

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 6/6/24

Weekly Agenda Date: 6/11/24 4:40

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel J. Priestley

WORDING FOR AGENDA ITEM:

a. Receive final report-Zoning Commission recommendation from 5/29/24 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874705200001. b. Conduct 1st Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001. c. Approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone)

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing at 4:40 PM to discuss a proposed Zoning Ordinance Map Amendment to rezone a 17.56-acre portion of the property owned by the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust located on Parcel #874705200001 in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District.

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt an ordinance approving the amendment to the zoning district map.

A 60% majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20% of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

BACKGROUND:

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #874705200001) from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing seven lots through a concurrent minor subdivision application. This proposal has been properly noticed in the Sioux City Journal Legals Section on May 14, 2024 and June 6, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing and have been requested to comment. As of June 6, 2024, no written comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. A portion of the property is in the Special Flood Hazard Area (SFHA -floodplain). However, the property will be removed from the floodplain with the effective date of the new Federal Insurance Rate Maps (FIRMS) on July 17, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Following a public hearing on May 9, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of the rezone from AP to AE to the Board of Supervisors.

PROPERTY DETAILS

Parcel(s): 874705200001
Township/Range: T87N R47W (Liberty)
Section: 5
Quarter: NW 1/4 of the NE 1/4
Zoning District: Agricultural Preservation (AP)
Floodplain: Zone A – BFE 1085.1'
Property Address: N/A

FINANCIAL IMPACT:

0

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

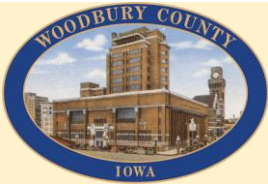
Yes No

RECOMMENDATION:

Receive final report and Zoning Commission recommendation from their 5/29/24 meeting.
Open and close the public hearing. (Set Time: 4:40 PM)
Conduct and approve the first reading of the Zoning Ordinance Map Amendment (Rezone).
The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 6/18/24 at 4:40 PM, and Tuesday, 6/25/24 at 4:40 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

- a. Receive final report-Zoning Commission recommendation from 5/29/24 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874705200001.
- b. Conduct 1st Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001.
- c. Approve the 1st Reading of the Zoning Ordinance Map Amendment (Rezone)



WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

FINAL REPORT – MAY 29, 2024

ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) ON PARCEL #874705200001

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	Agricultural Estates (AE)
Current Use:	Agriculture
Proposed Use:	Residential
Average CSR Rating:	75.64
Engineer/Surveyor:	Justin Jensen, 515-450-9199
Attorney:	Ryan Ross, 712-259-3563
Pre-application Meeting:	None. E-mail / Phone Communication
Application Date:	May 1, 2024
Stakeholder Notification:	May 6, 2024
Neighbors' Notification:	May 10, 2024
Legal Publication:	May 14, 2024, June 6, 2024
Zoning Commission Public Hearing:	May 29, 2024
Board of Supervisors Public Hearings:	May 11, May 18, May 25 all at 4:40 PM

PROPERTY DETAILS	
Parcel(s):	874705200001
Township/Range:	T87N R47W (Liberty)
Section:	5
Quarter:	NW 1/4 of the NE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone A – BFE 1085.1'
Property Address:	N/A
Legal Description:	A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTENTS	
Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Legal Notification	
Neighbor(s) Notification	
Stakeholder(s) Comments	
Review Criteria / Applicant Responses	
Application	
Supporting Documentation	

