

Office Use Only	3/12/25	\$	BOA-25-28677
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (state the official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Construction of the Hills Pride 69 kV Substation for Interstate Power and Light Company.

On property located at (street address if available or layman's description):

500 St SE & Oak Crest Hill Rd SE Riverside, IA 52327

Parcel Number(s): 1516401001

The property consists of 28.6 total acres, and is currently zoned A, AD

Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Thomas L. Bayliss
 Name of Owner

Alliant Energy
 Name of Applicant (if different)

200 1st Street SE, Cedar Rapids, IA 52401
 Applicant Street Address (including City, State, Zip)

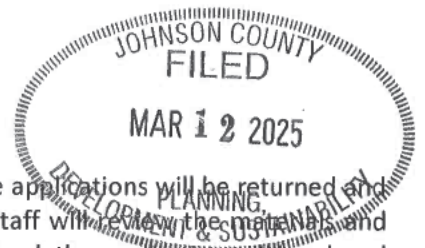
[Redacted]
 Applicant Phone

[Redacted]
 Applicant Email

Tom Bayliss
 Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)



The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$ 250.00)		AW
This application form with all information completed	AW	(2) AW
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc	AW	AW
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	AW	AW
If working with an engineer: CAD line work of the site plan, following the guidance below	AW	
Proof of application to the Johnson County Health Department for a Public Health Zoning Application	AW	
<u>For requests to establish Utility Scale Solar (use area of 20 acres or less):</u> <ul style="list-style-type: none"> • Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. • Electronic Submission of all materials is required. 	NA	NA
<u>For requests for Commercial Communications Towers, include the following:</u> <ul style="list-style-type: none"> • Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver. • Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver 	NA	

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



Interstate Power and Light Company
An Alliant Energy Company

200 First Street SE
P.O. Box 351
Cedar Rapids, IA 52406-0351

Office: 1.800.822.4348
www.alliantenergy.com

Thursday, February 27, 2025

Johnson County Zoning Board
913 S. Dubuque Street, Unit 204
Iowa City, Iowa 52240



RE: Letter of Intent to Support Conditional Use Permit for Hills Pride Substation

To Whom it May Concern:

Alliant Energy, and specifically Interstate Power and Light ("IPL"), is in the process of purchasing land in Johnson County to develop the land to support our proposed Hills Pride Substation. This proposal is to be constructed on land currently owned by Thomas Bayliss in Johnson County.

The proposed substation will support distribution of electricity needed due to ongoing increases in residential, commercial, and industrial load, including support for economic development plans in Johnson County, and surrounding areas, extending into the future. It will also support the reliability of the transmission system in the region and create additional resiliency within the electrical grid. And lastly, this also supports new electrical standards enacted since our older electrical substations were built.

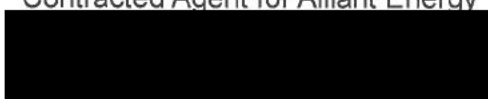
There will not be employees working from this site, no parking facilities or customers, and no offices or lavatory facilities will be on site.

Should you have any questions or concerns, please do not hesitate to reach out to me.

