



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
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Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

PLANNING AND ZONING COMMISSION AGENDA

Governmental Body: Planning and Zoning Commission

Date of Meeting: September 30, 2025

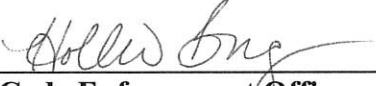
Time of Meeting: 3:30 P.M.

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 August 26, 2025 meeting
2. Review and recommendation of a Rezone Request by 1926 LLC for 411 E Lane St. from R-2 to R-3

By: 
Title: 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



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PLANNING AND ZONING COMMISSION MINUTES

Governmental Body: Planning and Zoning Commission

Date of Meeting: August 26, 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 June 24, 2025 meeting
2. Review and recommendation for Seven Oaks Subdivision Plat No. 2
 - This subdivision lies outside city limits but is within 2 miles.
3. Urban Renewal Area discussion and recommendation
4. Planned Unit Development ordinance/review policy discussion

By: _____
Title: Code Enforcement Officer

The Planning and Zoning Commission of the City of Winterset, Iowa met on August 26, 2025, in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 3:30 PM by Chairman LaGrange.

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

Absent: None

Agenda Item 1:

Chairman LaGrange called for a motion to approve the minutes of the June 24, 2025 meeting. There was no discussion. Member Bush made a motion to approve the previous meeting minutes, seconded by Member Parkin. On a voice vote, all members present voted Aye.

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Whereupon Chairman LaGrange declared that the motion carried.

Agenda Item 2:

Chairman LaGrange introduced agenda item 2, Review and recommendation for Seven Oaks Subdivision Plat No. 2, as it is within 2 miles of the City of Winterset limits. City Administrator Barden explained this request. In April of 2025, Steve Reed wanted to divide his property into 2 parcels and the City provided Mr. Reed with a letter stating that the split was approved due to the request meeting the minimum zoning regulations of the city and that any future splits would require to be approved through the Planning and Zoning Commission. The County then required Mr. Reed to go through the Planning and Zoning Commission then the Winterset City Council to get a resolution for this Subdivision approval. He also advised that Mr. Reed has gotten County Board of Adjustment approval for three 911 addresses, as the county only allows for two by right. After no discussion, Member Bush made a motion to approve the submitted Seven Oaks Subdivision Plat No. 2, seconded by Member Parkin. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried, and the Seven Oaks Subdivision Plat No. 2 was approved.

Agenda Item 3:

Chairman LaGrange introduced agenda item 3, Urban Renewal Area and Urban Renewal Plan Amendment discussion and recommendation. City Administrator Barden discussed how the Urban Renewal Plan Amendment would use TIF for the City Park Recreation Trail Project. After little discussion Member Stetzel made a motion to approve the Amendment to the Winterset Urban Renewal Area and Urban Renewal Plan as presented, seconded by Member Jacobson. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried, and the Amendment to the Winterset Urban Renewal Area and Urban Renewal Plan was approved.

Agenda Item 4:

Chairman LaGrange introduced agenda item 4, Planned Unit Development (PUD) ordinance/policy discussion. Code Enforcement Officer Burgus explained that 2 documents were before them for them to review. The first was an excerpt from the Winterset Municipal code for PUD with a few edits that were recommended for code section 4.12061.6 City Review of the Planned Unit Development. There were 2 main suggested edits. The first suggested edit was to require a developer to submit their proposal to the zoning administrator for review prior to the Planning and Zoning Commission meeting for comment and discussion. The second was to ensure that the submitted PUD would comply with any policy in effect at that time or in the future. Burgus went on to explain how the policy breaks down into sections.

The first being minimum requirements that are called out in our municipal code. The second is a chart that details non-conforming lot thresholds for evaluation. The third and fourth sections explain the steps involved in the submission process. The fifth indicates that the policy

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will be reviewed periodically to see if it needs to be updated. After little discussion, city staff were directed to move forward with the ordinance update and policy adoption.

Future developments were then discussed.