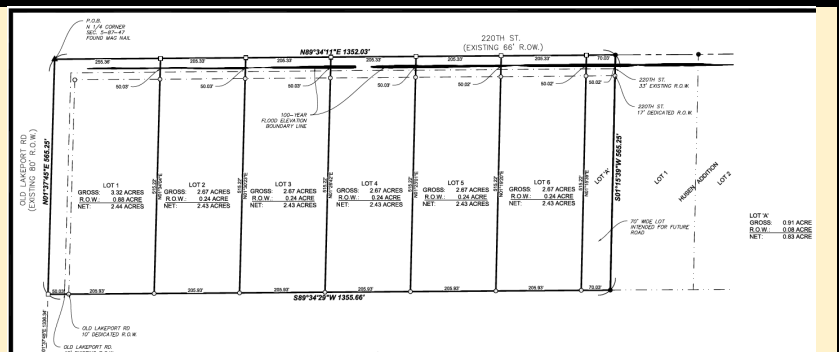
SUMMARY

Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #874705200001) as referenced above from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of establishing seven lots through a concurrent minor subdivision application. This proposal has been properly noticed in the Sioux City Journal Legals Section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing and have been requested to comment. As of the printing of this report, written no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. A portion of the property is in the Special Flood Hazard Area (SFHA -floodplain). However, the property will be removed from the floodplain with the effective date of the new Federal Insurance Rate Maps (FIRMS) on July 17, 2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Following a public hearing on May 29, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of the rezone from AP to AE to the Board of Supervisors.

AERIAL MAP



PLAT EXCERPT





WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

RE: Zoning Commission 5/29/24 Recommendation to the Board of Supervisors:

APPLICATION DETAILS:

Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	Agricultural Estates (AE)
Current Use:	Agriculture
Proposed Use:	Residential
Average CSR Rating:	75.64
Parcel(s):	874705200001
Township/Range:	T87N R47W (Liberty)
Section:	5
Quarter:	NW 1/4 of the NE 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone A – BFE 1085.1'

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the Zoning Ordinance Map Amendment (Rezone) application submitted by Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust to request to rezone Parcel #874705200001 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District at the May 29, 2024 special meeting of the Zoning Commission.

The Commission voted ~~3-0~~ with the recommendation to approve / deny the Zoning Ordinance Map Amendment (Rezone) application.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation.

Dated this 29 day of May, 2024


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Minutes - Woodbury County Zoning Commission – Special Meeting – May 29, 2024

The Zoning Commission (ZC) meeting convened on the 29th day of May, 2024 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=P3ZzHDdZIXM> (Part 1)
 - o <https://www.youtube.com/watch?v=uzj-CscxbYw> (Part 2)
 - o <https://www.youtube.com/watch?v=kUaruN29I14> (Part 3)

ZC Members Present:	Jeff Hanson, Tom Bride, Corey Meister, Chris Zant
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Les Thompson, Erica Thompson, Mary Thompson, Mark Thompson, Colin Chatterton, Jason Gall, Dolf Ivener, Kevin Alexander

CALL TO ORDER

Chair Chris Zant called the meeting to order at 5:08 p.m. Barb Parker absent.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None

APPROVAL OF MINUTES: April 22, 2024 minutes – Motion by Hanson to approve. Second by Bride. Meister and Zant abstained. Vote 2-0. Approval of the minutes failed and will be brought forward at the next available meeting of the Zoning Commission.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – THOMPSON FARM ADDITION.

Priestley read the staff summary into the record. The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval.

Motion to close public hearing: Bride. Second: Hanson. Carried: 4-0. No questions or comments from public or board members. Motion to recommend approval of the Thompson Farm Addition final plat to the Board of Supervisors: Bride. Second: Hanson. Carried: 4-0.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – HUSEN 2ND ADDITION.

