

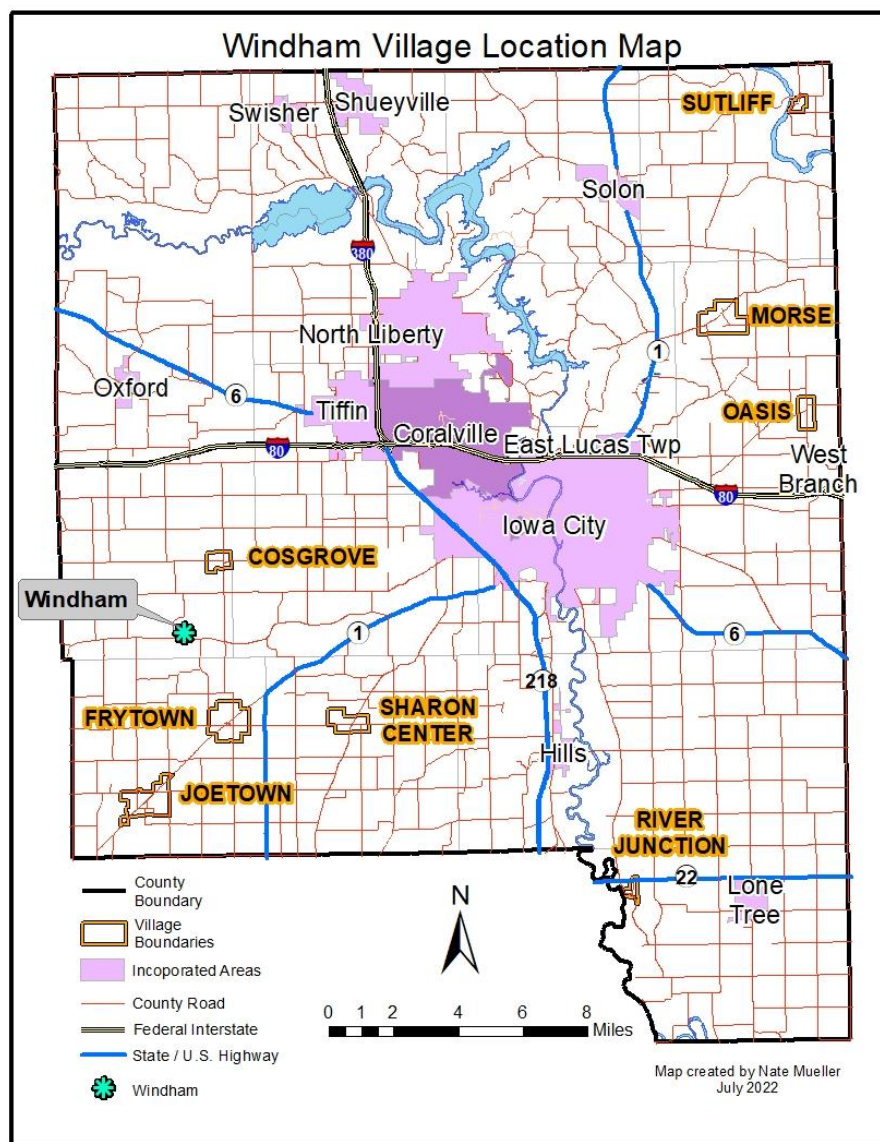
If you are unable to attend the Aug. 29 meeting and wish to share feedback, please send your input by email to NMueller@johnsoncountyiowa.gov or by mail to: Nate Mueller, Johnson County PDS, 913 S. Dubuque Street, Iowa City, 52240.

Windham Profile

Location

Windham is one of nine villages in unincorporated Johnson County, Iowa. The village is located in the southeast corner of Hardin Township, which is found in the western portion of Johnson County, Iowa (Map 1). The village is located about halfway between the villages of Cosgrove to the north and Frytown to the south. The city limits of Iowa City are approximately 11 miles to the east. Windham is located in the Clear Creek – Amana Community School District.

