

Cerro Gordo County Planning & Zoning Staff Report

SPECIAL USE

Case No.: 22-8	Date of Application: February, 10, 2022
Use Request: 20.2(K) Any building, structure, or land Used by a public or private utility service For the purpose of transmitting power	Owner: Interstate Power and Light
Current Zoning: A-1 Agricultural	Petitioner: Interstate Power & Light
Address: 11295 230 th Street Clear Lake, IA 50428	Size of Special Use: 80 acres
Legal: E½ of the SE¼, Sec. 35, Lake Township	Size of Parcel: 80 acres
	Hearing Date: March 29, 2022

BACKGROUND INFORMATION:

1) PURPOSE OF SPECIAL USE REQUEST -

Interstate Power & Light (IPL) intends to construct a 17'-4"x28' building to house a 6,550 gallon sodium hypochlorite storage tank, which is intended "to reduce the number of deliveries to the generating station and allow for an improved location to introduce chemical into [the] cooling tower," which will add capacity to the existing 1,500 gallon sodium hypochlorite storage tank (See Figures 1-3) Additionally, IPL intends to account for some future expansion of onsite warehousing on the amended site plan (See Figure 4). The request is for a site plan amendment to IPL's existing Special Use Permit, a copy of which is included in your packet. Condition 5 of the permit requires a site plan amendment be approved by Board of Adjustment for any changes that result in additional or expanded facilities.

2) EXISTING LAND USE AND ZONING CLASSIFICATION OF PROPERTY –

IPL operates the existing power plant onsite that generates electricity locally. The property is zoned A-1 Agricultural.

3) LAND USE AND ZONING CLASSIFICATION OF SURROUNDING PROPERTY -

The property is surrounded by fields in agricultural production in most directions. ITC Midwest operates two substations to the north. All surrounding land is zoned A-1 Agricultural.

GENERAL FINDINGS:

1) HARMONY AND ACCORD WITH GENERAL PRINCIPLES AND PROPOSALS OF ZONING ORDINANCE -

The purpose statement of the Zoning Ordinance states that it was "adopted for the purpose of promoting public health, safety, morals, comfort, and general welfare." The proposed use should not have an impact on public health, as there will be no change to the existing use of the property. The use should not adversely affect public safety, morals, comfort, or general welfare.

2) COMPATIBILITY OF USE WITH APPEARANCE AND ESSENTIAL CHARACTER OF AREA -

IPL will continue to use the existing powerplant as it currently does. The proposed additions will not make a meaningful change to the compatibility of the special use with the general area.

3) IMPACT ON EXISTING AND FUTURE USES, VICINITY, AND COMMUNITY AS A WHOLE -

The additional structures will only have a somewhat positive effect to the overall impact to future uses. IPL anticipates reduced truck traffic into the site, as the new structures will allow IPL to further its operational efficiency. The new structures will not expand the footprint area of the powerplant beyond the 80 acres in which it currently sits.

4) ADEQUACY OF PUBLIC SERVICES (i.e., highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools) -

The site is served by 230th Street which is gravel-surfaced. The street has served the existing powerplant since approximately 2003 without significant issues. Reduced truck traffic would only reduce wear and tear to the road.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire Protection is provided by the Clear Lake Fire Department. The proposed use should not increase demand for either service.

While the north half of the property has significant floodplain mapped, none of the existing structures or the proposed additional structures are within said floodplain.

The use is not expected to generate any refuse, however, if it does, removal will be the responsibility of IPL.

The proposed site plan amendment should not have any affect to the existing well or wastewater systems.

The proposed use should not have an impact on schools.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

The site is served by 230th Street which is gravel-surfaced. The street has served the existing powerplant since approximately 2003 without significant issues. Reduced truck traffic would only reduce potential wear and tear to the road. There is otherwise no additional cost to public facilities and services as a result of the proposed site plan amendment.

6) POTENTIAL DETRIMENTS TO PERSONS, PROPERTY, OR GENERAL WELFARE (i.e., excessive traffic, noise, smoke, fumes, glare, or odors) -

230th Street carries 150 vehicles per day on average. While likely nominal, the proposed structures are intended to help to reduce deliveries to the powerplant. As a result, there should be less wear and tear to the public road, even if only minimal over the life of the structures. There could be some slight temporary increases in traffic during construction.

Other impacts are not expected to change as a result of the proposed additional structures once in operations.

7) COMPATIBILITY AND CONSISTENCY WITH THE INTENT AND PURPOSE OF THE ZONING DISTRICT -

The intent of the A-1 Agricultural District is to permit the continued use of such land for agricultural purposes. No additional farmland will be taken out of production as a result of the proposed site plan amendment. The proposed additional structures will help IPL continue its operations and increase efficiency of its existing facilities to serve the community as a whole.

8) **COMPATIBILITY WITH COUNTY COMPREHENSIVE PLAN -**

The Future Land Use Map contained in the 2004 Comprehensive Plan Update designates the property as agricultural. The plan discourages taking productive agricultural land out of production and land uses that do not serve the agricultural community. IPL has operated the existing powerplant since 2003 and no additional farmland will be affected from the proposed site plan amendment. Encouraged performance standards are within the existing Special Use Permit. No additional conditions seem to be needed as a result of the proposed site plan amendment except as recommended.

COMPLIANCE WITH ADDITIONAL ARTICLE 20 REQUIREMENTS:

Additional requirements for the special use requested are as follows:

20.2 SPECIAL USES

- K. Sewage treatment plants and waste stabilization lagoons, public or private; and any building, structure, or land used by a public or private utility service for the purpose of transmitting power, liquids or gases. Also, newspaper distribution buildings. No part of any treatment facility (structure or levee) shall be closer than two hundred (200) feet from any property line or road right-of-way. The requirements of Article 18.12(B) and (C) shall be adhered to.

The Special Use Permit site plan amendment request is for land and structures used by a private utility service for the transmission of power. The 200' setback does not apply since the use is not a sewage treatment facility.