Priestley read the staff summary into the record. Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust has filed for a seven (7) lot and one (1) outlot minor subdivision on the property identified as Parcel #874705200001 and referenced above. This subdivision is being completed to establish lots for residential purposes which also requires a Zoning Ordinance Map Amendment (Rezone) to the Agricultural Estates (AE) Zoning District. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer

found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is located in the Special Flood Hazard Area (SFHA) – Zone A. The Iowa DNR has reported a Base Flood Elevation Level of 1085.1 FT. The City of Sergeant Bluff exercised their extraterritorial review authority with the acceptance and approval of the Husen 2nd Additional, Woodbury County, Iowa final plat with the passage of Resolution No. 24-11. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Based on the County Engineer’s recommendation, staff recommends approval with the condition that the property owner’s sign a pavement agreement for any future improvements to 220th Street. Kevin Alexander addressed the Commission with concerns about water runoff in the area including the area where the previous subdivision, Husen Addition was located. Alexander shared a video with the Commission showing areas where water was collected. Dolf Ivener also addressed the Commission and indicated that this is a good proposal. Zellmer-Zant suggested that this process went through the County Engineer and the City of Sergeant Bluff and the Commission relies on the expertise of the stakeholders involved. Bride discussed future land use map and the area being removed from the floodplain. Motion by Bride to close the public hearing. Second by Meister. Carried 3-0. Meister motioned to recommend the Thompson Farm Addition to the Board of Supervisors with the condition a paving agreement be signed. Second: Bride. Carried: 3-0. Hanson abstained.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #874705200001.

Priestley read the staff summary into the record. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #874705200001. Property Owner(s): Maxys Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Dolf Ivener representing Maxys Family Farm, LLC and the Brian and Bonnie Ivener Trust UTD July 6, 2006. Bride reiterated his comments about the future land use map as discussed during the previous agenda item. Motion by Bride to close public hearing. Second by Meister. Carried: 3-0. Motion to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001 to the Woodbury County Board of Supervisors: Bride. Second: Meister. Carried: 3-0. Hanson abstained.

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED ASPHALT MIXING (TEMPORARY) SITE ON PARCEL #894431100010 and PARCEL #894431100011.

Priestley read the staff summary into the record. Consideration for a recommendation to the Board of Adjustment of the Conditional Use Permit application by Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) for an asphalt mixing (temporary) site, to support the Highway 20 resurfacing project, on Parcel #894431100010 and Parcel #894431100011. The proposed location is about one-half mile west of Merville on the north side of Highway 20. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Portions of the property are located within the Special Flood Hazard Area. Applicant(s)/Owner(s): Knife River LLC, 2220 Hawkeye Drive, Sioux City, IA 51105; Robert A. Davis, 1520 Grundy Ave., Merville, IA 51039. Property locations: Parcel #894431100010, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4 and Parcel #894431100011, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4. Location Address: 1541 Grundy Ave., Merville, IA 51039. Colin Chatterton and Jason Gall addressed the Commission discussing the proposal including having their assets movable from the floodplain when necessary. They also discussed the project timeframe through the end of the year. Motion by Bride to recommend approval of the conditional use permit application to the Board of Adjustment with conditions that all Iowa Department of Natural Resources (IDNR) regulations be complied with including applicable floodplain development permits and following all permitting guidelines set forth. Second: Hansen. Carried: 4-0.

NO PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None.

STAFF UPDATE

Priestley updated the Commission concerning the CoZo Conference. He also stated that the Board of Supervisors passed the solar ordinance amendments, floodplain amendments, and comprehensive plan. The floodplain maps will go into effect on July 17, 2024.

NO COMMISSIONER COMMENT OF INQUIRY

MOTION TO ADJOURN:

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:56 PM.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>Maxys Family Farm LLC</u>	Applicant <u>Dolf Ivener</u>
Address <u>3701 Cheyenne Blvd</u>	Address <u>3400 Talbot Rd</u>
<u>Sioux City, IA 51104</u>	<u>Sioux City, IA 51103</u>
Phone <u>712-251-9967</u>	Phone <u>712-251-9967</u>

Engineer/Surveyor Justin Jensen Phone 515-450-9199

Property Information:

Property Address or Address Range 1390 220th st Sergeant Bluff, IA 51054 proposed legal desc. attached

Quarter/Quarter NW 1/4 NE 1/4 Sec 5 Twship/Range 87-47

Parcel ID # 874705200001 or GIS # _____ Total Acres 17.56

Current Use AGRICULTURE Proposed Use RESIDENTIAL

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 75.64

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date _____ Staff present _____