Map 1 – Village Location Map



Windham History⁵

Asby D. Packard was one of the first white settlers in Hardin Township, having arrived from Ohio in June 1838, and settling in Section 34, the future location of Windham. In 1854, Packard platted the village for 100 lots in anticipation of the railroad coming through town, which did not occur. The first post office in the township was built and opened in 1855, with Orville Barrows as the first postmaster. That same year, A.D. Packard built the township's first steam mill. He later added a flouring mill, which was operated by the same engine. The entire property burned down on October 10, 1864.



Figure 2 - Windham platting (Atlas of Johnson County, Iowa, 1900, Huebinger Map Publishing Company)

A log cabin in Section 35 of the township served as the first school, where Margaret Montgomery (later Roop) taught for the pay of \$1.50 per week and boarded at pupils' homes. The community later raised \$125 through enrollment fees to build a frame schoolhouse in Section 34, where Windham is located.

The first two houses of worship established near or in Windham were St. Peter's Church (Catholic) in 1860 and the Windham Evangelical Church in 1867. St Peter's included a church building and cemetery on five acres of land. The Windham Evangelical church was built in 1870. St. Peter's Cemetery reflects the Irish and German background of many of Windham's white settlers. A church was established in 1895 that eventually became the nondenominational Windham Community Church.⁶

In the 1930s a baseball diamond located to west of Windham was the site of local competitions with a team from Frytown. Local barn dances were also popular.⁷ In 1945 Orval Yoder bought a property on which he built and ran a garage and gas station until 1968. The Orval Yoder Turnpike SW was named after Yoder when he questioned a county road project that he himself acknowledged he benefited from.⁸ Yoder was known as the "unofficial mayor" of the village. In 1984 a tornado over Windham felled many trees and damaged buildings, including an old ice house.

The Bob and Mary Soukup family owned and operated the Windham Family Grocery store from 1951 to 2001. A garage that was managed by the Evans family became a bar and grill called Reality that has since been operated by different owners under the names of Lindy's, the Black Diamond Roadhouse, Windham Bar and Grill, and currently as Renee's Roadhouse.⁹ **Carp Days** have been an annual tradition in Windham since ...

AREA RESIDENTS: Please share some details about Carp Days – when it started, when it's generally held, and main purpose/activity. And please let us know if there's anything else to add re notable events or history.

⁵ Unless otherwise indicated, the source is *History of Johnson County, Iowa (1883)*, pp.718-719. [No author named.] On file at Johnson County Historical Society. Original text:

https://archive.org/stream/historyofjohnson00iowa/historyofjohnson00iowa_djvu.txt

⁶ Windham Community Church 100th Anniversary brochure. 1995. On file at Johnson County Historical Society.

⁷ A Story about Windham," p. 4. An account by Letha Amelon, 1990.

⁸ "Where action is and isn't," On Capitol Hill column by James Flansburg, *The Des Moines Register*, date unknown.

⁹ "Windham," poster created by staff and volunteers of the Johnson County Historical Society.

Demographics

U.S. population data is not collected in a way that shows exactly how many people live in an unincorporated village. In addition, Windham does not yet have an established village boundary. As a result, demographic data for Hardin Township was utilized to reveal local characteristics. The U.S. Census Bureau publishes the Decennial Census every 10 years and provides estimations through the American Community Survey in intervening years. This demographics section uses information from primarily the U.S. Decennial Census.

Population

Johnson County continues to be the second fastest growing county in Iowa. The overall population of Johnson County was 130,882 in 2010 and 152,854 people in 2020, an increase of nearly 17% (Table 1). This growth rate is typical of what the county has experienced since at least the 1990s. Over this same time period, Hardin Township has also experienced growth, though not as robustly as the county overall. The population in the township was approximately 530 people in 2010 and grew to 539 people by 2020.

Table 1. Population Data for Johnson County (Iowa) and Hardin Township

Location	Population			
	1990	2000	2010	2020
Johnson County	96,119	111,006	130,882	152,854
Percent County Growth Relative to Prior Decade		15%	18%	17%
Hardin Township	499	502	530	539
Percent Township Growth Relative to Prior Decade		1%	6%	2%
Source: U.S. Decennial Censuses for 1990, 2000, 2010, 2020				

Age Distribution

Typically, townships in the unincorporated area have a population whose average age is older than the average in Johnson County. This was the case in 2010 when the median age in the township was 44.5 years but 29.3 years in the county overall (Table 2). Unfortunately, U.S. Census township-level data for 2020 were not available at the time of this planning process to verify whether the trend continues to hold true. In addition, due to irregularities in the American Community Survey (ACS) data, the 2020 ACS age distribution data for Hardin Township were not used to verify these assumptions.

