



Document 2018 2800

Book 2018 Page 2800 Type 06 023 Pages 11
Date 8/28/2018 Time 1:04:07PM
Rec Amt \$57.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

REZONING- AGRICULTURAL TO COMMERCIAL

PREPARER INFORMATION: (name, address, phone number)

Zoning Office for Ramey Rezoning-Earl Ramey 515-988-9800

TAXPAYER INFORMATION: (name and mailing address)

Ramey, Earl R & Raelyn M
2352 Holliwell Bridge Rd
Winterset, IA 50273

RETURN DOCUMENT TO: (name and mailing address)

Ramey, Earl R & Raelyn M
2352 Holliwell Bridge Rd
Winterset, IA 50273

GRANTOR: (name)

GRANTEE: (name)

LEGAL DESCRIPTION: (if applicable)

See page: 2352 Holliwell Bridge Road 4.5A NW Cor SW NE

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

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)
100-18		\$250	08-21-18	08-21-18	10/Scott

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 Raelyn	Last Name & Earl Ramey	First Name			Last Name
Company Name			Company Name		
Address 2352 Holliwell Bridge Rd.			Address		
City	State	Zip	City	State	Zip
Phone Number (area code)	Fax or E-mail	Cell Phone	Phone Number (area code)	Fax or E-mail	Cell Phone
3. Type of Request		4. Legal Description (For district change only)			
<input type="checkbox"/> Environmental Health Amendment <input type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Zoning District Change		See File			
5. Citation or standard (For ordinance amendments only)					
6. Zoning District (For district change only)					
Current Zoning District			Proposed Zoning District		
7. Summary of Fact (Reason for amendment or district change). Provide additional pages if necessary.					
See File					

I hereby attest the truth and accuracy of all facts and information presented on this application and as part of this application.	
Applicant Signature: See File for Submittal-Form for records only	Date:
Owner Signature (For district change only, unless same as applicant):	Date:

ZO-RESOLUTION-08-21-18C
APPROVING REZONING OF PROPERTY
AGRICULTURAL TO COMMERCIAL

Whereas, Raelyn & Earl Ramey requested to rezone land from Agricultural to Commercial to allow construction of a small event conservatory able to seat 50 to 75 persons, 4 small cabin type guest houses (for sleeping only, no restrooms or kitchen areas), and a separate handicapped accessible restroom facility attached to the conservatory.

Whereas, the tract of land is described as follows:

4.5A NW COR SW NE Section 10 Scott Township
otherwise known as 2352 Holliwel Bridge Rd.

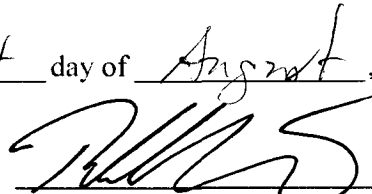
Whereas, the Madison County Zoning Commission, appointed pursuant to the provisions of the Code of Iowa, held a public hearing on Thursday, August 16, 2018 received no adverse comments and recommended by unanimous vote approval of said request;

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 August 21, 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 21st day of August, 2018.




Phillip Clifton, Chairman



Aaron Price, Supervisor



Robert Duff, Supervisor

Attest: 

Heidi L. Burhans, Madison County Auditor

Business Plan 2018

Product

-is an intimate venue that caters to weddings, elopements, small events, and as my photography studio.

Costumers

Our target consumer are adventurous couples that want to minimize the hassle behind planning a huge wedding day. These couples want to connect with their family and loved ones on a more personal, relaxing level. The venue will be a 20x 40 conservatory placed among the cedar trees with a max hold of 50-75 people depending on restrictions and budgets. Among the trees will also be 4 tiny cabins that the wedding couple will have the opportunity to get ready in, stay overnight, as well as being able to pitch tents for extra guests. This will bring out more of that camping feel. In the off season we would rent the cabins out through airbnb. It would be a place a person may escape to or a writers/artist retreat. Estimated costs to get the venue and cabins started is \$80,000.