18.12 APPLICATION

B. Site Plan

The site plan should be drawn at a scale of not less than 1" = 100' and twelve (12) copies of the site plan shall be submitted with the permit application. The site plan shall include but not be limited to the type of structure proposed, number and size of dwelling units, floor area of office or industrial building, buffers, landscaping, parking area, walls, density, floor area ratio, sewer and water proposed, anticipated expansion and other information deemed necessary to illustrate compliance with the requirements of this Ordinance. In addition, the map will show dimensions of open-space, public dedications, and the horizontal and vertical dimensions of all proposed buildings and structures. **The site plan was drawn at the appropriate scale. It shows the proposed setbacks, proposed facilities, and fencing around the perimeter of the site. The access point from 230th Street is also shown.**

C. Statement

An explanatory statement of the general purpose of the project shall accompany the application. The statement shall supplement the site plan with narrative information. The adoption of the text of the statement specifying the particular non-residential uses shall constitute a limitation to those specific uses. **The statement accompanying the application is very brief. It explains the proposed use of the larger storage tank, but doesn't address the expanded warehouse. Staff does not have a concern about the expanded warehouse since it involves a continuance of the existing use of the property.**

ZONING DISTRICT REQUIREMENTS:

Requirements of the zoning district for which the proposed special use is to be located are as follows:

Minimum parcel size is 10 acres. **The parcel is 80 acres in size**

7.5 Height Regulations. No building hereafter erected or structurally altered shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet. **Neither the proposed storage tank building nor potential warehouse will be above 35' tall. None of the existing structures are proposed to be changed, and conditions in the permit address heights of existing structures.**

7.6 Yard Requirements. Each lot shall have the front, side and rear yards not less than the depths or widths following:

- A. Front yard depth, fifty (50) feet. **All proposed structures are over 1,700' from the front lot line.**
- B. Each side yard width, twenty-five (25) feet. **All proposed structures are over 200' from a side lot line.**
- C. Rear yard depth, thirty (30) feet. **All proposed structures are over 300' from the rear lot line.**

STATUTORY REQUIREMENTS:

Additional requirements under Iowa Code pertain to the Special Use applied for:

Information on permits from other local, state, and federal agencies were not included with the application specifically. However, Tier II reporting of hazardous chemicals for emergency management are typically required for chemicals such as sodium hypochlorite. This will be the responsibility of IPL to ensure they stay in compliance with state requirements. This will be a continuation of operations as the existing storage tank (See Figures 1-3) This is addressed in Condition 2 of the existing Special Use Permit. Any applicable permits required by other governmental agencies directly affected by the proposed site plan amendment must be filed with the Zoning Administrator per Condition 11 of the existing Special Use Permit.

STAFF ANALYSIS AND RECOMMENDED ACTION:

IPL provides an essential service of electricity generation to people throughout North Iowa. The proposed site plan amendment addresses two new structures: a new sodium hypochlorite storage tank and a future warehouse expansion to increase capacity and efficiency of the operations of the existing powerplant.

In particular, IPL states the purpose of the site plan amendment is to reduce the number of deliveries for the bulk sodium hypochlorite. As a result, there should be a nominal reduction in the number of trips on 230th Street, which will help reduce potential wear and tear to the road, even if only slightly.

There should be no additional impact to nearby properties, as the site plan amendment keeps within the existing footprint of the permitted area. The Board would have substantial justification to approve the amended Special Use Permit, subject to following conditions with recommended amended conditions in red.

RECOMMENDED CONDITIONS TO BE MET IF POSITIVE VOTE BY BOARD OF ADJUSTMENT:

Note: In granting a Special Use Permit, the Board of Adjustment may attach conditions which it finds are necessary to carry out the purpose of the Zoning Ordinance, in conformance with what is provided in Article 20 of the Zoning Ordinance, and where reasonable and necessary may increase the required lot or yard, control the location and number of vehicular access points to the property, limit the number of signs, limit coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent property, and require screening and landscaping to reduce noise and glare and maintain the property in character in keeping with the surrounding area. Special uses shall ordinarily comply with the standards of the district concerned for principal uses which are permitted therein, except as modified by the Board of Adjustment in granting a Special Use Permit.

The following conditions are recommended:

1. This Special Use Permit may be reviewed at any time in the future upon the request of the applicant or a majority of the Board of Adjustment members.
2. The provisions and/or regulations shall be minimum requirements and wherever the requirements of any other lawfully adopted rules, regulations or ordinances are at a variance, the most restrictive shall govern.

3. It is contemplated that from time to time during the operation of the power generating facility that conditions may arise which are not covered by the terms of this permit and which cannot be anticipated. In the event such conditions do arise, the Board of Adjustment of Cerro Gordo County, Iowa, may impose additional regulations to meet any new conditions. In addition, if said facility should, at any time, be operated in any manner which violates the rules and regulations of any federal or state regulatory agency, then the Board of Adjustment may impose such other conditions so as to insure compliance with such rules and regulations.
4. This permit will be subject to revocation for operator's failure to comply with the provisions as herein set forth or such other provisions as may, from time to time, be imposed by the Board of Adjustment of Cerro Gordo County, Iowa, under the terms of this permit.
5. The amended site plan and operator's statement received with the application dated February 9, 2022 filed by Interstate Power and Light are hereby adopted by the Board of Adjustment. The original preliminary site plan and operational statement filed by IPL adopted by the Board of Adjustment on October 22, 2002 shall remain in full force and effect. The Board understands in adopting these that there may be changes in site layout due to unforeseen site conditions or procedures and processes required by a regulatory agency. Such changes that do not result in additional or expanded facilities shall be subject to the approval of the Zoning Administrator. Changes that result in additional or expanded facilities shall require a site plan amendment and be approved by the Board of Adjustment.

Construction Conditions

6. IPL shall be responsible for applying dust control at regular intervals and as conditions warrant on 230th Street and any other gravel roads leading to the site, including but not limited to Killdeer Avenue, during construction. Dust control methods shall be approved by the Cerro Gordo County Engineer.
7. IPL shall work with the Cerro Gordo County Engineer, and possibly the Cerro Gordo County Sheriff, to designate routes for the delivery of heavy equipment, wide loads and construction worker transportation.
8. IPL shall be required to restore 230th Street and any other gravel road damaged during construction to its pre-construction condition under the direction of the Cerro Gordo County Engineer.
9. Dust control shall be applied on-site during construction at regular intervals and as conditions warrant so that no fugitive dust crosses property lines.
10. IPL shall implement traffic-reducing measures, when possible and practical, during construction including, but not limited to, carpooling of workers and bussing of workers.
11. Copies of applicable local, state and/or federal permits shall be filed with the Zoning Administrator prior to beginning construction or an activity for which such permit is required.
12. IPL shall apply for and obtain Zoning Certificates for structures to be constructed on the site. Multiple structures may be included on a single application/permit if said structures will be constructed simultaneously.

Operating Conditions

13. The perimeter of the facility shall be landscaped according to a plan developed by a landscape architect or other qualified professional, and approved by the Zoning Administrator. Landscaping shall hide parking areas, buffer the substation area, and give human scale to the plant buildings.
14. IPL shall meet with property owners within one-half mile of the site to discuss landscaping on their individual properties that will shield their views of the plant. IPL shall make landscaping improvements as agreed to with the property owners. The reasonable costs of landscaping on these individual properties shall be borne by IPL.
15. All exterior lighting shall shine into the interior of the site and away from adjoining properties.