Table 2. Population Tables, Age Distribution for 2010 (Source: U.S. Census 2010)

Population Tables 2010	Hardin Township		Johnson County	
	Population	%	Population	%
Total	530	-	130,882	-
Under 17	119	22%	25,918	20%
18 to 24	32	6%	28,128	21%
25 to 34	41	8%	22,496	17%
35 to 44	78	15%	14,956	11%
45 to 54	106	20%	15,128	12%
55 to 64	77	15%	13,045	10%
65 to 74	38	7%	6,135	5%
75 and older	39	7%	5,076	4%
Median Age	44.5		29.3	

Housing Units, Occupancy Rate and Homeownership

Housing units in Hardin County increased significantly between 1990 and 2000 (19%), and then again by from 2000 to 2010 by (18%) (Table 3). However, the number of housing units in Hardin Township, as well as occupancy rates, have not varied much in the past decade, according to U.S. Census data. Housing units numbered 227 in 2010 and increased by one to 228 by 2020 (Table 3). Occupancy and vacancy rates were 93% and 7%, respectively, in 2010 and 2020 and were very similar to countywide rates.

Table 3. Housing Units

Location	1990	2000	2010	2020
Johnson County	37,210	45,831	55,967	65,916
Percentage Change Relative to Prior Decade		23%	22%	18%
Hardin Township	162	193	227	228
Percentage Change Relative to Prior Decade		19%	18%	0%
Source: U.S. Decennial Censuses for 1990, 2000, 2010, 2020				

In 2010, there were 174 owner-occupied units, accounting for 82% of the housing, and rentals numbered 37, or 18% of units. Corresponding data for 2020 were not available.

Household Size

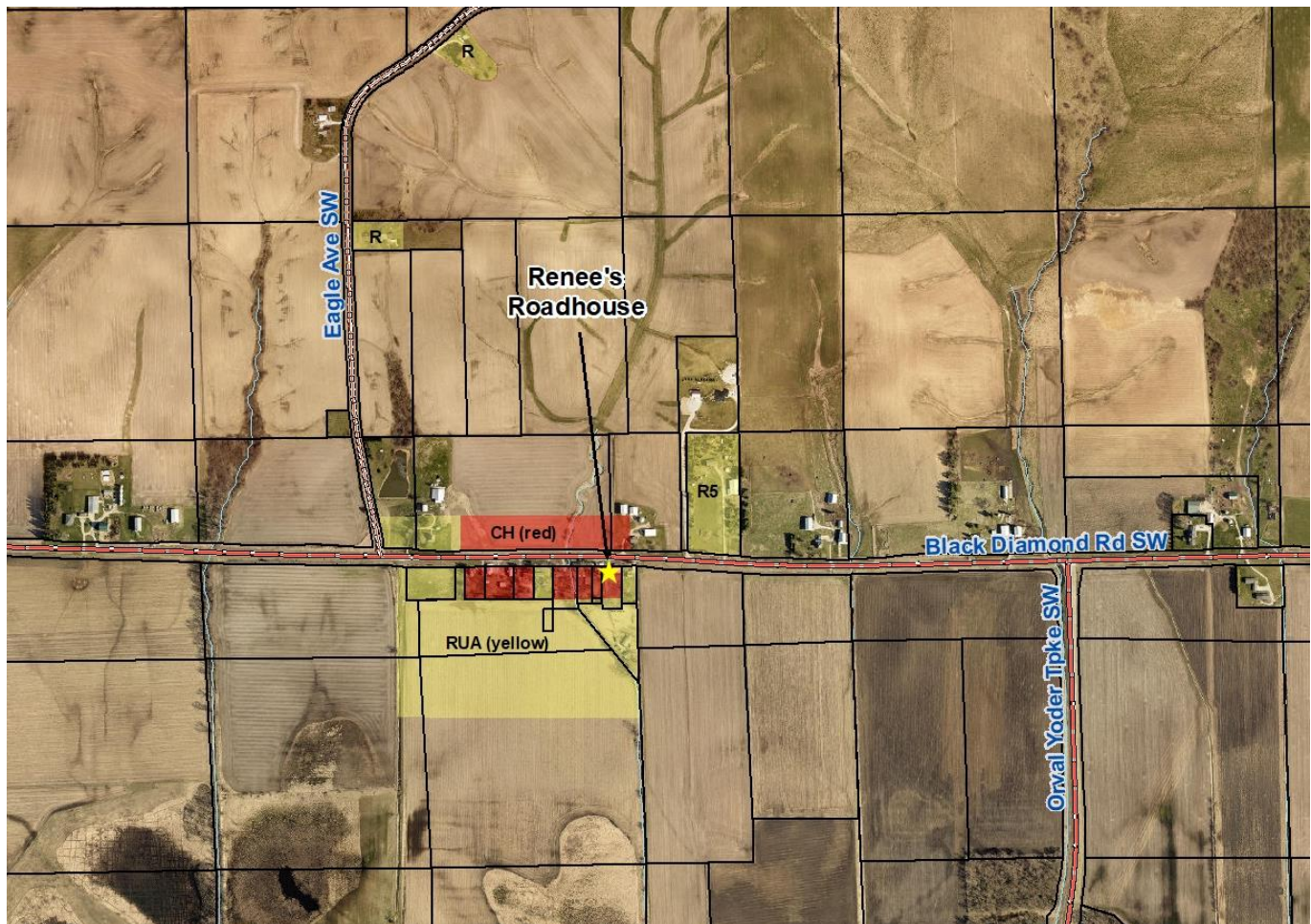
While overall population levels and the number of housing units for both Hardin Township and the county have risen, the average household size has generally decreased in both areas over the past 30 years (Table 4). In 1990, the average household in Hardin Township was nearly 20% larger than that seen in Johnson County (3.08 compared to 2.58). However, by 2010 the average household sizes in both the township and county were comparable and have remained so since then, ranging from 2.32 to 2.36.

Table 4. Household Size

Location	1990	2000	2010	2020
Johnson County	2.58	2.42	2.34	2.32
Percentage Change Relative to Prior Decade		-6%	-3%	-1%
Hardin Township	3.08	2.60	2.33	2.36
Percentage Change Relative to Prior Decade		-16%	-10%	1%
Source: U.S. Decennial Censuses for 1990, 2000, 2010, 2020				

Land Use and Zoning

Map 2 - Windham Village Area Zoning Map – 2021 aerial photos¹⁰



Windham is located in a portion of the county where the predominant land use is agricultural. At the same time, because Windham has a small area of historical development and has been an identified growth area within the county for over 20 years, various parcels are zoned for uses other than agricultural. Those zones include high-, mid-, and low-density residential use—RUA-Urban Residential, R-Residential and R5-Residential, respectively—as well as CH-Highway Commercial.

Within a ¼ mile radius, there are 13 parcels that contain at least partial high-to-mid-density Residential zoning (RUA or R) and one that includes low-density Residential zoning (R5). Within the ½ mile radius there is one additional parcel zoned R-Residential; all other parcels are zoned A-Agricultural.¹⁰

In addition, there are nine parcels with the ¼ mile radius that contain CH - Highway Commercial zoning. Six of those parcels are being used for residential purposes, and six of the nine have split zoning with a portion of each property being zoned CH-Highway Commercial and a portion being zoned RUA-Urban Residential. Highway Commercial zoning allows higher-intensity traffic-producing businesses, such as repair shops, restaurants and bars,

¹⁰ Numbers based on staff review of 2021 aerial photography and County zoning records
<https://gis.johnsoncountyiowa.gov/pds/>

or other general retail or service businesses with higher anticipated number of employees and customers than uses found in the lower-intensity commercial districts.¹¹

Beyond the ½ mile radius but within 1 mile from Windham's center there is one additional property zoned R-Residential. All other properties are zoned A-Agricultural and are in a mix of active agricultural production and open natural space preservation (e.g. floodplains, forested ravines, etc.).