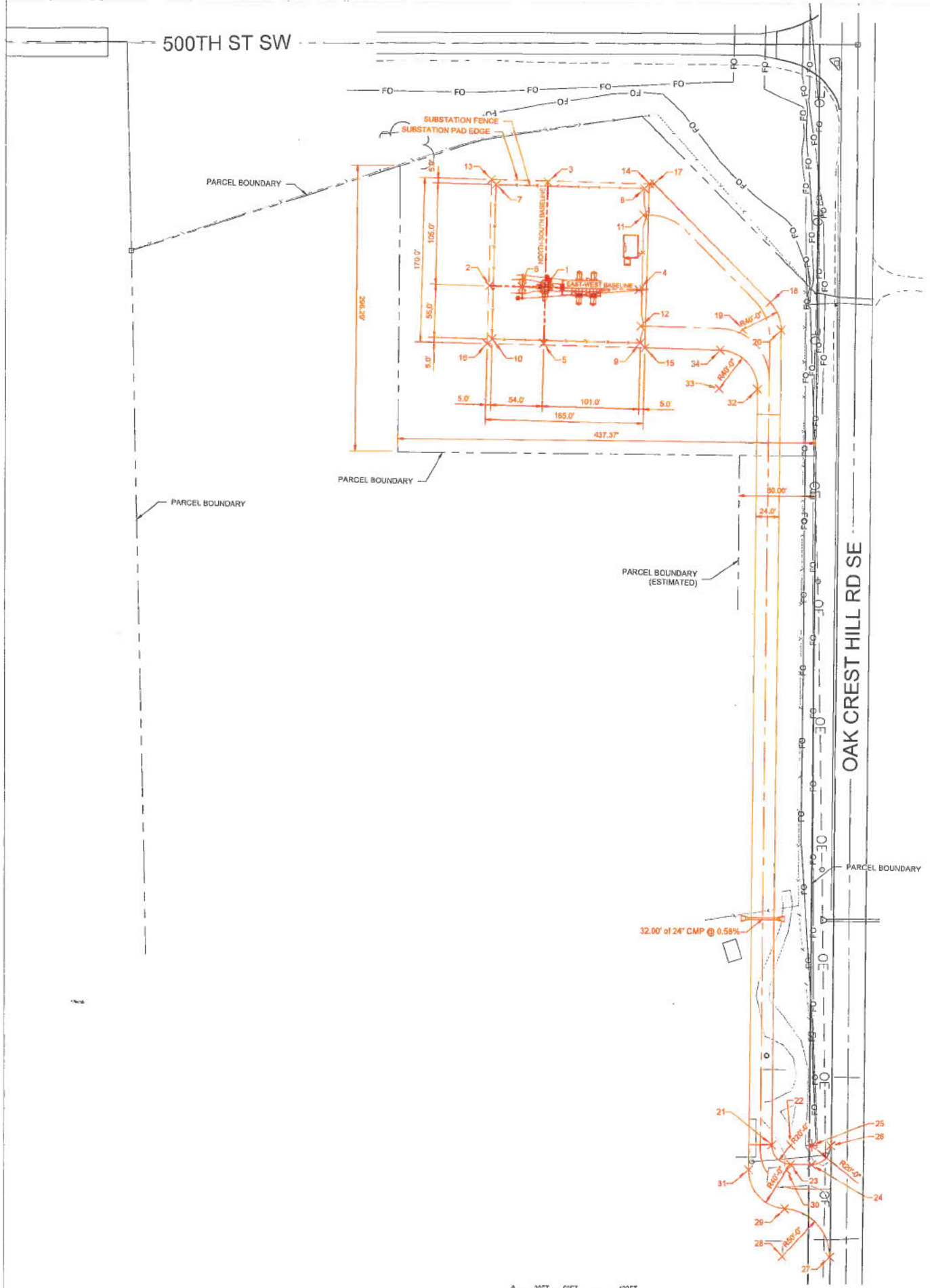
Sincerely,

A handwritten signature in blue ink that reads "Anne Weideman".

Anne Weideman
Real Estate Acquisition Specialist
Contracted Agent for Alliant Energy



13-Jan-2025
 Plotted: \\EgnydDrive\Cloud Storage\Shared\01 ECI\Alliant Energy\02 Projects\AL T-344 Hills Pride\Hills Pride\320 Civil & Structural\325 Site Design\Hills Pride Site Design.dwg



NORTHING/EASTING POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
1	574805.19	2178021.64	BASELINE INTERSECTION
2	574805.19	2175863.50	SUBSTATION BASELINE END
3	574814.12	2178021.64	SUBSTATION BASELINE END
4	574805.19	2178119.84	SUBSTATION BASELINE END
5	574748.92	2178021.64	SUBSTATION BASELINE END
6	574805.17	2175867.64	CENTER OF DEADEND
7	574810.19	2175867.64	FENCE CORNER
8	574810.19	2178122.64	FENCE CORNER
9	574750.19	2178122.64	FENCE CORNER
10	574750.19	2175867.64	FENCE CORNER
11	574882.09	2178122.64	GATE CL
12	574767.66	2178122.64	GATE CL
13	574815.19	2175862.64	SUBGRADE PAD EDGE
14	574815.19	2178127.71	SUBGRADE PAD EDGE
15	574745.19	2178127.64	SUBGRADE PAD EDGE
16	574745.19	2175862.64	SUBGRADE PAD EDGE
17	574815.19	2178132.64	APPROACH EDGE
18	574795.87	2178258.90	APPROACH EDGE
19	574767.02	2178229.19	CENTER OF RADIUS
20	574767.81	2178209.19	APPROACH EDGE
21	573820.64	2178281.80	APPROACH EDGE
22	573820.97	2178301.80	CENTER OF RADIUS
23	573800.97	2178302.13	APPROACH EDGE
24	573801.33	2178324.18	APPROACH EDGE
25	573821.33	2178323.86	CENTER OF RADIUS
26	573821.66	2178343.86	APPROACH EDGE
27	573805.58	2178345.77	APPROACH EDGE
28	573804.76	2178295.78	CENTER OF RADIUS
29	573854.74	2178297.12	APPROACH EDGE
30	573894.73	2178288.18	CENTER OF RADIUS
31	573894.13	2178258.19	APPROACH EDGE
32	574705.79	2178248.10	APPROACH EDGE
33	574705.19	2178208.11	CENTER OF RADIUS
34	574745.19	2178208.11	APPROACH EDGE



VICINITY MAP



LEGEND

- PROPERTY LINE (APPROXIMATE)
- CENTERLINE OF ACCESS ROAD
- FENCE
- SUBSTATION PAD EDGE
- SUBSTATION BASELINES
- FO FIBER OPTIC
- OE OVERHEAD ELECTRIC
- EXISTING FENCE