16. If acceptable to the FAA, stack lighting shall be shielded so it cannot be seen from properties within one-half mile of the site.
17. Any well and/or on-site wastewater treatment system shall meet the regulations of and be approved by the Cerro Gordo County Department of Public Health prior to installation.
18. Maximum heights for structures are hereby set by the Board of Adjustment, pursuant to Article 6.27 of the Zoning Ordinance, as follows, although the Zoning Administrator may grant permits for taller structures if the structure height will not be more than 10 percent than the maximums stated below:

Stacks: A maximum height of 200 feet is established for all stacks associated with the plant.
Tanks: A maximum height of 40 feet is established for the fuel oil and water tanks associated with the plant.
Cooling Tower: A maximum height of 55 feet is established for the cooling tower.
Electrical Substation: A maximum height of 60 feet is established for all structures associated with the electrical substation.
19. Height variances for the generation building, water treatment facility, administrative/maintenance building, warehouse and black-start generation building are hereby granted not to exceed 120 feet in height for any building.
20. All access locations shall be subject to the approval of the Cerro Gordo County Engineer.

Proposed motion on application: To adopt the staff report as the Board's findings and to grant the application, subject to the conditions recommended by staff and as modified by the Board of Adjustment, for the placement of an electrical generating facility, and further, that the grant of the application be made effective immediately and on the condition that Interstate Power & Light shall perform all operations under the application under the specific direction of the Cerro Gordo County Zoning Administrator, not inconsistent with the proposed conditions and recommendations approved by the Board of Adjustment, until such time as a formal resolution is drafted and adopted by the Board of Adjustment, not to exceed 60 days.

Proposed motion for denial of application: To adopt the staff report as the Board's findings and to deny the application for the reasons stated in the staff report as well as for the following reasons: **[STATE ADDITIONAL REASONS FOR DENIAL, IF ANY]**. Said reasons for denial shall be stated in the official transcript and minutes of the Board of Adjustment, and shall be made in writing to the applicant in letter form by the Board's secretary.

Prepared by:

John Robbins
Planning and Zoning Administrator
Final Draft Date: March 16, 2022

Figure 1
Looking at the proposed location for the new storage tank building



March 14, 2022, J. Robbins

Figure 2
Looking at the proposed 6,550 hypochlorite storage tank



March 14, 2022, J. Robbins

Figure 3

Looking at the existing 1,500 gallon sodium hypochlorite storage tank



March 14, 2022, J. Robbins

Figure 4

Looking at proposed site for a potential warehouse addition



March 14, 2022, J. Robbins

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date February 9, 2022

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Interstate Power and Light Company (dba Alliant Energy)
(NAME)

OF 11295 230th Street, Clear Lake, Iowa 50428
(MAILING ADDRESS)

respectfully request that a determination be made by the Board of Adjustment on this Application/Appeal based on the letter written by the Zoning Administrator dated 02-09-2022 for the reason that it was a matter which, in his/her opinion, should come before the Board of Adjustment.

This Application/Appeal is: (Please Check One)

- A Variance to a Zoning District requirement where there are unusual conditions or circumstances which cause a hardship when the provisions of Zoning are strictly applied.
- A Special Use listed in Article 20.2 of the Zoning Ordinance upon which the Board is required to act under the Ordinance.
- An Appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

The property affected is located in Section E 1/2 of NW 1/4 of Section 35 96 North Township.
The property affected is zoned A-1 Agriculture according to the Cerro Gordo County Zoning District Maps. Legal description of the property is: The East 1/2 of the NW 1/4 of Section 35, Township 96 North, Range 21 West of the 5th PM, Cerro Gordo County, Iowa.

I am the Owner Contract Purchaser Other (Explain) _____
Authorized Owner Representative _____ of the property affected.

Describe what you are proposing to do on the property affected.
Construct a steel sided and roofed building approximately 17' 4" W x 28' L x 20' 2" H that will house a 6550 gallon
capacity sodium hypochlorite storage tank. The building floor will be concrete and sized the
same dimensions as the building. A concrete apron will be placed adjacent to the
east side of the building for tanker truck unloading access.

I (We) grant permission to the Planning & Zoning staff and Board of Adjustment members to enter onto the above described property for purposes of review.

I (We) further state that if this request is granted, I (We) will proceed with the actual construction in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate.

Signature of Applicant  2-09-2022

OFFICE USE ONLY

Date Filed 2/10/22 Case Number 22-8

Date Set for Hearing 3/29/22 Fee Paid \$400

Application/Appeal was Granted Denied Tabled



Alliant Energy
Emery Generating Station
11295 230th Street
Clear Lake, IA 50428-9158

1-800-ALLIANT (1-800-255-4268)
alliantenergy.com

February 9th, 2022

Cerro Gordo County Planning and Zoning

Subject: Special Use Appeal at Emery Generating Station

Alliant Energy is planning to construct an additional on-site building as per the following specifications:

1. Construction will be all steel with internal insulation sitting on a concrete foundation.
2. Building size will be approximately: 17' 4" W x 28' L x 20' 2" H.

The building will be used to store a 6550-gallon, sodium hypochlorite tank. Tank specifications are as follows:

1. Tank size is: 15' 7" H x 10' D.
2. The tank is constructed of crosslinked polyethylene.
3. The tank is double walled for spill control.

The new building/tank will be located south of the cooling tower motor control center and east of the cooling tower. The attached site drawing shows the planned location of the building.

The purpose of this project is to cut down on the annual number of bulk sodium hypochlorite deliveries to the generating station and allow for an improved location to introduce chemical into our cooling tower water.

Alliant Energy believes that the character of the neighborhood will not be changed due to this project as the new building will sit on the existing site and will be partially obscured from view by the cooling tower structure and motor control center building. The new building will sit approximately 1700 feet south of 230th Street which is the main access road to the generating station. Traffic conditions will be improved due to minimizing the number of bulk tanker truck deliveries of sodium hypochlorite to the generating station.

