



Document 2026 198

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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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 I-INDUSTRIAL  
DISTRICT TO THE C-COMMERCIAL 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 November 25, 2025, the Winterset Planning & Zoning Commission approved this Zone Change Request and recommended such land use change to the City Council.
2. On December 1, 2025, the City Council approved resolution number 2025-71 to set a date of public hearing reclassifying land use from the I-Industrial to C-Commercial Zoning District.
3. On December 3, 2025, the City published notice and informed property owners within 200' of the rezone request of the public hearing as required by the City Zoning Ordinance.
4. On December 15, 2025, the City Council conducted a public hearing on the proposed reclassification of land use.
5. On December 15, 2025, the City Council approved Resolution 2025-71 for the Application and Rezoning Petition and the first reading of Ordinance #673. The City Council approved the waiving of the second and third reading of Ordinance #673. The final reading and adoption of Ordinance #673 was adopted and passed by the City Council of Winterset on December 15, 2025.
6. On December 17, 2025, Ordinance #673 was published in the Winterset Madisonian, said publication included the entire legal description of text of the amended Zoning

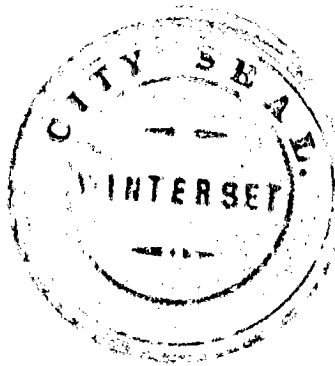
and Subdivision regulations and included a copy of the amended, revised and updated Zoning District map, a copy of the Affidavit of Publication is attached hereto.

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 5th day of January 2026, 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: November 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:**

1. Approve the minutes of the October 28, 2025 meeting
2. Review and recommendation on a Rezone request for the Winterset Fieldhouse/Police Department Project located just east of the intersection of E Court Avenue and N 10<sup>th</sup> Street.

By: \_\_\_\_\_  
Title: Code Enforcement Officer

The Planning and Zoning Commission of the City of Winterset, Iowa met on November 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: David LaGrange, JD McDonald, Jon Stetzel, Dan Bush, Jerry Parkin, Jeanne Jacobson, Dan Schwerts

Absent : None

**Agenda Item 1:**

Chairman LaGrange called for a motion to approve the minutes of the October 28, 2025 meeting. There was no discussion. Member Bush made a motion to approve the previous meeting minutes, seconded by Member Jacobson. 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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Andrew J. Barden, City Administrator

Whereupon Chairman LaGrange declared that the motion carried.

**Agenda Item 2:**

Chairman LaGrange called for agenda item 2 to be introduced by Code Enforcement Officer Burgus. Burgus advised the Commission that the City of Winterset is requesting a rezone of the property submitted from Industrial to Commercial for the Winterset Fieldhouse/PD project that would be located just east of the intersection of E Court Avenue and N 10<sup>th</sup> Street. The Commission was advised that there was a pre-application meeting held on October 8, 2025, with city staff, Studio Melee, Confluence and Bishop Engineering. Member Schwerts inquired if there would be adequate parking available. City Administrator Barden advised the green space to the north of the proposed building could be utilized if necessary as well as the soccer field parking across the street. There is a desire to upgrade the utilities to commercial sized for this project to provide for future development to the East. The city does not own any other land that would be sufficient for such a project that would provide adequate parking and that is why this parcel was chosen. Director of Parks and Recreation Sky Smothers advised the Commission that this location was also chosen because of its proximity to almost all other Parks and Recreation operations. Member McDonald expressed his concern with pedestrian safety with this being a commercial and industrial corridor. The Parks Master Plan is moving forward with connectivity with trails that would assist with pedestrian safety. Other traffic options were discussed for slowing down or stopping traffic. After no further discussion, Member Schwerts made a motion to approve the rezoning of this parcel from Industrial to Commercial, seconded by Member Stetzel. On a voice vote, Members Bush, Parkin, Jacobson, LaGrange, Stetzel, and Schwerts voted Aye. Member McDonald voted Nay.

Whereupon Chairman LaGrange declared that the motion to rezone this property from Industrial to Commercial passed.

Chairman LaGrange asked if there was any other business to discuss. Burgus advised the Commission that the Principal Permitted Use zoning code update was still being worked on and if any commission member had any comments or suggestions, please send her an email. Seeing no further business to discuss, 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.

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Chairman David LaGrange

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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. 2025-71  
A RESOLUTION SETTING A DATE OF PUBLIC HEARING  
FOR RECLASSIFYING LAND USE FROM THE I-INDUSTRIAL  
TO C-COMMERCIAL ZONING DISTRICT

**WHEREAS**, Jordan Collins, in his capacity as Project Lead for Studio Melee, in conjunction with Bishop Engineering, Confluence, InfraStructure LLC, Alvine Engineering and on behalf of the City of Winterset, has petitioned the City Planning & Zoning Commission to reclassify land from the I-Industrial Zoning Classification to the C-Commercial Zoning Classification; and

**WHEREAS** the Planning & Zoning Commission duly approved this request for a zone change on November 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 December 15th, 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 C-Commercial, to-wit:

"Lot Two (2) of Bellamy Addition Plat 4, an Addition to the City of Winterset, Madison County, Iowa; **EXCEPT** Parcel "N" located therein, containing 6,600 square feet, as shown in Amended Plat of Survey filed in Book 2015, Page 3257 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa."