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

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

Chairman David LaGrange

Code Enforcement Officer
Hollie Burgus

City Council

Mary Ann Orr- North Mike Fletcher- South

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

September 24, 2025

To whom it may concern,

The applicant, 1926, LLC, respectfully submits this petition for a zoning classification change for the property located at 411 E Lane St, Winterset, Iowa.

As an experienced developer specializing in adaptive reuse, multifamily redevelopment, and new construction housing, the applicant has consistently demonstrated the ability to transform vacant and underutilized properties into productive community assets. Notable recent projects include the successful redevelopment of the former Mitchell Village Care Center in Mitchellville into 48 apartment units, now known as *The Carter*, and the conversion of a vacant restaurant space in *The Lyon*, located in Des Moines' East Village, into seven new apartments in the high-rise. These projects highlight the applicant's commitment to enhancing neighborhoods and creating attainable housing options across Iowa.

The proposed project at 411 E Lane St seeks to bring that same expertise to Winterset by removing the former OHC Winterset North nursing home facility and constructing approximately 50 new for-sale rowhomes and owner-occupied condominiums. This development will provide high-quality, attainable homeownership opportunities, diversify the local housing stock, and return a long-vacant property to productive use.

1. Legal Description and Local Address of Property

- **Legal Description:** 4.04A S PT W 19.17A E 24.69A NW NW MISC SECTION 31
- **Property Address:** 411 E Lane St, Winterset, Iowa

2. Present and Requested Zoning Classification

- **Present Zoning:** R-2 – Single and Two-Family Residential
- **Requested Zoning:** R-3 – Multi-Family Residential

3. Existing and Proposed Use of Property

- **Existing Use:** Former nursing home facility, previously operated by OHC Winterset North LLC. Operations ceased in early 2023, leaving the building inactive.
- **Proposed Use:** Demolition of the existing structure and construction of approximately 50 new rowhomes/condominiums, offered for sale to individual owners.

4. Statement of Reasons for Zoning Change

The current zoning classification of R-2 is no longer appropriate for the property, for the following reasons:

- The nursing home ceased operations in early 2023, and the building has remained vacant and underutilized for nearly two years.
- There is a documented need in Winterset for additional, attainable homeownership opportunities to support workforce stability and community growth.
- Redevelopment into owner-occupied rowhomes and condominiums will provide a sustainable, productive use of the property aligned with evolving community needs.
- The project will increase housing availability, strengthen neighborhood vitality, and transform a dormant site into a thriving residential community.

5. Plat / Property Map

An aerial plat exhibit is attached, showing:

- The applicant's property boundaries and dimensions.
- Adjacent parcels within 200 feet and their current uses.
- Streets, alleys, and other relevant physical features.

6. Additional Information (Section 4.12074 Requirements)

A detailed site plan is not available at this stage. However, the applicant confirms the intent to construct approximately 50 new for-sale rowhomes and condominiums. A full site plan will be prepared and submitted as the project advances, in compliance with city requirements.

Related Experience

The applicant has a strong history of successful redevelopment projects, including:

- **The Carter – Mitchellville, Iowa:** Conversion of the former Mitchell Village Care Center (closed October 1, 2022) into 48 modern apartment units. Before and after photos are attached.
- **The Lyon – Des Moines, Iowa:** Redevelopment of a vacant restaurant space in a mixed-use high-rise in the East Village into seven residential units. Before and after photos are attached.

These projects reflect the applicant's ability to deliver high-quality housing while revitalizing underused properties and strengthening local communities.