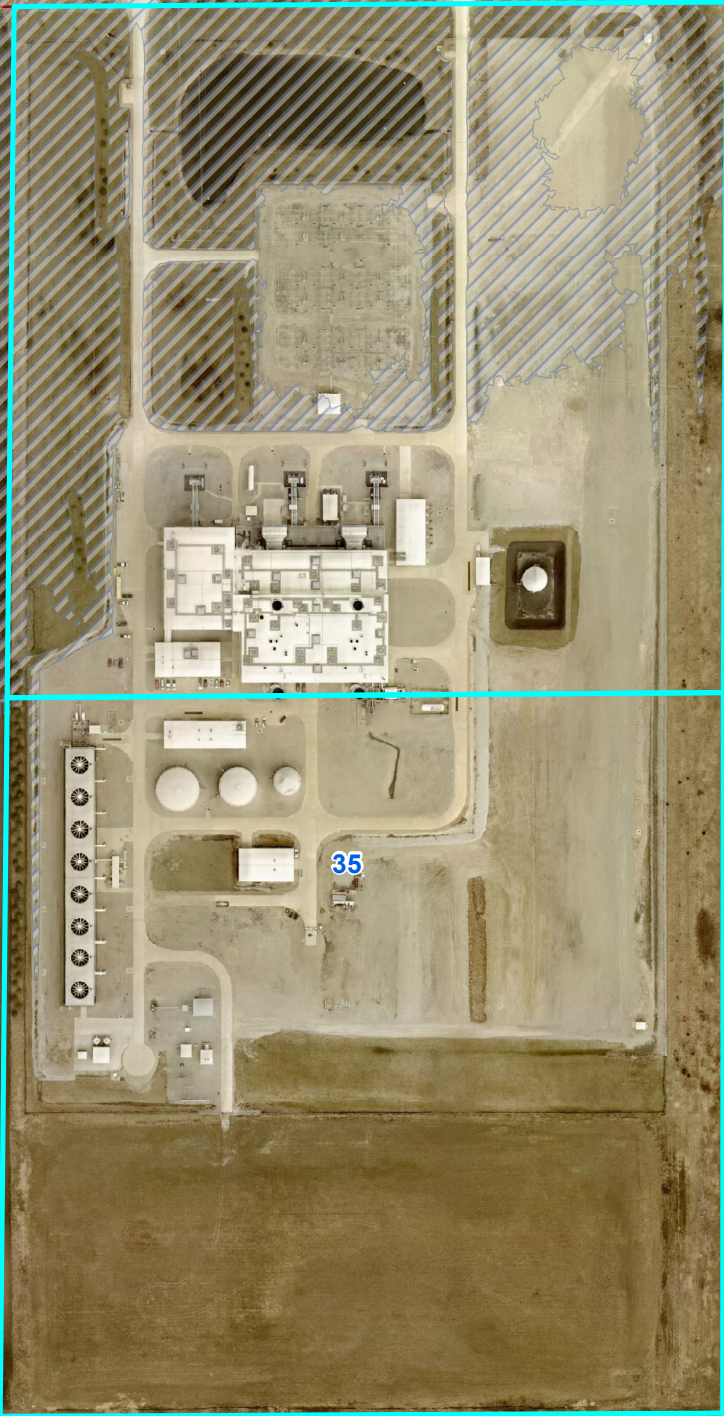
Regarding any applicable sections of Section 24.4 (A)(2) (a-g) of the Zoning Ordinance, Alliant Energy has designed this project so that there will be no liabilities due to the construction work. Regarding any subsection of Article 20.2, subsection CC indicates that chemical storage must have a setback of at least 1000 feet from any residential area. The nearest residence to the generating station is well over 1000 feet away.

Site, building and tank construction plans are attached for reference.

26

230TH ST

35



RESOLUTION 02-47

WHEREAS, Interstate Power and Light Company is the option purchaser of the following described real estate, to-wit:

The E½ of the NW¼ of Section 35, Township 96 North, Range 21 West of the 5th P.M., Cerro Gordo County, Iowa.

WHEREAS, said option purchaser has applied to the Board of Adjustment established by the Zoning Ordinance of Cerro Gordo County, Iowa, for a special use permit to construct and operate a public utility service facility for the purpose of transmitting power in accordance with Article 20.2(K), and

WHEREAS, said real property is located in the A-1 Agriculture District under the Cerro Gordo County Zoning Ordinance, and

WHEREAS, said property is located within an area that will not conflict with future growth as designated on the Comprehensive Development Plan of Cerro Gordo County, Iowa, and

WHEREAS, said permit can be granted in keeping with the nature of the neighborhood, and the spirit of the Ordinance will be preserved, and

WHEREAS, a public hearing was held on September 17, 2002, as required by law.

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of Cerro Gordo County, Iowa, that the application of Interstate Power & Light Company for a special use permit on the above described tract of land be granted for the construction and operation of a public utility service facility for the purpose of transmitting power subject to the following regulations and/or conditions:

1. This special use permit may be reviewed at any time in the future upon the request of the applicant or a majority of the Board of Adjustment members.
2. The provisions and/or regulations shall be minimum requirements and wherever the requirements of any other lawfully adopted rules, regulations or ordinances are at a variance, the most restrictive shall govern.
3. It is contemplated that from time to time during the operation of the power generating facility that conditions may arise which are not covered by the terms of this permit and which cannot be anticipated. In the event such conditions do arise, the Board of Adjustment of Cerro Gordo County, Iowa, may impose additional regulations to meet any new conditions. In addition, if said facility should, at any time, be operated in any manner which violates the rules and regulations of any federal or state regulatory agency, then the Board of Adjustment may impose such other conditions so as to insure compliance with such rules and regulations.

4. This permit will be subject to revocation for operator's failure to comply with the provisions as herein set forth or such other provisions as may, from time to time, be imposed by the Board of Adjustment of Cerro Gordo County, Iowa, under the terms of this permit.
5. The preliminary site plan and operational statement filed by IPL is hereby adopted by the Board of Adjustment. The Board understands in adopting these that there may be changes in site layout due to unforeseen site conditions or procedures and processes required by a regulatory agency. Such changes that do not result in additional or expanded facilities shall be subject to the approval of the Zoning Administrator. Changes that result in additional or expanded facilities shall require a site plan amendment and be approved by the Board of Adjustment.

Construction Conditions

6. IPL shall be responsible for applying dust control at regular intervals and as conditions warrant on 230th Street and any other gravel roads leading to the site, including but not limited to Killdeer Avenue, during construction. Dust control methods shall be approved by the Cerro Gordo County Engineer.
7. IPL shall work with the Cerro Gordo County Engineer, and possibly the Cerro Gordo County Sheriff, to designate routes for the delivery of heavy equipment, wide loads and construction worker transportation.
8. IPL shall be required to restore 230th Street and any other gravel road damaged during construction to its pre-construction condition under the direction of the Cerro Gordo County Engineer.
9. Dust control shall be applied on-site during construction at regular intervals and as conditions warrant so that no fugitive dust crosses property lines.
10. IPL shall implement traffic-reducing measures, when possible and practical, during construction including, but not limited to, carpooling of workers and bussing of workers.
11. Copies of applicable local, state and/or federal permits shall be filed with the Zoning Administrator prior to beginning construction or an activity for which such permit is required.
12. IPL shall apply for and obtain Zoning Certificates for structures to be constructed on the site. Multiple structures may be included on a single application/permit if said structures will be constructed simultaneously.