Future Of The Company

Our venue will cater to mostly weddings with the future of also including airbnb stays for people that are looking for a vacation spot, a place to create art, write, or stay while in town visiting family/friends.

Mission Statement

To offer couples an alternative venue when planning a wedding/elopement that enables them to enjoy their loved ones through an intimate indoor/outdoor celebration and camping experience.

Owner/ Operators

Raelyn Ramey Partner

Earl Ramey Partner

Legal Structure

The business will operate as a Sole Proprietor. Our projected income would be \$4,000 a month if booking a max wedding every weekend. I'm expecting to cater to about half that amount of people with an expected income around \$2000 a month. Our busiest months being June - November. With the off season being December- May.

Company Advantages

Our Winterset property makes for a great place to hold our venue because we are situated not far from town (5-10min), and between two covered bridges. The 4.5 acres has a forest preserve of about 200 give or take cedar trees that we are maintaining and planting more trees yearly. We recognize that Winterset draws tourists and would greatly benefit in drawing more people in to take advantage of what Winterset has to offer. From it's parks, winery, and to the in town businesses. We do not have any competition as there is no other wedding venue that caters to smaller scale weddings with a camping like experience. With the venue being surrounded by trees that are aesthetically pleasing during the winter, that too gives us another advantage with winter weddings. Winterset does offer one other wedding venue that sits on the North side (while we are on the South side) and holds around 200 people. The

layout nor building is the same whatsoever. As a business owner I am all about supporting local and I don't believe in competition as much as I do as building each other up.

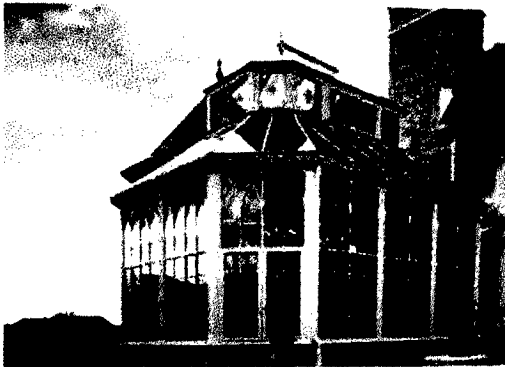
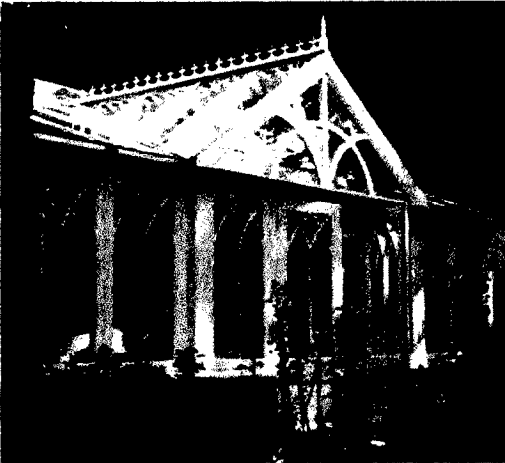
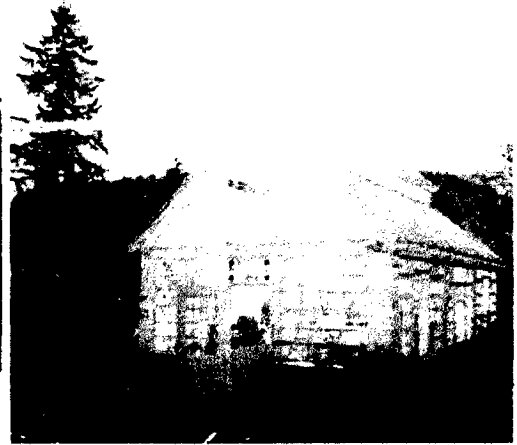
As a wedding photographer of 5 years I have been in the industry first hand and have seen giant weddings of 500 people to intimate elopements of six people. There are plenty of places to get married in Iowa but no place that offers a truly intimate, hidden indoor/ outdoor experience with camping in Iowa. The majority of venues in Iowa are barns which sets our venue apart from the get go. Because I am photographer, I also have the advantage to understand optimal lighting for any situations. Our conservatory will offer tons of natural light as well as bring the outdoors in. And a landscape that will offer plenty of photo opportunities.

