



ZO-RESOLUTION-032216B
APPROVING REZONING OF PROPERTY FROM
“AGRICULTURAL” TO “COMMERCIAL”
T77N R28W SECTION 24 MADISON TOWNSHIP

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Whereas, Lynn & Dorisa Scott requested to rezone a portion of a tract of land from “Agricultural” to “Commercial” to allow for the construction of a 4800 square foot pole barn and a 900 square foot pavilion and parking area for use as a wedding/celebration event venue.

Whereas, the tract of land is described as follows:

4.65 acres of 25 acres in the NE ¼ of the SE ¼ Section 24 T77N R28W, Madison Township, otherwise known as 1368 US Hwy 169, Winterset, IA.

Whereas, the Madison County Zoning Commission, appointed pursuant to the provisions of the Code of Iowa, held a public hearing on Thursday, March 17, 2016, received no adverse comments and recommends by unanimous 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 March 22, 2016 upon this request to rezone 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 rezoned from “Agricultural” to “Commercial.”

DATED at Winterset, Iowa, this 22nd day of March, 2016

Phil Clifton, Chairman

Robert C. Duff
Robert Duff, Supervisor

Aaron Price
Aaron Price, Supervisor

Attest: Heidi Burhans
Heidi Burhans
Madison County Auditor

Application for Ordinance Amendment or District Change

Office Use Only

Tracking Number	Date Received	Fee Paid	Date of Brd Review	Date Approved/Denied	Section/Township (District Change)
019-16		\$250	3-22-16	3-22-16	24 MADISON

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 Lynn Scott		Last Name	First Name		Last Name
Company Name N/A			Company Name		
Address 1368 HWY 169			Address		
City Winterset, IA 50273		State	City		State
Zip 50273		Zip	City		State
Phone Number (area code) 515-681-8901		Fax or E-mail LY5SC@AOL.COM	Cell Phone same		Phone Number (area code)
Cell Phone		Fax or E-mail			
3. Type of Request			4. Legal Description (For district change only)		
☐ Environmental Health Amendment ☐ Zoning Amendment ☒ Zoning District Change			PART OF THE NORTHEAST (NE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5th PRINCIPLE MERIDIAN LOCATED IN MADISON COUNTY, IOWA.		
5. Citation or standard (For ordinance amendments only)					
6. Zoning District (For district change only)					
Current Zoning District AGRICULTURAL 24 ACRES			Proposed Zoning District COMMERCIAL 4.65 ACRES		
7. Summary of Fact (Reason for amendment or district change). Provide additional pages if necessary.					
LYNN & DORISA SCOTT (OWNERS) WOULD LIKE TO RE-ZONE 4.65 ACRES OUT OF THE 24 ACRES THAT IS IN AGRICULTURE TO COMMERCIAL TO BUILD A WEDDING / EVENT POLE BARN AND OUTDOOR PAVILION CENTER IN THE SPRING OF 2016.					

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: 1-8-2016
Owner Signature (For district change only, unless same as applicant):	Date:

January 8, 2016

Madison County Zoning Board

Lynn and Dorisa Scott Request a Zoning Change at 1368 HWY 169 Winterset, IA 50273

Legal Description:

Part of the Northeast (NE ¼) of the Southeast quarter (SE ¼) of sections 24, Township 77 North, Range 28 West of the 5TH principal meridian located in Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter (NE ¼) of the Southeast quarter (SE ¼) of section 24, Township 77 North, Range 28 West of the 5TH principal meridian; Thence North 0 degree 16'50" East, 394.03 feet on the West line of said Northeast (NE ¼) of the Southeast quarter (SE ¼); Thence South 72 degrees 24'29" East 493.66 feet; Thence South 79 degrees 51'00" East 235.44 feet, Thence South 8 degrees 46'40" West, 215.00 feet to a point on the South line of the said Northeast (NE ¼) of the Southeast quarter (SE ¼); Thence North 89 degrees 13'09" West, 671.51 feet on the South line of said Northeast (NE ¼) of the Southeast quarter (SE ¼) to the point of beginning, said parcel contains 4.65 acres including 0.59 acres for easement for public highway, more or less.

We would like to build a 4,800 square foot Pole Barn and a 900 square foot Pavilion on 4.65 acres to use as a wedding / celebration event venue.

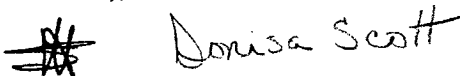
We have owned and operated Scott Services Inc. for 21 years and contracted to the same company for 26 years.

Lynn has been a member of the community and lived at the same residence for 23 years.

We intend to offer to the community and the metro area a family owned and operated countryside celebration venue with the following:

1. Events including weddings, receptions, graduations, birthdays, family reunions, etc.
2. Friday, Saturday and Sunday Events 12:00 pm till 11:00 pm to be available 52 weekends a year.
3. Maximum occupancy 240 guests per event day.
4. The Venue will allow catered food and alcohol events only and will have no kitchen facilities.
5. 28 foot tall, 60' x 80' rustic barn style climate controlled building with a catering room and ADA bathrooms.

Sincerely,

 Dorisa Scott

Lynn & Dorisa Scott