- NOTES**
- FOR GENERAL NOTES SEE SHEET 02-03.
 - COORDINATES ARE NAD83, IOWA STATE PLANES, SOUTH ZONE, US FOOT

FOR CLIENT REVIEW
 Date: 01-03-2025

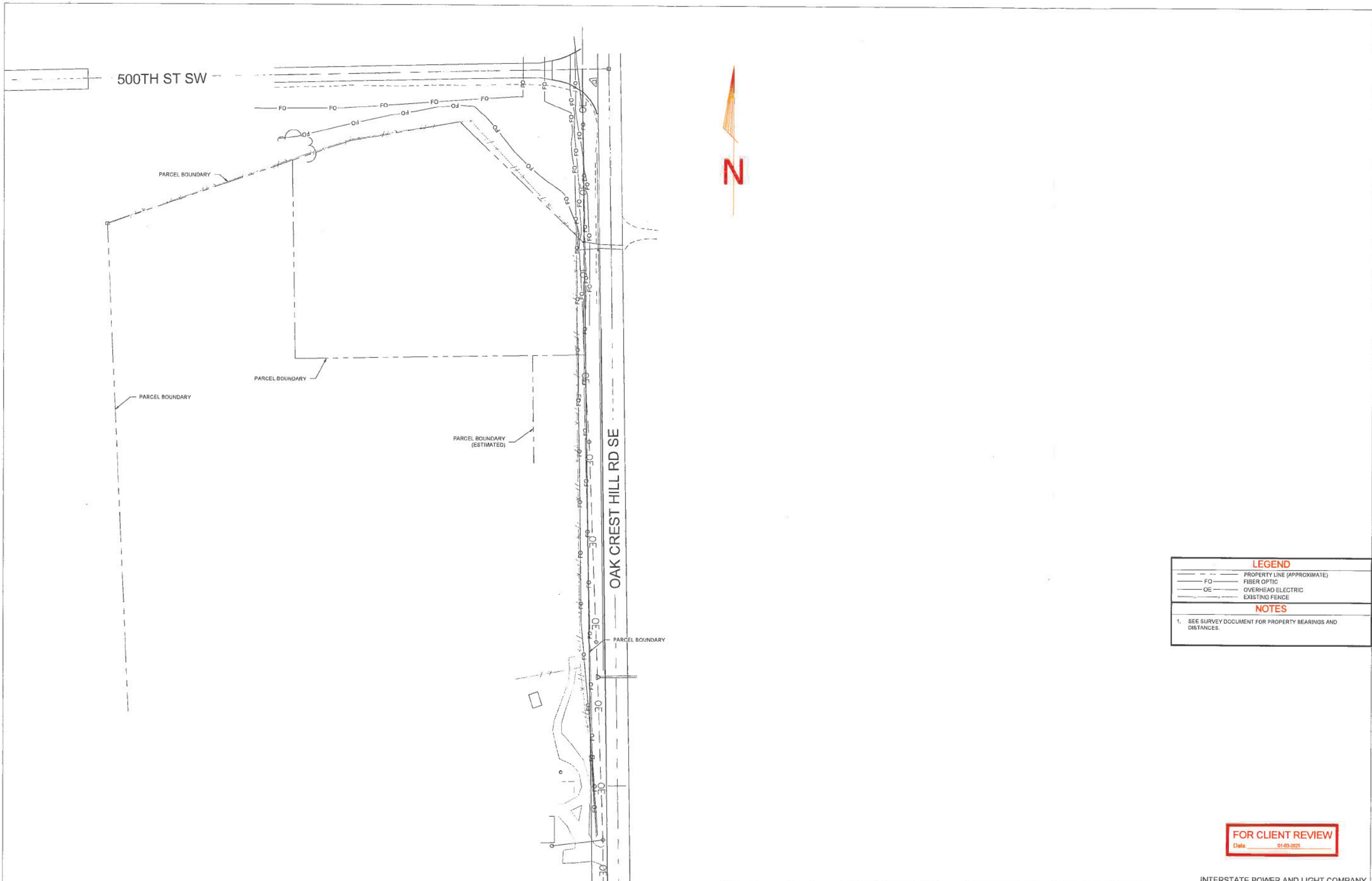


00	01/03/25	ISSUED FOR REVIEW	BP	SKC
0A	08/08/24	ISSUED FOR REVIEW	BP	SKC



INTERSTATE POWER AND LIGHT COMPANY
 HILLS PRIDE SUBSTATION
 HILLS, IA
SITE DIMENSION PLAN
 PART OF THE NE 1/4 OF THE SE 1/4, SEC. 16, T. 78 N. R. 06 E.
 CITY OF HILLS, JOHNSON COUNTY, IOWA
 SCALE: 1"=60' **OAS-02-01**

TRAN:0202
 Plotted: 13-Jan-2025
 File: \\EgnyteDrive\Cloud Storage\Shared\01 ECI\Alliant Energy\02 Project\AL-T-344 Hills Pride\Hills Pride\300 Design\320 Civil & Structural\325 Site Design\Hills Pride Site Design.dwg



LEGEND	
---	PROPERTY LINE (APPROXIMATE)
FO	FIBER OPTIC
OE	OVERHEAD ELECTRIC
---	EXISTING FENCE

NOTES	
1. SEE SURVEY DOCUMENT FOR PROPERTY BEARINGS AND DISTANCES.	

