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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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Type of Document

REDISTRICTING – AGRICULTURE TO COMMERCIAL

PREPARER INFORMATION:

Zoning Office for Samuel D. & Amelia S. Mapes
(Sam's Upholstery)

TAXPAYER INFORMATION:

Samuel D. & Amelia S. Mapes
Sam's Upholstery
1895 US HWY 169
Winterset, IA 50273

RETURN DOCUMENT TO:

Samuel D. & Amelia S. Mapes
Sam's Upholstery
1895 US HWY 169
Winterset, IA 50273

GRANTOR:

GRANTEE:

LEGAL DESCRIPTION:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.42 acres as shown in Plat of Survey filed in Book 2, Page 655 on March 22, 1996, in the Office of the Recorder of Madison County, Iowa.

Document or instrument of associated document previously recorded:
(if applicable)

ZO-RESOLUTION 12-10-24A
APPROVING REDISTRICTING OF PROPERTY
FROM “AGRICULTURAL” TO “COMMERCIAL”
T76N R28W SECTION 13; DOUGLAS TOWNSHIP
T76N R28W SECTION 24; DOUGLAS TOWNSHIP
T76N R27W SECTION 18; UNION TOWNSHIP

Whereas, Samuel D. Mapes requested to redistrict a tract of land from “Agricultural” to “Commercial” to allow Sam’s Upholstery to operate as an automotive restoration shop to also include powder coating of metal parts & products.

Whereas, the tract of land is described as follows:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.42 acres as shown in Plat of Survey filed in Book 2, Page 655 on March 22, 1996, in the Office of the Recorder of Madison County, Iowa.

Whereas, the Madison County Zoning Commission, appointed pursuant to the provisions of the Code of Iowa, held a public hearing on Thursday, November 21, 2024, to which the Commission recommends by a 6 to 0 vote approval of said request;

Whereas, The Board of Supervisors of Madison County, has set same down for public hearing and has given notice thereof as prescribed by law; and

Whereas, Public Hearing was held December 10, 2024, upon this request to redistrict the described tract of land, and opportunity has been given to proponent and objectors to be heard thereon;

Now, therefore, be it resolved by the Board of Supervisors, Madison County, Iowa the above-described real estate shall be redistricted from “Agricultural” to “Commercial.”

DATED at Winterset, Iowa, 10 this day of December, 2024.

MADISON COUNTY BOARD OF SUPERVISORS

By _____
Phillip Clifton, Chairman

☐ Aye

☐ Nay

By Diane Fitch
Diane Fitch, Supervisor

☒ Aye

☐ Nay

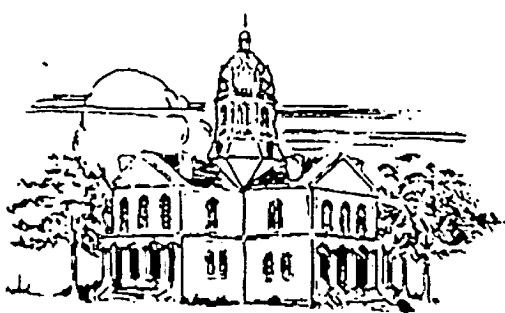
By Heather Stancil
Heather Stancil, Supervisor

☒ Aye

☐ Nay

ATTEST:

Shelley D. Kaster
Shelley D. Kaster, Madison County Auditor



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County Office of Planning and Zoning

Ryan Hobart, Zoning Administrator

MADISON COUNTY ZONING COMMISSION RECOMMENDATION

Pursuant to the Section 18-B (3) of the Madison County Zoning Ordinance which states:

Before submitting its recommendations on a proposed amendment to the Board of Supervisors, the Zoning Commission shall hold at least one (1) Public Hearing thereon, notice of which shall be given to all property owners within five hundred (500) feet of the property concerned by placing said notice in the United States mail at least ten (10) days before date of such hearing. The notice shall state the place and time at which the proposed amendment to the Ordinance including text and maps may be examined. Inhere the Zoning Commission has completed its recommendations on a proposed amendment, it shall certify the same to the Board of Supervisors.

A public hearing was held on November 21, 2024, to consider the request to redistrict property currently zoned "A" Agricultural to "C" Commercial on the following described real estate;

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.42 acres as shown in Plat of Survey filed in Book 2, Page 655 on March 22, 1996, in the Office of the Recorder of Madison County, Iowa.

The purpose of this request is to allow Sam's Upholstery to continue to operate as an automotive restoration shop and allow the desired expansion of the business to include powder coating.

After careful consideration of all facts presented, the Commission finds the application should be approved / denied.

(IF RECOMMENDATION IS TO APPROVE, LIST CONDITIONS, IF ANY)

Therefore, the Madison County Zoning Commission hereby recommends the Madison County Board of Supervisors approve / deny the request of Sam's Upholstery on the redistricting request as noted above.

Members Voting To Recommend Approval: HOLLINGSWORTH, STEWARD, KOCH, PORTZ, MARQUARDT,
+ VAN GINKEL

Members Voting To Recommend Denial:



Joe Van Ginkel- Chair
Madison County Zoning Commission

Application for Ordinance Amendment or District Change

Office Use Only

Tracking Number	Date Received	Fee Paid	Date of Brd Review	Date <u>Approved</u> /Denied	Section/Township (District Change)
15-24	10/7/24	350. ⁰⁰ #2581	11/21 + 12/10	12/10/24	13+24/DOUGLAS 19/UNION

For ordinance amendments, the applicant must submit text for recommended change. For district changes, the applicant must submit a survey if the proposed district boundary is not described in terms of an aliquot part(s). Additional information will be required upon request of the Zoning Commission, Board of Supervisors or Board of Health. In addition, please attach any other information that you believe will be helpful in reviewing your application.

Please Print All Information.

1. Applicant Information			2. Property Owner Information (For District Change Only & if different than Block 1)		
First Name Samuel	Last Name Mapes		First Name	Last Name	
Company Name Sam's Upholstery			Company Name		
Address 1895 Highway 169			Address		
City Winterset	State Iowa	Zip 50,273	City	State	Zip
Phone Number (area code) 515-537-4832	Fax or E-mail mapes61@gmail.com	Cell Phone	Phone Number (area code)	Fax or E-mail	Cell Phone
3. Type of Request ☐ Environmental Health Amendment ☐ Zoning Amendment ☒ Zoning District Change		4. Legal Description (For district change only) Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, and in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.42 acres as shown in Plat of Survey filed in Book 2, Page 655 on March 22, 1996 in the Office of the Recorder of Madison County, Iowa.			
5. Citation or standard (For ordinance amendments only)					
6. Zoning District (For district change only)					
Current Zoning District AGRICULTURAL			Proposed Zoning District COMMERCIAL		
7. Summary of Fact (Reason for amendment or district change). Provide additional pages if necessary.					
SEE ATTACHED					

I hereby attest the truth and accuracy of all facts and information presented on this application and as part of this application.

Applicant Signature:	Date: 10/9/24
Owner Signature (For district change only, unless same as applicant):	Date:

Ordinance Amendment Application

Summary of Fact

This proposal seeks to amend the current zoning designation of a specific parcel of land from residential (R) to commercial (C) to facilitate the development of a new powder coating shop. The subject property is strategically located in a transitional area where residential and light industrial uses coexist, making it a suitable candidate for this rezoning request.

Purpose:

The purpose of this amendment is to support the establishment of a powder coating shop, a service that applies protective and decorative finishes to metal products, serving both local businesses and industries. The shop will create job opportunities and contribute to the economic growth of the area while utilizing environmentally friendly practices in its operation.