Regulations

Must operate under legal licenses and permits regulated by the county and state.

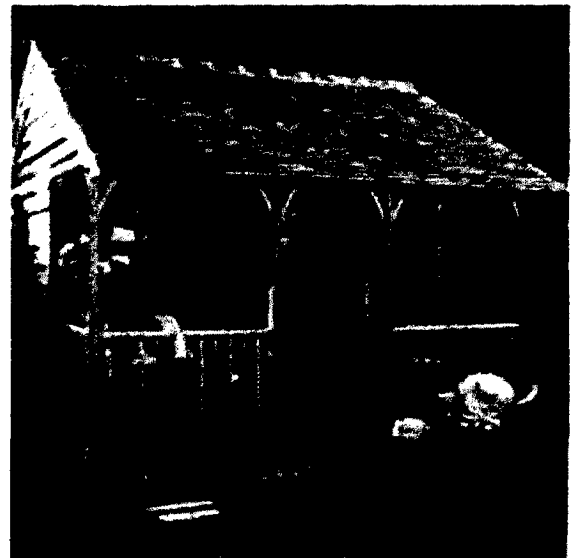
VENUE STYLE

A small, intimate glass conservatory



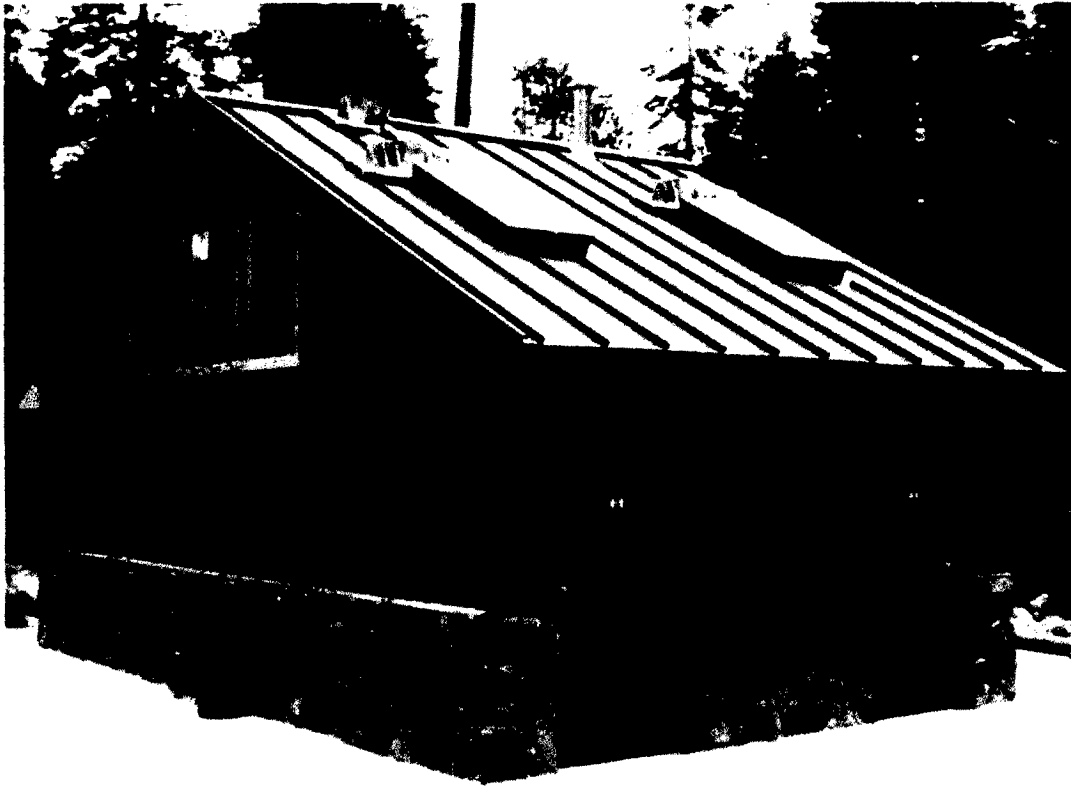
CABIN STYLE

Four small guest houses placed among the cedar trees .