FOR CLIENT REVIEW
 Date: 01-03-2025

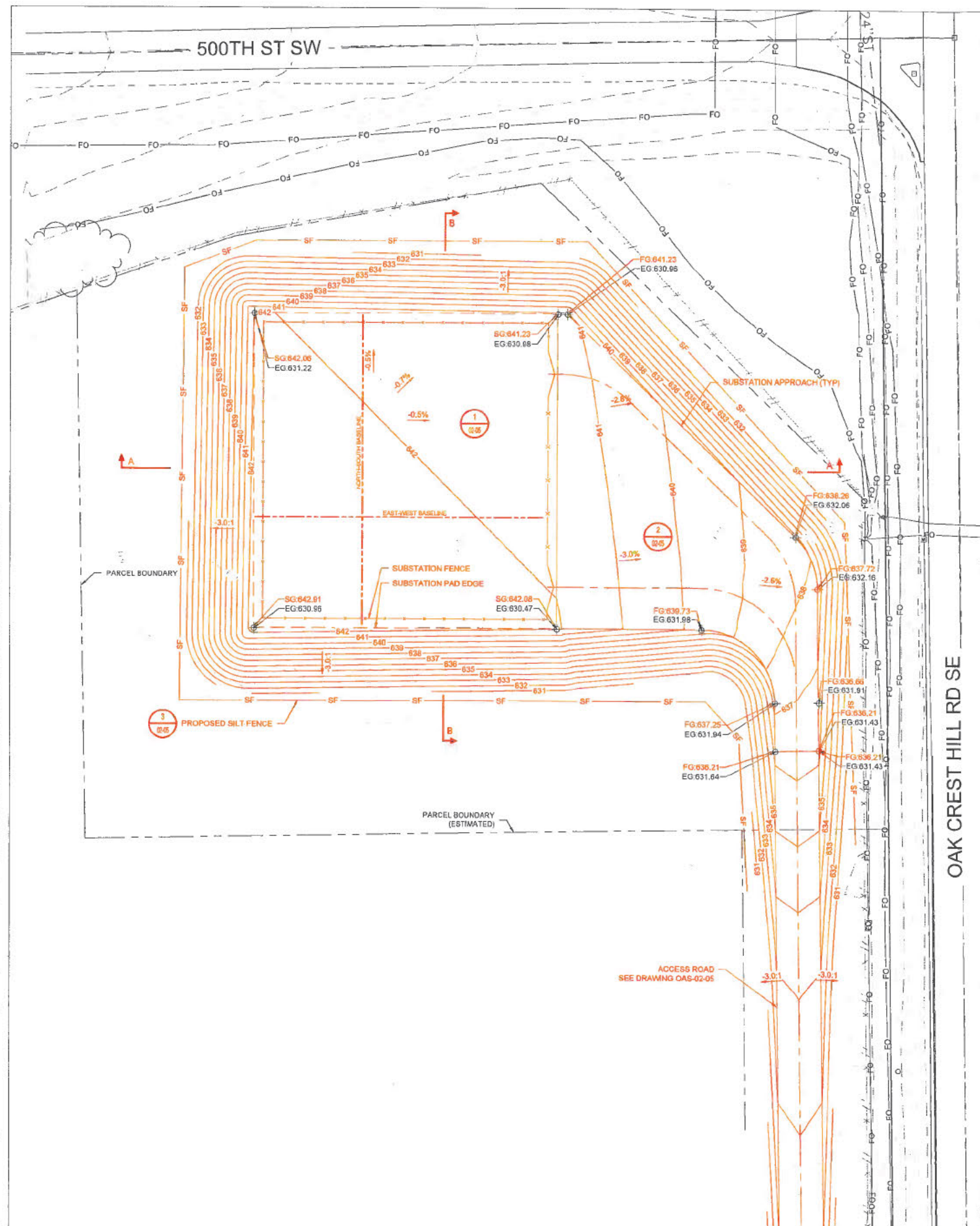
NO	DATE	REVISION	BY	CHK'D
00	01/03/25	ISSUED FOR REVIEW	BP : SKG	
0A	09/05/24	ISSUED FOR REVIEW	BP : SKG	



INTERSTATE POWER AND LIGHT COMPANY
 HILLS PRIDE SUBSTATION HILLS, IA
EXISTING CONDITIONS
 PART OF THE NE 1/4 OF THE SE 1/4, SEC. 16, T. 78 N. R. 06 E.
 CITY OF HILLS, JOHNSON COUNTY, IOWA
 SCALE: 1"=60' OAS-02-02

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13-Jan-2025
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APPROXIMATE EARTHWORK QUANTITIES			
TOTAL DISTURBED AREA	2.6 ACRES		
TOPSOIL			
REMOVAL	AREA (SF)	DEPTH (IN)	VOL (CY)
YARD	55430	12	2052
APPROACH ROAD	58555	12	2166
TOTALS	2.6 ACRES		4221 CY
RE-USED ON SITE	0	0	0
EXPORT / STOCKPILED / WASTED			4221 CY
CUT/FILL QUANTITIES*			
YARD	CUT	FILL	NET
YARD	0	17517	17517 FILL
APPROACH ROAD	470	5068	3779 FILL
NET CUT/FILL TO R.G.	470	23485	23015 FILL
ON-SITE MATERIAL IS SUITABLE AS FILL			
CUT AVAILABLE FOR FILL			470 CY
STRUCTURAL FILL REQUIRED			23015 CY
SELECT IMPORT**			
YARD FLEXIBLE BASE	AREA (SF)	DEPTH (IN)	VOL (CY)
YARD FLEXIBLE BASE	28050	8	693
APPROACH ROAD FLEX BASE	30787	14	1710
RIP RAP	0	12	0
TOTAL			2412
SUMMARY			
TOTAL CUT (TOPSOIL + NET CUT)			4891 CY
TOTAL FILL (SELECT IMPORT + NET FILL)			25887 CY
TOTAL EXPORT / STOCKPILED / WASTED			4221 CY
TOTAL IMPORT (SELECT IMPORT + STRUCTURAL FILL)			25427 CY
TOPSOIL STRIPPED SURFACE COMPARED TO ROUGH GRADE *ABOVE ROUGH GRADE			

LEGEND	
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	DESIGN GRADE MAJOR CONTOUR
	DESIGN GRADE MINOR CONTOUR
	PARCEL LINE (APPROXIMATE)
	CHAINLINK FENCE
	SILT FENCE
	EXISTING GRADE
	FINISH GRADE (TOP OF SURFACE ROCK)
	SUBGRADE (TOP OF FLEXIBLE BASE)