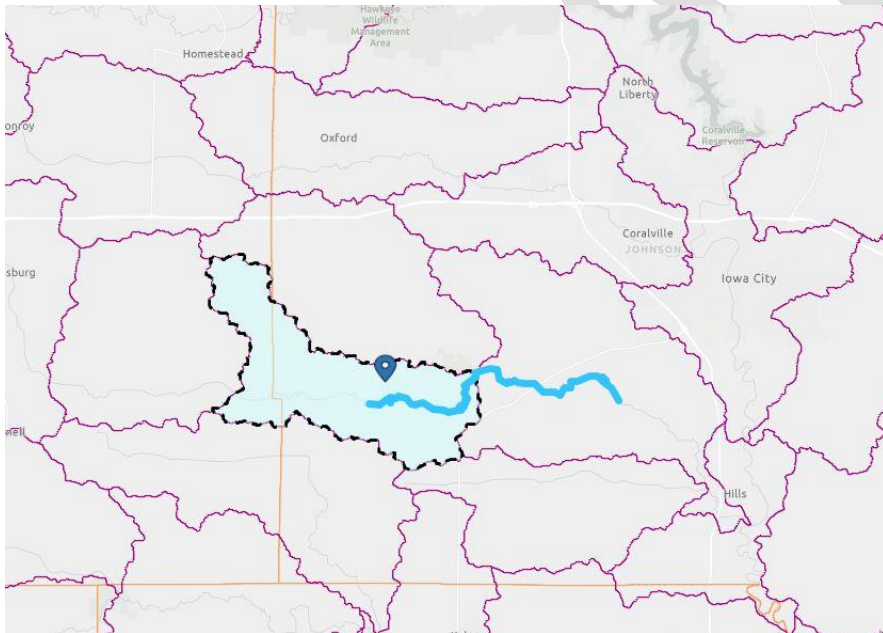
Infrastructure and Services

Windham area is served by two fire departments (Kalona and Oxford). The center of the village is served by the Kalona Fire Department, while parcels starting approximately ⅓ mile north of Black Diamond road are served by the Oxford Fire Department. Public safety and law enforcement are provided by the Johnson County Sheriff's Office. The Johnson County Secondary Roads Department maintains all roads in the area. Black Diamond Road is a collector road, and is maintained as an ACC-paved surface road.

Parcels within 1 mile of Windham's center point are served by two school districts, Clear Creek Amana and Mid-Prairie. Health care facilities, including urgent care, are located within 12 miles and emergency care within 14 miles. Kirkwood Community College and the University of Iowa are located within 14 miles of the village.

Agriculture and Natural Resources

Farming in the area includes traditional commodity crop production (corn and soybean) along with areas used for hay production and animal pasturage.



Windham is within the Mooney Creek—Old Man's Creek watershed (Map 3).

Redbird Farms Wildlife Area is located 3 miles to the east along Black Diamond Road, and the Frytown Conservation Area is within 6 miles. There also are sizable undisturbed natural areas within private properties along Old Man's Creek stream corridor south of the village center.

Map 3 - Windham lies within the Mooney Creek--Old Man's Creek watershed which includes parts of Johnson County and Iowa County to the west. Source: mywaterway.epa.gov