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

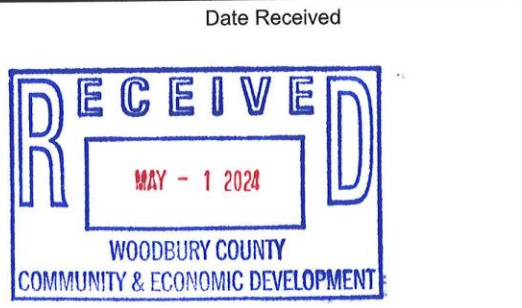
Owner Dolf Ivener represent Maxys Family Farm Applicant Dolf Ivener

Date 4/29/24 Date 4/29/24

Fee: \$400 Case #: 6979

Check #: 1005

Receipt #: _____



ORDINANCE NO. ____

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2024.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Attest:

Keith Radig

Patrick F. Gill, Woodbury County Auditor

Jeremy Taylor

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): Maxys Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104.

Petitioner Applicant(s): Dolf Ivener representing Maxys Family Farm, LLC and the Brian and Bonnie Ivener Trust UTD July 6, 2006.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **May 29, 2024**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #874705200001 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.66 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EVALUATION CRITERIA

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

This proposal appears to correspond with the goals and objectives of Chapter 1 in the Woodbury County Comprehensive Plan 2040 (https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf). The purpose of the rezone to Agricultural Estates is to provide for additional single-family dwellings. This area is designated as rural residential on the future land use map thereby illustrating that this request is compatible with future land use goals and objectives.