- NOTES**
- CUT AND FILL VOLUMES ARE RAW VOLUMES WITH NO ALLOWANCES FOR SHRINKAGE WHERE APPLICABLE.
 - THE CONTRACTOR SHALL STRIP ALL TOPSOIL AND ORGANIC MATERIAL FROM THE WORKING AREA. CUT AND FILL VOLUMES ARE BASED ON THE ASSUMPTION THAT THE DEPTH OF TOPSOIL STRIPPED FROM THE WORKING AREA IS IN ACCORDANCE WITH THE DEPTH SHOWN IN THE EARTHWORK QUANTITIES TABLE. THE ACTUAL DEPTH OF ORGANIC MATERIAL NEEDING REMOVAL MAY VARY. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER IS ON-SITE TO ENSURE THAT ALL ORGANIC MATERIAL HAS BEEN REMOVED. THE STRIPPED TOPSOIL MAY BE USED FOR EMBANKMENTS AND SLOPES OUTSIDE THE IMMEDIATE AREA OF THE PAD.
 - SUITABLE EXCESS FILL INCLUDING WASTE TOP SOILS MAY BE USED FOR EMBANKMENTS AND SLOPES OUTSIDE OF THE IMMEDIATE AREA OF THE PAD.
 - SITE AND ROADWAY TO BE COVERED BY ROAD BASE GRAVEL (FLEXIBLE BASE) AS A WORKING SURFACE.
 - SLOPE ACCESS ROADS FOR DRAINAGE.
 - NEW YARD CONTOURS INDICATE SUBGRADE AND DO NOT INCLUDE CRUSHED ROCK SURFACING. NEW APPROACH CONTOURS INDICATE FINISH GRADE. YARD SUBGRADE TO MATCH APPROACH FINISH GRADE. YARD FINISH ROCK WILL FEATHER OUT ONTO APPROACH.
 - ALL AREAS NOT RECEIVING CRUSHED ROCK SURFACING OR ROAD BASE (FLEXIBLE BASE) SHALL BE FILLED WITH TOPSOIL AND RE-SEEDED.
 - CRUSHED ROCK SURFACING SHALL NOT BE PLACED UNTIL ALL SUBGRADE CONDUIT, GROUNDING AND UTILITIES ARE COMPLETE.
 - SUBGRADE INCLUDES FLEXIBLE BASE MATERIAL.
 - THE EARTHWORK CONTRACTOR SHALL FURNISH AND INSTALL COMPACTED NON-EXPANSIVE BACKFILL.

FOR CLIENT REVIEW
 Date: 01-03-2025



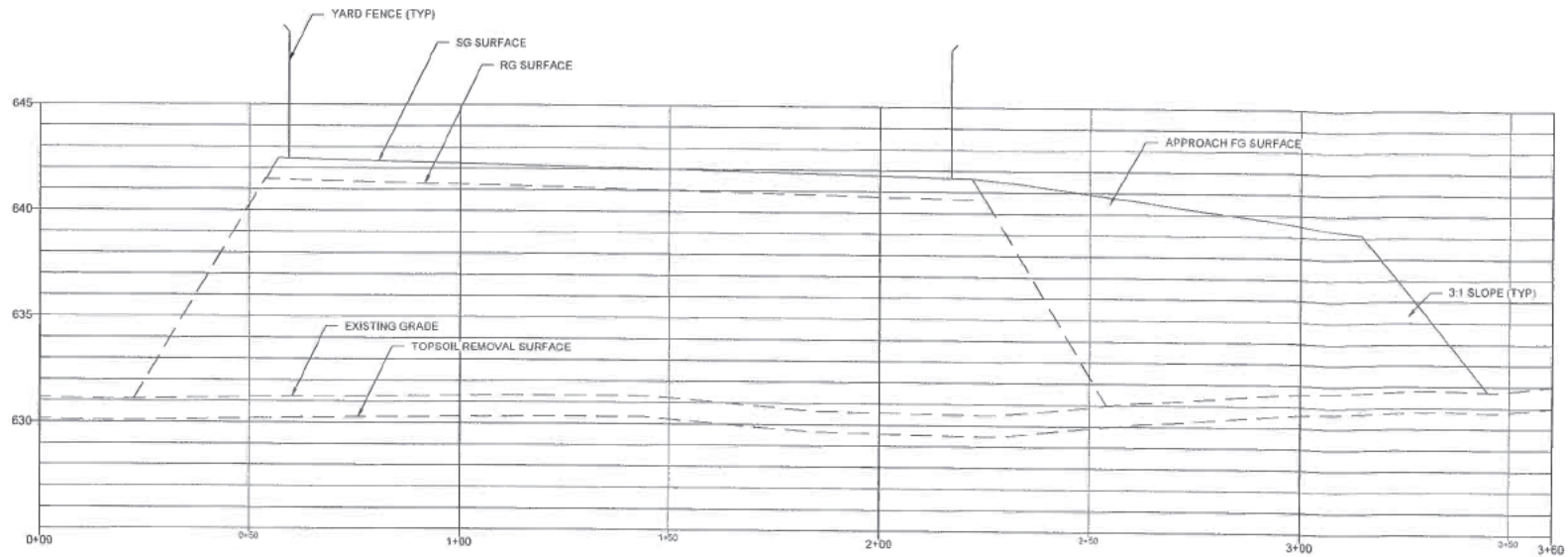
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0C	08/05/24	ISSUED FOR REVIEW	BP : SKC	
0B	05/14/24	ISSUED FOR REVIEW	BP : SKC	
0A	02/22/24	ISSUED FOR REVIEW	BP : SKC	

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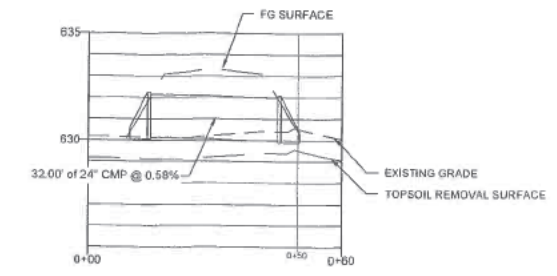


INTERSTATE POWER AND LIGHT COMPANY
 HILLS PRIDE SUBSTATION HILLS, IA
SITE GRADING PLAN
 PART OF THE NE 1/4 OF THE SE 1/4, SEC. 16, T. 78 N. R. 06 E.
 CITY OF HILLS, JOHNSON COUNTY, IOWA
 SCALE: 1"=20' OAS-02-03