Operating Conditions

13. The perimeter of the facility shall be landscaped according to a plan developed by a landscape architect or other qualified professional, and approved by the Zoning Administrator. Landscaping shall hide parking areas, buffer the substation area, and give human scale to the plant buildings.

14. IPL shall meet with property owners within one-half mile of the site to discuss landscaping on their individual properties that will shield their views of the plant. IPL shall make landscaping improvements as agreed to with the property owners. The reasonable costs of landscaping on these individual properties shall be borne by IPL.
15. All exterior lighting shall shine into the interior of the site and away from adjoining properties.
16. If acceptable to the FAA, stack lighting shall be shielded so it cannot be seen from properties within one-half mile of the site.
17. Any well and/or on-site wastewater treatment system shall meet the regulations of and be approved by the Cerro Gordo County Department of Public Health prior to installation.
18. Maximum heights for structures are hereby set by the Board of Adjustment, pursuant to Article 6.27 of the Zoning Ordinance, as follows, although the Zoning Administrator may grant permits for taller structures if the structure height will not be more than 10 percent than the maximums stated below:

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Electrical Substation: A maximum height of 60 feet is established for all structures associated with the electrical substation.
19. Height variances for the generation building, water treatment facility, administrative/maintenance building, warehouse and black-start generation building are hereby granted not to exceed 120 feet in height for any building.
20. All access locations shall be subject to the approval of the Cerro Gordo County Engineer.

BE IT FURTHER RESOLVED this permit will be subject to revocation for operator's failure to comply with the provisions as herein set forth or such other provisions as may, from time to time, be imposed by the Board of Adjustment of Cerro Gordo County, Iowa, under the terms of this permit.

Motion was made by Jack Davis to adopt the staff report as the Board's findings and to grant the application, subject to the conditions recommended by staff and as modified by the Board of Adjustment, for the placement of an electrical generating facility, and further, that the grant of the application be made effective immediately and on the condition that Interstate Power and Light Company shall perform all operations under the application under the specific direction of the Cerro Gordo County Zoning Administrator, not inconsistent with the proposed conditions and recommendations approved by the Board of Adjustment, until such time as the formal resolution is adopted by the Board of Adjustment. Motion seconded by Mike Bartlett. Roll call taken resulted as follows:

Davis – yes

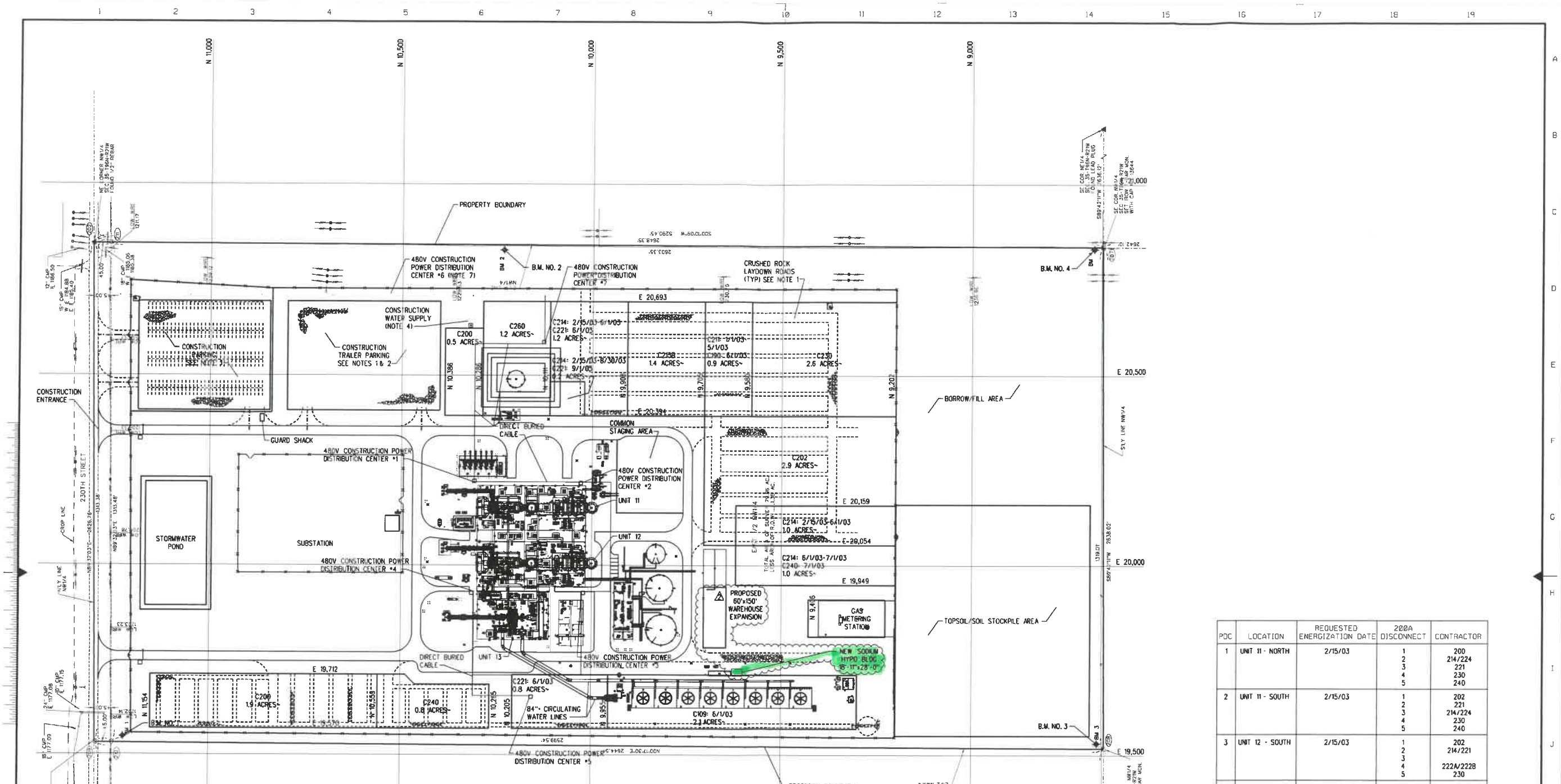
Bartlett – yes
Boyle – yes

Motion was made by _____ on October 22, 2002, to approve said Resolution with the understanding all provisions of said Resolution are effective retroactive to September 17, 2002. Motion seconded by _____. Roll call vote taken resulted as follows:

Terry Boyle, Chairman, Cerro Gordo County,
Iowa, Zoning Board of Adjustment

Attest:

Barbara Farghum, Secretary to Cerro Gordo
County, Iowa, Zoning Board of Adjustment



NOTES:

