



## PLANNING AND ZONING Cerro Gordo County Courthouse

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### SPECIAL USE PERMIT STAFF REPORT

#### SUMMARY OF REQUEST

**Case No.:** 23-16

**Hearing Date:** July 25, 2023

**Staff Contact:** Michelle Rush, Zoning Assistant

**Applicant:**

Kydu Investments  
4402 E Janice Way  
Phoenix, AZ 85032

**Owner**

Dell B. Vosburgh  
23310 Cardinal Avenue  
Clear Lake, IA 50428

**Property Address:** 23310 Cardinal Avenue

**Brief Legal Description:** Tract in the SE¼, Section 8, Grant Township

**Zoning:** A-1 Agricultural

**Special Use Requested:** 20.2(S) Tourist Park/20.2(E) Special Event Venue

**Special Use Area:** ~16.5 acres

**Parcel Area:** 56 acres

#### **Special Use Description**

Kydu Investments (Kydu) proposes to operate an onsite tourist park business with multiple cabins/dwelling units with sleeping quarters for rent and special events venue, offering corporate, community, and private events. The proposed special use will consist of 12 dwelling units for short term rental, initially starting with six of the 12 units at the beginning of operation. The facilities will also consist of an onsite dwelling unit for a caretaker of the property, a communal events building, a storage building, and supplemental facilities, such as a pickle ball court, tennis court, and viewing deck/gazebo along the river.

#### FINDINGS OF FACT

1. Dell B. Vosburgh is the owner of the subject property.
2. Kyla Bonstetter for Kydu Investments is the applicant for the request and intends to purchase the property if approved.
3. The property is zoned A-1 Agricultural.
4. The applicant proposes to operate a tourist park with multiple cabins/dwelling units with sleeping quarters for rent and special events venue, offering corporate, community, and private events.
5. Tourist parks and special event venues are special permitted uses in the A-1 District, subject to the requirements of the Zoning Ordinance and conditions as granted by the Board of Adjustment.
6. The application was filed on June 27, 2023 with the Planning and Zoning Office.

## **BACKGROUND INFORMATION**

### **Purpose of Special Use Request**

Kydu Investments (Kydu) proposes to operate an onsite tourist park business with multiple cabins/dwelling units with sleeping quarters for rent and special events venue, offering corporate, community, and private events. The proposed special use will consist of 12 dwelling units for short term rental, initially starting with six of the 12 units at the beginning of operation (See Figures 1-3). The facilities will also consist of an onsite dwelling unit for a caretaker of the property, a communal events building, a storage building, and supplemental facilities, such as a pickle ball court, tennis court, and viewing deck/gazebo along the river (See Figure 4-6). The narrative envisions a versatile business that may host “corporate retreats, team-building exercises, educational workshops, community gatherings, and other social events.” It will also cater to outdoor enthusiasts, such as hunters, kayakers, fisherman, and other hobbyists. The facility may also host specific events, such as live music. Outdoor events or activities may also occur south of the river as indicated on the site plan.

### **Existing Land Use and Zoning Classification of Property**

The property is zoned A-1 Agricultural. It has a dwelling converted from an old tack house, two machine buildings, and several garden sheds (See Figures 4-6). The overall property has generally been used for residential and farming purposes with some pastureland, farm ground, and land in the CRP program. The southern part of the property is located within the floodplain of the Winnebago River (See Figure 7).

### **Land Use and Zoning Classification of Surrounding Property**

Surrounding land to the north, west, and south is zoned A-1 Agricultural and generally in agricultural production. The Winnebago River runs in a northeasterly direction, crossing the southeast corner of the subject property.

The county Winnebago Oxbow conservation area is located to the east.

There is an acreage (23248 Cardinal Avenue), zoned A-2 Agricultural Residence, on the east side of the subject property (See Figures 8 & 9). The subject property borders the acreage on its north, west, and east property lines.

## **GENERAL FINDINGS**

### **Harmony and Accord with General Principles and Proposals of the Zoning Ordinance**

The intent of the Zoning Ordinance is to provide for the public health, safety, morals, comfort, and general welfare; conserve property values and encourage the most appropriate use of land; provide for the orderly planned use of land resources; and facilitate adequate and economical provisions for public improvements.

The property is relatively isolated from other residences except for the adjacent acreage to the east at 23248 Cardinal Avenue. The proposed special use has a potential variety of uses, so special consideration for potential impacts should be implemented to ensure mitigation of potential noise, dust, and other externalities. Though according to the narrative, the primary services offered will involve minimal traffic to the site, including potential for offering shuttle services if needed. Proper conditions attached to the permit can reduce such potential impacts, particularly with special attention to the adjacent residence.

