



Document 2026 2670

Book 2026 Page 2670 Pages 30

Date 9/08/2026 Time 11:17:07AM

Rec Amt \$.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

To and From
Office of Planning and Zoning

Ryan Hobart, Administrator

Conditional Use Permit

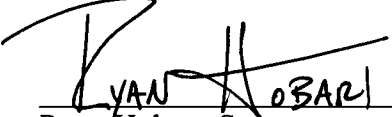
PERMIT NO: 12-26

DATE: September 1, 2026

After a properly held Public Hearing on July 21, 2026, the Madison County Board of Adjustment hereby denies the request for a Conditional Use Permit to Roaming Hills, LLC allowing them to utilize the approximately 130 acres that was recently purchased by them for overnight camping, which is to include car camping and tent camping during the 4-day Hinterland Music Festival that is scheduled to take place July 30th through August 2nd, 2026. The following described real estate is that involved in the Conditional Use Permit Application request:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. AND The Southeast Quarter (1/4) of the Northwest Quarter (1/4): EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Conditional Use Permit was denied under the provisions specified in the Zoning Ordinance for the Unincorporated Area of Madison County, Iowa.



Ryan Hobart, Secretary
Madison County
Board of Adjustment

MADISON COUNTY BOARD OF ADJUSTMENT

Application for Conditional Use Permit
Roaming Hills, LLC – Campground
Section 13, South Township

DECISION

Date: 7-21-26

On July 21, 2026, at 7:00 p.m., pursuant to the rules of procedure of the Board Adjustment, a public hearing was held on the application for Conditional Use Permit filed on June 8, 2026, by Sam Summers on behalf of Roaming Hills, LLC regarding property located in Section 13, South Township. At the hearing the Board of Adjustment reviewed the relevant provisions of the Madison County Ordinances, all documents constituting the record, any new documents received from interested parties, heard the statements, remarks and comments by the Zoning Administrator, the applicants, as well as statements, remarks, and comments by others in attendance. After all information had been received and all interested parties heard by the Board of Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.

Following the closure of the hearing a motion was made by DAWN ARCHER to ☒ approve ☐ deny the application for Conditional Use Permit. The motion was seconded by MARY KATHRYN BIGGLOW.

Conditions placed upon the Conditional Use Permit are as follows:

1. DUST CONTROL MITIGATION WILL BE DONE BY A LICENSED + BONDED COMPANY.
2. APPLICATION FOR ROAD CLOSURE MUST BE MADE + APPROVED BY SECONDARY ROADS.
3. THE CONDITIONAL USE PERMIT IS ONLY APPLICABLE FOR 2026 HINTERLAND MUSIC FESTIVAL.
(7/30/26 - 8/2/2026)
4. COMPENSATION AGREEMENT WILL BE IN PLACE WITH MADISON COUNTY ENGINEER REGARDING ROAD DAMAGE.
5. ON SITE PARKING WILL BE MANAGED BY HINTERLAND.
6. _____
7. _____
8. _____
9. _____
10. _____

A roll call vote was conducted on the motion:

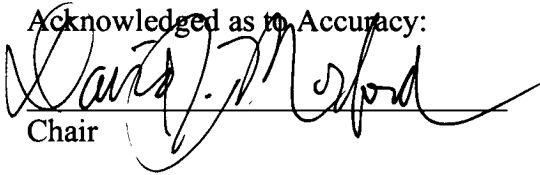
Dawn Archer –	<u>YES</u>
Mary Kathryn Bigelow –	<u>NO</u>
Tyler Price –	<u>NO</u>
David Morford –	<u>YES</u>

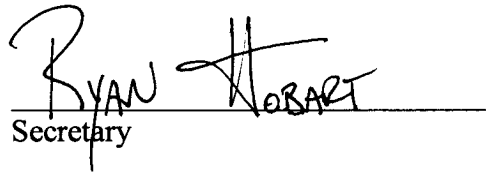
DECISION:

The Conditional Use Application was therefore ☐ approved ☒ denied

Dated this 21st day of July 2026.

Acknowledged as to Accuracy:


Chair


Secretary

Original Filed with the Secretary of the Board of Adjustment on July 21, 2026.

Original Filed in the Office of the Madison County Recorder on SEPTEMBER, 2026.
8TH

**MADISON COUNTY, IOWA
BOARD OF ADJUSTMENT
DECISION AND FINDINGS**

IN THE MATTER OF THE APPLICATION OF:

CASE NO: 12-26

Roaming Hills, LLC;

PUBLIC HEARING: July 21, 2026

**A request to obtain a Conditional Use Permit for
a Campground.**

Decision

On July 21st, 2026, the Madison County Board of Adjustment lacked statutory affirmative votes to approve or deny the application for a Conditional Use Permit. Because the vote lacked a majority, the result of such is an effective denial of said Conditional Use Permit. The votes are shown in the below captioned matter.

VOTE¹:	Ayes:	Archer, Morford
	Nayes:	Bigelow, Price
	Absent:	None
	Vote:	(2-2)

Written Findings of Fact

Case Summary: The application for a Conditional Use Permit to establish a campground in accordance with Section 14.E.14 of the Madison County Zoning Ordinance is located on the below captioned real estate.

The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. AND The Southeast Quarter (1/4) of the Northwest Quarter (1/4): EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

¹ Motion by Archer was phrased in the positive: to approve the application for the Conditional Use Permit. For clarity, the votes listed here reflect "Ayes" as votes to approve the Conditional Use Permit and "Nayes" as votes to deny the Conditional Use Permit.

Public Hearing July 21, 2026: Notice of public hearing was published as required, posted on the county webpage, and posted at the Madison County Annex Building. Notices were mailed to surrounding property owners on July 13, 2026. Notice was also provided to other County Offices as required by the Madison County Zoning Ordinance.

Ryan Hobart, Zoning Administrator, presented the staff report. Staff recommended denial of the Conditional Use Permit Application noting that this request does not align with the requirements laid out in Section 14.E.14; specifically calling out the following issues; Maximum Density, Drives, Minimum Space Size, Minimum Space Area, Minimum Front Yard, Minimum Rear Yard, Minimum Side Yard, Trailer Separation, and Site Plan Requirements. Administrator Hobart also presented the Board of Adjustment with the Zoning Commissions recommendation of which was a 4-2 approval listing the following conditions as a part of the recommended approval: 1) Dust control mitigation with a licensed and bonded company. 2) Complete the application for road closure – Secondary Roads. 3) Conditional Use Permit only applicable for 2026 Hinterland Music Festival (7/30/2026 – 8/2/2026). 4) Address secondary access for emergencies.

The applicant had two representatives present, Josh Hewett (Assistant Festival Director - Hinterland) and Brian Sher (Public Safety Director - Hinterland). Mr. Hewett answered questions from the Board concerning car camping, stating that each car would have a 20'X20' space. Mr. Hewett also stated that Hinterland is working directly with Madison County Secondary Roads Department regarding dust control and repairing any damage to county roads and that company Venue Smart has been hired to do waste cleanup during and after the festival. Mr. Sher answered questions from the Board concerning the parking areas, ambulances, routes and plans specifically for emergency purposes. Mr. Sher also stated that emergency medical rangers are on staff for the event.

Joe & Michaela Allsup, Neighboring property owners shared their support for the car camping proposal.

Prior to the Board closing the public hearing on this matter, a few additional questions were raised to the applicant's representatives. 1) What was the reasoning for the late submittal, requiring special meetings for both the Zoning Commission and Board of Adjustment? This was claimed to be an oversight by the applicants. 2) What was last year's attendance? The highest single-day attendance was 25,000 people. 3) What is the number of campers? An estimated amount of 6,000. 4) How is the number of Porta Potties determined? A formula based on the maximum number of attendees. 4) What is the plan if it rains on this first year grass seeding and this location is not feasible to use for parking and camping? Attendees will be shuttled from Southridge Mall if heavy rain occurs.

Analysis/Legal Principles: After the closure of the Public Hearing, additional discussion was had between the members of the Board regarding emergency access into this 130-acre property. Following all board member discussion, Dawn Archer made a motion to approve the Conditional Use Permit application with the following conditions: 1) Dust control mitigation will be done by a licensed and bonded company. 2) Application for road closure must be made and approved by Madison County Secondary Roads Engineer. 3) The Conditional Use Permit is only applicable for the 2026 Hinterland Music Festival. 4) Compensation Agreement will be in place with the Madison County Engineer regarding damages to the road. 5) On site parking will be managed by Hinterland. This motion was seconded by Mary Kathryn Bigelow. A roll call vote was conducted as shown above. The outcome of said vote lacked a majority and therefore, this Conditional Use Permit resulted in an effective denial.

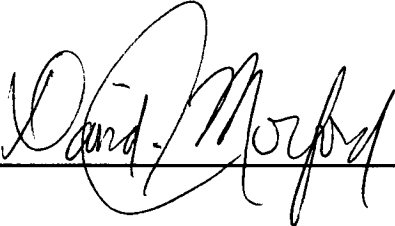
It has been determined by the Madison County Board of Adjustment that the following deficiencies are the legal basis of the failed Conditional Use Permit request for Roaming Hills, LLC.

- 1) The request does not comply with all requirements listed in Section 14.F.14 of the Madison County Zoning Ordinance.
- 2) The negligence of a late submittal which didn't allow enough time for the applicant to address before the planned and scheduled event dates of Hinterland Music Festival.
- 3) No proof was provided to the Board of an emergency response plan or a safety evacuation plan in the event of an emergency or a severe weather occurrence.
- 4) The site plan did not address ingress/egress concerns relating to just one point of access into the property.
- 5) The request does not comply with all requirements listed in Chapter 41 of the General Environmental Health Regulations, specifically in relation to campground sewage disposal systems.

Board of Adjustment Action on Written Findings of Fact

Date: September 1, 2026

VOTE:	Ayes:	Nayes:	Abstained:	Absent:
(Roll Call)	Price	None	None	Archer
	Bigelow			
	Morford			

Chair: 

Special Use Permit & Zoning Certificate Application

Office Use Only				Temp E911:		
Tracking Number 12-26	Date Received 6/8/26	Fee Paid ✓#2203 \$ 700.00	Date of Board Review EC-7/6/26 BA-7/21/26	Date Recorded 9/8/26	Date Permit Expires	Section/Township 13/South

Application must be accompanied by two complete site plans and all required accompanying material, before the special use permit application is accepted. Additional information will be required for structures within flood hazard areas, or upon request of the Board of Adjustment. In addition, please attach any additional information that you believe will be helpful in reviewing your application. Private wastewater treatment must be addressed to the satisfaction of the Environmental Health Officer before any zoning certificate is issued.

Please Print All Information.

1. Owner Information (Customer 1)			2. Contractor/Developer Information (Customer 2)		
First Name Sam	Last Name Summers		First Name	Last Name	
Company Name Roaming Hills LLC			Company Name		
Address 510 E Locust St Suite 104			Address		
City Des Moines	State IA	Zip 50309	City	State	Zip
Phone Number (area code)	Fax or E-mail	Cell Phone 515-419-3352	Phone Number (area code)	Fax or E-mail	Cell Phone
3. Type of Submittal (Check all that apply).			4. Project Information		
☒ New Special Use ☐ New Accessory ☐ Addition/Expansion ☐ Floodplain Development ☒ Use Change ☐ Revision Previous Permit #:			Parcel ID: 500091384000000 Location, Number & Street of project (if unknown, indicate nearest road): (Nearest road is Walnut Terrace) Legal Description: Sec/Twp/Rng: 13-75-26 Legal Description (Brief): NW SE		
5. Zoning District: "A" Agricultural District			6. Road Frontage (ft): N/A		7. Parcel Area (acres): 40.0
8. Services or Products Offered (Attach additional pages, if necessary)			9. Type of Machinery Used (Attach additional pages, if necessary)		
Camp sites for tent camping, bathrooms, and trash receptacles.			Personal Vehicles. No machinery use for construction or changes on site.		
10. Employee Information ☒ Not Applicable					
Total # of Employees:			Max. # of Employees per Shift:		
11. Proposed Structure/Expansion #1 ☒ Not Applicable					
Type:		Structure Width (ft):	Structure Depth (ft):		Structure Height (ft):
Proposed Use:		Total Area (sq ft):		Est. Cost:	
12. Proposed Structure/Expansion #2 ☒ Not Applicable					
Type:		Structure Width (ft):	Structure Depth (ft):		Structure Height (ft):
Proposed Use:		Total Area (sq ft):		Est. Cost:	
13. Existing Structures ☒ Not Applicable					
Structure Type		Current Use	Fee Paid (Use Change):		
			Proposed Use Change ☐ Not Applicable		
hereby attest the truth and accuracy of all facts and information presented on this application and site plan, and that such use or structure shall be constructed, reconstructed, modified and/or used in accordance with local, state and federal law.					
Applicant Signature: <i>Jack Parsons</i>			Date: 6/4/26		It is unlawful to start construction, including permanent construction and construction preparation, or change use of an existing structure prior to issuance of a zoning certificate.
Property Owner Signature: <i>SS</i>			Date: 6/4/26		

Special Use Permit & Zoning Certificate Application

Office Use Only				Temp E911:		
Tracking Number	Date Received	Fee Paid	Date of Board Review	Date Recorded	Date Permit Expires	Section/Township
12-26	6/8/26	#2263 \$700.00	26-7/6/26 308-7/21/26	9/8/26		13/South

Application must be accompanied by two complete site plans and all required accompanying material, before the special use permit application is accepted. Additional information will be required for structures within flood hazard areas, or upon request of the Board of Adjustment. In addition, please attach any additional information that you believe will be helpful in reviewing your application. Private wastewater treatment must be addressed to the satisfaction of the Environmental Health Officer before any zoning certificate is issued.

Please Print All Information.

1. Owner Information (Customer 1)			2. Contractor/Developer Information (Customer 2)		
First Name		Last Name	First Name		Last Name
Sam		Summers			
Company Name			Company Name		
Roaming Hills LLC					
Address			Address		
510 E Locust St Suite 104					
City	State	Zip	City	State	Zip
Des Moines	IA	50309			
Phone Number (area code)		Fax or E-mail	Phone Number (area code)		Fax or E-mail
		Cell Phone			Cell Phone
		515-419-3352			
3. Type of Submittal (Check all that apply).			4. Project Information		
☒ New Special Use ☐ New Accessory ☐ Addition/Expansion ☐ Floodplain Development ☒ Use Change ☐ Revision Previous Permit #:			Parcel ID: 500091362000000 Location, Number & Street of project (if unknown, indicate nearest road): (Closest road is Walnut Terrace) Legal Description: Sec/Twp/Rng: 13-75-26 Legal Description (Brief): NE SW		
5. Zoning District: "A" Agricultural District			6. Road Frontage (ft): 1,325 ft.		7. Parcel Area (acres): 40.0
8. Services or Products Offered (Attach additional pages, if necessary)			9. Type of Machinery, Tools (Attach additional pages, if necessary)		
Camp sites for tent camping, bathrooms, and trash receptacles			Personal Vehicles. No machinery use for construction or changes on site		
10. Employee Information ☒ Not Applicable					
Total # of Employees:			Max. # of Employees per Shift:		
11. Proposed Structure/Expansion # ☒ Not Applicable Fee Paid:					
Type:	Structure Width (ft):		Structure Depth (ft):		Structure Height (ft):
Proposed Use:			Total Area (sq ft):		Est. Cost:
12. Proposed Structure/Expansion # ☒ Not Applicable Fee Paid:					
Type:	Structure Width (ft):		Structure Depth (ft):		Structure Height (ft):
Proposed Use:			Total Area (sq ft):		Est. Cost:
13. Existing Structure ☒ Not Applicable Fee Paid (Use Change):					
Structure Type	Current Use		Proposed Use Change ☐ Not Applicable		
hereby attest the truth and accuracy of all facts and information presented on this application and site plan, and that such use or structure shall be constructed, reconstructed, modified and/or used in accordance with local, state and federal law.				It is unlawful to start construction, including permanent construction and construction preparation, or change use of an existing structure prior to issuance of a zoning certificate.	
Applicant Signature: <i>Bach Parsons</i>			Date: 6/4/26		
Property Owner Signature: <i>SS</i>			Date: 6/4/26		

Special Use Permit & Zoning Certificate Application

Office Use Only				Temp E911:		
Tracking Number 12-26	Date Received 6/8/26	Fee Paid #2203 \$700.00	Date of Board Review EC-7/6/26 BOA-7/21/26	Date Recorded 9/8/26	Date Permit Expires	Section/Township 13/South

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Please Print All Information.