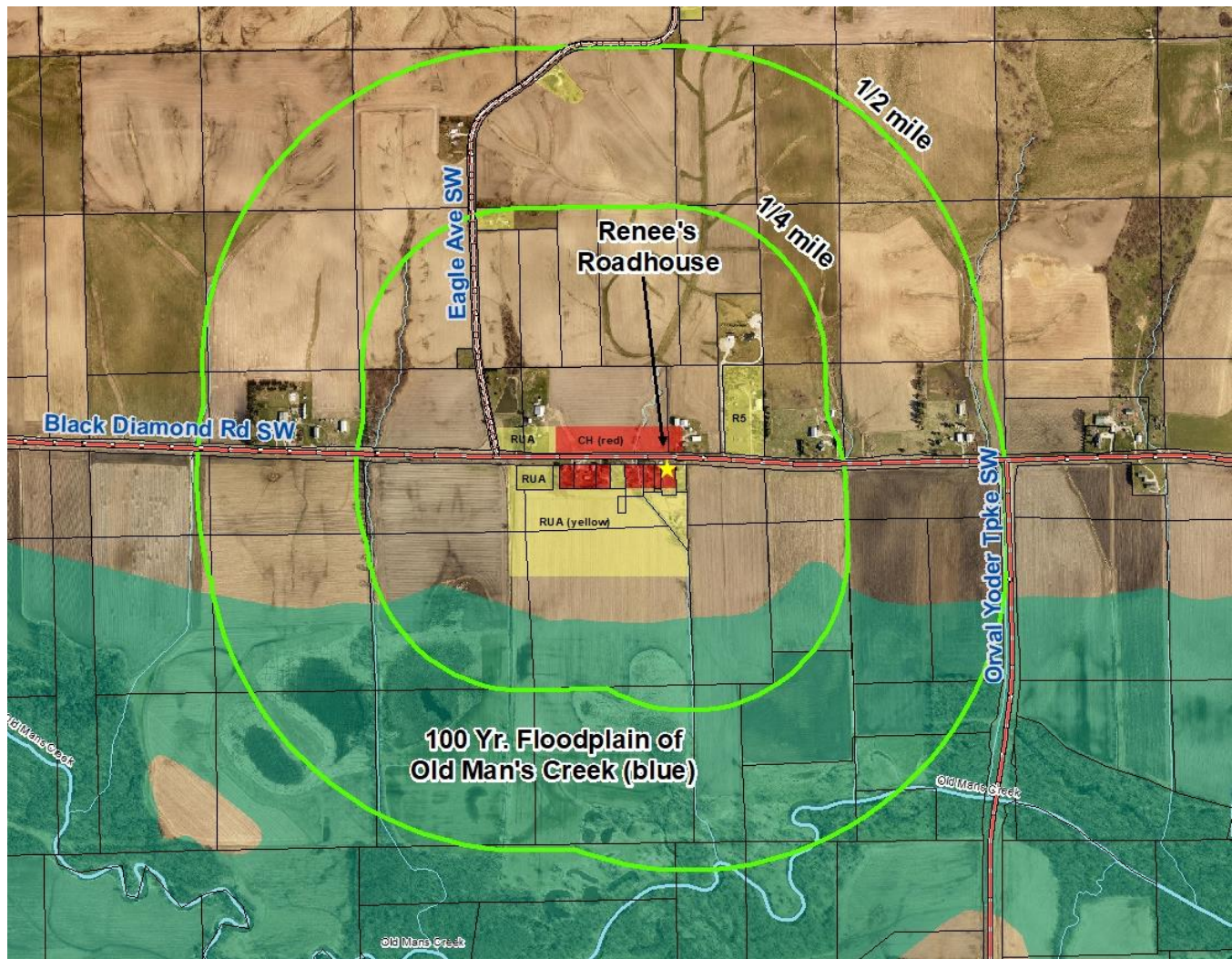
¹¹ Johnson County Unified Development Ordinance 2019, 8:1.15.

<https://www.johnsoncountyiowa.gov/sites/default/files/2020-08/Johnson%20County%20UDO%20%282020%20ed%29-%20adopted%2012.19.19.pdf>

Hazards

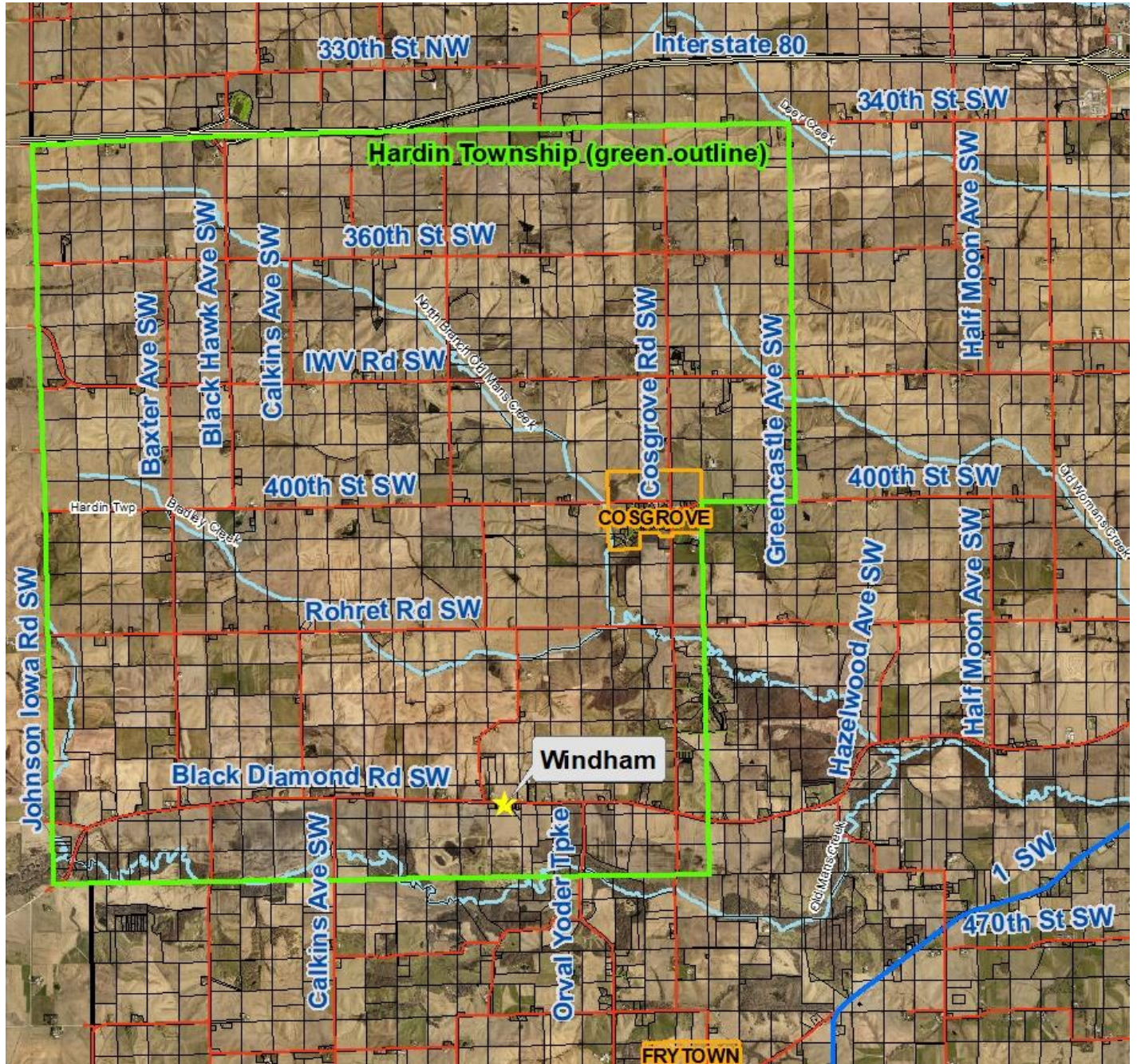
Old Man's Creek is a natural asset, yet like all streams it carries with it the chance for flooding. While the historical development in Windham is located between $\frac{1}{2}$ and $\frac{3}{4}$ of a mile from the stream, official FEMA flood risk maps place the edge of the Special Flood Hazard Area (i.e. the area with a 1% chance of flooding in any given year) just 1,000 feet from the existing structures along the south side of Black Diamond Rd SW. Map 4 uses FEMA data to show the Windham area in relation to the Special Flood Hazard Area.