#### **Compatibility of Use with the Appearance and Essential Character of Area**

The subject property has heavy existing vegetation along the north and south side of the property, which provide significant visual screening from those directions, and is located on a fairly steep hill (There is about 50'-60' of elevation difference from the river north to the developed portion of the property) (See Figure 1-3). As a result, the proposed development will blend into the landscape without much effort, except for the proximity of the adjacent acreage to the east. Additional vegetation is recommended as a condition along the shared property line with 23248 Cardinal Avenue from the driveway to well south of the developed site to mitigate visual and potential noise impacts from the proposed use.

#### **Impact on Existing and Futures Uses, Vicinity, and Community as a Whole**

At present, alternative uses for the property would be continued use as a single-family dwelling or farming site, which is what it has been used for in the past; as any of the uses permitted in the A-1 district; or as open space. Impacts on the vicinity include increased traffic, noise from people using the facilities, potential smoke from cooking and recreational fires, and impacts to the floodplain along the river. These are discussed in more detail below.

#### **Adequacy of Public Services**

(i.e., highways, streets, police, fire protection, drainage structure, refuse disposal, water and sewage facilities, or schools)

The subject property is accessed from Cardinal Avenue, a gravel-surfaced road. The most likely route that will be taken to the site for potential customers is via Cardinal Avenue from 310<sup>th</sup> Street (County Road B-20) from the south, which carries an average of approximately 25-45 vehicles per day. This is the route Google Maps directs travelers from Ventura, Clear Lake, Mason City, and Interstate 35. Dust impacts from traffic generated by the proposed special use are likely to impact properties along this route, which is further discussed below.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection is provided by the Fertile Fire Department. Emergency services are provided by the Mason City Fire Department. There should not be a substantial increase in demand for any of the services.

The property has a significant area located within the FEMA-designated, mapped floodplain (special flood hazard area) around the Winnebago River along its southern half. Any excavation or development within the special flood hazard area is required to be reviewed and have an official determination made by the floodplain section of the Iowa DNR prior to any work beginning. The site plan indicates a deck, gazebo, or recreational structures within the floodplain. State and local Floodplain Development Permits will be required prior to the

issuance of any Zoning Permit. This should be a condition of any Special Use Permit (SUP) approval. The property is not located within a public drainage district.

CG Public Health notes that the Iowa DNR may regulate the onsite wastewater disposal system. The onsite well may also qualify as a public water supply regulated by the Iowa DNR if it serves enough people, though this appears unlikely in the short term based on paperwork that the applicant has already filed with the department. If not large enough to be regulated at the state level, CG Public Health regulates all private well and wastewater systems. Meeting such requirements should also be a condition of any approval. Annual water quality testing is also recommended.

Kydu is also responsible for all onsite solid waste disposal. CG Public Health notes that Kydu must provide adequate trash receptacles or dumpsters that is shut off from access by vermin and weatherproof. Refuse containers must be emptied in sufficient intervals to avoid causing any health nuisance, such as causing littering and trash blowing away from the property.

If there is onsite food service, a food vendor's license may be required by CG Public Health.

#### **Public Cost for Additional Public Facilities and Services**

The request is unlikely to have any cost to the public for additional public facilities or services.

#### **Potential Detriments to Persons, Property, or General Welfare**

(i.e., excessive traffic, noise, smoke, glare, or odors)

The most significant likely impact from the proposed special use is noise from onsite activities, such as recreational activity from users, live music or music on loudspeakers, or events with larger crowds. This has the most potential to impact the adjacent residential acreage to the east. To mitigate such impacts, conditions that limit event hours of operation and require the installation of vegetative buffering along the shared property line consistent with Section 19.6(B) of the Zoning Ordinance is recommended. The Board could also consider a requirement to keep live music to be located within the event building.

The proposed use will likely cause a noticeable increase in traffic on Cardinal Avenue between the site and 310<sup>th</sup> Street (County Road B-20), which is a gravel surface road. As a result, dust impacts to dwellings along this route are likely. Due to the almost certain significant increase in traffic that will be caused by the proposed special use, providing dust control on the road in front of the four dwellings along this route at the expense of the applicant should be a condition of any potential SUP approval. This would be the responsibility of the applicant if the County Engineer received any fugitive dust complaints due to the traffic for the proposed special use regardless.

Smoke impacts from recreational fires is a possibility, though unlikely to cause a significant nuisance. If anything, the recommended condition for vegetative buffering along the shared property line with 23648 Cardinal Avenue should be enough to mitigate potential smoke impacts.

