



Document 2018 559

Book 2018 Page 559 Type 06 022 Pages 5

Date 2/21/2018 Time 10:18:19AM

Rec Amt \$.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

---

Type of Document

Cougar Canyon LLC rezoning to "C" Commercial

**PREPARER INFORMATION:**

Zoning Office for Cougar Canyon LLC

Nick Fiala, 515-351-0989

**TAXPAYER INFORMATION:**

Cougar Canyon LLC.

801 NE Bridge Park Place

Grimes, IA 50111

**RETURN DOCUMENT TO:**

Cougar Canyon LLC.

801 NE Bridge Park Place

Grimes, IA 50111

**GRANTOR:**

**GRANTEE:**

**LEGAL DESCRIPTION:**

Parcel D of Government Lots 3 & 4 Section 19, Lee Township T77N R26W otherwise known as 1374 Badger Creek Road.

**Document or instrument of associated documents previously recorded:**

(if applicable)

**ZO-RESOLUTION-02-20-18**  
**APPROVING REZONING OF PROPERTY FROM**  
**“AGRICULTURAL” TO “COMMERCIAL”**  
**T77N R26W SECTION 19 LEE TOWNSHIP**

**Whereas**, Cougar Canyon LLC requested to rezone a portion of a tract of land from “Agricultural” to “Commercial” to promote agritourism conducting tours and to operate a small store as well as offer a banquet hall for gatherings such as weddings business meetings and other similar events.

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

**Parcel D of Government Lots 3 and 4 in Section 19 T77N R26W, Lee Township,**  
**otherwise known as 1374 Badger Creek Road, Van Meter, IA.**

**Whereas**, the Madison County Zoning Commission, appointed pursuant to the provisions of the Code of Iowa, held a public hearing on Thursday, February 15, 2018 received no adverse comments and recommends by unanimous vote approval of said request;

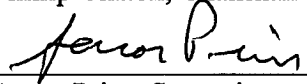
**Whereas**, The Board of Supervisors of Madison County, has set same down for public hearing and has given notice thereof as prescribed by law; and

**Whereas**, Public Hearing was held February 20, 2018 upon this request to rezone the described tract of land, and opportunity has been given to proponent and objectors to be heard thereon;

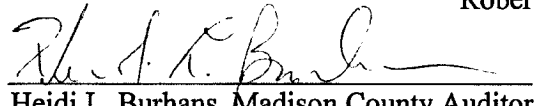
**Now, therefore, be it resolved** by the Board of Supervisors, Madison County, Iowa the above-described real estate shall be rezoned from “Agricultural” to “Commercial.”

DATED at Winterset, Iowa, this 20<sup>th</sup> day of February, 2018

  
\_\_\_\_\_  
Phillip Clifton, Chairman

  
\_\_\_\_\_  
Aaron Price, Supervisor

\_\_\_\_\_  
*absent*  
Robert Duff, Supervisor

Attest:   
\_\_\_\_\_  
Heidi L. 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)
007-18		\$250	2-20-18	2-20-18	19 - Lee

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		Last Name	First Name		Last Name
Company Name <i>Cougar Canyon</i>			Company Name		
Address <i>3745 Badge Creek Road</i>			Address		
City <i>Van Meter</i>	State <i>IA</i>	Zip <i>50261</i>	City	State	Zip
Phone Number (area code) <i>515-351-0989</i>	Fax or E-mail	Cell Phone	Phone Number (area code)	Fax or E-mail	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		See Attached			
<b>5. Citation or standard (For ordinance amendments only)</b>					
NA					
<b>6. Zoning District (For district change only)</b>					
Current Zoning District			Proposed Zoning District		
<b>7. Summary of Fact (Reason for amendment or district change). Provide additional pages if necessary.</b>					
See Attached					
Johnnie @ Shoproyalflooring.com					

<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: <i>11/14/17</i>
Owner Signature (For district change only, unless same as applicant):	Date:

INDEX LEGEND

COUNTY: Madison  
 PARCEL DESIGNATION: Parcel "D"  
 SECTION: 19 TOWNSHIP: 77 RANGE: 26  
 ALIQUOT PART: SW1/4  
 SITE ADDRESS: 1374 Badger Creek Road  
 CITY: Van Meter  
 PROPRIETOR: Cougar Canyon, L.L.C.  
 REQUESTED BY: Scott Sullivan  
 SURVEYOR NAME: Vincent E. Piagentini

Document 2017 3808

Book 2017 Page 3808 Type 06 026 Pages 1  
 Date 12/04/2017 Time 10:41:03AM  
 Rec Amt \$7.00