- CRUSHED ROCK IN CONSTRUCTION PARKING AND CONSTRUCTION TRAILER PARKING AREAS TO BE PROVIDED BY OTHERS. CRUSHED ROCK ACCESS WAYS WITHIN LAYDOWN AREAS TO BE PROVIDED BY OTHERS. CRUSHED ROCK IN CONSTRUCTION PARKING AND CONSTRUCTION TRAILER PARKING AREAS SHALL BE MAINTAINED BY THE OWNER. EACH CONTRACTOR SHALL MAINTAIN CRUSHED ROCK IN THEIR ASSIGNED LAYDOWN AREAS AND SUPPLEMENT IT AS NEEDED DURING WORK.
- CONTRACTOR TRAILER SPACE WILL BE ALLOCATED PER CONTRACTOR BY THE RESIDENT PROJECT REPRESENTATIVE. SPACE PER CONTRACTOR IN THIS AREA WILL BE LIMITED TO NO MORE THAN TWO SINGLE WIDE SIZE TRAILERS AND TWO TO THREE VEHICLES EACH.
- CONTRACTORS SHALL NOT INTERRUPT TRAFFIC FLOW ON PLANT ROADS WITHOUT PRIOR NOTICE TO AND APPROVAL OF RESIDENT PROJECT REPRESENTATIVE. CONTRACTORS DISTURBING ROADS BY EXCAVATIONS AND OTHER SIMILAR DAMAGE SHALL REPAIR THE ROADWAY TO MATCH EXISTING CONDITIONS. ROAD CONSTRUCTION WILL BE PHASED DURING THE SPRING OF 2003. THE OWNER WILL PROVIDE PERIODIC MAINTENANCE OF THE ON-SITE CRUSHED ROCK ROADS.
- WELL WATER AT PUMP DISCHARGE HEADER IS AVAILABLE FOR ALL CONTRACTOR'S USE AT NO COST AT A MAXIMUM RATE OF 100 GPM.
- ALL CONTRACTORS SHALL SHARE THE COMMON PLANT FACILITIES (WATER, ROADS, ELECTRICITY, PARKING, ETC.) FOR THE OVERALL BENEFIT OF THE PROJECT.
- 480V CONSTRUCTION POWER DISTRIBUTION CENTERS WILL BE PLACED INTO SERVICE APPROXIMATELY 2/15/03. POWER, 480V, WILL BE AVAILABLE TO CONTRACTORS AS PER SCHEDULE THIS DRAWING AT NO COST TO CONTRACTOR.
- SOURCE LOCATION FOR POWER AND PHONE CONNECTIONS FOR CONSTRUCTION TRAILERS.
- THIS DRAWING IS FOR INFORMATION ONLY AND NOT INTENDED TO DEFINE ANY SPECIFIC CONTRACT SCOPE OF WORK. THIS DRAWING IS PROVIDED TO SHOW THE PLANT LOCATION AND OVERALL PLANT LAYOUT AT THE COMBINED STAGES OF CONSTRUCTION.

CONTRACT LIST

- C109 - COOLING TOWER
- C190 - FIRE PROTECTION
- C200 - COMBUSTION TURBINE GENERATOR AND STEAM TURBINE GENERATOR ERECTION
- C202 - HEAT-RECOVERY STEAM GENERATOR ERECTION
- C211 - PILING
- C214 - FOUNDATIONS PHASE I AND UNDERGROUND UTILITIES
- C215B - FOUNDATIONS PHASE I
- C221 - POWER PLANT STRUCTURES
- C222A - WAREHOUSE
- C222B - PRE-ENGINEERED BUILDINGS
- C224 - ENGINEERED BUILDINGS
- C230 - MECHANICAL CONSTRUCTION
- C240 - ELECTRICAL CONSTRUCTION
- C260 - FIELD ERECTED TANKS

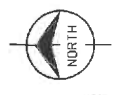
BENCHMARKS (IOWA STATE PLANE)

B.M. NO.	N	E	EL.
B.M. NO. 1	N 3862988.544	E 4975922.726	EL. 1180.646
B.M. NO. 2	N 3862007.002	E 4977102.844	EL. 1190.687
B.M. NO. 3	N 3860446.758	E 4975906.665	EL. 1192.790
B.M. NO. 4	N 3860456.791	E 4977706.641	EL. 1200.158

BENCHMARKS (PLANT GRID)

B.M. NO.	N	E	EL.
B.M. NO. 1	N 11,224.67	E 19,547.58	EL. 1180.646
B.M. NO. 2	N 10,233.13	E 20,827.69	EL. 1190.687
B.M. NO. 3	N 8,672.88	E 19,531.52	EL. 1192.790
B.M. NO. 4	N 8,682.92	E 20,831.31	EL. 1200.158

PDC	LOCATION	REQUESTED ENERGIZATION DATE	200A DISCONNECT	CONTRACTOR
1	UNIT 11 - NORTH	2/15/03	1	200
			2	214/224
			3	221
			4	230
			5	240
2	UNIT 11 - SOUTH	2/15/03	1	202
			2	214/224
			3	230
			4	240
			5	240
3	UNIT 12 - SOUTH	2/15/03	1	202
			2	214/221
			3	222A/222B
			4	230
			5	240
4	UNIT 13 - NORTH	2/15/03	1	200
			2	190
			3	214/240
			4	221
			5	230
5	COOLING TOWER NORTH	2/15/03	1	109
			2	214/222B
			3	215B
			4	230
			5	240
6	CONSTRUCTION TRAILER AREA	10/15/02		ALL
7	LAYDOWN AREA	10/15/02	1	260



SCALE 1" = 100'

I hereby certify that these plans were prepared by me or under my direct professional supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

My license renewal date is December 31, 2000.

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no.	date	revision
0	4/21/03	TOM ISSUED FOR BIDS - CONTRACT 221
1	5/20/03	TOM ISSUED FOR CONSTRUCTION - CONTRACT 221
1	6/17/05	TOM CONFORMING TO CONSTRUCTION RECORDS
2	12/17/21	RW SITE REVISIONS AND ADDITIONS (M.RIVERA)

no.	date	revision	dr/br	enr	apvd
2	6/17/05	ISSUED TO ALLIANT DRAWING SYSTEM			LCH

Burns & McDonnell
SINCE 1918

date: APRIL 7, 2003
designed: R. OWENS

detailed: J. RIDDER
checked: K.J.A.

Alliant Energy

POWER IOWA COMBINED
CYCLE PROJECT - EMERY STATION

project: 30597
contract: 221

drawing: Y42
sheet: of sheets

revision: 2

file: M.E.S.