Future Land Use

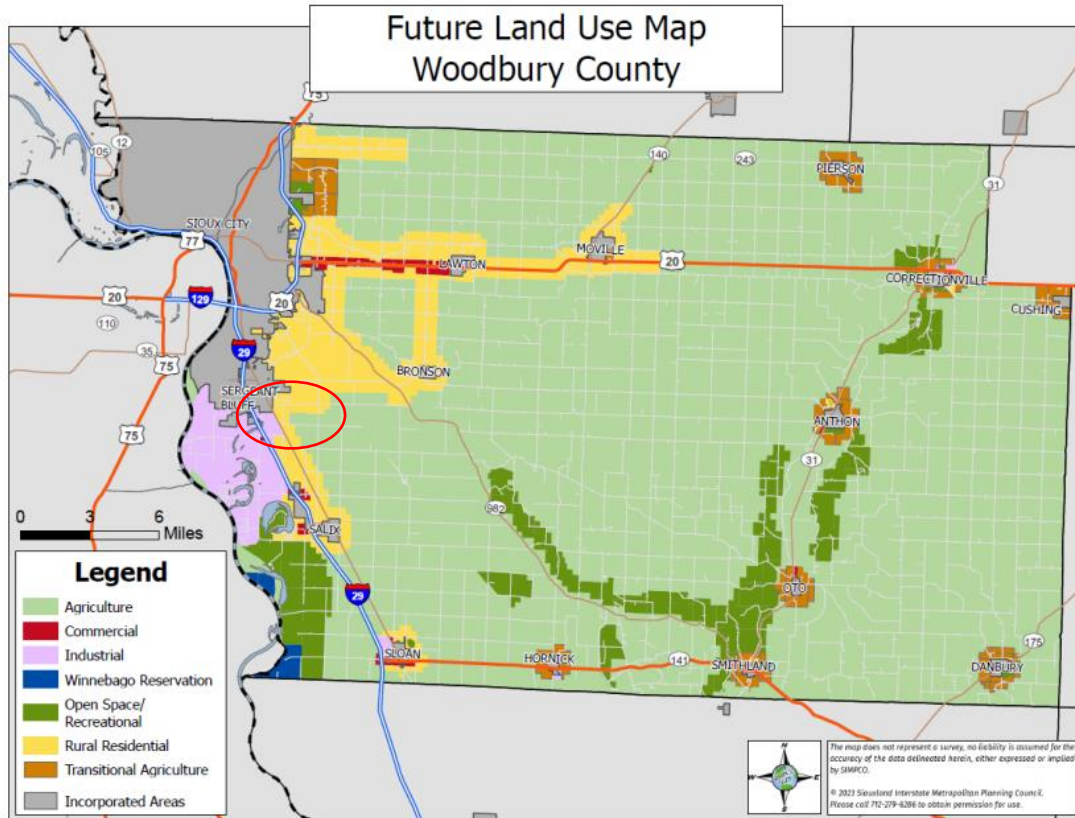


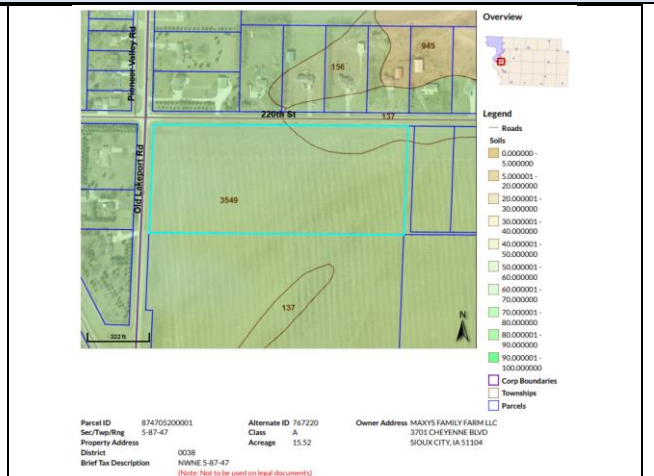
Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There does not appear to be any conflicts with the policies and plans of other agencies based on the information received.

Consideration of the Corn Suitability (CSR) of the property.

Summary						
Parcel ID	874705200001					
Gross Acres	15.52					
ROW Acres	0.00					
Gross Taxable Acres	15.52					
Exempt Acres	0.00					
Net Taxable Acres	15.52	(Gross Taxable Acres - Exempt Land)				
Average Unadjusted CSR2	75.64	(1174 CSR2 Points / 15.52 Gross Taxable Acres)				
Agriculture Active Corridor 2037 CSR2						
Sub Parcel Summary						
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points		
100% Value	15.52	75.64	1,174.00	1,174.00		
Non-Crop	0.00	0.00	0.00	0.00		
Total	15.52		1,174.00	1,174.00		
Soil Summary						
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODERATE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.14	1,074.64	1,074.64
100% Value	137	HARSH SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.38	99.36	99.36
Total				15.52	1,174.00	1,174.00



	Compatibility with adjacent land uses.
	The rezone to AE is compatible with the area residential uses. The AE Zoning District retains much of the land use characteristics that are offered in the AP Zoning District. The major difference between the two is that AE allows for more than two houses in a quarter-quarter section. Additional homes in the area should not be adversely impact the neighboring properties.
	Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.
	There does not appear to be any other additional compatibility issues with this location.
	Any other relevant factors.
	None.

INDEX LEGEND	
CITY SERGEANT BLUFF	
COUNTY WOODBURY	
THIS SECTION & TRACT R47W	
ALQUOT PART N1/4 NE1/4 & NW 1/4 NE 1/4	
PROPRIETOR MAXYS FAMILY FARM LLC	
REQUESTED BY DOLF A IVENER	
SURVEYOR JUSTIN JENSEN	
COMPANY MCCLURE	
RETURN TO JUSTIN JENSEN	
701 RT AVENUE NORTH	
FORT DOUGLASS, IOWA 50501 515-276-7155	

HUSEN 2ND ADDITION
WOODBURY COUNTY, IOWA
FINAL PLAT



mcclure[™]
making lives better.