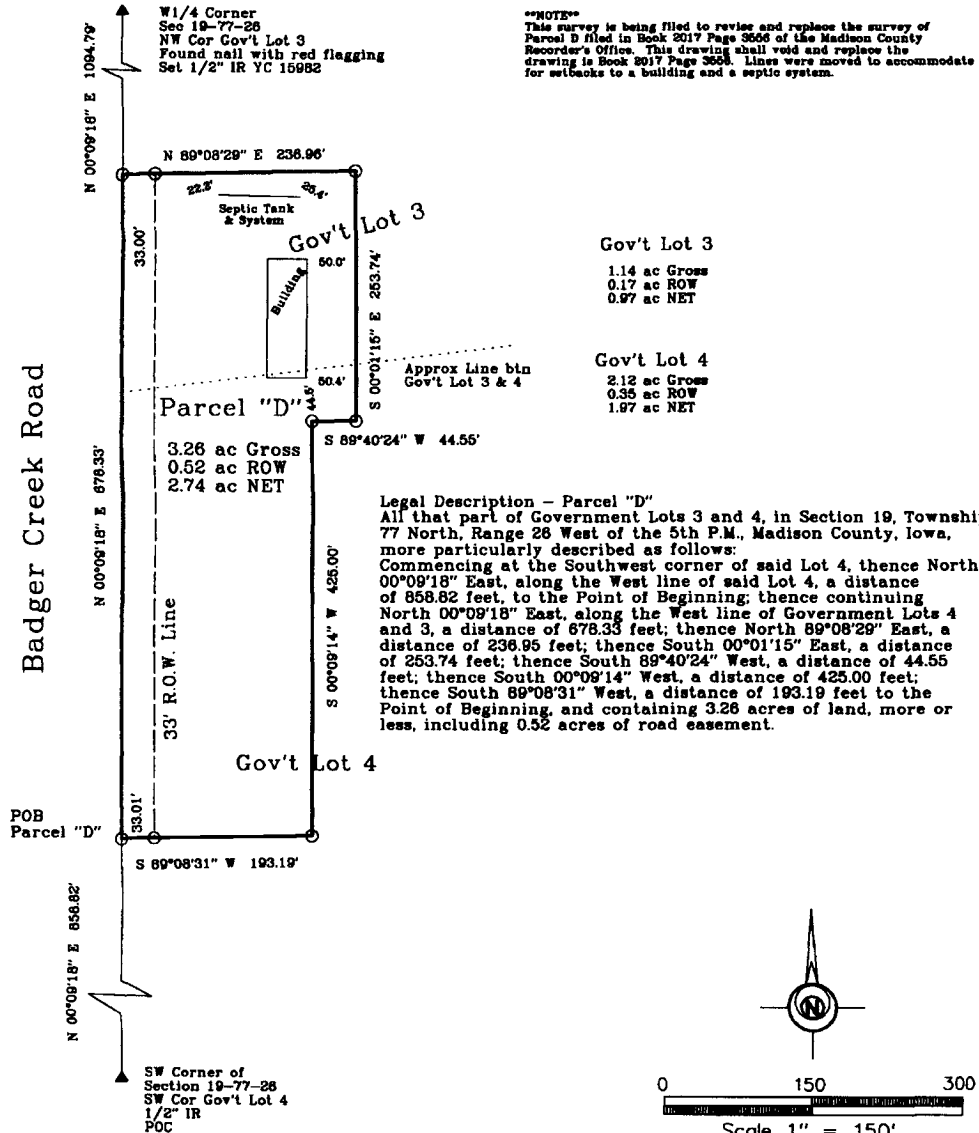
INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

REVISED PLAT OF SURVEY  
 PARCEL "D" OF GOV'T LOTS 3 & 4  
 SECTION 19-77-26



**\*\*NOTE\*\***  
 This survey is being filed to revise and replace the survey of Parcel D filed in Book 2017 Page 3606 of the Madison County Recorder's Office. This drawing shall void and replace the drawing in Book 2017 Page 3606. Lines were moved to accommodate for setbacks to a building and a septic system.

DATE OF SURVEY FIELDWORK: 11/28/17 DRAWING DATE: 11/30/17 DRAFTER: VP PROJECT NO: 17461

SYMBOLS LEGEND:

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Vincent E. Piagentini* 11/30/17  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE

November 20, 2017

Madison County Zoning Board

Cougar Canyon LLC Request a Zoning Change at 1374 Badger Creek Road Van Meter, IA

Legal Description:

Parcel "D" -All that part of Government Lots 3 and 4, in Section 19, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of Said Lot 4, thence North 00 09 18 East, along the West line of said Lot 4, a distance of 858.82 feet, to the Point of Beginning; thence continuing North 00 09 18 East, along the West line of Government Lots 4 and 3, a distance 633.33 feet; thence North 89 08 31 East, a distance of 235.00 feet; thence South 00 24 32m East, a distance of 208.92 feet, thence South 89 56 38 West, a distance of 43.87 feet; thence South 00 09 14 West, a distance of 425.00 feet; thence South 90 08 31 West, a distance of 193.19 feet to the Point of Beginning and containing 3.01 acres of land, more or less, including .48 acres of road easement.

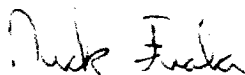
Five Partners make up Cougar Canyon LLC. All have of them have successful track records in starting and operating businesses. All are residents of the Des Moines area, and have a vested interest in seeing all communities and businesses thrive in the Des Moines Metro and surrounding communities.

Our plan is to promote Agritourism in Iowa. We will offer tours of our bison farm to help educate kids and adults about bison and their history in this country. We will also sell Bison meat out of the small store front at the farm. The third facet of our operation is the banquet hall that we can use to show Educational Bison presentations before we take them on the tour of the farm. This will assist in giving them background knowledge about the mammal and how it has battled back from the brink of extinction as well as other unique attributes. This banquet will also be available to lease out for small gatherings such as smaller wedding receptions or business meetings. It is important to note that we do not plan to prepare and sell food at this location. We also will not be selling alcohol at this establishment. The party renting the space out will be responsible for providing their own food and beverages. We plan to have a security officer present for events to ensure the safety of everyone at the event and to ensure that law and order is maintained at all times.

The small store front will be used to sell frozen or refrigerated meet only. No Prepared bison will be sold at the establishment. The Banquet hall is 2500 sq ft and should accommodated groups up to 75 people easily. We have the ability to open a 2<sup>nd</sup> area which is 4400 sq ft for larger groups which will expand the capacity to 150 people. All food and beverages will need to be provided by the party leasing the building. We will carry sufficient insurance to cover all activities of the store front and banquet hall.

The building will be staffed by a full time farm hand to assist in the day to day operations of the farm and also a full time Manager to assist with the events and the sale bison meat.

Sincerely,



Members of Cougar Canyon LLC