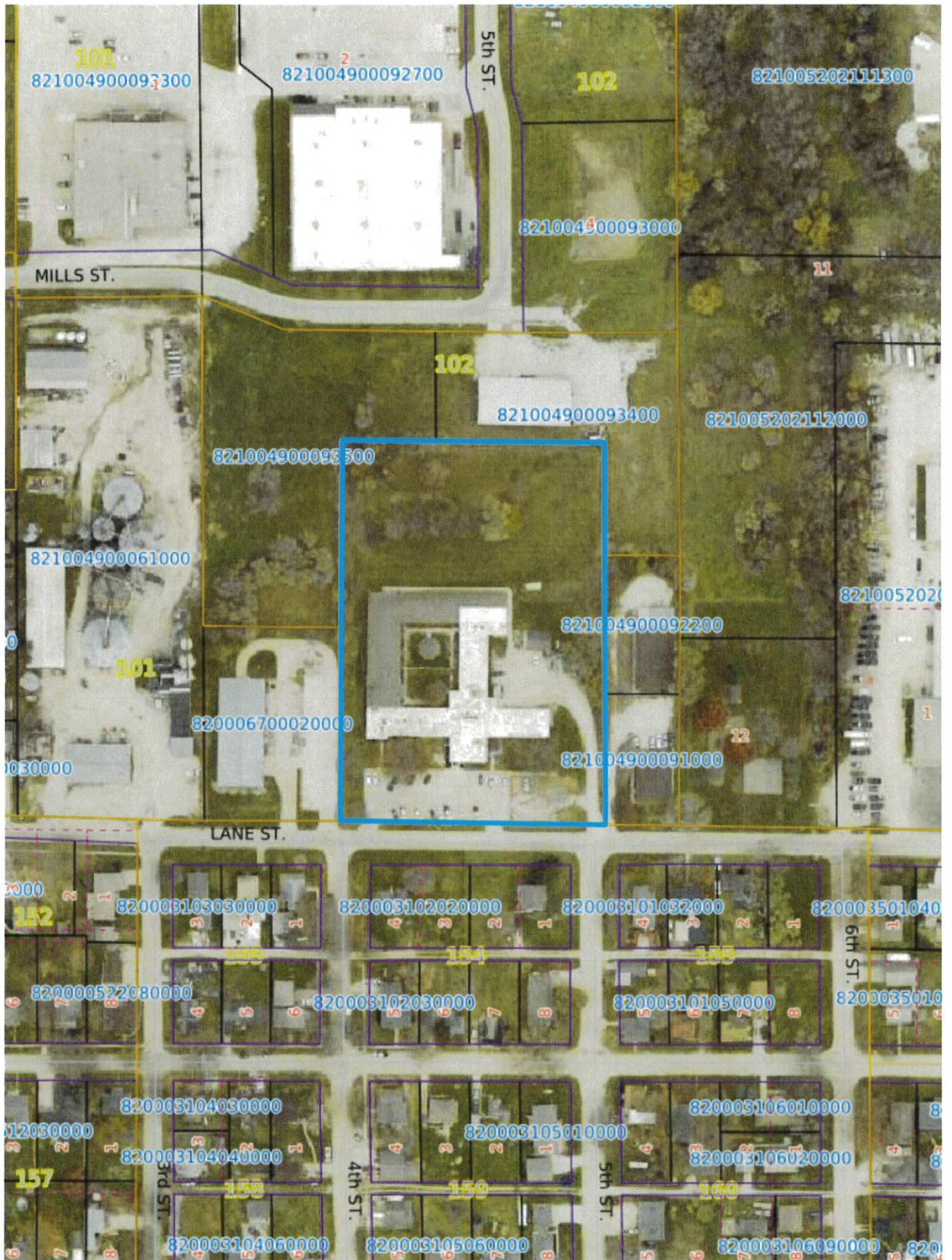
The applicant respectfully requests approval of this zoning change petition to allow the demolition of the former OHC Winterset North facility and the construction of approximately 50 new rowhomes/condominiums. This project will not only meet a pressing need for attainable homeownership opportunities in Winterset but also bring renewed life to a long-vacant property.

Thank you for your time and consideration. Please let me know if any additional documentation or clarification is needed.

Sincerely,



Kati Brown
1926, LLC



THE CARTER

Before



THE CARTER

After



RESTAURANT CONVERSION

Before



RESTAURANT CONVERSION

During



RESTAURANT CONVERSION

After