413 Pearl Street
Sioux City, Iowa 51101
712.224.4613
fax 515.575.4235

DEDICATION:

MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THE _____ DAY OF _____, 2024.

BY: _____
DOLF A. IVENER, MEMBER

STATE OF IOWA _____ SS.
COUNTY OF WOODBURY

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOLF A. IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN (OR AFFIRMED) DID SAY THAT THAT PERSON IS A MEMBER OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND THE SAID DOLF A. IVENER, MEMBER, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

DEDICATION:

THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, IS AN OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JUSTIN S. JENSEN, PLS, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS HUSEN 2ND ADDITION, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THE _____ DAY OF _____, 2024.

BY: _____
BRIAN IVENER, TRUSTEES

BY: _____
BONNIE IVENER, TRUSTEES

STATE OF _____ SS.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED BRIAN IVENER AND BONNIE IVENER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THE PERSON IS THE TRUSTEES OF THE BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006, THE TRUSTEES EXECUTING THE FOREGOING INSTRUMENT, AS THAT THEY AS THAT TRUSTEES ACKNOWLEDGED EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE TRUST BY IT AND BY THE TRUSTEES VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : _____
COUNTY OF WOODBURY : _____ SS.

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M. RECORDED IN

PLAT ENVELOPE _____ INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____, 2024

PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF COUNTY ASSESSOR:
I, JULIE CONOLLY, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2024, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

TITLE OPINION

WE HAVE THIS DATE EXAMINED A COMPLETE ABSTRACT TO TITLE, PURSUANT TO IOWA CODE SECTION 354.11(1)(C) TO PROPERTY WHICH INCLUDES IN ITS ENTIRETY, PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THE PLAT OF: HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLISHSON ABSTRACT CO., INC., DATED _____, 2024 AT 8:59 A.M. AND FROM SAID ABSTRACT FIND GOOD AND MERCHANTABLE TITLE TO SAID PREMISES VESTED IN MAXYS FAMILY FARM, LLC, AN IOWA LIMITED LIABILITY COMPANY AND BRIAN AND BONNIE IVENER TRUST UTD JULY 6, 2006 SUBJECT TO THE FOLLOWING LIENS, LIMITATIONS AND EXCEPTIONS:

- 1. ALL CERTIFIED REAL ESTATE TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT CERTIFIED ARE A LIEN IN AN UNDETERMINED AMOUNT.

DATED: _____, 2024.

RYAN C. ROSS
ATTORNEY AT LAW

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____, 2024.

TINA M. BERTRAND, TREASURER WOODBURY COUNTY, IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF THE ATTACHED SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2024.

PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SECRETARY, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVERTISEMENT THE ATTACHED PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE 2ND DAY OF APRIL, 2024 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED _____
CHAIRPERSON SHAWN STRECK

DATED _____
SECRETARY JEANETTE KELLEN

CITY COUNCIL RESOLUTION NO.

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SERGEANT BLUFF, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SERGEANT BLUFF, IOWA, THAT SAID PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____
MAYOR JON WINKEL

APPROVED _____
CITY CLERK DANNY CHRISTOFFERS

STATE OF IOWA _____ SS.
WOODBURY COUNTY

I, DANNY CHRISTOFFERS, CLERK OF THE CITY OF SERGEANT BLUFF, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF HUSEN 2ND ADDITION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE 9TH DAY OF APRIL, 2024 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED: _____

MAYOR JON WINKEL

CITY CLERK DANNY CHRISTOFFERS

SURVEYOR'S CERTIFICATE

I, JUSTIN S. JENSEN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 22874, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED, THAT THE SAME ARE THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT WE DRIVE AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED: **Preliminary**
05/03/2024 2:14:49 PM