POWER PLANT STRUCTURES
LAYDOWN, CONSTRUCTION POWER,
AND OVERALL SITE PLAN

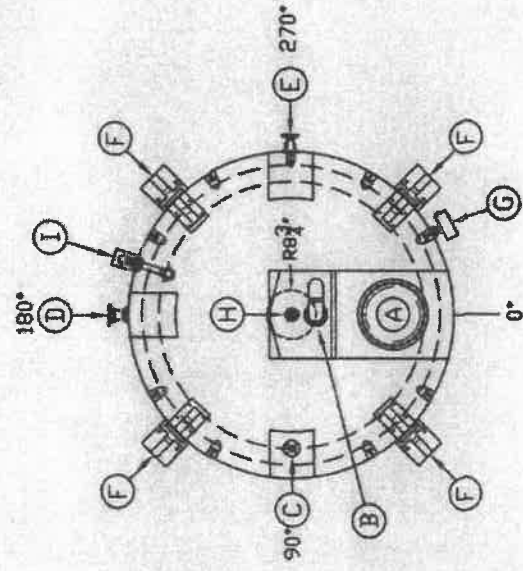
project: 30597
contract: 221

drawing: Y42
sheet: of sheets

revision: 2

file: M.E.S.

ACCESSORIES			
MRK	SIZE	DESCRIPTION	DEG ELEV DOME
A	22"	BOLTED AND GASKETED MANWAY COVER	0°
B	4"	PVC SCH 80 U-VENT ASSY/VITON, POLY SCREEN FOR U-VENT ASSY.	CL
C	2"	PVC BULKHEAD FTG/VITON, PVC ANTI-FOAM ELBOW, PVC FLANGE ADAPTER (FILL)	90°
D	3"	PVC BULKHEAD FTG/VITON, PVC FLANGE ADAPTER (COVERFLOW)	180° 170°
E	2"	PVC DBL WALL TT DBL MALE FTG/VITON, PVC SIPHON DRAIN, PVC FLANGE ADAPTER (OUTLET)	270°
F	-	POLYETHYLENE RESTRAINT (STAINLESS) 5800-6330	-
G	-	INTERSTITIAL LEAK DETECTION	330° 159°
H	-	ULTRASONIC LEVEL INDICATOR	CL
I	-	REVERSE LEVEL FLOAT ASSEMBLY	200°

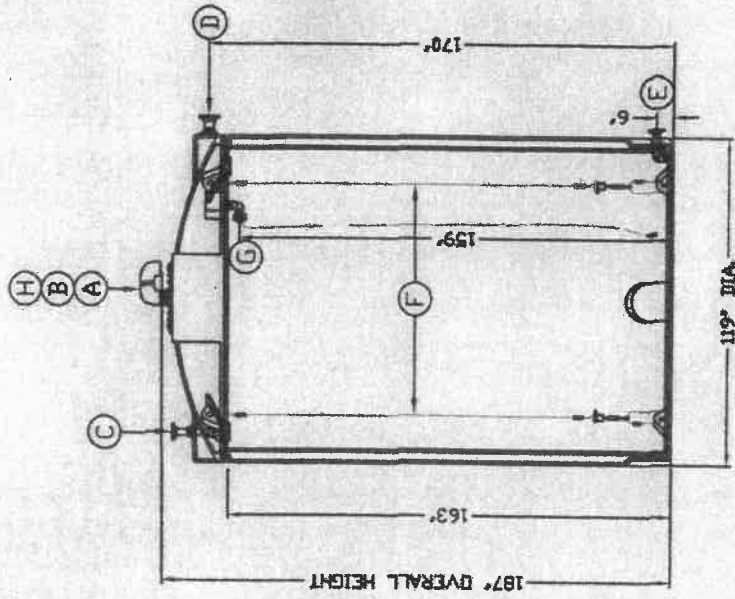


GENERAL NOTES:

1. LOCATE FITTINGS FROM PLAN VIEW.
2. TANK(S) MUST BE INSTALLED PER ASSMANN CORPORATION USAGE & GUIDELINES.
3. FLEXIBLE EXPANSION JOINTS MUST BE USED ON ALL SIDEWALL CONNECTIONS.
4. TANKS ARE BUILT PER ASTM D 1998.
5. ASSMANN CORPORATION REQUIRES ALL TANKS TO BE VENTED. MINIMUM VENT SIZE TO BE 1.5 TIMES THE LARGEST INLET OR OUTLET CONNECTION SIZE.

FTG D MOVED FOR ELEVATION VIEW ONLY
REFER TO PLAN VIEW FOR LOCATION

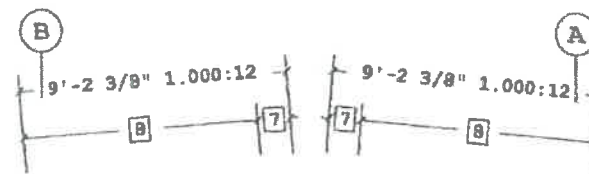
Approved
John The
11/09/2021



REV	ADD MRK I	11/9/21 BB
	REVISION DESCRIPTION	REV DATE
	15% SODIUM HYPOCHLORITE	
	MAX WGT	94095
	300 N TAYLOR ROAD GARRETT, IN 47243 PHONE: 317-827-2700 FAX: 317-827-2708	8220 LBS.
	ASSMANN CORPORATION OF AMERICA	
	PRIMARY VESSEL	SECONDARY VESSEL
	2570 LBS.	19 SP.G. MAX
	2570 LBS.	2630 LBS.
	POLYETHYLENE	POLYETHYLENE
	NATURAL	NATURAL
	DOUBLE WALL STORAGE TANK	
	CONTROL PROCESS SYSTEMS	
	ALL DIMENSIONS ARE IN INCHES AND ARE ±3%	
	DWG NUMBER	53822
	REV	A

Frame Member Schedule								
Part	Mem	Width	Thick	WebThk	Depth1	Depth2	Approx. Lgth	Approx. Weight
CX001	1	5.0000	.1345	.1345	10"	10"	15'-10 3/8"	164#
RBX001	2-3	5.0000	.1875	.1345	9"	9"	9'-2 1/8"	111#
RBX002	4-5	5.0000	.1875	.1345	9"	9"	9'-2 1/8"	111#
CX001	6	5.0000	.1345	.1345	10"	10"	15'-10 3/8"	164#

Frame Clearances
 Horiz. Clearance between members 1(CX001) and 6(CX001): 16'-4 3/4"
 Vert. Clearance at member 1(CX001): 18'-10 3/8"
 Vert. Clearance at member 6(CX001): 18'-10 3/8"
 Finished Floor Elevation = 97'-0" (Unless Noted Otherwise)



Clear height from finished floor to bottom of eave strut is 19' 6 1/2" and approx. 8" higher in middle of building with roof slope.

clear height in middle of building approx 20' 2" from Finished floor

Walk doors are 12" above finished floor at threshold

Tank pad elev 101 is 12" above finished floor

3' high x 8" concrete knee wall above finished floor

48" bottom of 12" spread footing with a 6' poured wall

Finish floor elev 100

174" MDK

Bolt Connection & Plate Schedule

Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	PartNo
A 4	A325	1/2"	1 1/2"	3/8"	1	1	49080
B 6	A325	1/2"	1 1/2"	3/8"	1	2	49080

- 10 21'-3 3/16" Ridge Ht.
- 9 3'-0"
- 8 2 @ 4'-0 9/16"
- 7 1'-1 1/4"
- 6 1'-3"
- 5 1'-9"
- 4 2 @ 5'-0"
- 3 3'-5"
- 2 4'-0"
- 1 1 5/8"

Dimension Key

Shape Name = 18'4 x 28 x 20'6 tank building Wall 4, Frame 1

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/ WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
 2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG.

THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING. DETAILS REFERENCED IN THIS DRAWING. ALL APPLICABLE BUTLER MFG ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING

B		BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102		18'4 x 28 x 20'6 tank building -Frame at 1	
REV	DATE	BY	DESCRIPTION	BUILDER	Larson Contracting Central
				CUSTOMER	
				LOCATION	Clear Lake, Iowa
				PROJECT	Alliant Energy Clear Lake IA
				BUTLER P.O. #	
DRAWING SCALE: NTS					
12/2021			DATE: 12/6/2021 DRAWN BY: I		
			BUTLER MANUFACTURING VPL VERSION: ADVNXT 4.8		

1. USE 1/2" X 1/2" (4500) AND NUT (4710) W/ WASHERS, BRUG TIGHTER BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
 2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.
 ANY OTHER PRODUCT OR COMPONENT FINISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

THE BUTLER MFG ENGINEERS SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG ENGINEERS SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT.

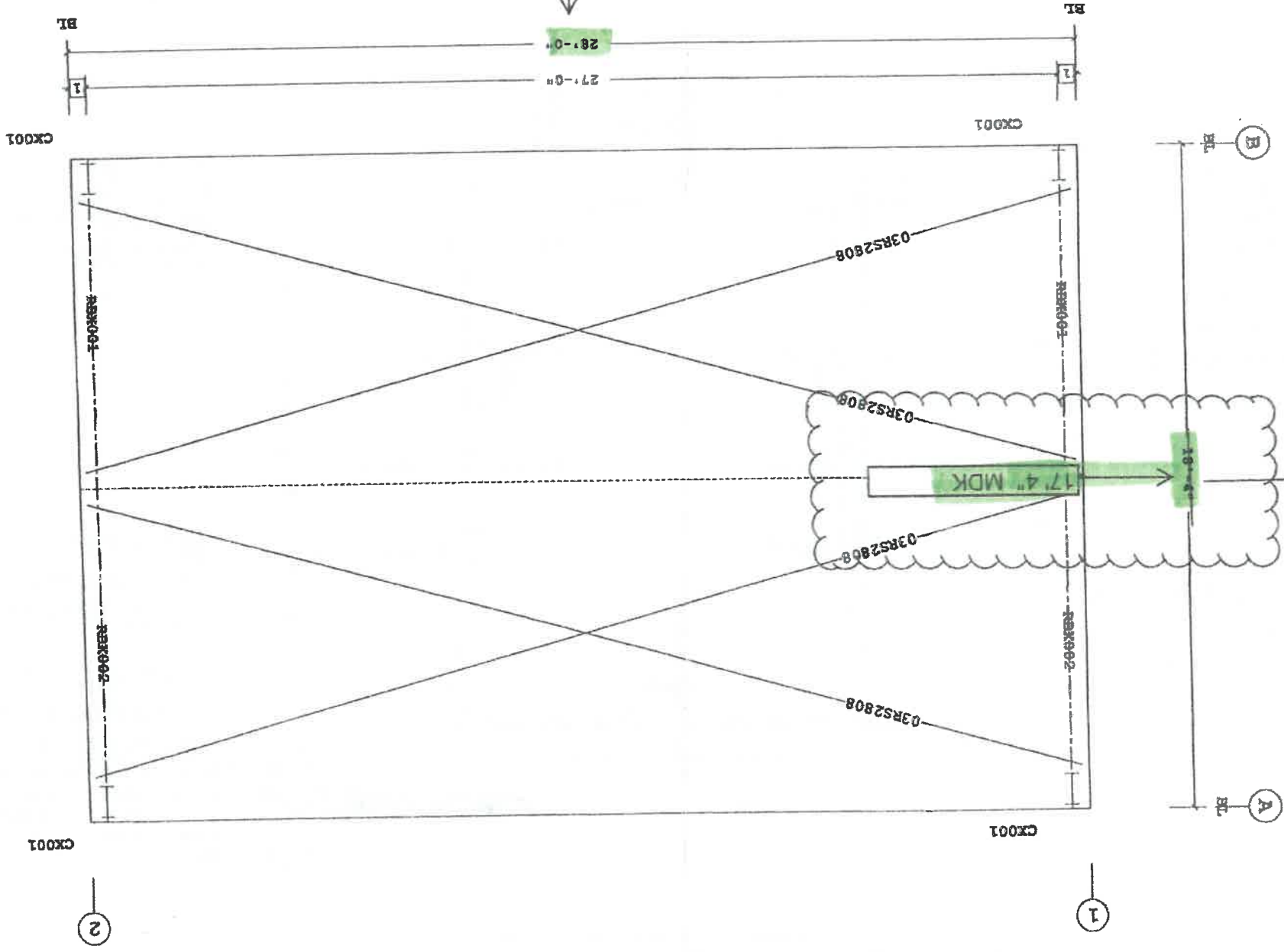
INCLUDING THE CORRECT USE OF TEMPORARY BRACING, ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE BUTLER MFG. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG.

PROJECT: Alliant Energy Clear Lake IA		DRAWING SCALE: NTS	
LOCATION: Clear Lake, Iowa		DATE: 07	
SHEET: 12/8/2021		DESCRIPTION: 1540 GENESEE ST. KANSAS CITY, MO 64102	
BUTLER MANUFACTURING		LATSON CONTRACTING CENTRAL	

1 6" Dimension Key

inside clear structural length is 267" and 1/2" liner panel each side gives you 266" clear width

PRIMARY AND ROOF BRACING PLAN



Bracing Part Schedule

Part	Qty	Length
03RS2808	4	29'-8"

Detail BR01G2

inside clear steel structural width is 46'-4 1/2" and 1/2" liner panel each side give you a 46'-4 1/2" clear width.