1. Facilitating Local Business Development:

The new powder coating shop will serve as a vital resource for various industries in the community, including:

- **Manufacturing and Fabrication:** Many local manufacturers and fabricators rely on powder coating to protect and enhance their metal products. By locating a powder coating facility within the area, businesses will have faster, more convenient access to this service, reducing their operational costs and improving efficiency.
- **Automotive and Construction Industries:** The shop will cater to automotive repair shops, custom car builders, and construction firms that require durable, corrosion-resistant finishes for parts and structures. Its presence will help bolster these industries, which are central to the local economy.
- **Supporting Small Businesses:** Local small businesses that need powder coating services, such as metalwork artisans, home builders, or custom fabricators, will benefit from having a nearby, affordable option. This can promote the growth of small-scale operations and foster entrepreneurship in the community.

2. Enhancing Economic Opportunities:

The rezoning will enable the introduction of a commercial enterprise that provides immediate and long-term economic benefits to the community:

- **Job Creation and Workforce Development:** The powder coating shop will create new jobs across multiple skill levels, including positions in machine operation, quality control, and customer service. These jobs offer opportunities for local residents, contributing to workforce development. The business may also establish apprenticeship or training programs to develop specialized skills in powder coating, further benefiting the local labor market.

- **Business-to-Business Synergies:** The presence of the shop will encourage synergies between businesses, creating a network of local contractors. By fostering collaboration among businesses in the area.

3. Providing Environmentally Friendly Services:

The powder coating process is recognized as a cleaner and more environmentally friendly alternative to traditional liquid painting methods, making it a forward-thinking addition to the local industrial landscape:

- **Powder Coating Advantages:** Unlike liquid paint, powder coating does not use solvents, meaning it releases fewer volatile organic compounds (VOCs) into the air. This makes powder coating a safer, more eco-friendly option for finishing metal products. It aligns with community and governmental goals to reduce industrial pollution and promote greener practices.
- **Sustainable Operations:** The shop will implement sustainable practices, such as recycling unused powder, using energy-efficient equipment, and ensuring proper waste management. This minimizes the environmental footprint of the business while delivering high-quality products to local industries.

4. Meeting Community and Market Demands:

The powder coating shop will address a growing need in the community for high-quality metal finishing services:

- **Increased Demand for Coating Services:** As industries such as automotive, construction, and manufacturing expand, the demand for durable, aesthetically pleasing metal coatings has increased. This facility will meet those demands by providing high-performance powder coating services that improve the lifespan and appearance of metal components.
- **Strategic Location:** The property's location in a transitional area between residential and industrial zones makes it an ideal site for a business of this nature. By establishing the shop here, it can efficiently serve businesses across the region without causing disruption to residential life.

5. Strengthening Infrastructure and Land Use:

Rezoning the property will optimize its use, bringing it in line with the surrounding area's development patterns and contributing to better land use planning:

- **Maximizing Land Value:** Transitioning the property from residential to commercial use will increase its value, allowing it to contribute more significantly to the local tax base. The land will be utilized in a way that aligns with the city's broader development goals, ensuring its highest and best use.
- **Infrastructure Efficiency:** The location already has sufficient infrastructure in place to support a commercial enterprise, including access to main roadways, utilities, and services. The powder coating shop will utilize this existing infrastructure without placing an undue burden on local systems, ensuring that community resources are used efficiently.

6. Traffic Impact and Infrastructure Considerations:

- **Minimal Traffic Increase:** The shop is expected to generate a modest increase in traffic, mainly from employee commutes and deliveries. The type of traffic (light vehicles and delivery vans) will not significantly affect the flow or safety of existing residential streets.
- **Existing Road Capacity:** The area's infrastructure is sufficient to handle the projected traffic volumes. The main access routes are designed to accommodate both residential and commercial traffic, reducing the likelihood of congestion.

The purpose of this amendment is to support the establishment of a powder coating shop, a service that applies protective and decorative finishes to metal products. The shop will create job opportunities and contribute to the economic growth of the area, while utilizing environmentally friendly practices in its operation.