JUSTIN S. JENSEN
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



**HUSEN 2ND ADDITION
FINAL PLAT**

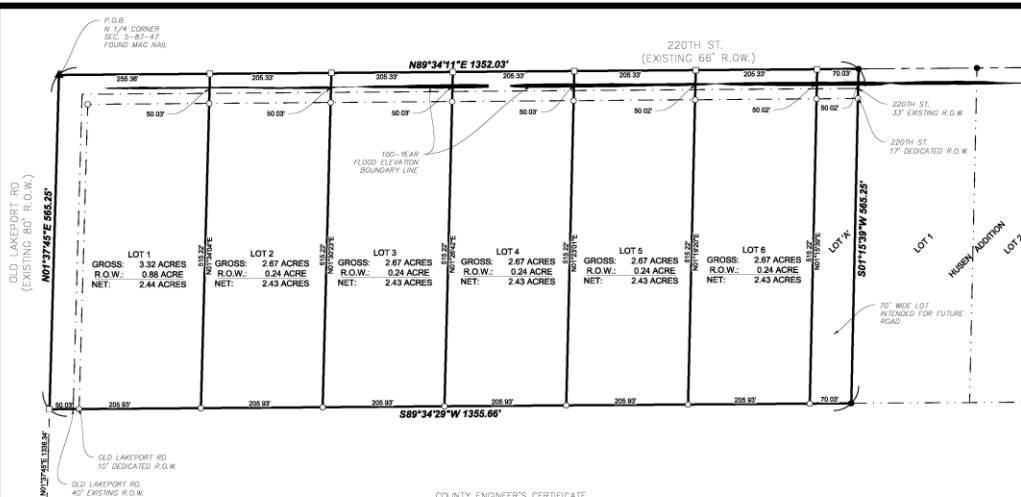
WOODBURY COUNTY
202400004-000
4/22/2024
BY: SDK

ENGINEER DRAWN BY
---- J. JENSEN
SURVEYOR J. JENSEN
CREW CHIEF M. KNIGHT

DRAWING NO. SHEET NO.
FP-01 01/02

DRAWING PATH: I:\2024\00004-00004-Drawing\Survey\202400004-Sub.dwg PLOT DATE: 04/27/2024 8:40 AM PLOTTED BY: JUSTIN JENSEN

McCLURE
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617 Parice Street, Ste 201
Soue City, Iowa 51101
712.244.6113
fax 515.576.4235



COUNTY ENGINEER'S CERTIFICATE

I, MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE AND THAT ALL DIMENSIONS BOTH LINEAR AND ANGLIAN NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, AND EASEMENTS, ARE SHOWN.
DATED _____, 2024.

MARK J. NAHRA, P.E., COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.
DATED THIS _____ DAY OF _____, 2024.

CHRISTINE ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION ACCEPTING AND APPROVING HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA.
WHEREAS, THE OWNER AND PROPRIETORS DID ON THE _____ DAY OF _____, 2024 FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA; AND
WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND
WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND
WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.
NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF HUSEN 2ND ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.
PASSED AND APPROVED THIS _____ DAY OF _____, 2024

MATTHEW UNG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
PATRICK F. GILL SECRETARY

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°34'11"E, 1352.03 FEET TO THE NORTHWEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'39"W, 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°34'29"W, 1355.68 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE N01°07'45"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.66 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEDICATION OF RIGHT OF WAY

THE OWNER HEREBY DEDICATES 10 FEET OF ADDITIONAL RIGHT OF WAY ALONG OLD LAKEPORT ROAD AND 17' OF ADDITIONAL RIGHT OF WAY ALONG 220TH STREET FOR USE IN FUTURE ROADWAY AND UTILITY IMPROVEMENTS.