There is no foreseeable impacts from glare or odors.

### **Compatibility and Consistency with the Intent and Purpose of the Zoning Ordinance**

The A-1 district is intended to permit the continued use of land for agricultural purposes. While tourist parks or special events venues do not provide a direct service to the agricultural community, they are allowed by Special Use Permit in the A-1 district. No land will be taken out of agricultural production for the proposed special use.

### **Compatibility with County Comprehensive Plan**

Tourist parks or special events venues are not specifically addressed in the comprehensive plan, but the plan encourages the use of performance standards. The recommended conditions below are performance standards.

### **COMPLIANCE WITH ADDITIONAL ARTICLE 20 REQUIREMENTS**

Staff comments are in bold below. Additional requirements for the special use requested are as follows:

- S. Tourist Parks. A-1, A-2, and C-2 District only. **The property is zoned A-1 Agricultural.**
- EE. Special events venue or temporary special event facilities. A-1 and A-2 Districts. **The property is zoned A-1 Agricultural.**

Minimum Requirements:

1. Sufficient off-street vehicular parking shall be provided, as required by Article 19.2 of this Ordinance for a special events venue or as determined by the County Engineer for temporary special event facilities. **The site plan shows at least 15-20 parking spaces. Generally, the proposed parking area is located just east of the caretaker's dwelling (See Figures 10 & 11). This should be sufficient for the anticipated level of onsite customers.**
2. The applicant shall be responsible for the timely removal of all solid waste following an event. The applicant shall provide adequate trash receptacles and prevent solid waste from blowing offsite. **This is also a requirement of CG Public Health. This should be a condition in the permit.**
3. For any special events venue or temporary event facilities in which there is live music performances taking place outdoors, in a tent, or in a temporary structure, said live music performance shall cease by 10 p.m., Sunday-Thursday; or by 11 p.m., Friday and Saturday, or on a Sunday that is followed by a federally recognized holiday. However, the applicant may request to be permitted to have the special event take place later than the time here stated. The Board, at its discretion, may take into consideration the surroundings of the location to establish said later time by condition. **The application narrative discusses appropriate hours of operation. This should also be a condition in the SUP, if approved.**

4. The applicant shall provide proof of adequate liability insurance in writing to the Zoning Administrator, under such further conditions and in such amounts as the Board of Adjustment or Zoning Administrator may direct, but in no event shall such proof be required more often than annually. Additionally, the applicant shall be responsible for any necessary security as required by condition or as desired by the applicant. **Proof of insurance will need to be provided to meet this requirement and should be made a condition of the permit, if approved. The Board may specify an adequate amount if it finds it necessary. No security is proposed as a part of the operator's statement. Kydu would have the option to provide security if desired.**

#### ZONING DISTRICT REQUIREMENTS

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

##### A-1 District

- Minimum parcel size is 10 acres. **The property is well over 10 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. **None of the proposed buildings are likely to exceed 35' in height. This requirement can be enforced with the requirement of a Zoning Permit prior to any new construction being obtained by Kydu.**
- 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.

**The proposed buildings appear they will meet all yard requirements, despite the required side yard setback requirements being mislabeled. Again, this requirement can be enforced with the requirement of a Zoning Permit prior to any new construction being obtained by Kydu.**

#### STATUTORY REQUIREMENTS

As discussed, the applicant may be subject to regulation by the DNR for wastewater facilities. The DNR may also regulate the well if it qualifies as a public water supply, possibly now or in the future. If not, the property will be subject to well and wastewater system requirements of CG Public Health.

Kydu will also be responsible for meeting all requirements of the County Engineer if it desires to modify or widen the driveway access from Cardinal Avenue and ensure they get a driveway permit for such improvements. The County Engineer has been provided the opportunity to comment. Any comments received will be shared at the hearing.

### **STAFF ANALYSIS AND RECOMMENDED ACTION**

The proposed special use will provide a unique service and opportunity that is not currently available anywhere else within Cerro Gordo County. All minimum requirements appear they will be or can be met.

However, the business has potential impacts that should be controlled or mitigated. With proper conditions, such potential impacts should likely be alleviated, especially regarding the adjacent acreage. A condition of any approval should require a significant vegetative screening buffer be installed along the shared property line with 23248 Cardinal Avenue (See Figures 10 & 11). A condition to provide dust control in front of dwellings along the likely route to the subject property along Cardinal Avenue should also be included.

Approval is recommended, subject to the conditions 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.

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 tourist park and 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 ensure 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 upon notification to the permit holder for the purposes of enforcing the provisions of this Special Use Permit.

6. Any other necessary permits or licenses required by federal, state, and local agencies shall be obtained by the applicant and current copies placed on file with the county Planning and Zoning Office.
7. This Special Use Permit is granted to Kydu Investments, any successors and assigns, and any future owner of the property. Any successors and assigns or future owner of the property shall be subject to all requirements and conditions of this Special Use Permit.
8. The site plan and operator's 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 change in or expansion of the special use.
9. All construction shall strictly comply with the site plan submitted with the application. 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. All live music for the purposes of the special use shall take place within the event building designated on the site plan. Hours for all live music and programmed events shall cease by 10 P.M. on Sunday-Thursdays and 11 P.M. on Friday or Saturday, or on a Sunday that is followed by a federally recognized holiday.
11. All requirements of CG Public Health shall be met, including but not limited to well, wastewater, solid waste, and food vendor license requirements.
12. One sign, not exceeding 32 square feet in size, identifying the use, may be placed onsite without a permit. The sign shall not be placed within or in any way overhang the right-of-way of Cardinal Avenue.
13. All exterior lighting shall shine into the interior of the site and away from adjoining properties. Adequate waste receptacles shall be provided
14. One or more trash receptacles with a closing lid, impermeable to birds or rodents, shall be provided in a location(s) convenient to users of the property. At no time shall trash be visible above or outside of the receptacle(s). The applicant shall be responsible for the removal of trash and recycling from the premises.
15. 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.
16. Adequate parking shall be provided on the property for the special use. Parking within the public right-of-way of Cardinal Avenue shall be prohibited.
17. A continuous vegetative buffer screening running the length of the shared property line with 23248 Cardinal Avenue consistent with the requirements of Section 19.6(B) of the Zoning Ordinance, excluding the entrance into the site, consisting of primarily evergreen plantings shall be maintained at a minimum height of 10'-tall so long as the special use continues.
18. The owners of the following properties shall be contacted annually by the permit holder offering to apply dust control up to twice each year at Kydu Investment's expense as desired by those property owners along the applicable gravel road running adjacent to the respective property. The number of feet indicated in parentheses shall be the minimum number of feet running with the length of the respective road if dust control is desired:



- 23248 Cardinal Avenue (400 feet)
- 22806 Cardinal Avenue (300 feet)
- 22217 Cardinal Avenue (350 feet)
- 22152 Cardinal Avenue (400 feet)

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

Dust control shall also be applied in front of the driveway entrance to Kydu Investment’s property on Cardinal Avenue and along the internal driveway as appropriate into the subject property in order to control fugitive dust.

19. Kydu Investments shall provide proof of liability insurance in writing to the Zoning Administrator for operation of the special use within 60 days of issuance of the Special Use Permit, and it shall be kept current so long as the special use continues. A current proof of liability insurance shall be provided in writing to the Zoning Administrator upon request but shall not be required more often than annually.
20. A Floodplain Development Permit or official determination shall be obtained from the Iowa DNR and Planning and Zoning Office prior to any construction or excavation within the FEMA-designated special flood hazard area/floodplain. All requirements of Article 21 of the Zoning Ordinance shall be met.

<b>BOARD DECISION</b>
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The Board of Adjustment may consider the following alternatives:

Alternatives

1. Grant the requested Special Use Permit Application subject to any condition as deemed necessary by the Board (The Board reserves the right to remove, amend, or add additional conditions from those recommended as deemed necessary).
2. Deny the requested Special Use Permit Application.

The following motions are provided for the Board’s consideration:

Provided motion of **approval**:

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 placement of an agricultural-commercial neighborhood business, and further, that the grant of the application be made effective immediately and on the condition that **[NAME OF APPLICANT]** 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.

Provided motion of **denial**:

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.

<b>EXHIBITS</b>
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- Exhibit 1: Figures
- Exhibit 2: Special Use Permit Application
- Exhibit 3: Operator's Statement
- Exhibit 4: Site plan
- Exhibit 5: Aerial photo of site

**Figure 1**

Looking at the northerly part of the property where proposed Cabins 1 through 4 will be located



July 5, 2023, J. Robbins

**Figure 2**

Looking at the southwesterly part of the property



July 5, 2023, J. Robbins



**Figure 3**

Looking at the southeasterly part of the property



July 5, 2023, J. Robbins

**Figure 4**

Looking at the existing dwelling proposed to be used for the caretaker's dwelling



July 5, 2023, J. Robbins



**Figure 5**

Looking at the machine building proposed to be converted to an events building



July 5, 2023, J. Robbins

**Figure 6**

Looking at the machine building proposed to be used as a storage building



July 5, 2023, J. Robbins



**Figure 7**

Looking at the southern portion of the property located within the floodplain of the Winnebago River



July 5, 2023, J. Robbins

**Figure 8**

Looking south along the shared property line with the adjacent acreage



July 5, 2023, J. Robbins



**Figure 9**

Looking north along the shared property line with the adjacent acreage



July 5, 2023, J. Robbins

**Figure 10**

Looking at the general proposed parking area near the driveway



July 5, 2023, J. Robbins



**Figure 11**

Looking at the general proposed parking area east of the caretaker's dwelling



July 5, 2023, J. Robbins



**SPECIAL USE PERMIT**

**APPLICATION**

Date Filed 6-27-23 Date Set for Hearing 7-25-23 Case Number: 23-176 (16)

Applicant Name: Kydu Investments Phone: 602-373-3361 E-Mail: Kyla@+tiLtd.com

Mailing Address: 4402 E. Janice Way

Property Owner Name: Kyla Bonnstetter Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner Address: Kyla@+tiLtd.com

Property Description (Not to be used on legal documents): Parcel # 010840000700 Township 01-Grant

Property Address: 23310 Cardinal Ave. Zoning: Ag.

Brief Legal Description:

Type of Special Use Requested: Special Events Venue & tourist Park

Special Use Description: Please provide a general description of the proposed special use.

Tourist park get away for retreats, corporate team building and other multi use events.

**\*Attach all required items listed in the application checklist, including written operator's statements, site plan, filing fee, and all other materials required to be submitted with this application**

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

*I, the applicant, being duly sworn, depose and say that I am the owner or that I am authorized and empowered to make the accompanying application; and that the information provided is true and correct, and actual construction, as applicable, and operation of the proposed special use will proceed in accordance with the purposes herein stated on the application and all submitted materials. I further agree to any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and Board of Adjustment members are also given permission to enter the above property in reviewing this application.*

Applicant Signature Kyla Bonnstetter Date 6-27-23

## **Operator's Statement: Retreat with Event Venue Addition**

We are writing to formally request a special permit for a retreat with an event venue on a unique property located adjacent to the [Winnebago Oxford Conservatory](#) at [23310 Cardinal Ave in Clear Lake, Iowa](#). This retreat aims to provide a peaceful and rejuvenating experience for corporate and community events, families, hunters, fishers, hikers, and enthusiasts of canoeing and kayaking.

The retreat will consist of 12 units, initially starting with 6 prefabricated one and two bedroom tiny homes ranging from 500-700 square feet in size.. These cozy and environmentally-friendly dwellings will be tastefully designed to blend harmoniously with the natural surroundings. Each unit will be equipped with modern amenities to ensure a comfortable stay for our guests. The current state of the property is home to a dwelling that would be repurposed for the venue and a home (former tack house rebuilt).

One of the most distinguishing features of our retreat is the breathtaking view it offers from its location on a hill. The Iowa farmland stretches for miles, providing a serene and picturesque backdrop that will undoubtedly enhance the experience of our guests. We are committed to preserving and showcasing the natural beauty of the area and will take all necessary steps to ensure minimal impact on the environment.

The event venue at our retreat will serve as a multifunctional space suitable for a variety of activities and occasions. We envision hosting corporate retreats, team-building exercises, educational workshops, community gatherings, and other social events. By providing a well-equipped and versatile venue, we aim to foster a sense of community and facilitate personal growth and development.

Our retreat will also cater to outdoor enthusiasts by offering various recreational opportunities. Guests will have access to activities such as hunting, fishing, hiking, canoeing, and kayaking. We understand the importance of responsible outdoor activities and will implement necessary measures to ensure the safety and preservation of the natural resources in the area.

Furthermore, we are committed to working collaboratively with the local community to create mutually beneficial relationships. We believe that our retreat can contribute positively to the local economy by attracting visitors and promoting the natural and cultural heritage and a home for the variety of annual events in the region. We are open to partnerships with local businesses to provide food, services and employment.

## About Us:

The two partners [Kyla Bonnstetter](#) and [Naidu Vos](#) love the outdoors and spending time in Iowa.

Kyla was born in Mason City and graduated in Manly and has many lifelong friends and family in the area. She is the President and owner of Top Talent Consulting with a mission to build strong teams for growing companies. Her connections in the consulting industry and with businesses are vast.

Naidu owns a construction staffing company based in Phoenix, Arizona and is a general contractor for commercial and residential properties. She is involved in many organizations including a charity that she founded called [Valley Guardians](#) raising millions to support children in the Valley. She is also involved in [Entrepreneurial Organization \(EO\)](#) an international association for growing business owners.

**Marketing:** Online marketing efforts and established networks of high network individuals will be highly promoted bringing awareness to the area and also ongoing growth and interest.

**Impacts on Traffic:** As part of our commitment to minimizing the impacts on traffic, we will take several measures to mitigate congestion and ensure the smooth flow of vehicles. We plan to have conducted a thorough traffic impact analysis to determine the most suitable access points and parking facilities. Additionally, for events we will encourage carpooling and have implemented shuttle services to reduce the number of individual vehicles arriving at the retreat. By implementing these strategies, we aim to minimize any adverse effects on the local road infrastructure.

**Noise Considerations:** We understand the importance of maintaining a peaceful environment for our guests and the surrounding community. While our retreat can be lively during events, we will have implemented noise reduction measures to prevent disturbances. Our event venue will feature soundproofing techniques, and we enforce noise regulations during designated quiet hours. Furthermore, we actively work with event organizers and guests to ensure that any amplified sound is controlled and does not exceed acceptable limits.

**Soundproofing Structures:**

We will install sound-absorbing materials, such as acoustic panels or insulation, in the walls and ceilings of the venue. This will help prevent sound from traveling outside the building. Use of heavy curtains or drapes on windows and doors to further dampen sound transmission.

**Outdoor Sound Management:**

The location within the property is far away from neighboring residences or sensitive areas. We plan to plant trees, hedges, or shrubs around the venue to act as natural sound barriers while adding to the existing treescape.

**Event Design and Layout:**

The layout of the venue will also minimize noise dispersion by positioning directional speakers focusing volume in entertainment areas and away from the property boundaries. Whenever possible, select activities or entertainment options that generate less noise, such as acoustic music or low-volume games.

**Noise Monitoring and Control:**

Noise ordinances will be communicated clearly to event organizers, performers, and attendees and enforced through regular monitoring. We will designate quiet zones where guests can retreat to enjoy a peaceful atmosphere.

**Schedule Considerations:**

We will limit the duration of events and establish specific hours during which noise must be minimized, especially during nighttime hours.

**Communication and Cooperation:**

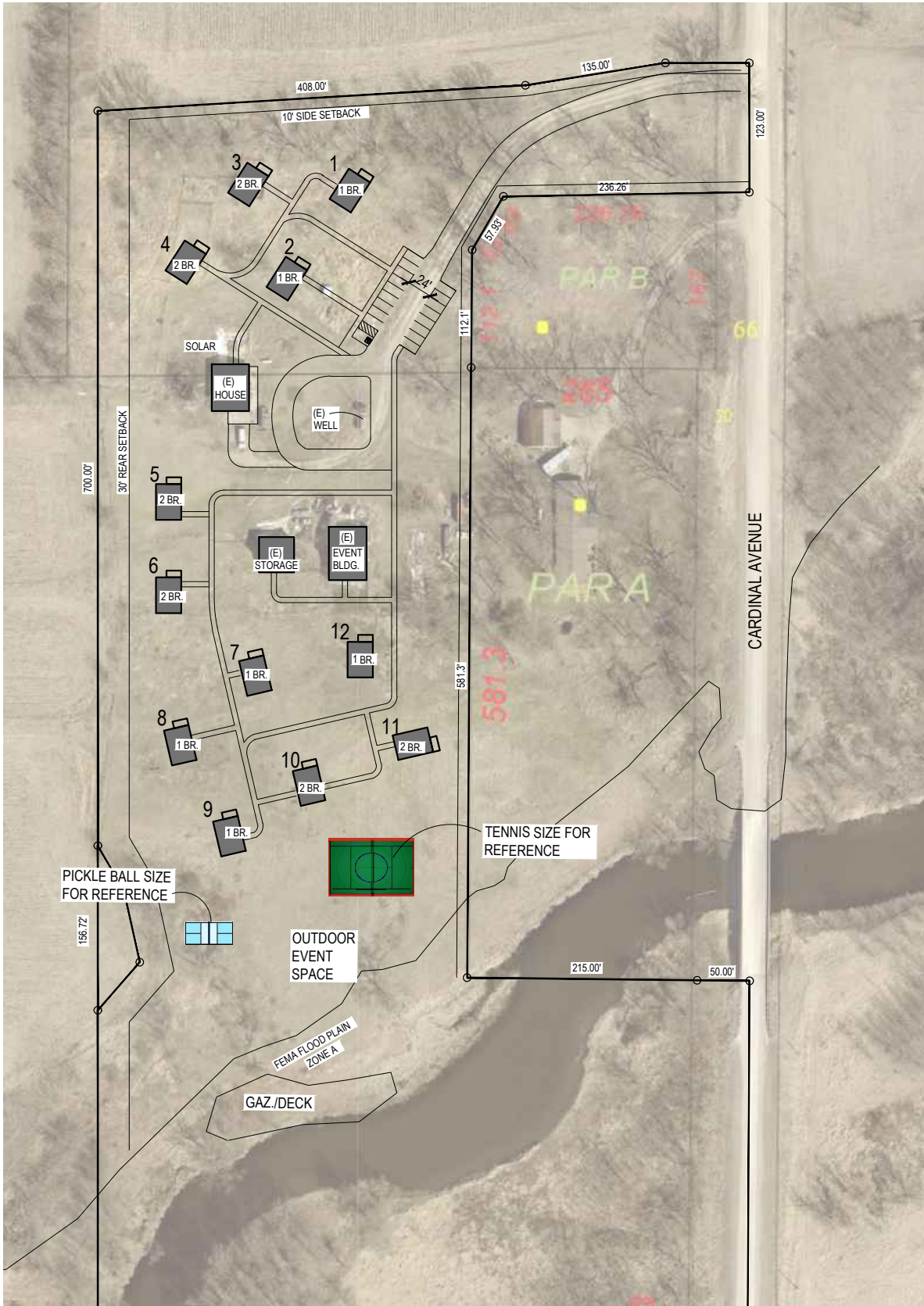
We will develop good relationships with neighboring property owners and the local community. We will keep open lines of communication to address any concerns they may have and find mutually beneficial solutions.

**Special Use Considerations for Zoning:** We recognize the need to comply with zoning regulations and respect the specific requirements of agricultural zoning in our area. We plan to conduct a comprehensive review of local zoning ordinances to ensure that our retreat, including the event venue addition, aligns with the permitted land uses and special use considerations. We will obtain the necessary permits and licenses required for operating a retreat with an event venue, demonstrating our commitment to legal compliance and responsible land use.

In conclusion, we have researched comparable venues in the United States they are thriving and providing many benefits to the respective areas. In addition, we have the right team and guidance from mentors to ensure that this venue is a success. We kindly request the granting of a special permit use for our retreat with an event venue. We are confident that our project aligns with the values and interests of the community and will be an asset to the region. We are ready and eager to comply with all regulations and requirements set forth by the board.

Thank you for considering our request. We would be more than happy to provide any additional information or answer any questions you may have regarding our retreat. We look forward to the opportunity to contribute positively to the community, introducing our networks to Iowa and creating memorable experiences for our guests.



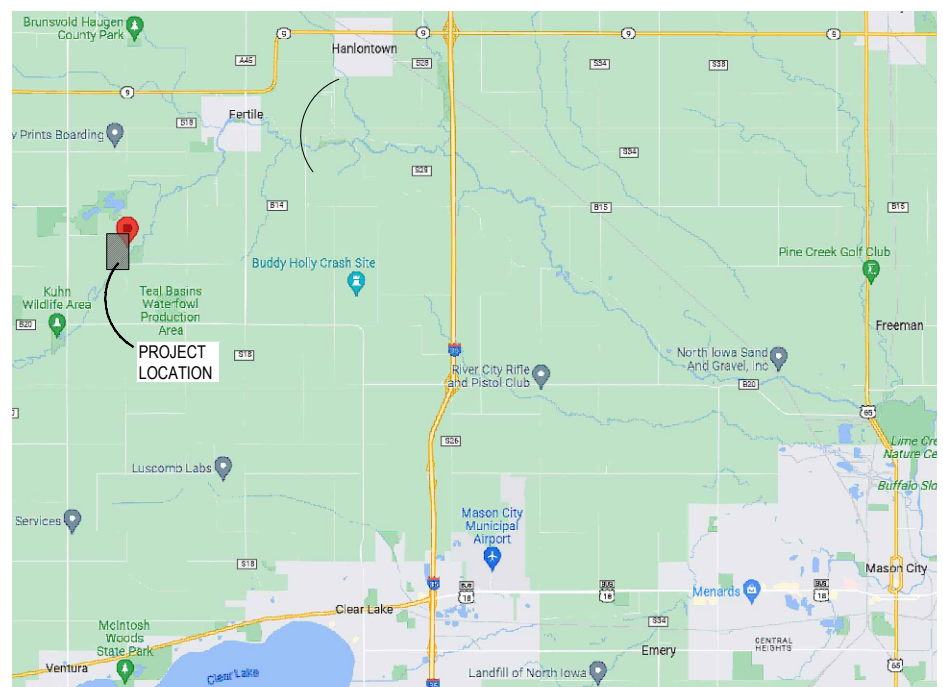


SHOW IMAGE

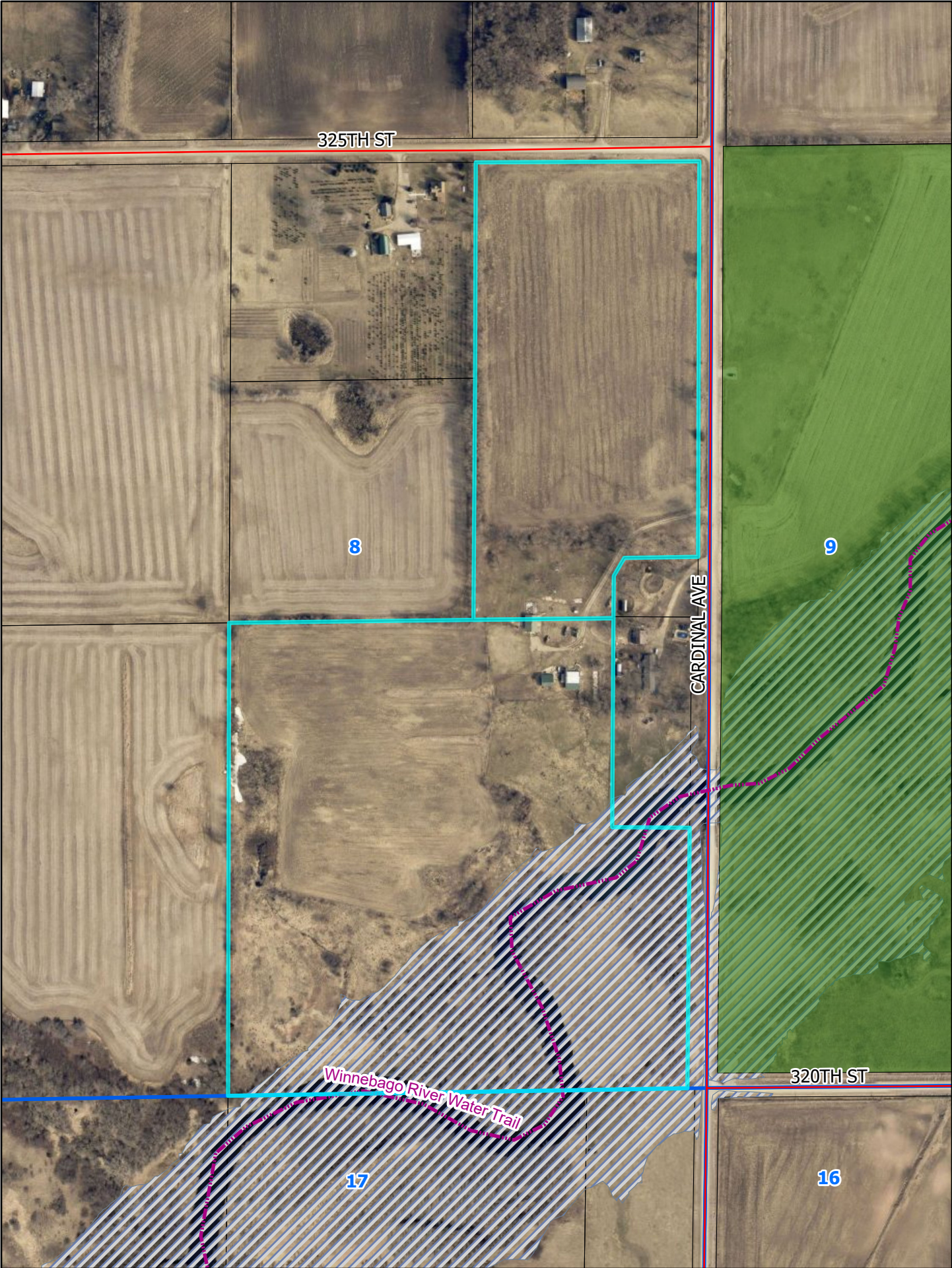
OUTDOOR EVENT SPACE / RANGE

GATE

### VICINITY MAP







325TH ST

8

9

CARDINAL AVE

320TH ST

Winnebago River Water Trail

17

16