Passed and Approved this 1st day of December 2025.

ATTEST:

\_\_\_\_\_  
//s//  
Thomas J Leners, Mayor  
City of Winterset, Iowa

\_\_\_\_\_  
//s//  
Andrew Barden, City Administrator/City Clerk

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.

**Notice Of Public Hearing Reclassifying Land Use From The  
I-Industrial District To C-Commercial Zoning District**

Notice is hereby given that the City Council of the City of Winterset, Iowa, will conduct a public hearing in accordance with Resolution No. 2025-71 for the purpose of reclassifying land use from the I-Industrial to C-Commercial Zoning District.

Copies of the proposed code of ordinances are available at the city clerk's office as this notice states. The public hearing will be held on December 15th, 2025, at 7:00 PM, at the City Hall. City Council will receive oral or written objections from any resident or property owner of the City; written objections must be received at City Hall prior to the beginning of the hearing. All interested persons are invited to attend this hearing. This notice is given by order of the City Council of Winterset, Iowa, in accordance with Section 362.3 of the Code of Iowa. 15

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

On the 3 day of Dec 2025

Susan R Smith

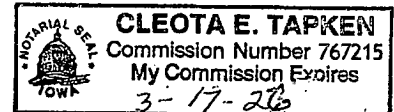
Subscribed and sworn to before me this

4 day of Dec. 2025

Cleota Tapken

NOTARY PUBLIC  
In and for Madison County

Fee  
\$ 13.62



ORDINANCE RECLASSIFYING LAND USE FROM THE I-INDUSTRIAL DISTRICT TO  
THE C-COMMERCIAL ZONING DISTRICT

**WHEREAS**, Jordan Collins, in his capacity as Project Lead for Studio Melee, in conjunction with Bishop Engineering, Confluence, InfraStructure LLC, Alvine Engineering and on behalf of the City of Winterset, has petitioned the City Planning & Zoning Commission to reclassify land from the I-Industrial Zoning Classification to the C-Commercial Zoning Classification; and

**WHEREAS** the Planning & Zoning Commission duly approved this reclassification request on November 25th, 2025, and have recommended such land use change to the City Council; and

**WHEREAS**, the City has published notice and informed property owners within 200' of the rezone request of the public hearing as required by the City Zoning Ordinance on December 3rd, 2025, and;

**WHEREAS** following the public hearing held on December 15th, 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 I-Industrial District to the C-Commercial District to-wit:

Legal Description:

Lot Two (2) of Bellamy Addition Plat 4, an Addition to the City of Winterset, Madison County, Iowa; **EXCEPT** Parcel "N" located therein, containing 6,600 square feet, as shown in Amended Plat of Survey filed in Book 2015, Page 3257 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa.

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.

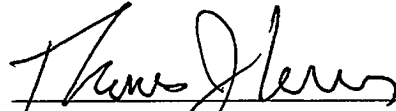
Section 3. The Mayor and City Administrator be and are hereby authorized to enter this zoning district change on the official zoning map of the City of Winterset, Iowa as provided by Section 4.12098 of the Winterset Municipal Code.

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

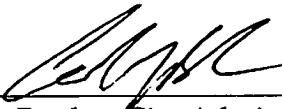
Section 5. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

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

This Ordinance was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the Mayor on the 15th day of December, 2025.

  
Thomas J Leners, Mayor  
City of Winterset, Iowa

ATTEST:

  
\_\_\_\_\_  
Andrew Barden, City Administrator/City Clerk/Zoning Administrator



ORDINANCE NO. 673

ORDINANCE RECLASSIFYING LAND USE FROM THE I-INDUSTRIAL DISTRICT TO THE C-COMMERCIAL ZONING DISTRICT

**WHEREAS**, Jordan Collins, in his capacity as Project Lead for Studio Malee, in conjunction with Bishop Engineering, Confluence, InfraStructure LLC, Avine Engineering and on behalf of the City of Winterset, has petitioned the City Planning & Zoning Commission to reclassify land from the I-Industrial Zoning Classification to the C-Commercial Zoning Classification; and

**WHEREAS** the Planning & Zoning Commission duly approved this reclassification request on November 25th, 2025, and have recommended such land use change to the City Council; and

**WHEREAS**, the City has published notice and informed property owners within 200' of the rezoning request of the public hearing as required by the City Zoning Ordinance on December 3rd, 2025, and;

**WHEREAS** following the public hearing held on December 15th, 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 I-Industrial District to the C-Commercial District to-wit:

Legal Description:

Lot Two (2) of Bellamy Addition Plat 4, an Addition to the City of Winterset, Madison County, Iowa; **EXCEPT** Parcel "N" located therein, containing 6,800 square feet, as shown in Amended Plat of Survey filed in Book 2015, Page 3257 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa.

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.

This Ordinance was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the Mayor on the 15th day of December, 2025.

/s/ Thomas J Leners, Mayor  
City of Winterset, Iowa

ATTEST:

/s/ Andrew Barden, City Administrator/City Clerk/Zoning Administrator

17

## 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 17 day of Dec 20 25

Susan R Smith

Subscribed and sworn to before me this

18 day of Dec 20 25

Cleota Tapken

NOTARY PUBLIC  
In and for Madison County

Fee  
\$ 37.73