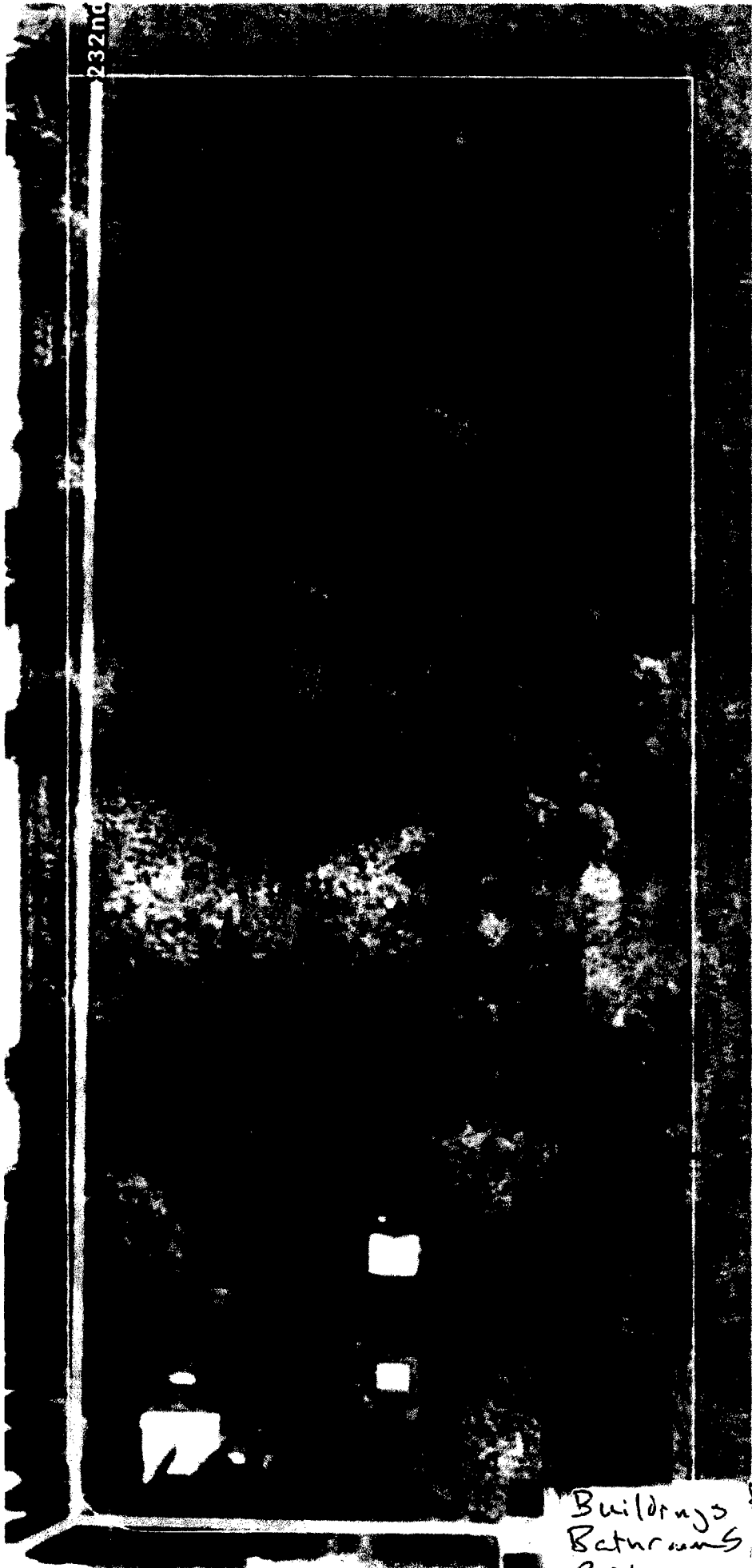


BATHROOM STYLE

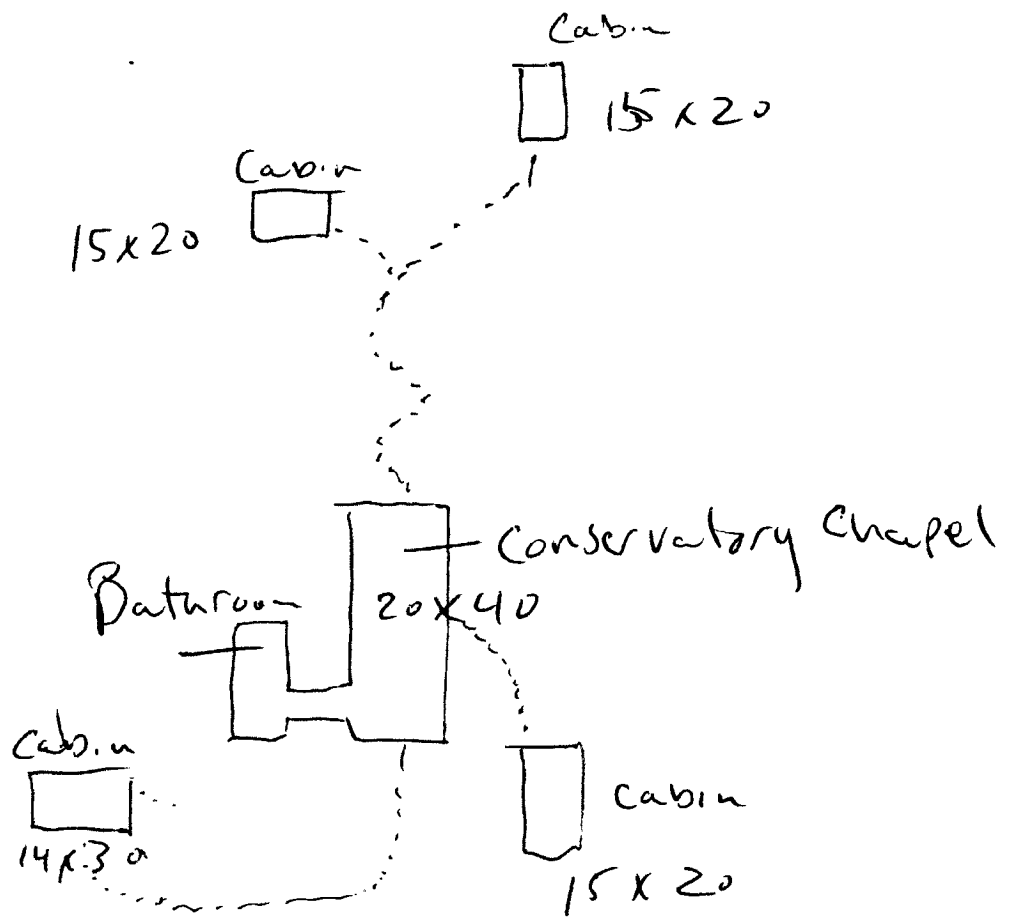
Separate women + men handicap accessible bathroom with proper septic systems attached to venue. Accessible from indoors and outdoors at all times.