Map 4 - FEMA Special Flood Hazard Area (i.e. 1% annual risk)



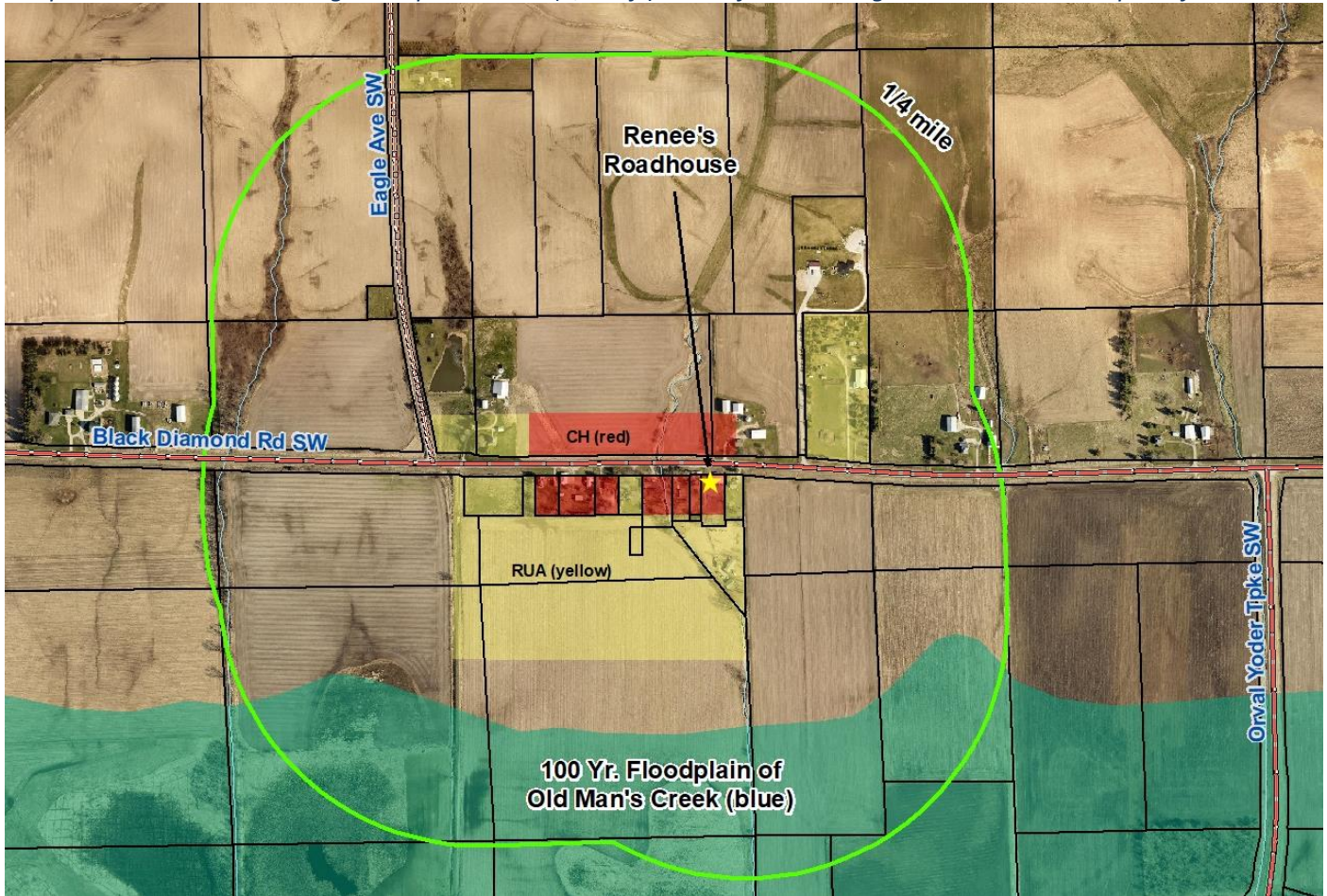
Generated from information available on the Johnson County PIV (<https://gis.johnsoncountyiowa.gov/pds/>)

Map 5 – Hardin Township (2021 aerial photos).



Information taken from Johnson County PIV (<https://gis.johnsoncountyiowa.gov/pds/>)

Map 6 – Land Use and Zoning: one-quarter mile (1,320 ft) radius from existing lots in the historical plat of Windham



Information taken from Johnson County PIV (<https://gis.johnsoncountyiowa.gov/pds/>)