven H. Reed
2248 Carver Rd.
Winterset, IA 50273

**MADISON COUNTY, IOWA
BOARD OF ADJUSTMENT
DECISION AND FINDINGS**

IN THE MATTER OF THE APPLICATION OF:

CASE NO: 16-25

Steven H. Reed

PUBLIC HEARING: July 1, 2025

**A request to obtain a variance to Section 8.C
(Street Frontage Required) of the Madison
County Zoning Ordinance:
2261 Carver Rd Winterset, Iowa 50273 in
Madison County, Iowa more particularly
described below.**

Decision

On July 1st, 2025, the Madison County Board of Adjustment approved the request to obtain a variance in the below captioned matter.

VOTE¹:	Ayes:	Archer; Bigelow; Fiene; Morford
	Nayes:	None
	Absent:	Howell
	Vote:	(4-0)

Written Findings of Fact

Case Summary: The request for a variance to Section 8.C (Street Frontage Required) of the Madison County Zoning Ordinance on the below captioned real estate, currently owned by Steven H. Reed.

Lot Three (3) of Seven Oaks Subdivision in Madison County, Iowa, located in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and also an easement across Lot One (1) of Seven Oaks Subdivision for the purpose of running water and gas lines across said Lot One (1) to Lot Three (3) and across an easement 60 feet in width located in the Southwest corner of Lot Two (2) of said Seven Oaks Subdivision, which easement is designed and shown on the final plat of Seven Oaks Subdivision as "60' Wide Access Easement".

¹ Motion by Bigelow was phrased in the positive: to approve the application for Variance. For clarity, the votes listed here reflect "Ayes" as votes to approve the Variance and "Nayes" as votes to deny the Variance.

Public Hearing July 1, 2025: 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 June 20, 2025. Required notice was provided to County Offices.

Ryan Hobart, Zoning Administrator, presented the staff report. Staff recommended denial of this variance application specifically because this could set a precedence for future variance requests. During the Staff Report Administrator Hobart stated that it is his job to uphold the ordinances of the county, and the applicant holds the burden of proof on an unavoidable hardship in order to be granted a variance. Section 8 of the Madison County Zoning Ordinance covers general regulations. Subsection C is in relation to street frontage requirements for lots containing any building used in whole or in part for residential purposes. The following is how the regulation reads:

"Lots containing any building used in whole or in part for residence purposes shall abut for at least forty (40) feet on at least one (1) street, or have an exclusive unobstructed private easement of access or right-of-way at least twenty (20) feet wide to a street; and there shall be only one (1) single-family dwelling for such frontage or easement."

This specific location had already met the one (1) single-family dwelling per exclusive unobstructed private easement (2261 Carver Road).

The Applicant, Steven Reed, presented his case. Mr. Reed requested the variance be granted so that he could use the current easement, for one additional single-family dwelling. He stated that the layout of the original subdivision has limited his ability to utilize the property as he desires.

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

Analysis/Legal Principles: After the closure of the Public Hearing, discussion took place by the Board related to this case. The Board of Adjustment then granted a variance, by a 4-0 decision, to allow Mr. Reed to utilize the current easement, for one additional single-family dwelling due to the unique circumstances created by the original 1980 Seven Oaks Subdivision Plat.

Board of Adjustment Action on Written Findings of Fact

Date: August 11, 2025

VOTE:	Ayes:	Nayes:	Abstained:	Absent:
(Roll Call)	Archer	None	None	Howell
	Bigelow			Fiene
	Morford			

Chair:

A handwritten signature in black ink, appearing to read "David Morford", is written over a horizontal line.

INDEX LEGEND
Sec 1-75-28 N 5th PM
Location: Replat of Lot 3 Seven Oaks Sub. Winterset
Requestor: Steven Reed
Proprietor: Steven Reed
Project: 25017 Date of Survey: 4/4/2025
Surveyor Co: Boldman Surveying & Consulting
Prepared by/Return to: Craig S.Boldman
521 West Green Street, Winterset, Ia 50273
Phone/fax: 515-462-9242

FINAL PLAT OF SEVEN OAKS SUBDIVISION PLAT NO. 2
Being a Replat of Lot 3 of Seven Oaks Subdivision, an Official Plat, located in Section 1, Township 75 North, Range 28
West of the 5th P.M., Madison County, Iowa.



Document 2025 2816
Book 2025 Page 2816 Type 06 044 Pages 24
Date 10/21/2025 Time 3:42:33PM
Rec Amt \$122.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Wilkie, Katherine M. Etal
Nelson, Noel R
C/O MARK NELSON
1406 QUINCY LN
CHARLESTON, WV 25314

OWNER/DEVELOPER:

Steve Reed Developments
2248 Carver Road
Winterset, Ia 50273
515-975-1016

SURVEYOR

Boldman Surveying & Consulting
521 West Green St
Winterset, Ia 50273
515-202-9157

UTILITIES

Electric-R.E.C.
Gas-Propane
Sewer-Private Septic
Cable-Future
Water-City of Winterset

SETBACKS

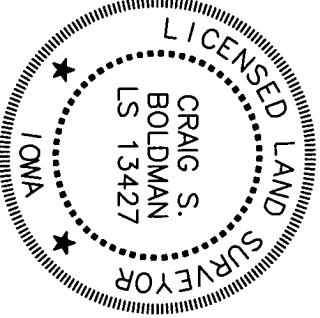
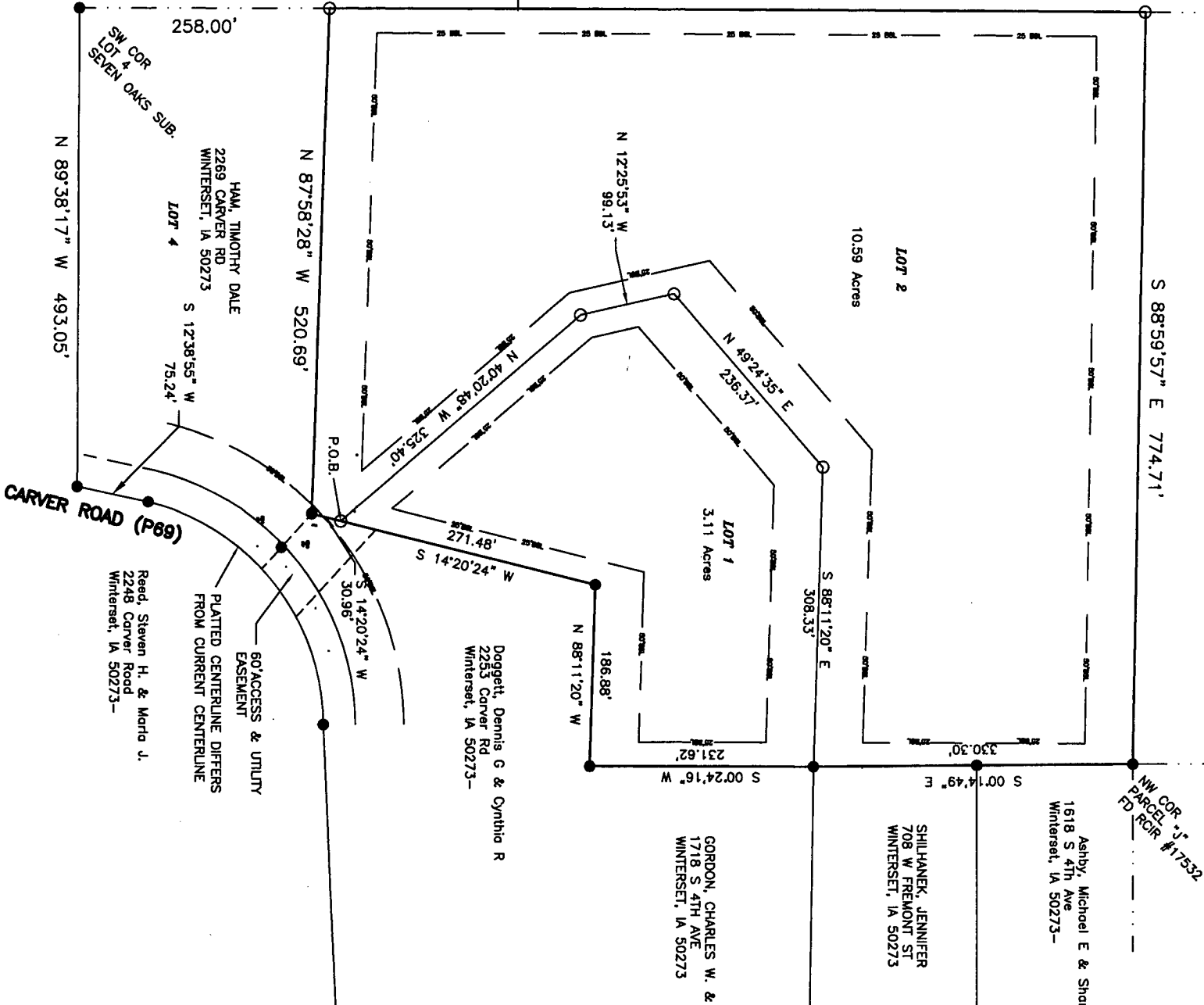
Front and Rear-50' from property line
Side-25' from property line

ZONING- "A" AGRICULTURE



Timber Creek Development
2287 Carver Rd
Winterset, Ia 50273-

APPROXIMATE 1/4-1/4 SECTION LINE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa
Signature: *Craig S. Boldman* Date: *7/18/2025*
Name Craig S. Boldman P.L.S No. 13427
Renewal date is December 31, 2026
Pages or sheets covered by this seal *this sheet*