23206



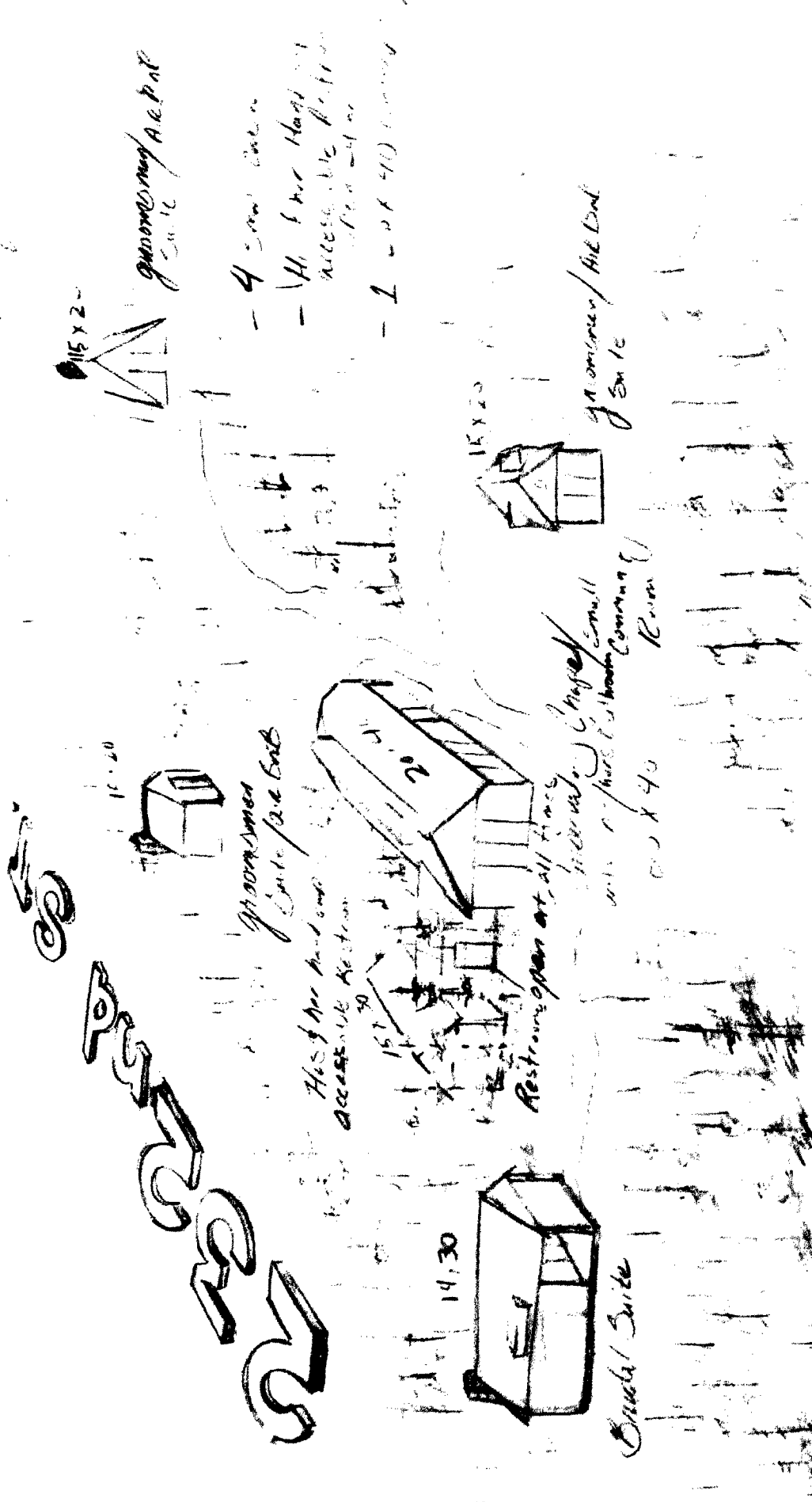
Buildings & Cabins
Bathrooms
Parking



Hobwell Bridge Arts Project

2200 Hobwell bridge, #11
Winchester, IA 50270

2200
2200 gr and
2200
2200 Chapel
2200
2200



HOBWELL BRIDGE