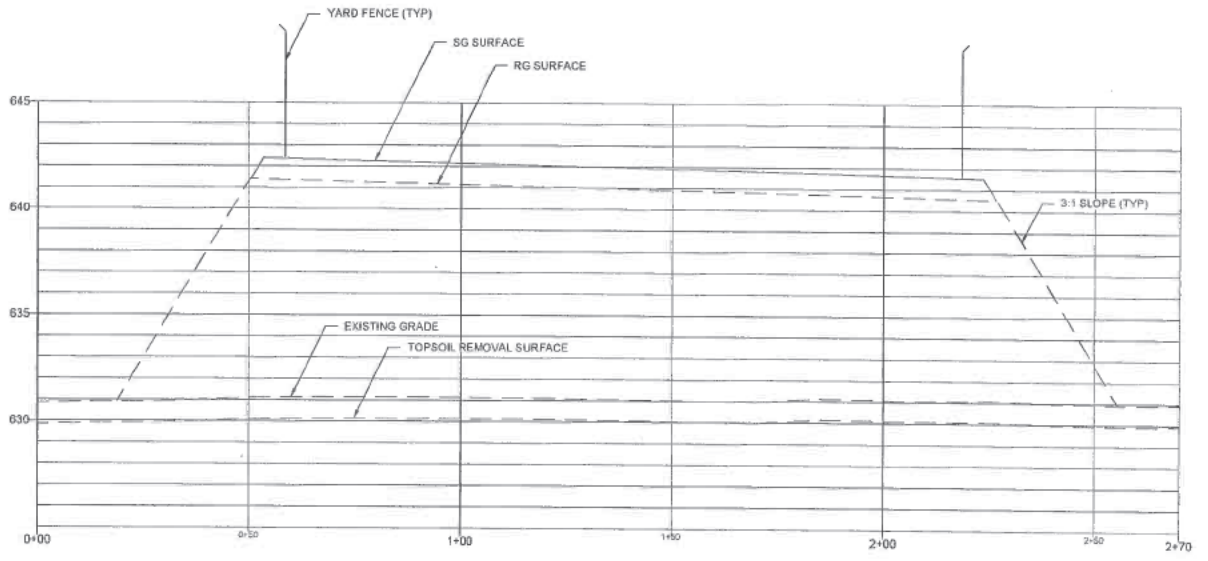
TEL: 515.273.1000
 Plotted: 2-Jan-2025
 File: W:\egnyie\drive\Cloud Storage\Share\01 ECI\Alliant Energy\02 Projects\AL-T-344 Hills Pride\Hills Pride\300 Design\320 Civil & Structural\325 Site Design\Hills Pride Site Design.dwg



SECTION A
 SCALE 1"=20' HORIZONTAL
 1"=4' VERTICAL



SECTION C
 SCALE 1"=20' HORIZONTAL
 1"=4' VERTICAL



SECTION B
 SCALE 1"=20' HORIZONTAL
 1"=4' VERTICAL

LEGEND	
	EXISTING GRADE
	TOPSOIL REMOVAL - GRADED AREA
	DESIGN FINISH GRADE (TOP OF SURFACE ROCK)
	DESIGN ROUGH GRADE (TOP OF DIRT)

