



Document 2025 2212

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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Type of Document

**ZONING DISTRICT CHANGE  
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 "E" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.11 acres, as shown in Corrected Plat of Survey filled in Book 2025, Page 767 on April 2, 2025, in the Office of the Recorder of Madison County, Iowa.

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

**ZO-RESOLUTION 081225A**  
**ZONING DISTRICT CHANGE OF PROPERTY**  
**FROM “AGRICULTURAL” TO “COMMERCIAL”**  
**T76N R28W SECTION 13; DOUGLAS TOWNSHIP**

**Whereas**, Samuel D. Mapes made application to change the zoning district of a tract of land from “Agricultural” to “Commercial” to allow for the future expansion of Sam’s Upholstery.

**Whereas**, the tract of land is described as follows:

*Parcel “E” located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.11 acres, as shown in Corrected Plat of Survey filed in Book 2025, Page 767 on April 2, 2025, 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, July 17, 2025, to which the Commission recommends by a 5 to 0 vote approval of said request;

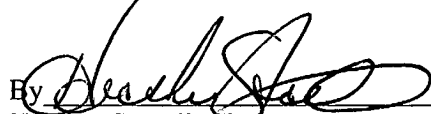
**Whereas**, The Board of Supervisors of Madison County, has set same down for public hearing and has given notice thereof as prescribed by law; and

**Whereas**, Public Hearing was held August 12, 2025, upon this request to change the zoning district of the described tract of land, and opportunity has been given to proponents 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 changed from an Agricultural zoning district to a Commercial zoning district.


DATED at Winterset, Iowa, 12 this day of Aug, 2025.

MADISON COUNTY BOARD OF SUPERVISORS

By   
Heather Stancil, Chair

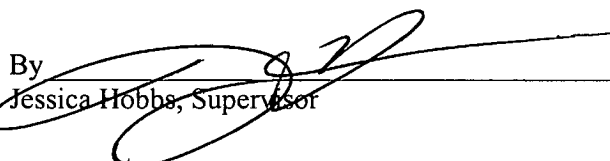
☒ Aye

☐ Nay

By   
Diane Fitch, Supervisor

☒ Aye

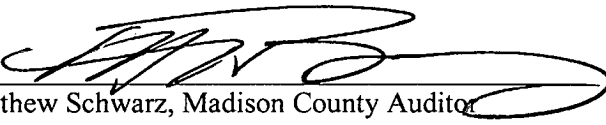
☐ Nay

By   
Jessica Hobbs, Supervisor

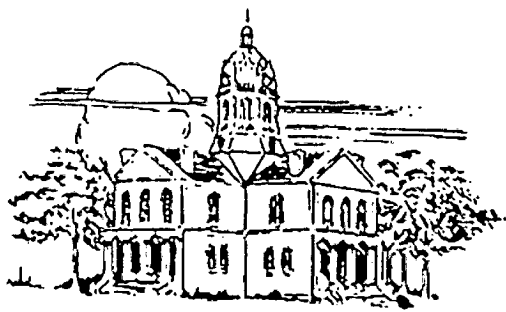
☒ Aye

☐ Nay

ATTEST:



Matthew Schwarz, 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  
MAPES DISTRICT CHANGE***

A public hearing was held on July 17, 2025, to consider the request for a zoning district change on property currently zoned "A" Agricultural. The applicant requests a district change to "C" Commercial zoning on the following described real estate;

*Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.11 acres, as shown in Corrected Plat of Survey filled in Book 2025, Page 767 on April 2, 2025, in the Office of the Recorder of Madison County, Iowa.*

After careful consideration of all facts presented, a motion was made to recommend the Madison County Board of Supervisors approve/ deny the request for district change to "C" Commercial for Samuel Mapes.

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

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*MADISON COUNTY ZONING COMMISSION RECOMMENDATION – Mapes  
District Change (Page 2)*

Zoning Commission Member Voting Roster:

 ☒ Aye ☐ Nay  
Joe Van Ginkel

\_\_\_\_\_  
Brenda Hollingsworth ☐ Aye ☐ Nay

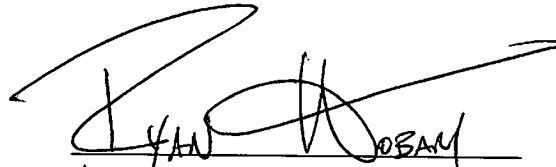
 ☒ Aye ☐ Nay  
Joanie Bond

 ☒ Aye ☐ Nay  
Ryan Marquardt

 ☒ Aye ☐ Nay  
Kevin Steward

\_\_\_\_\_  
David Koch ☐ Aye ☐ Nay

 ☒ Aye ☐ Nay  
Paula Portz

  
Attest:  
Ryan Hobart, Zoning Administrator  
Secretary to Madison County Zoning Commission

Application for Ordinance Amendment  
or District Change

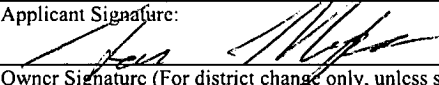
Office Use Only

Tracking Number	Date Received	Fee Paid	Date of Brd Review	Date <u>Approved</u> /Denied	Section/Township (District Change)
14-25	6/10/2025	# 2712 \$350.00	26-7/17/25 BOS-8/12/25	8/12/2025	13/DOUGLAS

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.

<b>1. Applicant Information</b>		<b>2. Property Owner Information (For District Change Only &amp; if different than Block 1)</b>	
First Name Sam	Last Name Mapes	First Name	Last Name
Company Name Sami's Upholstery		Company Name	
Address 1395 Hwy 169 W		Address	
City Winterset	State IA	City	State
Zip 50273		Zip	
Phone Number (area code) 515 537-4832	Fax or E-mail Mapes61@gmail.com	Phone Number (area code)	Fax or E-mail
Cell Phone		Cell Phone	
<b>3. Type of Request</b>		<b>4. Legal Description (For district change only)</b>	
<input type="checkbox"/> Environmental Health Amendment <input type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Zoning District Change		PARCEL "E" LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T2N 76 N, R26E 28 W OF THE 5TH P.M. MADISON COUNTY, IOWA, CONTAINING 3.11 ACRES, AS SHOWN IN CORRECTED PLAT OF SURVEY FILED IN BOOK 2025, PAGE 767 ON APRIL 2ND, 2025	
<b>5. Citation or standard (For ordinance amendments only)</b>			
IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.			
<b>6. Zoning District (For district change only)</b>			
Current Zoning District Agricultural		Proposed Zoning District Commercial	
<b>7. Summary of Fact (Reason for amendment or district change). Provide additional pages if necessary.</b>			
Changing the 3 acres to Commercial to conduct business Parcel would be lot tied to existing Commercial property			

<b>I hereby attest the truth and accuracy of all facts and information presented on this application and as part of this application.</b>	
Applicant Signature: 	Date: 6/10/25
Owner Signature (For district change only, unless same as applicant):	Date: