

Cerro Gordo County Planning & Zoning Staff Report

SPECIAL USE

Case No.: 19-28	Date of Application: March 28, 2019
Use Request: 20.2(E) Temporary facilities for music events, sports events, commercial exhibitions and carnivals	Owner: Richard and Deidra Rattay
Current Zoning: A-1 Agricultural	Petitioner: Same
Address: 18323 280 th Street Mason City, IA 50401	Size of Special Use: Approx. 24.44-acre area
Legal: 24.44 acre-parcel in the NW ¹ / ₄ of the NW ¹ / ₄ , Section 1, Mason Township	Size of Parcel: 24.4 acres
	Hearing Date: April 30, 2019

BACKGROUND INFORMATION:

1) PURPOSE OF SPECIAL USE REQUEST -

The Rattays own a 24.44-acre acreage just north of Mason City between Quince Avenue and Spruce Avenue. The site contains a house where the Rattays reside, a machine shed/horse barn, and an accessory building located on a small island at the back half of the property (See Figures 1 & 2). The Rattays also own the neighboring parcel to the west, which has a small dwelling and several accessory buildings (See Figure 3).

They are requesting a Special Use Permit (SUP) for the purpose of offering an outdoor, special event venue primarily for weddings and receptions, though graduation parties, reunions, and business events are also possibilities. Events will mostly take place in a large barn structure for groups of up to 250 people, though some may be larger but less than 300 according to the applicant (See Figure 4). The structure will include a large main floor with bathroom and kitchen facilities. The second floor loft area will include changing rooms for the bride and bridesmaids. The groom and groomsmen will use the small dwelling on the adjacent property to the west for changing (See Figure 3).

Outdoor weddings are contemplated by the applicants, but no definitive plans or outdoor event area have been finalized (See Figures 5-7). Recreational fires are specifically prohibited as a part of the venue's policies. Outside catering will be provided from offsite, but the venue will provide some kitchen facilities, dishes, utensils, etc.

The property will be used for events primarily on weekends throughout the year.

2) EXISTING LAND USE AND ZONING CLASSIFICATION OF PROPERTY –

The 24.44-acre parcel is zoned A-1 Agricultural and is on an existing acreage. The property currently contains the house, horse barn, and accessory structure (See Figure 1 & 2).

3) LAND USE AND ZONING CLASSIFICATION OF SURROUNDING PROPERTY -

The closest residence is on the adjacent property to the east at 18467 280th Street, located in the A-2 Agricultural Residence district (See Figure 8). All property to the north is zoned A-1 Agricultural. There is also a residence located across 280th Street from the property at 18414 280th Street (See Figure 9). The Rattays own the adjacent property to the west (See Figure 3), but the next closest residence is just west of there in the R-1 Single Family Residential district.

The city limits of Mason City are immediately to the south of the property. There is also a significant floodplain of Ideal Creek located at the back portion and south of the property.

GENERAL FINDINGS:

1) HARMONY AND ACCORD WITH GENERAL PRINCIPLES AND PROPOSALS OF ZONING ORDINANCE -

The intent of the A-1 Agricultural District is to permit the continued use of agricultural land for agricultural purposes. The minimum parcel size in the A-1 district is 10 acres, which this parcel meets. The proposed special use, which will be a venue for special events, is allowed in the A-1 District with a SUP granted by the Board of Adjustment. No agricultural land will be taken out of production to accommodate the special use. The site is currently an open field and not used for any agricultural purpose.

2) COMPATIBILITY OF USE WITH APPEARANCE AND ESSENTIAL CHARACTER OF AREA -

The use will function around the existing building site. While wedding venues are not an agricultural use, the theme of the venue is rural in character. The proposed facility will be a rustic barn theme and implement country-like aesthetics into the operation.

While the special use will have a rural aesthetic, it will be obvious to passing motorists. The applicants state they plan to accommodate up to 250 guests, and possibly close to 300, for a single event. In addition to a possible sign, the number of cars and events will be apparent due to the proximity to the road, size, and openness of the site (See Figure 4). Requiring a vegetative screening buffer along 280th Street would be a reasonable condition.

3) IMPACT ON EXISTING AND FUTURE USES, VICINITY, AND COMMUNITY AS A WHOLE -

The site is currently on an open field. Visually, the use will be apparent for nearby property owners and passing motorists (See Figures 4-7). Requiring a minimum number of parking space accommodations, vegetative screening of the property, and dust control are all reasonable conditions for approval.

Noise is a likely impact from music occurring during wedding receptions. It can carry far in wide open areas. Vegetative buffers can help mitigate impacts from noise and should be made a condition of the permit as there are several nearby residence. I have also recommended as a condition of the SUP that music must take place within the proposed wedding barn (See Figure 4).

4) ADEQUACY OF PUBLIC SERVICES (i.e., highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools) -

Clients and event attendees will be directed to access the site via Spruce Avenue from 12th Street in Mason City. 280th Street is gravel-surfaced with an average annual daily traffic count of 140 vehicles per day past this site. Spruce Avenue is also gravel-surfaces and carries 340 vehicles daily. It is foreseeable that vehicles will also come from the west via Quince Avenue/Plymouth Road, which carries 170 vehicles per day. A new driveway is proposed to access the wedding barn. A driveway permit from the County Engineer's Office is required for a second driveway and should be made a condition of the permit.

Law enforcement protection will be provided by the Cerro Gordo County Sheriff's Department. Fire protection and Emergency Medical Services will be provided by the Mason City Fire Department. There should not be a substantial increase in demand for either service.

The south portion of the property contains the floodplain of Ideal Creek, but none of the proposed building or parking will be within the FEMA-designated 100-year floodplain. The property is not located in a drainage district. The applicants will be responsible to arrange for refuse disposal. The use will have no impact on schools.

The proposed wedding barn will have bathroom facilities and likely require a new well and septic system. A condition requiring approval by the Health Department for the restroom and well and wastewater system should

be a condition of the permit, if approved. Being a year-round facility, it will qualify as a public water supply and require a permit from the DNR.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

There should be no cost to the public as a result of the proposed use.

6) POTENTIAL DETRIMENTS TO PERSONS, PROPERTY, OR GENERAL WELFARE (i.e., excessive traffic, noise, smoke, fumes, glare, or odors) -

According to the narrative, gatherings of up to 250, and possibly almost 300, could be accommodated on the site. For the sake of argument, if each vehicle has an average of 2.5 people in it, one event could generate as many as 240 trips, or 120 vehicles, to the site. This is about 3 times the average daily traffic on either 280th Street. A typical figure cited for wedding venues puts 195 guests as the average Iowa wedding attendance. Using the same number of average persons per vehicle, 78 trips would be generated for an event with 195 guests. The increase in traffic, particularly on weekends when most events will occur, will be noticeable.

Requiring the Rattays to pay for dust control for residences on the route to the site is a reasonable condition. The applicants verbally stated they will direct traffic to the site from the east and Spruce Avenue, but guests coming from the west and Quince Avenue/Plymouth Road appears equally likely, particularly since it is a paved road. It is also the default route Google Maps gives from Mason City. Requiring dust control for residences along both routes on 280th Street should be considered by the Board.

There are two particularly close dwellings under 1,000 feet from the proposed wedding barn location. Loud music can carry long distances in wide open areas. The Board may consider requiring vegetative buffers installed along the east property line and along 280th Street to limit some of the potential noise impacts of the special use. I have recommended that all music, except for wedding ceremony music, must be located inside the reception area as specified in the site plan as an alternative.

Recreational fires will be prohibited for events, according to the Rattays, so smoke is not an anticipated impact of the special use. The use should not generate any glare, fumes, or odors, and there should not be any outside storage of items.

The applicants note in their narrative that they will not supply alcohol to guests. Guests will either need to bring their own liquor or arrange for it through a caterer. Likewise, food will not be prepared on the premises, so clients of the facility will have to consider catering options on or offsite. However, the venue will provide some kitchen facilities, dishes, utensils, etc., so a food license will be required, as outlined in the comments provided by the Department of Public Health enclosed in your packet.

7) COMPATIBILITY AND CONSISTENCY WITH THE INTENT AND PURPOSE OF THE ZONING DISTRICT -

The proposed use is generally compatible and consistent with the intent and purpose of the zoning district. No farmland will be taken out of production as a result of granting the special use.

8) COMPATIBILITY WITH COUNTY COMPREHENSIVE PLAN -

There are a couple of statements in the 2004 Comprehensive Plan Update that relate to this proposed special use. Policy 2.1.5 recommends the incorporation of "performance standards, where appropriate, into land development regulations and criteria; particularly to encourage compatible development projects." Such standards "are related to the effects of the development on adjacent properties and uses." The conditions recommended by staff, if the SUP is approved, can be construed to be performance standards.

Objective 2.4 discourages non-farm uses "from locating in active agricultural areas or on productive agricultural soils." No land will be taken out of production for this proposed special use. Aerial photos dating back to the 1930s show that the land on which the special use will be conducted has never been in agricultural production.

In general, it appears that, if appropriate conditions are attached to the SUP, the proposed use will be in substantial conformance with the 2004 Comprehensive Plan Update.

COMPLIANCE WITH ADDITIONAL ARTICLE 20 REQUIREMENTS:

Additional requirements for the special use requested are as follows:

20.2 SPECIAL USES

EE. Temporary facilities for music events, sports events, commercial exhibitions, and carnivals. A-1 and A-2 Districts. **Among the 37 categories of special uses listed in Article 20 of the Zoning Ordinance, the proposed use appeared to best fit this section. The section covers events that have the following in common with the proposed use as an outdoor, special event venue: (1) events may be held outdoors, (2) there will be large assemblies of people, (3) traffic will be generated, and (4) the users are generally transient. There are no performance standards as a part of this type of use which leaves the establishment of conditions up to the Board. The property is zoned A-1.**

ZONING DISTRICT REQUIREMENTS:

Requirements of the zoning district for which the proposed special use is to be located are as follows:

The property is zoned A-1 Agricultural.

- Minimum parcel size is 10 acres. **The parcel on which the special use is proposed is 24.44 acres in size.**
- 7.5 Height Regulations. No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet. **Tents may be used for certain events. As proposed, all structures proposed will not exceed height requirements.**
- 7.6 Yard Requirements. Each lot shall have front, side and rear yards not less than the depths or widths following:
 - A. Front yard depth, fifty (50) feet.
 - B. Each side yard width, twenty-five (25) feet.
 - C. Rear yard depth, thirty (30) feet.**All setback requirements will be complied with.**
- 6.9 Accessory Structures, minimum separation distance, ten (10) feet.
There are no proposed structures nearby.

STATUTORY REQUIREMENTS:

Additional requirements under Iowa Code pertain to the Special Use applied for:

The restroom facility will require water and wastewater permits from the Cerro Gordo County Department of Public Health. A food service license will also be required by the Health Department. The well for the facility will also qualify as a public water supply, so a permit from the DNR will be required.

All new structures on the site will require a Zoning Permit from the Planning and Zoning Office. More than one acre is likely to be disturbed for the proposed wedding barn, parking area, and new driveway, making a stormwater discharge permit required by the DNR.

The applicants are responsible for ensuring they are compliant with all state and federal rules, such as state electrical code, the American's with Disabilities Act, and state fire code. I have requested comment from the County Engineer as well. Any comment received will be shared with the Board at the hearing.

STAFF ANALYSIS AND RECOMMENDED ACTION:

The narrative addresses many of the potential impacts that may arise from this type of special use. The location is within less than 1,000 feet from two other residences. Music can carry a long ways in open areas, so the Board may consider requiring buffer plantings to mitigate potential noise impacts. I have recommended that reception music must remain inside the reception area for this purpose.

The traffic that will be generated for this proposed use will be noticeable to nearby residents. Dust created by the considerable traffic to and from the site is likely to have the greatest impact, even if there is only one event each week. There are two potential routes that are equally likely for guests to use. Because of this, a condition specifying where and how often dust control should be applied would be appropriate.

Aside from potential issues from dust, noise, and traffic, the Rattays are proposing to provide a service that is in increasing demand for the area. I recommend approval subject to the conditions listed below.

RECOMMENDED CONDITIONS TO BE MET IF POSITIVE VOTE BY BOARD OF ADJUSTMENT:

Note: In granting a Special Use Permit, the Board of Adjustment may attach conditions which it finds are necessary to carry out the purpose of the Zoning Ordinance, in conformance with what is provided in Article 20 of the Zoning Ordinance, and where reasonable and necessary may increase the required lot or yard, control the location and number of vehicular access points to the property, limit the number of signs, limit coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent property, and require screening and landscaping to reduce noise and glare and maintain the property in character in keeping with the surrounding area. Special uses shall ordinarily comply with the standards of the district concerned for principal uses which are permitted therein, except as modified by the Board of Adjustment in granting a Special Use Permit.

The following conditions are recommended:

1. This Special Use Permit may be reviewed at any time in the future upon the request of the applicants or a majority of the Board of Adjustment members.
2. The provisions and/or regulations as stated shall be minimum requirements and wherever the requirements of any other lawfully adopted rules, regulations or ordinances are at a variance, the most restrictive shall govern.
3. It is contemplated that from time to time during the operation of the outdoor, special events venue that conditions may arise which are not covered by the terms of this permit and which cannot be anticipated. In the event such conditions do arise, the Board of Adjustment of Cerro Gordo County, Iowa, may impose additional regulations to meet any new conditions. In addition, if said facility should, at any time, be operated in any manner which violates the rules and regulations of any federal or state regulatory agency, then the Board of Adjustment may impose such other conditions so as to insure compliance with such rules and regulations.
4. This permit will be subject to revocation for operator's failure to comply with the provisions as herein set forth or such other provisions as may, from time to time, be imposed by the Board of Adjustment of Cerro Gordo County, Iowa, under the terms of this permit.
5. County representatives shall have the right to enter the premises at any time for the purposes of enforcing the provisions of this Special Use Permit after notifying the permit holder at least 24 hours in advance.
6. This Special Use Permit is granted solely to Richard and Deidra Rattay and is not transferable to any other party or parties.
7. Any other necessary permits or licenses required by federal, state, and local agencies including, but not limited to, the Iowa Department of Natural Resources or State Fire Marshall's Office shall be obtained by the applicant and current copies placed on file with the Zoning Administrator.
8. The site plan and operational statement is hereby adopted as presented and the applicant shall adhere to said site plan. The Board of Adjustment shall have the right to review any proposed expansion of the use, not including buildings related to the use which may be acted upon by the Zoning Administrator. The applicants may adjust their operation policy as necessary without Board of Adjustment approval if such changes meet the requirements of this permit and all applicable regulations. A current copy of the operation policy for the facility shall be kept on file with the Zoning Administrator..

9. A Zoning Permit Application shall be completed and a Zoning Permit issued prior to any new construction on the site related to the special use.
10. Required permits from the Department of Public Health shall be obtained for any future on-site water and/or wastewater system intended to serve the use.
11. A Food Service License shall be obtained from the Department of Public Health prior to holding the first event for the facility.
12. One sign, not exceeding 10 square feet in size, identifying the use, may be placed at the entrance to the site. The sign shall not be placed within or in any way overhang the right-of-way of 280th Street.
13. All music for the purposes of the special use, not including wedding ceremonies, shall take place within the machine shed designated for receptions. Hours for said music must cease by 10 P.M. on Sunday-Thursday and 11 P.M. on Friday or Saturday. Typical music for outdoor wedding ceremonies may occur between the hours of 1 P.M. and 6 P.M.
14. All outdoor wedding ceremonies shall not take place within 200 feet of property lines or the right-of-way of 280th Street.
15. All exterior lighting shall shine into the interior of the site and away from adjoining properties.
16. The applicant shall be responsible for the removal of trash and recycling from the premises.
17. Temporary structures, such as tents, may be used for event operations without a Zoning Permit. Removal of said structures shall occur after completion of events for which they were used.
18. A parking area capable of accommodating a minimum of 120 off-street parking spaces at least 300 square feet in size must be available for event attendees and employees. Parking within the right-of-way of 280th Street is prohibited.
19. Any permits required by the Engineering Department shall be received prior to the installation of any new driveway from 280th Street.
20. A continuous vegetative buffer screening running from the existing driveway to the northeast property corner, excluding the entrance into the site, and from the northeast property corner running south a minimum of 400 feet along the east property line, consisting of primarily evergreen plantings shall be established within one (1) year from the final approval of the Special Use Permit. Said vegetative buffer must be a minimum of 3 feet in height upon installation and a minimum of 10 feet at maturity.
21. The owners of all dwellings located along 280th Street between Quince Avenue and Spruce Avenue shall be contacted annually by the Rattays offering to apply dust control up to twice each year at the Rattays' expense as desired by those property owners along 280th Street running adjacent to the respective property and residence. The number of feet indicated in parentheses shall be the minimum number of feet for dust control if desired by a respective property owner:
 - 17736 280th Street (400 feet)
 - 17982 280th Street (400 feet)
 - 18121 280th Street (200 feet)
 - 18147 280th Street (190 feet)
 - 18175 280th Street (160 feet)
 - 18199 280th Street (200 feet)
 - 18414 280th Street (500 feet)
 - 18467 280th Street (200 feet)
 - 18804 280th Street (400 feet)

All dust control shall be applied by a contractor licensed by the County Engineer's Office following established procedures. The Rattays shall keep records including contacts made to these residents and dust control applied. Those records shall be made available to the Zoning Administrator upon request.

QUESTIONS & COMMENTS:

*Proposed motion for **approval** of application:* To adopt the staff report as the Board's findings and to grant the application, subject to the conditions recommended by staff and as modified by the Board of Adjustment, for the operation of an outdoor, special events venue, and further, that the grant of the application be made effective immediately and on the condition that Richard and Deidra Rattay shall perform all operations under the application

under the specific direction of the Cerro Gordo County Zoning Administrator, consistent with the proposed conditions and recommendations approved by the Board of Adjustment, until such time as a formal resolution is drafted and adopted by the Board of Adjustment, not to exceed 60 days.

*Proposed motion for **denial** of application:* To adopt the staff report as the Board's findings and to deny the application for the reasons stated in the staff report as well as for the following reasons: **[STATE ADDITIONAL REASONS FOR DENIAL, IF ANY]**. Said reasons for denial shall be stated in the official transcript and minutes of the Board of Adjustment, and shall be made in writing to the applicant in letter form by the Board's secretary.

Prepared by:

John Robbins

Final Draft Date: April 18, 2019

Mr. John Robbins
Planning & Zoning Department
220 N. Washington Ave.
Mason City, IA. 50401

**Re: Special Permit Application
Richard & Deidra Rattay
Ashdown Acres Wedding Venue
18323 280th Street; Mason City, IA 50401**

Dear Mr. Robbins:

We are hereby applying for a Special Uses Permit as required in Article 20.2 of the Zoning Ordinance. Our proposal is to construct a Rustic Barn Venue on our property located at the address listed above. It would be used as a year round indoor/outdoor special events venue primarily for weddings and receptions but would also be available for graduation parties, reunions, as well as business and community events. Our venue will serve up to 250 people.

We reside on a beautiful acreage with much of the property not utilized. We believe that a beautifully constructed barn would add character and charm to the area. We have also taken into account noise and dust control as listed in our policy and procedures that are enclosed.

Relating to the proposal, please find attached the following:

- Application Form
- Cerro Gordo County Tax Bill
- Plat of Survey
- Construction Plan & Estimate
- Executive Summary
- Company Description
- Market Analysis
- Marketing Strategy
- Mission Statement
- Policy & Procedure
- Pricing
- Conclusion

Thank you so much for your time and consideration.

Rich & Deidra Rattay

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 3-28-19

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Richard & Deidra Pattay
(NAME)

OF 18323 280th St; Mason City, IA. 50401
(MAILING ADDRESS)

respectfully request that a determination be made by the Board of Adjustment on this Application/Appeal based on the letter written by the Zoning Administrator dated 3-28-19 for the reason that it was a matter which, in his/her opinion, should come before the Board of Adjustment.

This Application/Appeal is: (Please Check One)

- A Variance to a Zoning District requirement where there are unusual conditions or circumstances which cause a hardship when the provisions of Zoning are strictly applied.
- A Special Use listed in Article 20.2 of the Zoning Ordinance upon which the Board is required to act under the Ordinance.
- An Appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

The property affected is located in Section _____ of _____ Township.

The property affected is zoned _____ according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: _____

I am the Owner Contract Purchaser Other (Explain) _____
_____ of the property affected.

Describe what you are proposing to do on the property affected.

We plan to build a rustic
barn wedding / community venue

I (We) grant permission to the Planning & Zoning staff and Board of Adjustment members to enter onto the above described property for purposes of review.

I (We) further state that if this request is granted, I (We) will proceed with the actual construction in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate.

Signature of Applicant Deirda Pottay

OFFICE USE ONLY

Date Filed 4/8/2019 Case Number 19-28

Date Set for Hearing 4/30/2019 Fee Paid \$175

Application/Appeal was Granted Denied Tabled

280th ST.

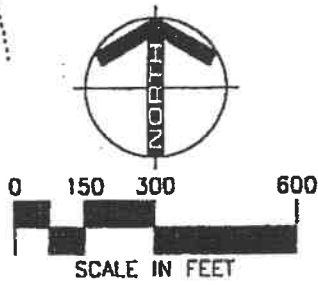
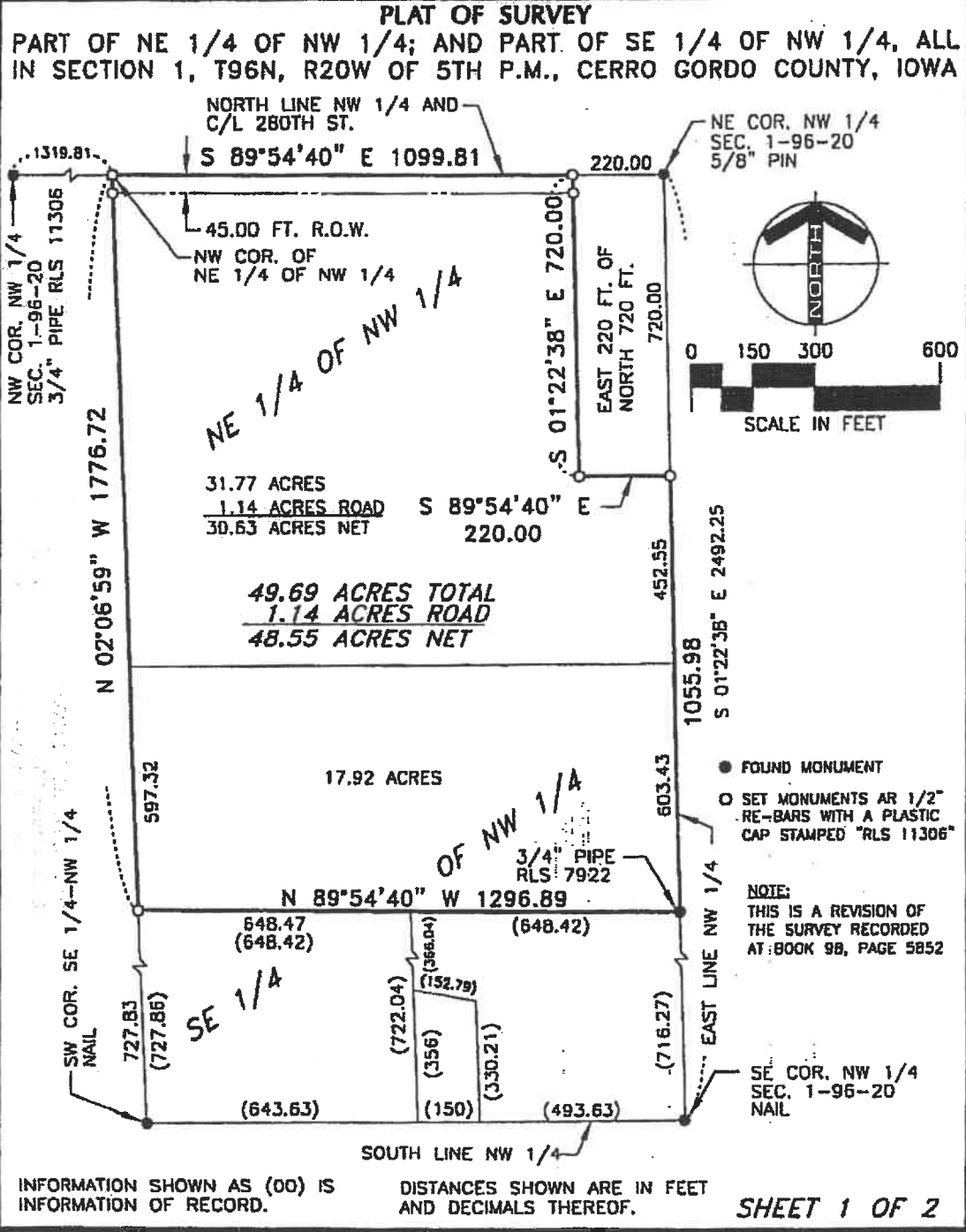


AUDITOR'S OFFICE
 CERRO GORDO COUNTY, IOWA
 ENTERED INTO TAXATION THIS 24th
 DAY OF June A.D. 19 98
Kenneth W. Klein
 AUDITOR

RECORDED
 98 JUL 24 PM 2:57

CIVIL ENGINE
 CERRO GORDO CO.
 IOWA JOURNAL IS 15-1087A-6344

PREPARED BY: WRAY CHILDERS, 215 N ADAMS, MASON CITY, IOWA



● FOUND MONUMENT
 ○ SET MONUMENTS AS 1/2" RE-BARS WITH A PLASTIC CAP STAMPED "RLS 11306"

NOTE:
 THIS IS A REVISION OF THE SURVEY RECORDED AT BOOK 98, PAGE 5852

PROJECT NUMBER 6108
 DATE OF SURVEY 6-9-98
 REVISED 6-24-98
 SURVEYED BY D. EIFFLER
 PROPRIETOR DIONNE FETT
 HOME REALTY
 SURVEYED FOR GROUP

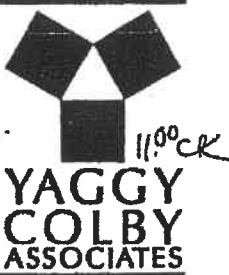
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Wray Childers
 WRAY CHILDERS 11306
 11306
 NUMBER 6/24/98
 MY LICENSE RENEWAL DATE IS DEC. 31, 1999

ENGINEERS • ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS

215 NORTH ADAMS
 MASON CITY, IOWA
 515-424-6344

ROCHESTER, MN 55904
 507-288-6464



PLAT OF SURVEY

RECORD DESCRIPTION

A parcel of record as described in Court Officer Deed recorded at Book 91, Page 8662, Cerro Gordo County Recorder's Office, said parcel of record is described as follows:

Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), except the East 220 feet to the North 720 feet in Section One (1) Township Ninety-six (96), North Range Twenty (20) West of the 5th P.M. AND

North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), also described as Southeast Quarter of the Northwest Quarter of Section One (1) Township Ninety-six (96) North, Range Twenty (20) West of the 5th P.M., except Beginning at the Southeast Corner of said Northwest Quarter, thence Westerly along South Line of said Northwest Quarter 493.63 feet, thence Northerly 330.21 feet, thence Westerly 152.79 feet, thence Northerly 366.04 feet, thence Easterly 648.42 feet to the East Line of said Northwest Quarter, thence Southerly along said Line 716.27 feet to Point of Beginning, and except

Commencing at the Southeast Corner of said Northwest Quarter thence Westerly 493.63 feet to Point of Beginning, thence Northerly 330.21 feet, thence Westerly 152.79 feet, thence Southerly 356 feet, thence Easterly 150 feet to Beginning, and except Beginning at the Southwest Corner of said Southeast Quarter of the Northwest Quarter, thence Easterly along the South Line of said Northwest Quarter, 643.63 feet, thence Northerly 772.04 feet, thence Westerly 648.42 feet to the West Line of Southeast Quarter of the Northwest Quarter, thence Southerly along said Line 727.86 feet to Point of Beginning.

SHEET 2 OF 2

PROJECT NUMBER 6108

DATE OF SURVEY 6-9-98
REVISED 6-24-98

SURVEYED BY D. EIFFLER

PROPRIETOR DIIONNE FETT

SURVEYED FOR HOME REALTY GROUP

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
WRAY CHILDERS 11306
1806
NUMBER * IOWA DATE
MY LICENSE RENEWAL DATE IS DEC. 31, 1999

ENGINEERS - ARCHITECTS
SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS

215 NORTH ADAMS
MASON CITY, IOWA
515-424-6344

ROCHESTER, MN 55904
507-288-6464



**YAGGY
COLBY
ASSOCIATES**

Tobin Custom Builders, Inc.

15118 Lark Avenue
Mason City, IA 50401

Estimate

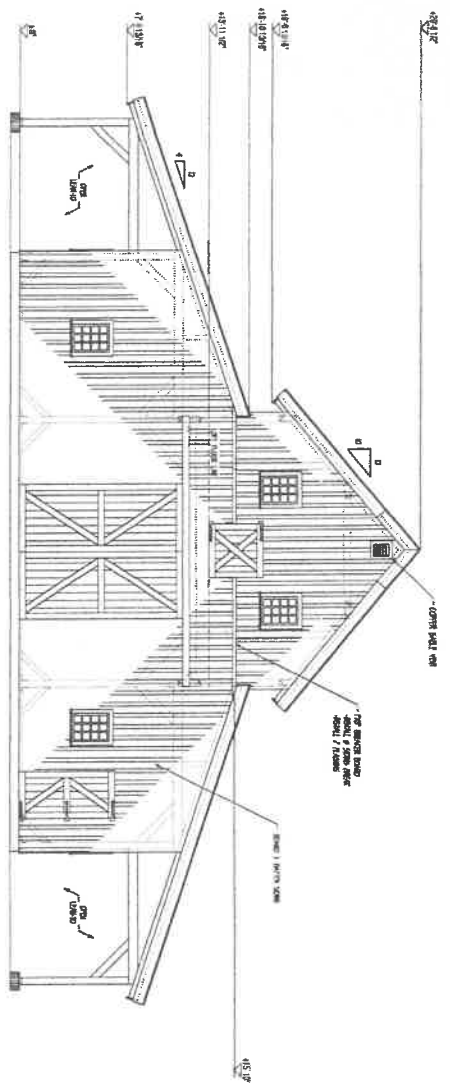
Date
1/21/2019

Name / Address
Rich and Deidra Rattay 18323 280th St. Mason City, IA 50401

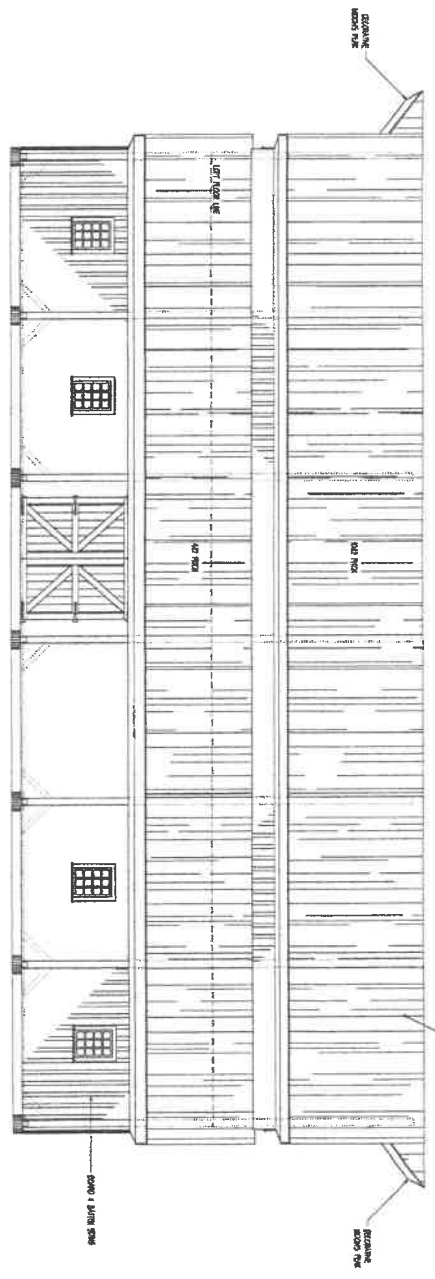


Since August 2010

Description	Qty	Rate	Total
Excavation. Level ground for building site, gravel and trucking for parking lot, rough ground work around facility for water run off, ready for landscaping.	1	55,000.00	55,000.00
Concrete	1	56,996.00	56,996.00
Materials Barn Kit 44x72	1	210,388.52	210,388.52
Materials: Other materials not included in Kit. Misc. lumber, spray foam, flashings, etc.	1	35,000.00	35,000.00
Labor to date	1	150,000.00	150,000.00
Forklift, Skidloader.	1	5,200.00	5,200.00
Heating & Cooling	1	45,000.00	45,000.00
Plumbing	1	32,000.00	32,000.00
Electrical	1	80,000.00	80,000.00
Landscaping	1	40,000.00	40,000.00
Floor Coverings for loft.	1	12,000.00	12,000.00
OPTION: Covered Portego	1	60,000.00	60,000.00
OPTION: Stage Addition	1	75,000.00	75,000.00
Dumpster on site.	1	2,120.00	2,120.00
Portable rest room on site.	1	740.00	740.00
<p>This Estimate is truly an Estimate. No subs have seen a blueprint, or the land to get an idea of your project. There are optional costs in this estimate that you could add at a later date and could save you money now. Again, those are also without blueprints and are just estimated.</p> <p>***NOT INCLUDED*** Kitchen and Laundry Cabinetry Appliances Fencing Permits and Fees</p>			
This is an Estimate only, Not a Bid.		Total	\$859,444.52



E1
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



E2
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
1. FINISHING REQUIRED TO BE COVERED WITH SHEET PILING OR SIMILAR.
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SAND CREEK
Post & Beam

OWNER: X
JOB CODE: X

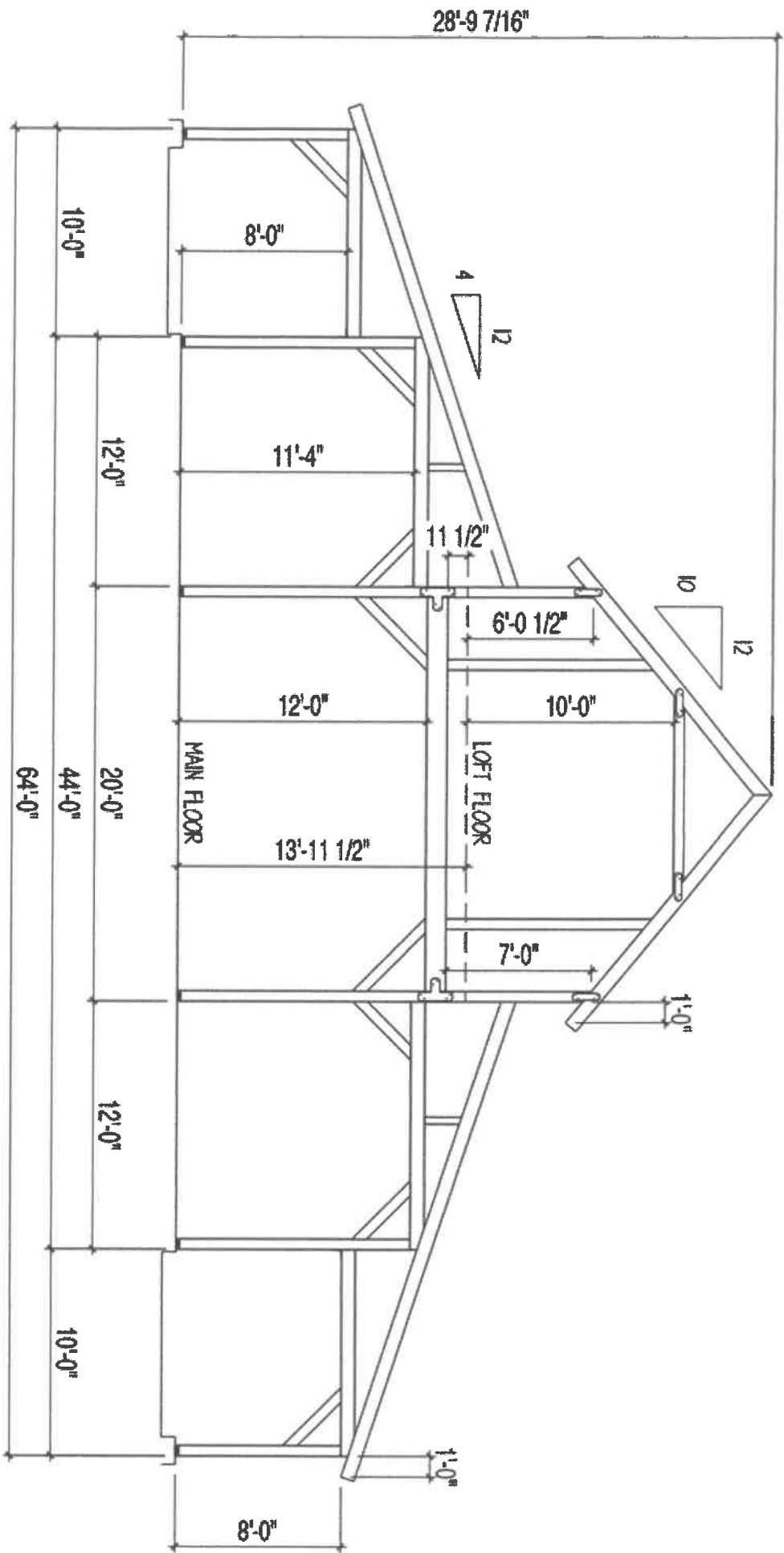
STYLE: WESTERN WOOD BARN
REVISION: 0

DRAWN BY: X
DRAWING STATUS: NOT FOR CONSTRUCTION

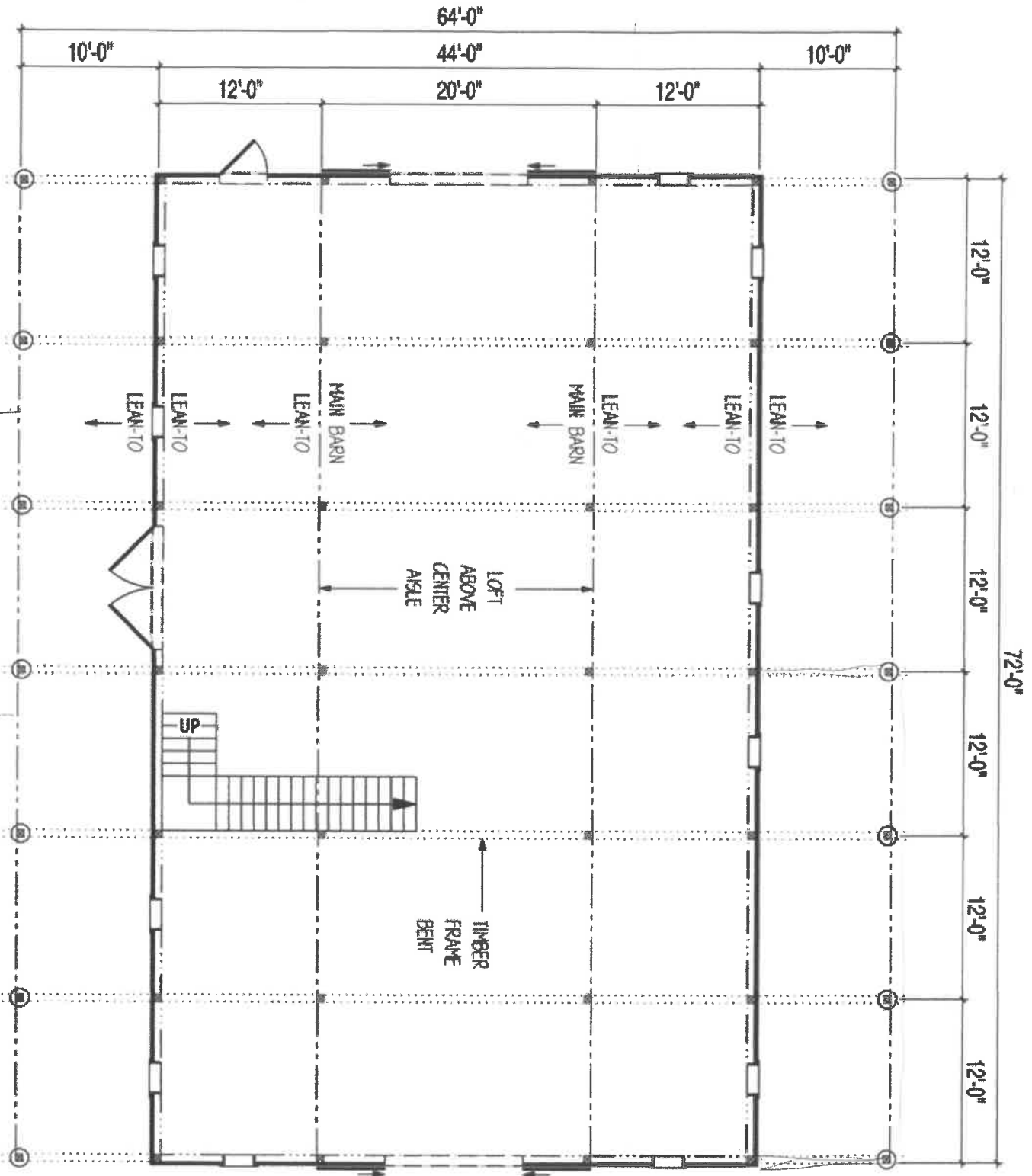
SAND CREEK POST & BEAM
116 W. 125th St
WAVYNE, NE 68797

NO. 1410133
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SHEET # 2



BENT SECTION



MAIN FLOOR LAYOUT

Executive Summary

Ashdown Acres is a family owned farm looking to create an oasis for weddings in North Iowa. Our property will provide a beautiful backdrop for weddings, receptions, & photography while creating life-long memories for all who attend.

Company Description

Ashdown Acres sits on 5 scenic acres and is the only year-round rustic barn wedding venue in Mason City. Rich & Deidra Rattay wish to utilize their property to its full potential while also making a profit with their services offered.

The weddings and receptions will also benefit the community by promoting other businesses in the area that will be used by the bride & groom.

The rustic style barn will accommodate up to 250 guests with a spacious area for parking. Our patio, outdoor wedding area, barn, & restrooms will be handicapped accessible, making easy access for all attending the event.

Our barn will feature both wedding & reception areas and will include a spacious room for catering. The loft of the barn will provide a picture perfect, elegant bridal suite with a 7ft X 7ft mirror, vanity tables, as well as a changing area for the bridal party. It will also include a seating area for champagne and hors d'oeuvres.

The fully furnished apartment on the west side of the property will be utilized for the groom & groomsmen to change and prepare for the big event.

The indoor and outdoor beauty of this venue will be second to none and will provide picture perfect photos as well as memories to last a lifetime.

Market Analysis

The wedding industry is a \$57 Billion a year business. The average cost of a wedding is \$26,000 with the venue rental being a large portion of that amount.

According to *The Knot*, a popular online wedding resource center, a survey of U.S. couples in 2015 found that the national average for venue rentals for a wedding was over \$14,000 per event and more of that business is gravitating to rural destinations.

Weddings are recession-proof. In 2008, when the economy was shrinking, The National Association of Catering Executives released the results of their membership survey and found that, while couples were definitely scaling back their wedding budgets, the total number of cancellations did not rise. This means that, barring an outright ban on weddings, people are going to be getting married no matter what and will still spend money on the location. Therefore, a well-managed, cost-effective venue business would still provide positive cash flow, even if the economy is in flux.

The average age to wed is 27.4. My target population is between the ages of 20-35 with the number of people in Cerro Gordo County in that age group being 4,763. We hope to provide services to many surrounding counties but for my research, I only included Cerro Gordo county numbers.

The only venues similar to Ashdown Acres are:

Farm Girl Weddings located in Forest City, Ia. Their target is for much smaller weddings and their prices range from \$2500 for up to 25 guests to \$7500 for 150 guests. They have many additional fees and only operate seasonally.

Diamond Oak Events located in Clear Lake, Ia. Their pricing is \$5000 per event with the intent of increasing to \$6000 next year. They are also a seasonal venue.

The Rustic Barn Venue located in Nora Springs, IA. Their fees are \$3500-\$4500 and they too are a seasonal venue.

Ashdown Acres will be the only wedding barn venue in Mason City and will be the only year round wedding barn facility in and around our area. We will offer many perks, including an apartment for the grooms to change and a stunning bridal suite with a 7foot by 7foot mirror, a vanity, and a place for champagne and hors d'oeuvres prior to the big event. We have no doubt that we will become the most sought after venue in Mason City and beyond.

Ashdown Acres

Marketing Strategy

Ashdown Acres will leverage the opportunity of being the ONLY Rustic Barn Wedding Venue in Mason City. We will target couples in and around the Mason City area through multiple advertising platforms.

- ✚ Word of Mouth: When taking the first steps into the wedding industry, we will put our best foot forward to prove to the community that we offer a top-notch venue with excellent customer service. We realize that recommendations from friends and family are trusted above all other forms of advertising.
- ✚ Online Presence:
 - Website
 - Blogs
 - Social Media (Facebook, Instagram, etc.)
- ✚ Offline Marketing:
 - Business Cards
 - Brochures and Pamphlets
 - Bridal Booths and Fairs
 - Networking with other wedding vendors (photographers, bridal shops, cake decorators, and event planners)
 - Purchasing advertising with well-known leaders in the wedding industry such as “The Knot” and “The Wedding Spot”

Ashdown Acres



The above chart is based on a minimal booking schedule. We have only included Friday and Saturday bookings during prime season and less during off-season months. We are obviously hoping to fill the schedule year round but wanted to estimate on the lower end of the spectrum. Similar Rustic Barn Wedding Venues are fully booked during their operating year with a waiting list. Many have no heat or air so only operate 6 months per year. We will be offering year round venue services and will be the only location in Mason City.

The monthly expenses are estimated as follows:

- Allient Energy - \$372.00 per month
- Consolidated Propane - \$316.00 per month
- Lawn Care - \$485.00 per month
- Garbage collection - \$51.00 per month
- Pest Control - \$126.00 per month
- Insurance - \$300.00 per month
- Linen Services - \$200.00 per month
- Mortgage - \$6000.00 per month
- Misc. expenses - \$400.00 per month

Mission Statement:

To provide a stress free, exceptional experience with life-long memories for both private and community events. Our beautiful country setting with a rustic elegance is conveniently located just one mile north of Mason City, Iowa and offers an extraordinary experience in an extraordinary atmosphere. Let us be the beginning of your Happily Ever After.

Ashdown Acres

Policy and Procedure

Deposit: A non-refundable booking deposit of \$500 is required at the time your event is scheduled. This deposit will be applied to the total booking cost but is non-refundable even if you decide to cancel your event for ANY reason.

Damage Deposit: A \$400 damage, clean-up and overtime deposit is required with your final payment. It will be held and returned within 7 days of the event if the terms of the agreement are met. You are responsible for any excessive cleaning or damage resulting from the event by the actions of your members and or guests.

Maximum Occupancy: Ashdown Acres LLC has been approved to a maximum occupancy of 250(?) persons, to include attendees, participants, and food service personal.

Compliance: All persons associated with the event must comply with the policies and procedures guide and the county and state ordinances. Ashdown Acres has the final say in disputes that arise from applications and interpretations of these policies. You are responsible financially for the actions of all your guest and wedding party. We reserve the right to have people removed for misconduct. NO PETS. Service dogs must be leashed.

Children: We love children! However, we ask that all children be in the company of an adult at all times for safety reasons. We do not want anyone getting hurt. Our pond is available for photo opportunities only (with prior notifications). Children are not allowed at the pond unless they are part of the photo and are accompanied by an adult.

Smoking: We are a non-smoking facility. However smoking is permitted in the designated smoking area. We respect the right to smoke but ask that you help us keep our facility and grounds nice for our guests and our future events.

Alcoholic beverages: Ashdown Acres LLC is a beer/wine facility only. An Iowa State Liquor Control Board Banquet Permit is required for all events. Banquet Permits are available online at www.ia.gov. A copy of the Permit must be provided 10 days prior to your event. Due to safety concerns, alcohol may not be served past 9:30pm. There is a two keg (or equivalent) limit. No minor drinking will be tolerated. NO HARD LIQUOR OR WHISKY! We strongly encourage your guests to have designated drivers.

Music and Noise: In accordance with your agreement with Ashdown Acres LLC, no music is allowed after 9:30pm. Sound must also be kept at a reasonable level during all events. Ashdown Acres LLC will decide what a reasonable level is. Sound check required. We want to be courteous to our neighbors.

Travel on Area Roadways: We ask that all guests observe the speed limits on local roads. Both 280th Street and Thrush Ave are gravel roads. In an effort to keep dust to a minimum, we require all guests observe posted speed limits on local roads.

Decorations: Decorations must be approved by Ashdown Acres LLC. Nails, thumbtacks, staples, duct tape, scotch tape, and masking tape should not be used. String or ribbon works best. No confetti, rice, silly string, birdseed and such are allowed. Bubbles and rose peddles are fine. NO SKY LANTERNS.

Personal Property: Ashdown Acres LLC is not responsible for lost or stolen property. Anything damaged or stolen will be the sole responsibility of the person or persons renting the facility.

Food and Beverages: A licensed caterer is required. All food preparation must be done outside of Ashdown Acres. You are responsible for bottle water and other beverages served. All activities related to food preparation, presentation and serving must be performed by you or your caterer. We have a refrigerator, small chest freezer, and food warmers for your use.

Insurance: Ashdown Acres LLC requires users of the facility to purchase an event liability insurance policy naming Ashdown Acres LLC 18323 280th St., Mason City IA. 50401 as an additional insured. The policy shall be in the amount of no less than 1,000,000 per occurrence and must be provided to Ashdown Acres 10 days prior to your scheduled event. This insurance may be obtained through wedsafe.com or an insurance agency of your choice.

Rehearsal for Wedding Package: You may schedule a 2 hour time to have rehearsal. No rehearsal dinner. This will have to be scheduled when no other events are scheduled (usually Thursday or Friday). Please be prompt and on time. There are other wedding rehearsals to be considered and overtime rates will apply.

Clean-Up: Anything and Everything that belongs to you (including food and drinks) must be taken at the end of your event. All disposables must be in the garbage containers provided. Any excess cleaning required following your event will be deducted from your cleaning deposit.

Photos: Ashdown Acres reserves the right to take and use photos of your event for promotional purposes.

Ashdown Acres

Pricing

Bookings Include:

- Use of Ashdown Acres Barn Facilities from 10am to 10pm unless otherwise specified. No music after 9:30pm. (Overtime rates \$150/hr)
- Ample Parking
- Maximum 250 in attendance
- Two hour rehearsal (the week of your wedding). No rehearsal dinner.
- Outdoor or Indoor wedding
- 24 – 60” round tables
- 6 – 6’ long rectangle tables
- 250 chairs
- White Linens for guest tables. Black Linens for food tables.
- Coffee Maker (you provide coffee)
- Refrigerator and freezer
- Microwave
- Punch Bowl and 2 – three gallon beverage dispensers
- 2 – Silver beverage tubs
- 3 – Whiskey Barrels – great for cake, unity or guestbook
- Bridal Suite
- Groom dressing Room
- Use of lots of décor
- Various Unique Photo Opportunities
- On-Call property manager
- Trash removal

You may provide your own:

- Non-alcoholic beverages/bottled water
- Beer/wine (a banquet permit must be purchased for every event). Two keg or equivalent limit. Due to safety concerns, alcohol may not be served past 9:30pm. We strongly encourage your guests to have designated drivers.
- Floral/décor
- DJ/Band
- Entertainment
- Wedding Coordinator

You are required to provide:

- Event insurance policy. Insurance available through wedsafe.com or insurance company of your choice.
- A Banquet permit must be purchased for every event. Due to safety concerns, alcohol may not be served past 9:30pm

Weekend Packages (Friday, Saturday, Sunday)

- 🚦 In Season (May, June, September & October): \$5000
- 🚦 Off Season: \$4000

Weekday packages (Monday-Thursday)

- 🚦 In Season (May, June, September & October): \$4000
- 🚦 Off Season: \$3000

Conclusions

Based on the market analysis, Ashdown Acres will be the only year-round wedding barn venue in and around Mason City, Iowa. Our pricing will be in line with the competition while our services will be above and beyond anything else offered. We will provide tables, chairs, linens, flatware, glasses, utensils, punch bowls, decorations & much more. Our barn will provide room for both the ceremony and reception with handicapped accessibility.

Outdoor weddings are also available when weather permits & our bridal suite and groom apartment are second to none.

Our community will benefit by having a rustic yet elegant venue for weddings, receptions, community events, and business meetings. We will have a positive effect on the economy by marketing and utilizing local vendors for our events.

Our policies and procedures take in to account local traffic and noise as not to disturb any surrounding neighbors.

In conclusion; with its rustic, yet elegant beauty, Ashdown Acres will be a welcome addition to the community and will be beneficial not only to people seeking a beautiful venue but to those

businesses in our community who will also provide goods and services for the events held in our facility. We will help to make memories that will last a lifetime while bringing business to our community.

Case No. 19-28
Richard and Deidre Rattay (18323 280th Street)

Figure 1

Looking at the existing house



April 12, 2019, J. Robbins

Figure 2

Looking at the existing machine shed/ horse barn



April 12, 2019, J. Robbins

Figure 3

Looking toward the neighboring parcel to the west owned by the Rattays



April 12, 2019, J. Robbins

Figure 4

Looking at the location of the proposed wedding barn



April 12, 2019, J. Robbins

Figure 5

Looking easterly from the location of the proposed wedding barn



April 12, 2019, J. Robbins

Figure 6

Looking north from the location of the proposed wedding barn



April 12, 2019, J. Robbins

Figure 7

Looking west from the location of the proposed wedding barn



April 12, 2019, J. Robbins

Figure 8

Looking at the nearest residence to the east



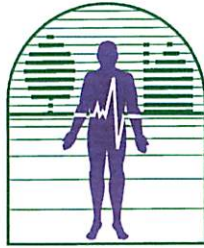
April 12, 2019, J. Robbins

Figure 9

Looking at the nearest residence to the north



April 12, 2019, J. Robbins



Cerro Gordo County Department of Public Health

Mohawk Square - Suite 300 ♦ 22 North Georgia Avenue ♦ Mason City, IA 50401
Tel. (641) 421-9300 ♦ Fax (641) 421-9350 ♦ www.cghealth.com

DATE: April 12, 2019
TO: John Robbins, Cerro Gordo County Planning and Zoning
FROM: Daniel Ries, Senior Environmental Health Specialist
SUBJECT: Proposed Special Use Permit Application for ASHDOWN ACRES

This memo is to provide comments related to the request from Richard and Deidra Rattay for ASHDOWN ACRES; a proposed year round indoor/outdoor special events venue located at 18323 280th Street, Mason City in Section 1 of Mason Township. The venue will be used to hold events such as weddings, receptions, graduations, reunions and community and business events with groups as large as 250 people. The main concerns from the perspective of the Cerro Gordo County Department of Public Health Environmental Health Service Section are the proper disposal of waste water, safe drinking water, solid waste disposal and safe food and beverage service.

Waste Water Disposal System

Based on the plan, a new septic system will be needed for the proposed barn which will have restrooms and table service (dishes). Our department will work with the applicant to assure the installation is done in accordance to CERRO GORDO COUNTY ORDINANCE #27B PRIVATE SEWAGE DISPOSAL SYSTEMS.

Water Supply

It is unclear if the existing well will be used or if a new well will be drilled. The house well was drilled in 2012. If the well is determined to be a private well a water test will be required before opening and annually thereafter. Based on the applicant's plans submitted; the current proposal could conceivably meet the definition of a public water supply because it is a year round venue. "Public water supply" means a system for the provision to the public of piped water for human consumption, if such a system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.

The applicant shall contact the Iowa DNR to determine their status. If the applicant meets the definition of a public water supply they will need to apply through the Iowa Department of Natural Resources (DNR) for all required permits related to public water supplies. The Iowa DNR will have final say to determine if the well is public or private.

Solid Waste Disposal

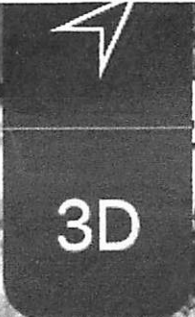
The venue must have adequate dumpsters or trash receptacles to accommodate the trash produced on site. The receptacles should be vermin and weather proof and be dumped at frequent intervals to prevent the attraction of vermin and to eliminate overflow and subsequent blowing of trash onto the property or neighboring properties.

Food and beverage service

Although, catering will be done by outside businesses and beverage service will be provided by the renters themselves; a food service license will still be needed. The operators are going to provide table service (dishes), punch bowls, etc. All requirements of a food service license will need to be met. It is unclear from the application who will provide hors d'oeuvres for the wedding party.

Please contact me if you have any questions.

Cc: Brian Hanft, Cerro Gordo County Department of Public Health



280th ST. 416'

726'

316'

673'

18323

Proposed Driveway

Proposed
Gravel
Parking
Lot

442'

244'

@64'

Proposed
Building @84'

@84'

268'

1442'

41°

18323

Driveway

55'

280'± 55'

Fence line

316'

416'

To edge of Hay ground

214'

84'

Proposed
Grave!
Pav (King)
Lot

Proposed
Barn
reception

84'

Proposed Driveway

442'

Drive
way

Force line
to pasture

To Fence line
268'

673'

Fence line

726'

N

Driveway