NOTES	
1.	FOR GRADING NOTES SEE SHEET 02-03

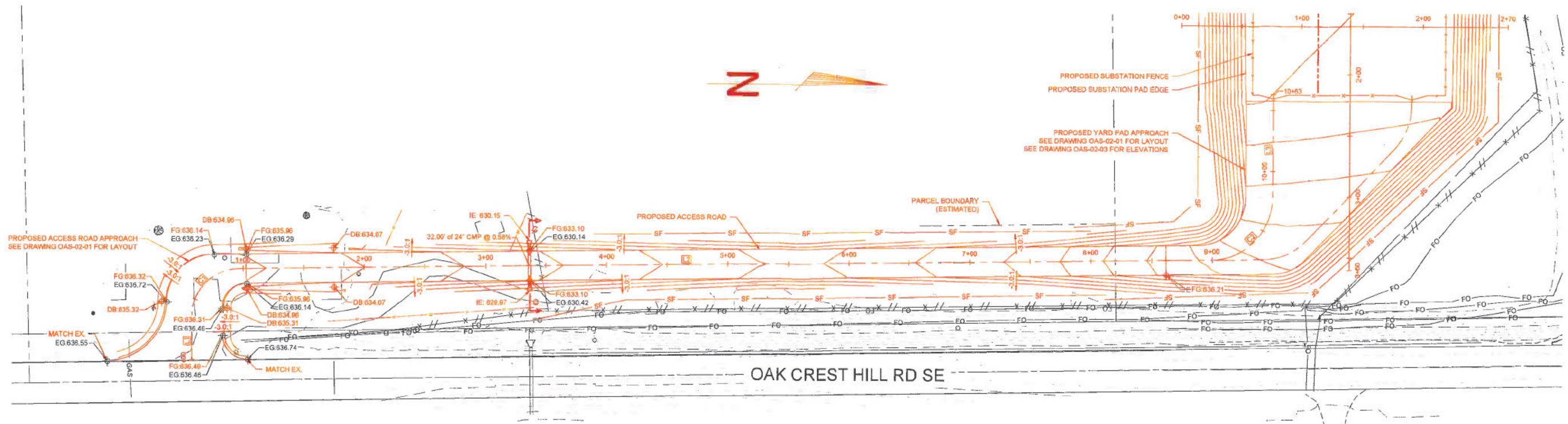
FOR CLIENT REVIEW
 Date: 01-03-2025

NO	DATE	REVISION	BY	CHK'D
01	01/03/25	ISSUED FOR REVIEW	BP	SKC
02	08/09/24	ISSUED FOR REVIEW	BP	SKC

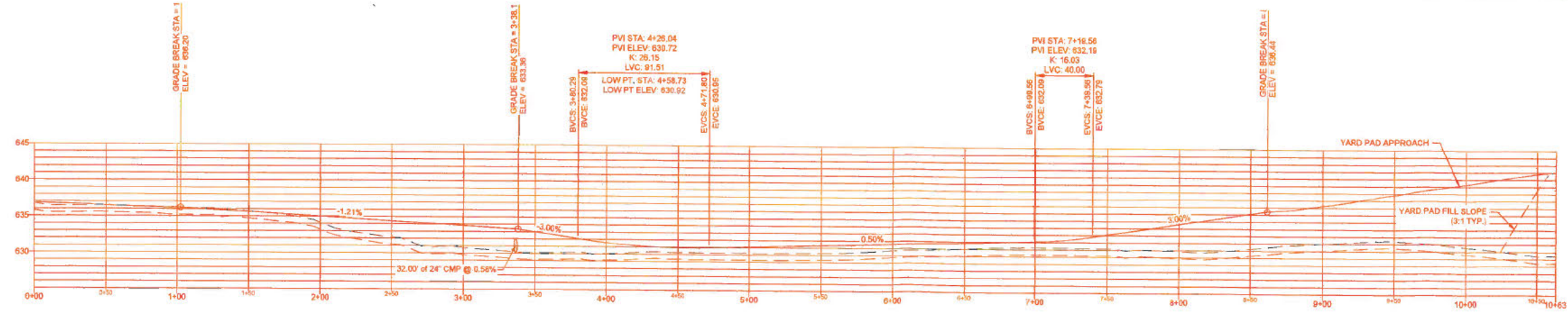


INTERSTATE POWER AND LIGHT COMPANY
 HILLS PRIDE SUBSTATION HILLS, IA
SITE GRADING SECTIONS
 PART OF THE NE 1/4 OF THE SE 1/4, SEC. 16, T. 78 N. R. 06 E.
 CITY OF HILLS, JOHNSON COUNTY, IOWA
 SCALE: AS NOTED **OAS-02-04**

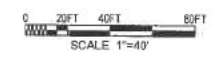
13-Jan-2025
 Plotted: \\EgnyneDrive\Cloud Storage\Shared\01 ECI\Alliant Energy\02 Projects\ALT-344 Hills Pride\Hills Pride\300 Design\320 Civil & Structural\325 Site Design\Hills Pride Site Design.dwg



HORIZONTAL CENTERLINE DATA							
NUMBER	STATION LENGTH	LINE/CHORD DIRECTION	CURVE RADIUS	CURVE BEG. STA.	BEGIN NORTHING BEGIN EASTING	CURVE END STA.	END NORTHING END EASTING
L1	0+00.00 34.00'	S89° 03' 21" W			573876.2192 2176344.6173		573875.8485 2176310.5348
C1	0+34.09 62.90'	N45° 53' 54.86" W	40'	0+34.09		0+98.98	
L2	0+98.98 801.50'	N0° 51' 11" W			573915.0476 2176296.8801		574716.4632 2176257.8462
C2	8+98.49 80.91'	N45° 25' 35.38" W	52'	8+98.49		8+79.39	
L3	8+79.39 83.31'	N90° 00' 00" W			574767.6891 2176205.9540		574767.6891 2176122.6434



APPROACH ROAD PROFILE
 SCALE: 1"=20' HORIZONTAL
 1"=4' VERTICAL



LEGEND

- PARCEL BOUNDARY (APPROXIMATE)
- CENTERLINE OF ACCESS ROAD
- x-x- FENCE
- - - SUBSTATION PAD EDGE
- - - EXISTING GRADE
- - - TOPSOIL REMOVAL / GRADED AREA
- - - DESIGN FINISH GRADE (TOP OF SURFACE ROCK)

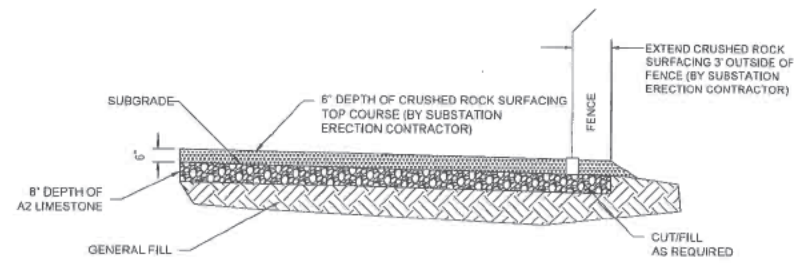
NOTES

- FOR GENERAL NOTES SEE SHEET 02-03.
- COORDINATES ARE NAD83, IOWA STATE PLANES, SOUTH ZONE, US FOOT.

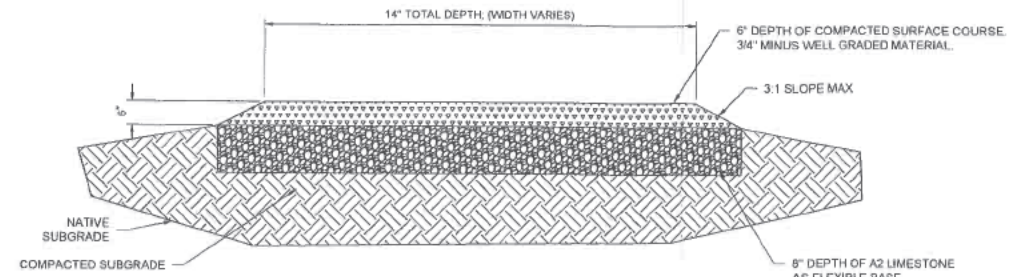
FOR CLIENT REVIEW
 Date: 01-03-2025

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DA: 01/03/25 ISSUED FOR REVIEW NO: DATE REVISION:			PART OF THE NE 1/4 OF THE SE 1/4, SEC. 16, T. 78 N. R. 06 E. CITY OF HILLS, JOHNSON COUNTY, IOWA	
BP: SKC BY: C-D APVD			SCALE: 1"=40'	
			OAS-02-05	