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First Name Sam		Last Name Summers	First Name		Last Name
Company Name Roaming Hills LLC			Company Name		
Address 510 E Locust St Suite 104			Address		
City Des Moines		State IA	City		State
		Zip 50309			Zip
Phone Number (area code)		Fax or E-mail	Phone Number (area code)		Fax or E-mail
		Cell Phone 515-419-3352			Cell Phone
3. Type of Submittal (Check all that apply).			4. Project Information		
☒ New Special Use ☐ New Accessory ☐ Addition/Expansion ☐ Floodplain Development ☒ Use Change ☐ Revision Previous Permit #:			Parcel ID: 500091326000000 Location, Number & Street of project (if unknown, indicate nearest road): (Closest road is Walnut Terrace) Legal Description: Sec/Twp/Rng: 13-75-26 Legal Description (Brief): SW NE		
5. Zoning District: "A" Agricultural District			6. Road Frontage (ft): 1,325 ft.		7. Parcel Area (acres): 40.0
8. Services or Products Offered (Attach additional pages, if necessary)			9. Type of Machinery Used (Attach additional pages, if necessary)		
Camp sites for tent camping, bathrooms, and trash receptacles			Personal Vehicles. No machinery use for construction or changes on site		
10. Employee Information ☒ Not Applicable					
Total # of Employees:			Max. # of Employees per Shift:		
11. Proposed Structure/Expansion #1 ☒ Not Applicable					
Type:		Structure Width (ft):	Structure Depth (ft):		Structure Height (ft):
Proposed Use:		Total Area (sq ft):		Est. Cost:	
12. Proposed Structure/Expansion #2 ☒ Not Applicable					
Type:		Structure Width (ft):	Structure Depth (ft):		Structure Height (ft):
Proposed Use:		Total Area (sq ft):		Est. Cost:	
13. Existing Structures ☒ Not Applicable					
Structure Type		Current Use		Proposed Use Change ☐ Not Applicable	
hereby attest the truth and accuracy of all facts and information presented on this application and site plan, and that such use or structure shall be constructed, reconstructed, modified and/or used in accordance with local, state and federal law.				It is unlawful to start construction, including permanent construction and construction preparation, or change use of an existing structure prior to issuance of a zoning certificate.	
Applicant Signature: 			Date: 6/4/26		
Property Owner Signature: 			Date: 6/4/26		

Special Use Permit & Zoning Certificate Application

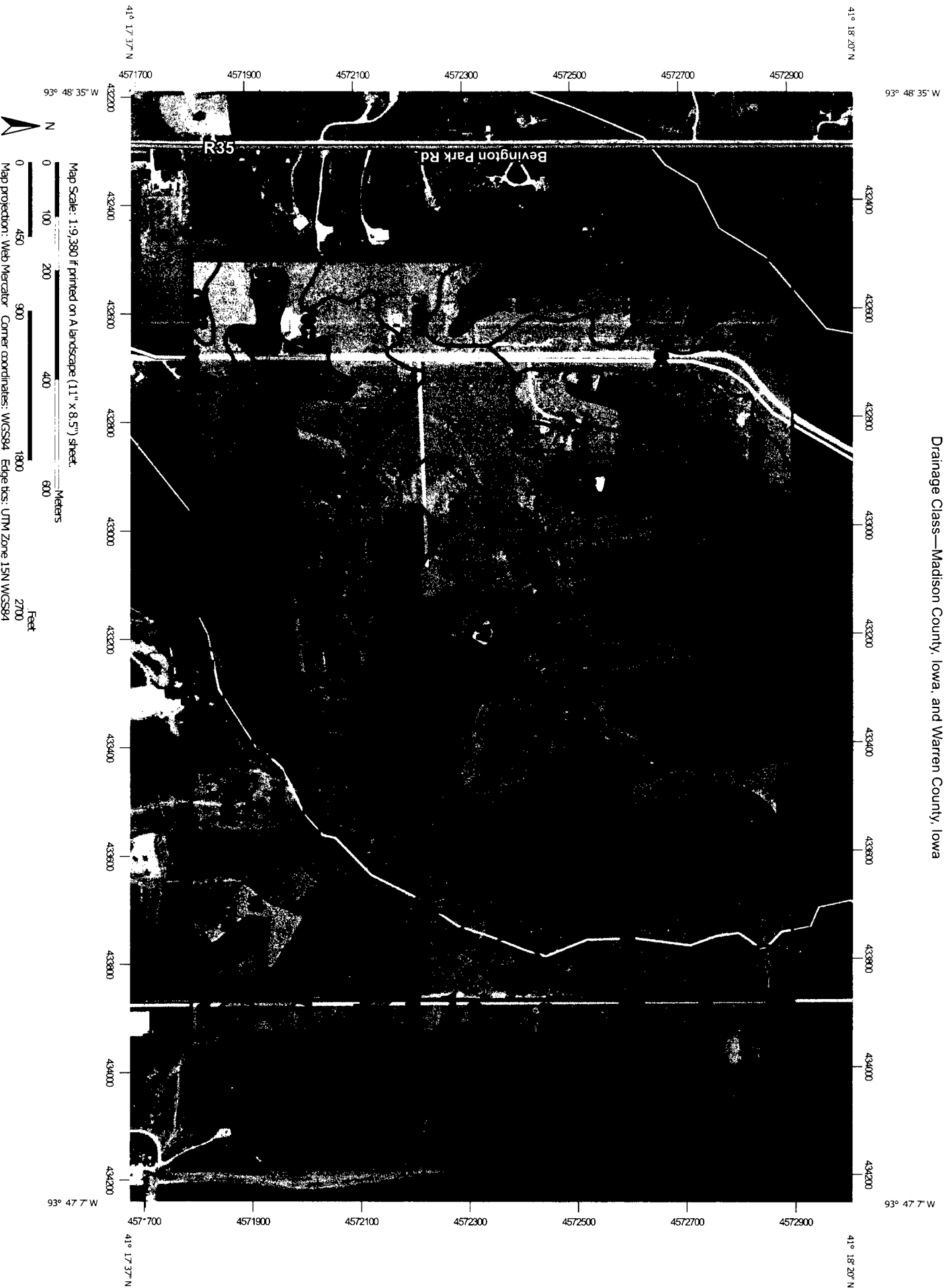
Office Use Only				Temp E911:		
Tracking Number 12-26	Date Received 6/8/26	Fee Paid 700.00	Date of BoA Review 7/6/26	Date Recorded 9/8/26	Date Permit Expires	Section/Township 13/South

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First Name Sam	Last Name Summers	First Name	Last Name
Company Name Roaming Hills LLC		Company Name	
Address 510 E Locust St Suite 104		Address	
City Des Moines	State IA	City	State
Zip 50309		Zip	
Phone Number (area code)	Fax or E-mail	Cell Phone 515-419-3352	
3. Type of Submittal (Check all that apply).		4. Project Information	
☒ New Special Use ☐ New Accessory ☐ Addition/Expansion ☐ Floodplain Development ☒ Use Change ☐ Revision Previous Permit #:		Parcel ID: 500091348010000 Location, Number & Street of project (if unknown, indicate nearest road): (Closest road is Walnut Terrace) Legal Description: Sec/Twp/Rng: 13-75-26 Legal Description (Brief): S 10A SE NW	
5. Zoning District: "A" Agricultural District		6. Road Frontage (ft): 332 ft.	
7. Parcel Area (acres): 10.0			
8. Services or Products Offered (Attach additional pages, if necessary)		9. Type of Machinery Used (Attach additional pages, if necessary)	
Camp sites for tent camping, bathrooms, and trash receptacles		Personal Vehicles. No machinery use for construction or changes on site	
10. Employee Information ☒ Not Applicable			
Total # of Employees:		Max. # of Employees per Shift:	
11. Proposed Structure/Expansion #1 ☒ Not Applicable			
Type:	Structure Width (ft):	Structure Depth (ft):	Structure Height (ft):
Proposed Use:	Total Area (sq ft):	Est. Cost:	
12. Proposed Structure/Expansion #2 ☒ Not Applicable			
Type:	Structure Width (ft):	Structure Depth (ft):	Structure Height (ft):
Proposed Use:	Total Area (sq ft):	Est. Cost:	
13. Existing Structures ☒ Not Applicable			
Structure Type		Current Use	
Proposed Use Change		☐ Not Applicable	
hereby attest the truth and accuracy of all facts and information presented on this application and site plan, and that such use or structure shall be constructed, reconstructed, modified and/or used in accordance with local, state and federal law.			
Applicant Signature: 		Date: 6/4/26	
Property Owner Signature: 		Date: 6/4/26	
It is unlawful to start construction, including permanent construction and construction preparation, or change use of an existing structure prior to issuance of a zoning certificate.			

Drainage Class—Madison County, Iowa, and Warren County, Iowa



MAP LEGEND

 Excessively drained	 Excessively drained
 Somewhat excessively drained	 Somewhat excessively drained
 Well drained	 Well drained
 Moderately well drained	 Moderately well drained
 Somewhat poorly drained	 Somewhat poorly drained
 Poorly drained	 Poorly drained
 Very poorly drained	 Very poorly drained
 Subaqueous	 Subaqueous
 Not rated or not available	 Not rated or not available
 Very poorly drained	 Very poorly drained
 Subaqueous	 Subaqueous
 Not rated or not available	 Not rated or not available
 Excessively drained	 Excessively drained
 Somewhat excessively drained	 Somewhat excessively drained
 Well drained	 Well drained
 Moderately well drained	 Moderately well drained
 Somewhat poorly drained	 Somewhat poorly drained
 Poorly drained	 Poorly drained
 Very poorly drained	 Very poorly drained
 Subaqueous	 Subaqueous
 Not rated or not available	 Not rated or not available
 Soil Rating Points	 Soil Rating Points

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Madison County, Iowa

Survey Area Data: Version 29, Sep 8, 2025

Soil Survey Area: Warren County, Iowa

Survey Area Data: Version 31, Sep 9, 2025

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2023—Aug 31, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	Well drained	0.1	0.0%
76B2	Ladoga silt loam, 2 to 5 percent slopes, eroded	Moderately well drained	33.4	8.5%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	Moderately well drained	60.4	15.4%
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	Moderately well drained	71.3	18.2%
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	Well drained	54.3	13.9%
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	Well drained	107.8	27.5%
322F2	Clanton-Gosport silt loams, 18 to 25 percent slopes, moderately eroded	Moderately well drained	26.7	6.8%
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	Moderately well drained	0.4	0.1%
729B	Nodaway-Martinsburg silt loams, 2 to 5 percent slopes	Moderately well drained	16.5	4.2%
W	Water		4.3	1.1%
Subtotals for Soil Survey Area			375.1	95.7%
Totals for Area of Interest			392.0	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
65E	Lindley loam, 14 to 18 percent slopes	Well drained	0.7	0.2%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	Moderately well drained	2.8	0.7%
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	Moderately well drained	1.3	0.3%
1313F	Munterville silt loam, 18 to 35 percent slopes	Moderately well drained	8.6	2.2%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Y179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	Well drained	0.8	0.2%
Y179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	Well drained	2.7	0.7%
Subtotals for Soil Survey Area			16.9	4.3%
Totals for Area of Interest			392.0	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Additional Project Description for Stormwater on Site:

Soil(s) in this area are mostly considered moderately well drained. No impervious improvements are being proposed for these parcels, and all festival-related landscaping items are temporary and will be removed after the event. Stormwater will continue to infiltrate naturally into the existing soil profile, as no grading, paving, or structural changes are planned.

All activities are designed to maintain existing drainage patterns. Any temporary structures will be placed in a manner that does not impede overland flow or concentrate runoff. No additional stormwater discharge points will be created, and no chemicals, washout areas, or materials that could impact water quality will be used on-site.

During the festival, standard best management practices will be followed, including maintaining vegetative cover where possible, minimizing soil disturbance, and ensuring that any temporary ground coverings remain permeable. Because the site will return to its pre-event condition immediately after the festival, long-term stormwater impacts are not anticipated.



May 26, 2026

Best Portable Toilets will provide all portable restroom and restroom trailer services for the Hinterland Music Festival July 30 – August 2, 2026 in St Charles, Iowa. Waste generated from portable restrooms and restroom trailers will be removed from the festival site through routine service operations performed by our licensed service personnel using vacuum service trucks. Based on the planned servicing schedule and continuous removal process, no stationary holding tank is anticipated to be required on-site for wastewater storage during the event.

All wastewater collected during servicing operations will be transported off-site by Best Portable Toilets and disposed of at approved and properly permitted wastewater treatment facilities in accordance with applicable federal, state, and local regulations.

Restroom service operations during the event will include the following:

- Placement and maintenance of portable restrooms and restroom trailers throughout the festival grounds
- Scheduled restroom servicing, including pumping, cleaning, sanitizing, and restocking supplies throughout the event
- Removal of trash and debris generated within portable restrooms and restroom trailers as part of routine restroom servicing
- Monitoring and servicing of high-traffic restroom areas throughout the event duration
- Coordination between event operations staff and Best Portable Toilets personnel to address operational needs in real time

Please note that Best Portable Toilets' waste management responsibilities are limited to restroom-related servicing, and removal activities associated with the portable restrooms and restroom trailers provided for the event. General festival trash collection and sitewide solid waste management will be handled separately by others.

Best Portable Toilets has extensive experience supporting large-scale events and festivals and will maintain staffing and equipment resources necessary to support the event throughout its duration.

I have attached a copy of our DNR Waste Hauler license for your records. Note that it renews every July 1 and we will receive the 2026-2027 license in late June. Please let us know if any additional information, revisions, or supporting documentation are needed for permitting or event records.

Thank you,
Joel Wright
Best Portable Toilets



IOWA DEPARTMENT OF NATURAL RESOURCES

IOWA DEPARTMENT OF NATURAL RESOURCES

6200 PARK AVE STE 200

DES MOINES IA 50321

LICENSE NUMBER: ST-321

VALID: 7/1/25 THRU: 06/30/26 COUNTY: POLK

ISSUED TO:

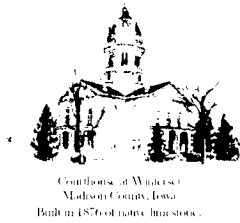
BPT OPCO LLC dba BEST PORTABLE TOILETS
JOEL WRIGHT
PO BOX 3027, 1962 E. AURORA AVE
DES MOINES, IA 50313

LICENSE TYPE / CONDITIONS

COMMERCIAL SEPTIC TANK CLEANER
BUSINESS REGISTRATION
LICENSED FOR LAND APPLICATION: No

567-68(455B)

KEEP THIS LICENSE AT PLACE OF BUSINESS



Madison County Zoning Department

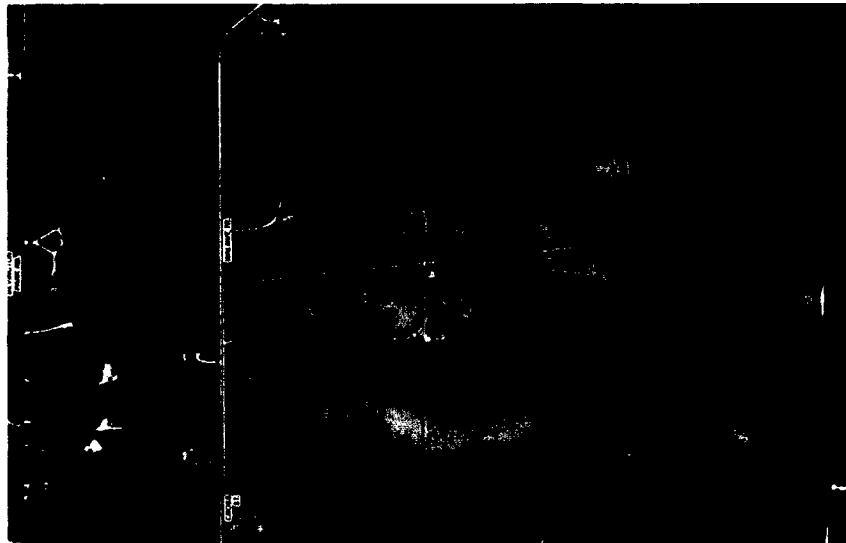
Ryan Hobart, Zoning Administrator

Posted: 7/13/26
Emailed: 7/13/26

PUBLIC HEARING NOTICE

You are hereby notified the Madison County Board of Adjustment has scheduled a public hearing at the request of Roaming Hills, LLC for a Conditional Use Permit application. This application is being sought to allow Roaming Hills, LLC to utilize the approximately 130 acres that they recently purchased for overnight camping, which includes car camping and tent camping during the 4-day Hinterland Music Festival that is scheduled to take place July 30th through August 2nd.

The following described real estate is that under examination for the Conditional Use Permit being sought: *The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. AND The Southeast Quarter (1/4) of the Northwest Quarter (1/4); EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.*



You may appear and offer your support for or objections to this request at the public hearing stated below: The **Madison County Board of Adjustment** will hold the public hearing on **Tuesday, July 21st, 2026**, at **7:00 p.m.** in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa 50273 to render a decision on the Conditional Use Permit request.