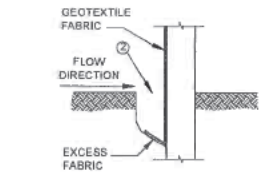
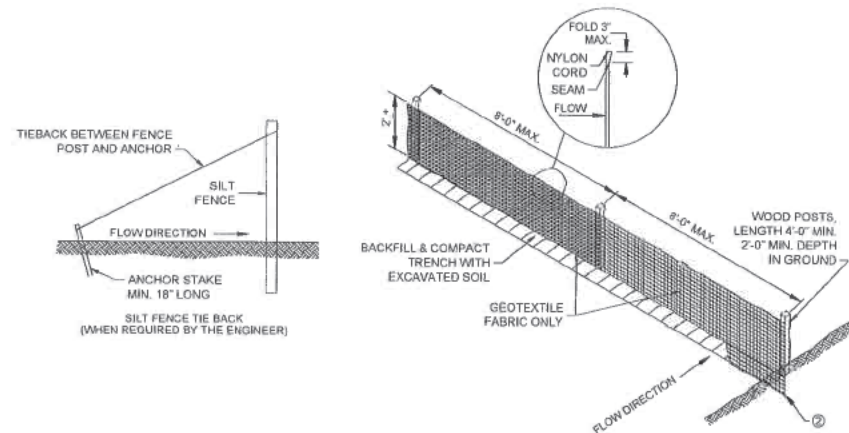
16-Jan-2025
 Plotted: 2-Jan-2025
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GENERAL YARD SURFACING DETAIL
SCALE: NONE

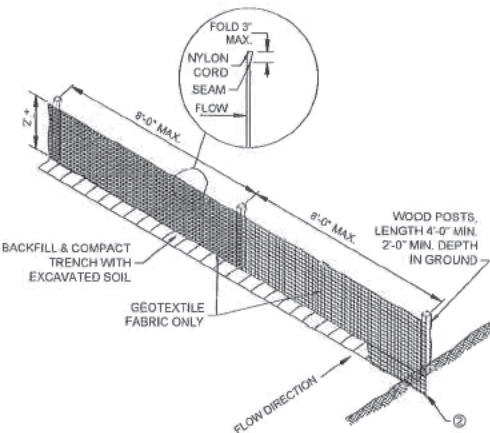


ACCESS ROAD AND APPROACH DETAIL (BY BELOW GRADE CONTRACTOR)
SCALE: NONE



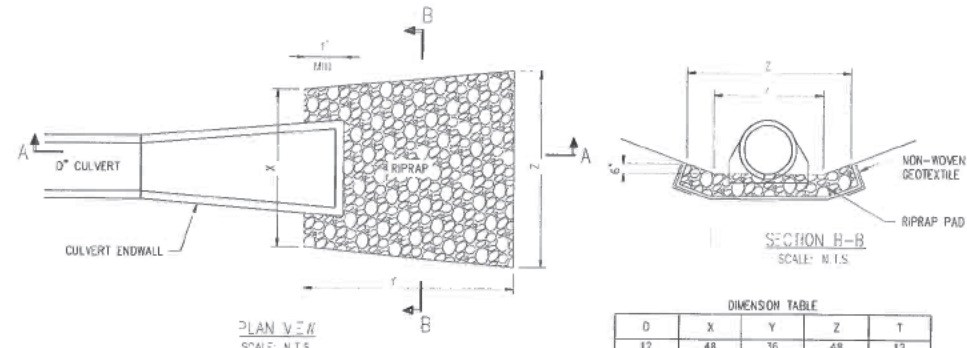
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

SILT FENCE DETAILS
SCALE: NONE



DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

- ① HORIZONTAL BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS
- ② TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 8" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
- ④ SILT FENCE TO EXTEND ACROSS THE TOP OF PIPE.



DIMENSION TABLE

D	X	Y	Z	T
12	48	36	48	12
15	54	36	60	15
18	60	36	72	18
21	66	42	72	18
24	72	48	72	18
27	78	54	81	18
30	84	60	90	18
36	96	72	108	18
42	108	84	117	18
48	120	84	126	18
54	126	96	135	18
60	132	96	144	18
66	138	108	153	18
72	144	108	162	18

DIMENSIONS IN INCHES

- NOTES
1. RIPRAP SHALL BE MEDIUM RIPRAP.
 2. RIPRAP SHALL BE INSTALLED PER THE REQUIREMENTS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION"

OUTLET PROTECTION
SCALE: NONE

FOR CLIENT REVIEW
 Date: 01-03-2025

NO.	DATE	REVISION	BY	CHK'D BY
0C	01/03/25	ISSUED FOR REVIEW	BP	SKC
0B	08/09/24	ISSUED FOR REVIEW	BP	SKC
0A	02/22/24	ISSUED FOR REVIEW	BP	SKC

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INTERSTATE POWER AND LIGHT COMPANY
 HILLS PRIDE SUBSTATION HILLS, IA
SITE GRADING DETAILS
 PART OF THE NE 1/4 OF THE SE 1/4, SEC. 16, T. 78 N. R. 06 E.
 CITY OF HILLS, JOHNSON COUNTY, IOWA
 SCALE: NONE **OAS-02-06**