AFFIDAVIT OF MAILING NOTICE

STATE OF IOWA :
: ss
MADISON COUNTY:

The undersigned, first being duly sworn, states that on the 13th day of July 2026, he/she personally mailed to each of the following named persons a notice (a true copy of notice is attached hereto and made a part hereof) by electronic mail or ordinary mail notice of public hearing regarding the Roaming Hill, LLC Conditional Use Permit Application. If by ordinary mail, each such notice was mailed in a sealed envelope with proper postage thereon, addressed to the said persons respectively, at their last known post office addresses, by depositing the same on said date in a United States Post Office mail receptacle in said County, to wit:

Taylor R. & Cody L. Holtry
2430 Walnut Trail
St. Charles, IA 50240

Roaming Hills, LLC
PO BOX 65664
West Des Moines, IA 50265

Michaela R. & Joseph Allsup
2478 Bevington Park Road
St. Charles, IA 50240

ROK Investments III LC
C/O Renatta Bolen
315 Turnberry Drive
Norwalk, IA 50211

Brook & Danielle Hageman
2466 Bevington Park Road
St. Charles, IA 50240

Leokadia Rokitnicki Living Trust
2369 Bevington Park Road
St. Charles, IA 50240

Clinton P. Henry
2461 Walnut Trail
St. Charles, IA 50240

Roger E. & Lori R. Short
2450 Bevington Park Road
St. Charles, IA 50240

Sufan Huang
5331 SE 25th Street
Des Moines, IA 50320

Nancy Von Feldt Revocable Trust
605 N. Cross Street
St. Charles, IA 50240

Thomas J. & Sonia R. Hutton Revocable Trust
517 N. Cross Street
St. Charles, IA 50240

David Morford
Madison County Board of Adjustment
dmorford@madisoncounty.iowa.gov

Thomas E. Jordison Revocable Trust
2404 Walnut Trail
St. Charles, IA 50240

Jonathan "Tyler" Price
Madison County Board of Adjustment
jprice@madisoncounty.iowa.gov

Andrew Joseph & Catherine Rhim
2318 46th Street
Des Moines, IA 50310

Mary Kathryn Bigelow
Madison County Board of Adjustment
mbigelow@madisoncounty.iowa.gov

Todd & Nicole Kitzerow
2488 Bevington Park Road
St. Charles, IA 50240

Dawn Archer
Madison County Board of Adjustment
darcher@madisoncounty.iowa.gov

Alan C. Parry
2462 Bevington Park Road
St. Charles, IA 50240

Stephen Swanson
Madison County Attorney
P.O. Box 152
Winterset, Iowa 50273
sswanson@madisoncounty.iowa.gov

Joshua & Melissa Phillips ½ &
Brooke Maxwell & Nathan Phillips ½
2448 Walnut Trail
St. Charles, IA 50240

Mike Hackett
Madison County Engineer
1105 E. Court Ave
Winterset, IA 50273
mhackett@madisoncounty.iowa.gov

Joshua D. Phillips & Melissa Raye Johnson-
Phillips
2448 Walnut Trail
St. Charles, IA 50240

Andrew Hornback
Madison County Environmental Health
209 E. Madison St.
Winterset, IA 50273
ahornback@madisoncounty.iowa.gov

Roaming Hills LLC
500 E Locust Street
Suite 500
Des Moines, IA 50309

ALLSUP, MICHAELA R & JOSEPH (DED)
2478 BEVINGTON PARK RD
ST CHARLES, IA 50240

HAGEMAN, BROOK & DANIELLE (DED)
2466 BEVINGTON PARK RD
ST CHARLES, IA 50240

HENRY, CLINTON P. (DED)
2461 WALNUT TRAIL
ST. CHARLES, IA 50240

HUANG, SUFAN (DED)
5331 SE 25TH ST
DES MOINES, IA 50320

HUTTON, THOMAS J. AND SONIA R. RE'
517 N CROSS ST
ST CHARLES, IA 50240

JORDISON, THOMAS E REV TRUST (DE
2404 WALNUT TRAIL
ST CHARLES, IA 50240

JOSEPH, ANDREW &, RHIM, CATHERINE
2318 46TH ST
DES MOINES, IA 50310

KITZEROW, TODD & NICOLE (DED)
2488 BEVINGTON PARK RD
ST CHARLES, IA 50240

PARRY, ALAN C. (DED)
2462 BEVINGTON PARK RD
ST CHARLES, IA 50240

PHILLIPS, JOSHUA & MELISSA 1/2 &, M/
2448 WALNUT TRL
ST CHARLES, IA 50240

PHILLIPS, JOSHUA D &, JOHNSON-PHIL
2448 WALNUT TRAIL
ST CHARLES, IA 50240

ROAMING HILLS LLC (DED)
500 E LOCUST ST
SUITE 500
DES MOINES, IA 50309

ROAMING HILLS, LLC (DED)
PO BOX 65664
WEST DES MOINES, IA 50265

ROK INVESTMENTS III LC (DED)
C/O RENATTA BOLEN
315 TURNBERRY DR
NORWALK, IA 50211

ROKITNICKI, LEOKADIA LIVING TRUST (
2369 BEVINGTON PARK
ST CHARLES, IA 50240

SHORT, ROGER E & LORI R (DED)
2450 BEVINGTON PARK ROAD
ST CHARLES, IA 50240

VON FELDT, NANCY REVOCABLE TRUS
605 N CROSS ST
ST CHARLES, IA 50240

Steve Pearson
Madison County Conservation
2273 Clark Tower Rd.
Winterset, IA 50273
spearson@madisoncounty.iowa.gov

Jason Barnes
Madison County Sheriff
1012 N. John Wayne Dr.
Winterset, IA 50273
jbarnes@madisoncounty.iowa.gov

Madisonian – legals@wintersetmadisonian.com
Solutions – webupdates@gmdsololutions.com
Anna Golightly – Anna.Golightly@ia.nacdnet.net
Matthew Allen – matthew.allen@usda.gov
MCSWCD – Email@madison-swcd.org
Tanner Donovan – tdonovan@madisoncounty.iowa.gov
Jessie Lowry – jlowry@madisoncounty.iowa.gov
Jeff Nolan – Union State Bank – jnolan@usbiowa.com
Vernon Geiger – Earlham Savings Bank – ebank@earlhambank.com
Michele Brant – desktopdsgn@gmail.com
Nancy Forrest – forrest2r@gmail.com
Roslea Johnson – rjohnson@dmacc.edu
Shelly Marsh – sdmarsh@coonvalleytelco.com
Tim Pierce – Timwpierce83@yahoo.com
Tim Palmer – redoer99@gmail.com
Anna Golightly – annalynnmac@gmail.com
Becky Knight – beckyknight@iowarealty.com
KIIC – news@kiicradio.com
KSIB – news@ksibradio.com

A handwritten signature in black ink, appearing to read "RYAN HOBART". The signature is stylized with a large, sweeping "R" and a distinct "H".

Ryan Hobart, Administrator
Zoning Department
Madison County, Iowa

STATE OF IOWA
SS
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

PUBLIC HEARING NOTICE

You are hereby notified the Madison County Board of Adjustment has scheduled a public hearing at the request of Roaming Hills, LLC for a Conditional Use Permit application. This application is being sought to allow Roaming Hills, LLC to utilize the approximately 130 acres that they recently purchased for overnight camping, which includes car camping and tent camping during the 4-day Hinterland Music Festival that is scheduled to take place July 30th through August 2nd. The following described real estate is that under examination for the Conditional Use Permit being sought:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4); ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. AND The Southeast Quarter (1/4) of the Northwest Quarter (1/4); EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4); ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. You may appear and offer your support for or objections to this request at the public hearing stated below:

The Madison County Board of Adjustment will hold a public hearing on Tuesday, July 21, 2025, at 7 p.m. in the lower-level conference room at the Madison County Annex, 221 W. Court Ave, Winterset, Iowa 50275 to consider the request and render its decision.

For the period of 1 consecutive weeks, the last Publication thereof being

On the 8 day of July 2026

Susan R Smith

Subscribed and sworn to before me this

9 day of July 2026

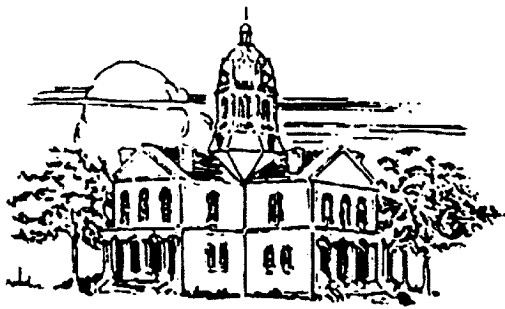
Cleota Tapken

NOTARY PUBLIC
In and for Madison County

Fee
\$ 23.94



CLEOTA TAPKEN
Commission No. 767215
My Commission Expires
03/17/2029



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 14-F (f) of the Madison County Zoning Ordinance which states:

Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. Each application shall be considered by the Zoning Commission at a public hearing. After the public hearing, the Zoning Commission promptly shall submit a report to the Board of Adjustment on its findings and recommendations regarding the application. No final action shall be taken by the Board of Adjustment on any application for special use permit until such time as the Board has received and reviewed the report of the Zoning Commission.

A public hearing was held on July 6, 2026, to review the request of Roaming Hills LLC to obtain a Conditional Use Permit allowing them to utilize approximately 130 acres of which they own for overnight camping. This will include car camping and tent camping during the 4-day Hinterland Music Festival that is scheduled to take place July 30th through August 2nd, 2026. The following described real estate is that of which is involved in the request.

The Southwest Quarter (1/4) of the Northeast Quarter (1/4); AND the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. AND The Southeast Quarter (1/4) of the Northwest Quarter (1/4): EXCEPT the North 30 Acres thereof; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), ALL in Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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

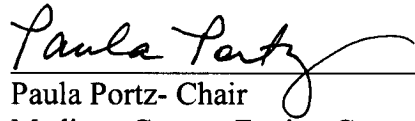
(IF RECOMMENDATION IS TO APPROVE, LIST CONDITIONS, IF ANY)

- 1.) MUST CONTROL MITIGATION WITH A LICENSED & BONDED COMPANY.
- 2.) COMPLETE THE APPLICATION FOR ROAD CLOSURE - SECONDARY ROADS.
- 3.) CONDITIONAL USE ONLY APPLICABLE FOR 2026 HINTERLAND MUSIC FESTIVAL (7/30/26 - 8/2/2026).
- 4.) ADDRESS SECONDARY ACCESS FOR EMERGENCIES.

Therefore, the Madison County Zoning Commission hereby recommends the Madison County Board of Adjustment approve/ deny the request of Roaming Hills, LLC to obtain a Conditional Use Permit for a campground.

Members Voting To Recommend Approval: MARSH, VANGINKEL, MARQUARDT, PORTZ

Members Voting To Recommend Denial: BOND, STEWARD

A handwritten signature in cursive script, reading "Paula Portz", written over a horizontal line.

Paula Portz- Chair
Madison County Zoning Commission

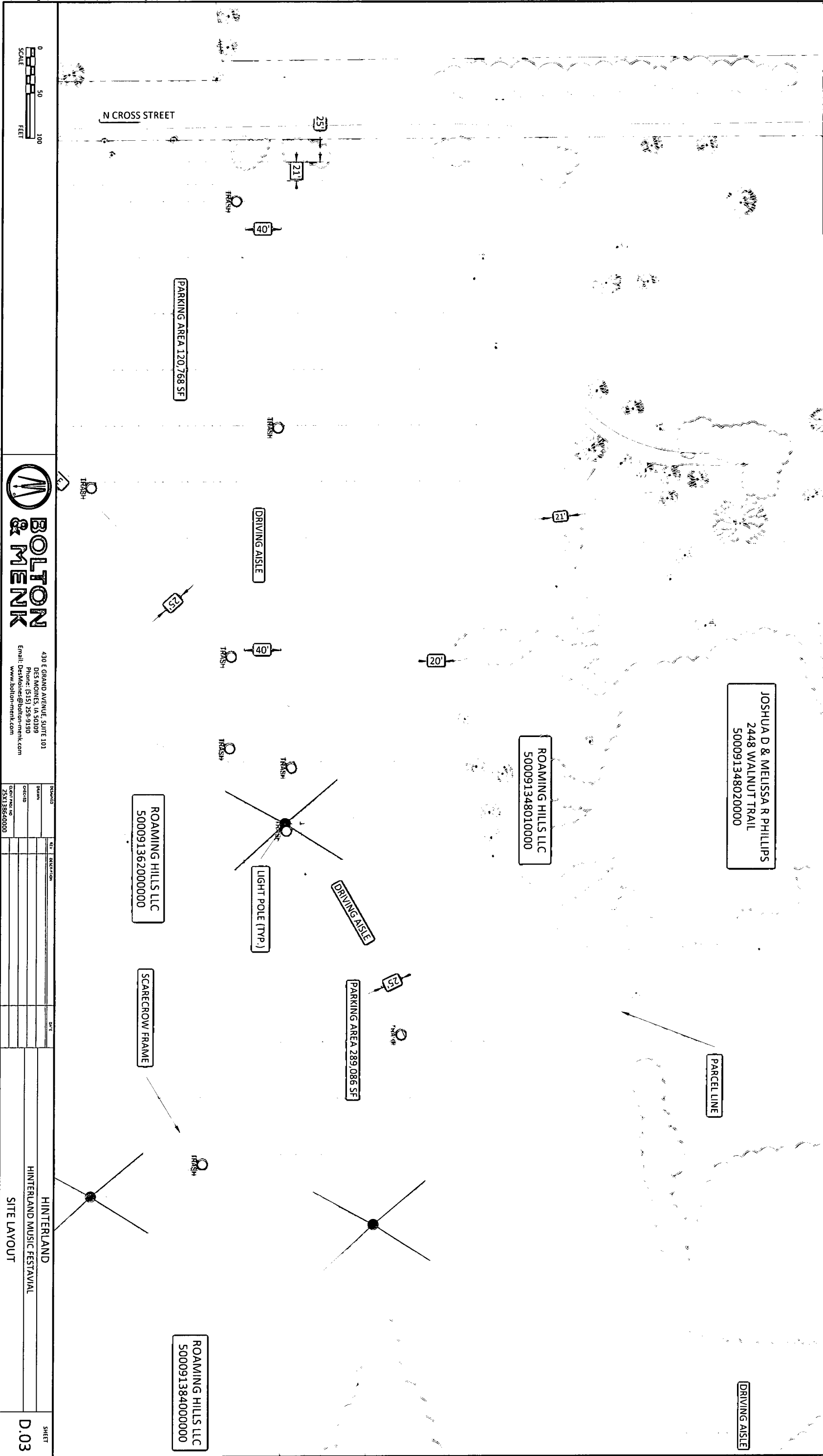
LEGEND:

LIGHTING STAND

TRASH CAN

ROW LINE

PORTA POTTY



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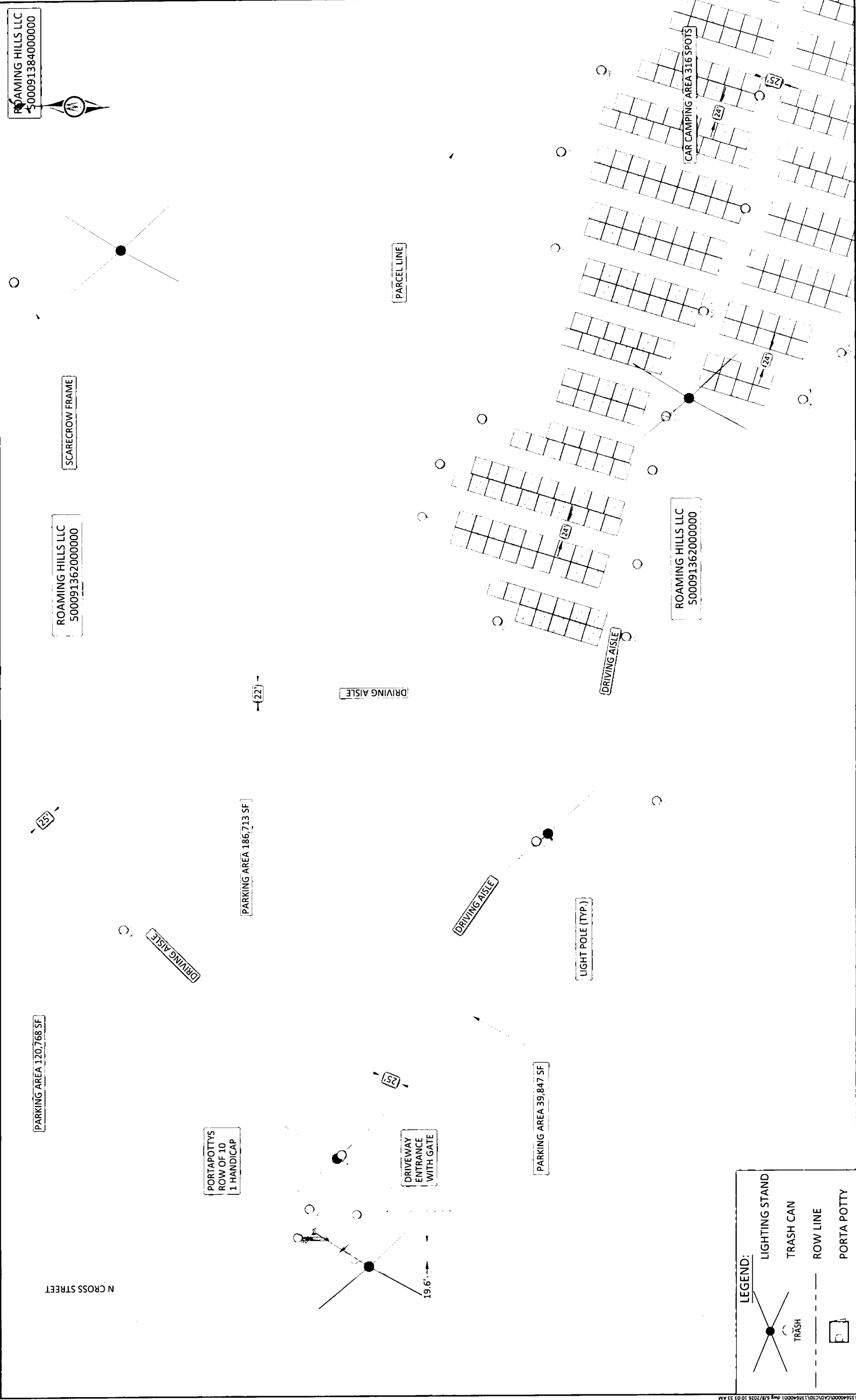


430 E GRAND AVENUE, SUITE 101
DES MOINES, IA 50309
Phone: (515) 253-9180
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

REVISION	DATE	BY	CHK	DESCRIPTION
1	6/8/2026	DES	DES	INITIAL DESIGN
2	6/8/2026	DES	DES	REVISED DESIGN
3	6/8/2026	DES	DES	REVISED DESIGN
4	6/8/2026	DES	DES	REVISED DESIGN
5	6/8/2026	DES	DES	REVISED DESIGN
6	6/8/2026	DES	DES	REVISED DESIGN
7	6/8/2026	DES	DES	REVISED DESIGN
8	6/8/2026	DES	DES	REVISED DESIGN
9	6/8/2026	DES	DES	REVISED DESIGN
10	6/8/2026	DES	DES	REVISED DESIGN

HINTERLAND
HINTERLAND MUSIC FESTIVAL
SITE LAYOUT

SHEET
D.03



430 E GRAND AVENUE, SUITE 101
P.O. BOX 101
HINTERLAND, MS 38641-0101
Phone: (515) 259-9180
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

**BOLTON & MENK**

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Email: DesMoines@bolton-menk.com
www.bolton-menk.com

**BOLTON & MENK**

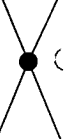
430 E GRAND AVENUE, SUITE 101
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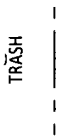
**BOLTON & MENK**

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HINTERLAND, MS 38641-0101
Phone: (515) 259-9180
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

**BOLTON & MENK**

LEGEND:

 LIGHTING STAND

 TRASH CAN

 ROW LINE

 PORTA POTTY

0 50 100
SCALE
FEET

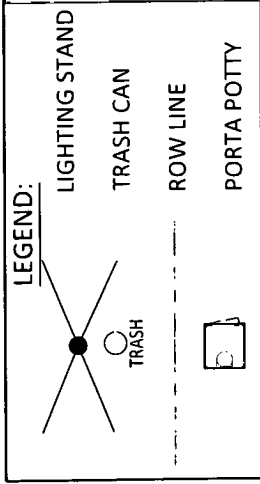
HINTERLAND

HINTERLAND MUSIC FESTIVAL

SITE LAYOUT

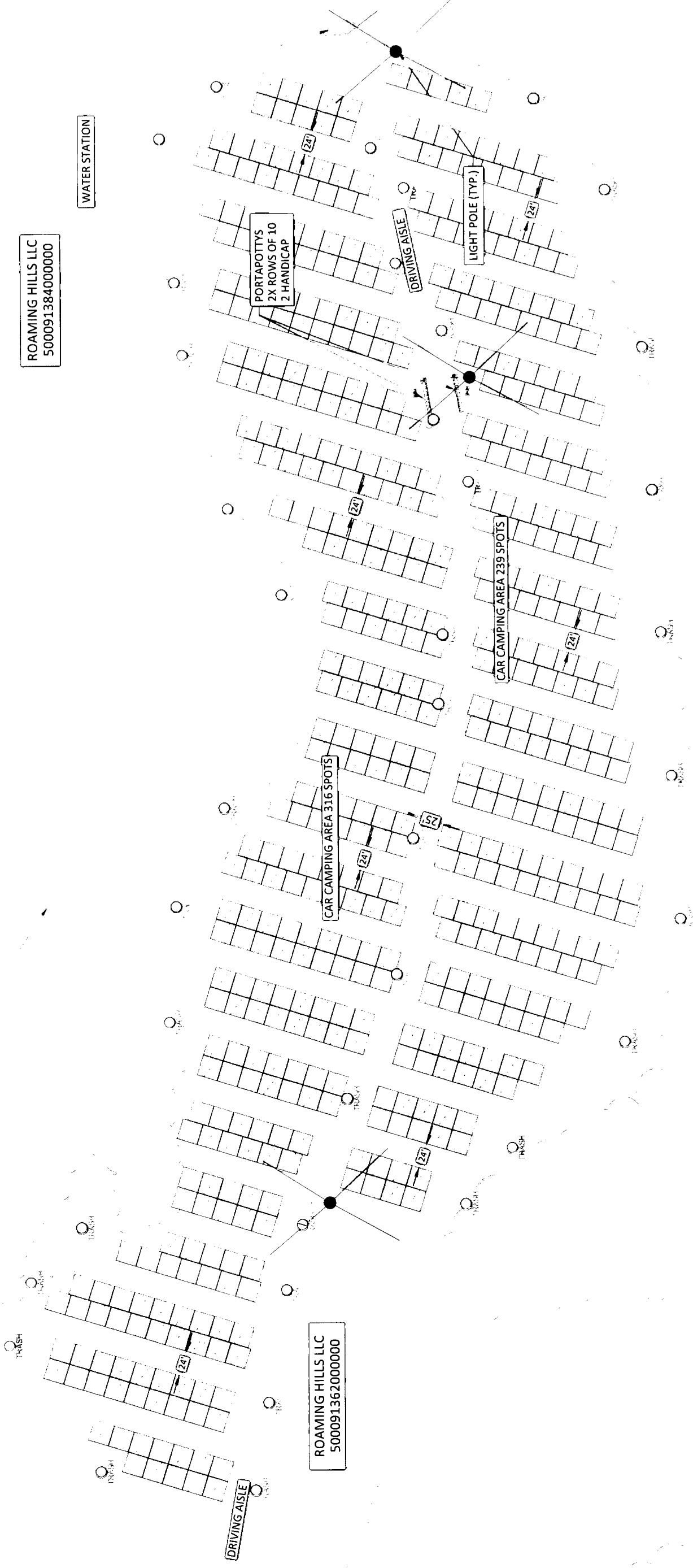
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ROAMING HILLS LLC
50009138400000

WATER STATION



ROK INVESTMENTS III LC
500091386020000

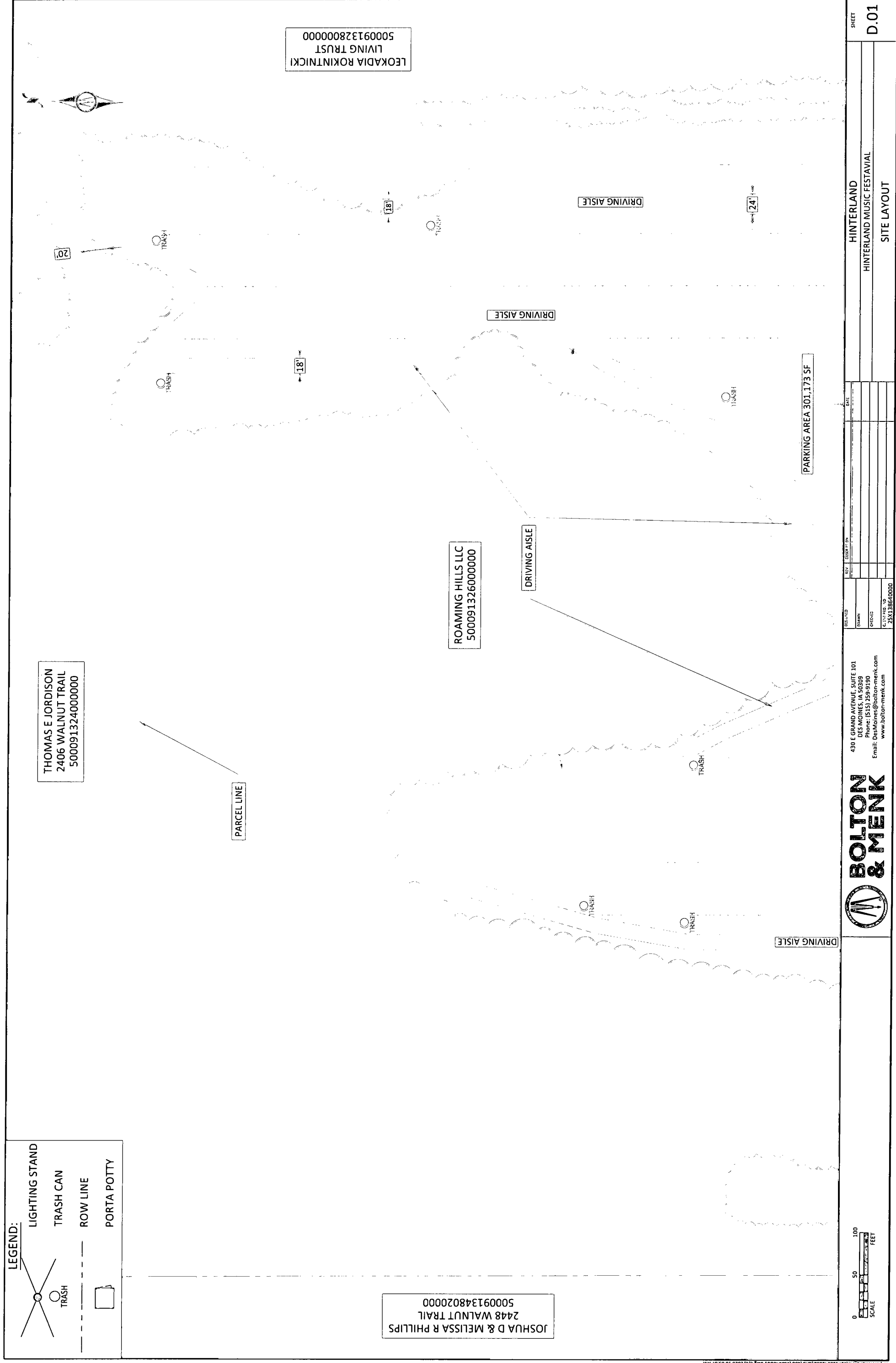
THOMAS J. & SONIA R. HUTTON
REVOCABLE TRUST
500091368004000



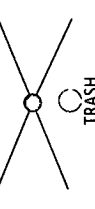
430 E GRAND AVENUE, SUITE 101
DES MOINES, IA 50309
Phone: (515) 259-9190
Email: DesMoines@baltan-menk.com
www.baltan-menk.com

DATE: 11/11/2024		BY: J. J. J. J.	241	HINTERLAND	SHEET
DRAWN				HINTERLAND MUSIC FESTIVAL	
CHECKED					
C:\N\PROJ\241\25\1386\0000		SITE LAYOUT			D.05





LEGEND:



LIGHTING STAND



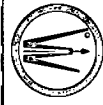
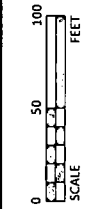
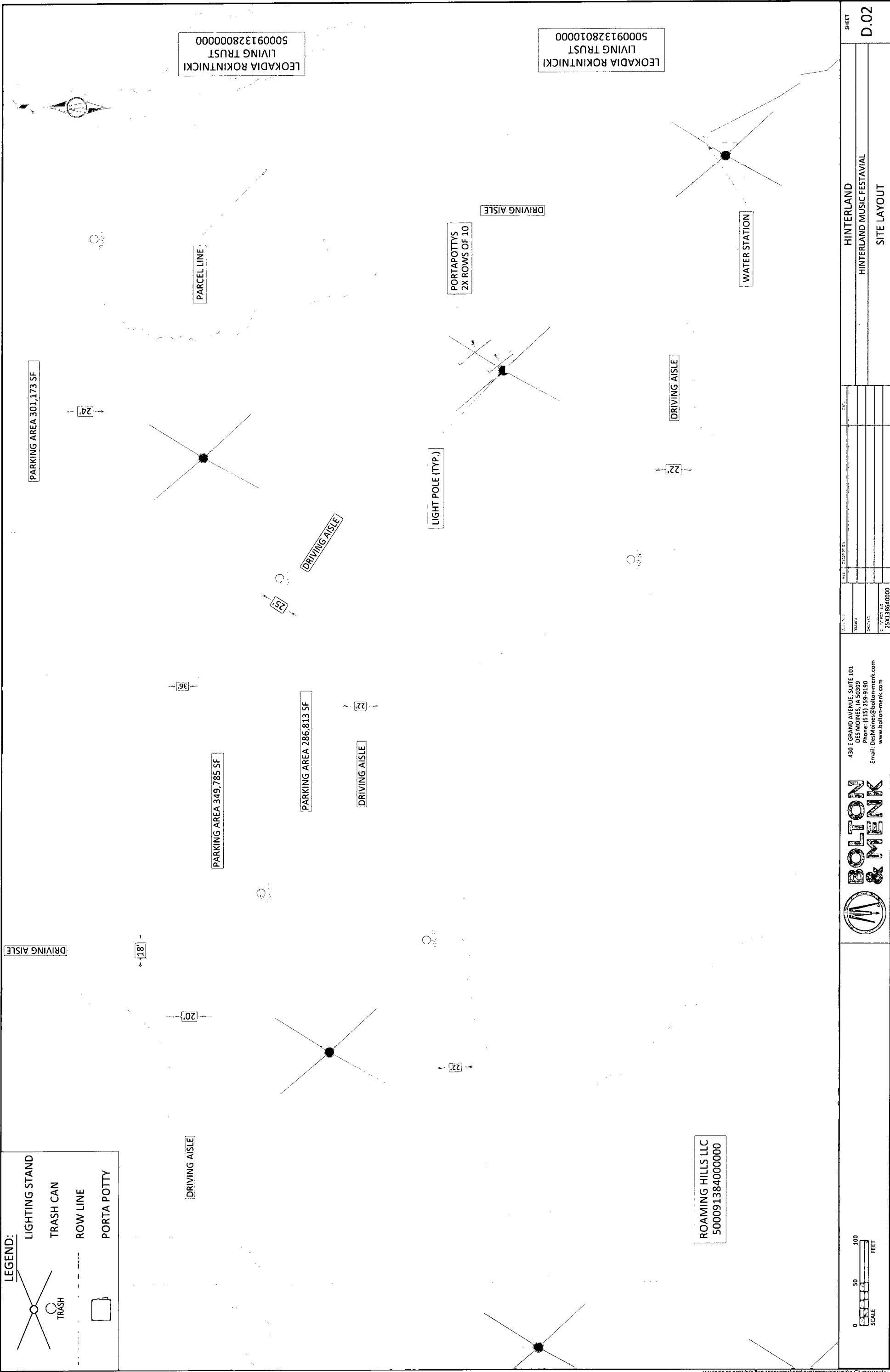
TRASH CAN



ROW LINE



PORTA POTTY



430 E GRAND AVENUE, SUITE 101
DES MOINES, IA 50309
Phone: (515) 255-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

PROJECT NO.
251186-0000

DATE	12/20/2024
BY	DESIGNER
CHECKED	
APPROVED	

HINTERLAND
HINTERLAND MUSIC FESTIVAL

SHEET
D.02
SITE LAYOUT