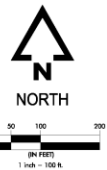
BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM - ZONE 4
FLOOD PLAN

ON FEBRUARY 28TH, 2024, THE 100-YEAR FLOOD ELEVATION OF 1085.1' FOR IOWA DNR PROJECT ID NUMBER: 2023-2458 WAS DETERMINED BY:
MEESHA LEGG
IOWA DNR, FLOOD PLAN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 8TH STREET
DES MOINES, IA 50319

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- BETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT
- MONUMENTS FOUND
- REGULON CORNER
- MAG NAL
- 1/2 REBAR W/PC #22874
- 1/2 REBAR W/PC #22874 (UNLESS NOTED OTHERWISE)
- MONUMENTS SET
- 1/2 REBAR W/PC #22874
- 1/2 REBAR W/PC #22874
- MAG NAL
- ROUND
- ROUND AND PAGE
- NO. 10 MEASUREMENT RECORDED
- R.O.W. RIGHT-OF-WAY
- REBAR
- PVC
- GREEN PLASTIC CAP
- P.O.B. POINT OF BEGINNING

VICINITY MAP
SEC. 5-87-47



HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY
202400004-000
4/22/2024
REVISONS

ENGINEER: J. JENSEN
DRAWN BY: J. JENSEN
SURVEYOR: J. JENSEN
CERN CLIP: M. KNIGHT

DRAWING NO. FP-01
SHEET NO. 02/02

DRAWING FILE: P:\2024\00004\0001\Drawings\Survey\202400004-0001.dwg PLOT DATE: 04/22/2024 8:41 AM PLOTTED BY: JUSTIN JENSEN

Sioux City Journal
AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Pennsylvania, County of Lancaster, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
May. 14, 2024

NOTICE ID: 3pHeKg03rMbdFDpoxHR0
PUBLISHER ID: COL-IA-500365
NOTICE NAME: ZC-5-29-24
Publication Fee: \$82.09

Nichole Seitz
(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/15/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on May 29, 2024 at 6:00 PM or as soon thereafter as the matters may be considered.
Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 8th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 3492521594 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 8th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.
Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as *Thompson Farm Addition*, Woodbury County, Iowa. A min (1) of minor subdivision in a 2.24-acre portion of T8N R45W (Fond Tower) in Section 21 in the NW 1/4 of the NE 1/4 on Parcel #6420170110. The property is approximately 1.1 miles south of the City of Brunson. The property is located in the Agriculture Preservation (AP) Zoning District and on the south side of 1520 Street. Property Owner(s)/Applicant(s): Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Brunson, IA 51007-3109 / Mark W. Thompson, 1955 Eastland Ave., Brunson, IA 51007-3109.
Item Two (2)
Zoning Ordinance Map Amendment (Rezone)
Pursuant to Section 53 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Daff Verner representing Mays Family Farm, LLC and the Brian and Bonnie Verner Trust UTD July 6, 2006.
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agriculture Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T8N R45W (Fond Tower) in the County of Woodbury and State of Iowa. The property is known as 043 Parcel #6747052000 and is described as:
A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M. CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5, THENCE ALONG THE NORTH LINE OF SAID SECTION 5 N89°54'11"E, 1862.09 FEET TO THE NORTH WEST CORNER OF LCT 1 OF HUSEN ADDITION, THENCE ALONG THE WEST LINE OF SAID LOT 1 S01°15'30"W, 566.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE S88°34'25"W, 1020.09 FEET TO THE WEST LINE OF SAID NORTH-EAST QUARTER, THENCE ALONG SAID WEST LINE N01°37'05"E, 662.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRES OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Property Owner(s): Mays Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Verner Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner/Applicants: Daff Verner representing Mays Family Farm, LLC and the Brian and Bonnie Verner Trust UTD July 6, 2006.
Item Three (3)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as, *Husen 2nd Addition*, Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T67N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #674705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakewood Road and abuts the south side of 223rd Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) – Zone A. Applicant(s)/Property Owner(s): Dori Ivener representing / Moxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-IA-500365

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	38
Notification Letter Date:	May 10, 2024
Public Hearing Board(s):	Zoning Commission & Board of Supervisors
Public Hearing Date:	May 29, 2024 (ZC). June 11, 18, 25 (BOS)
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



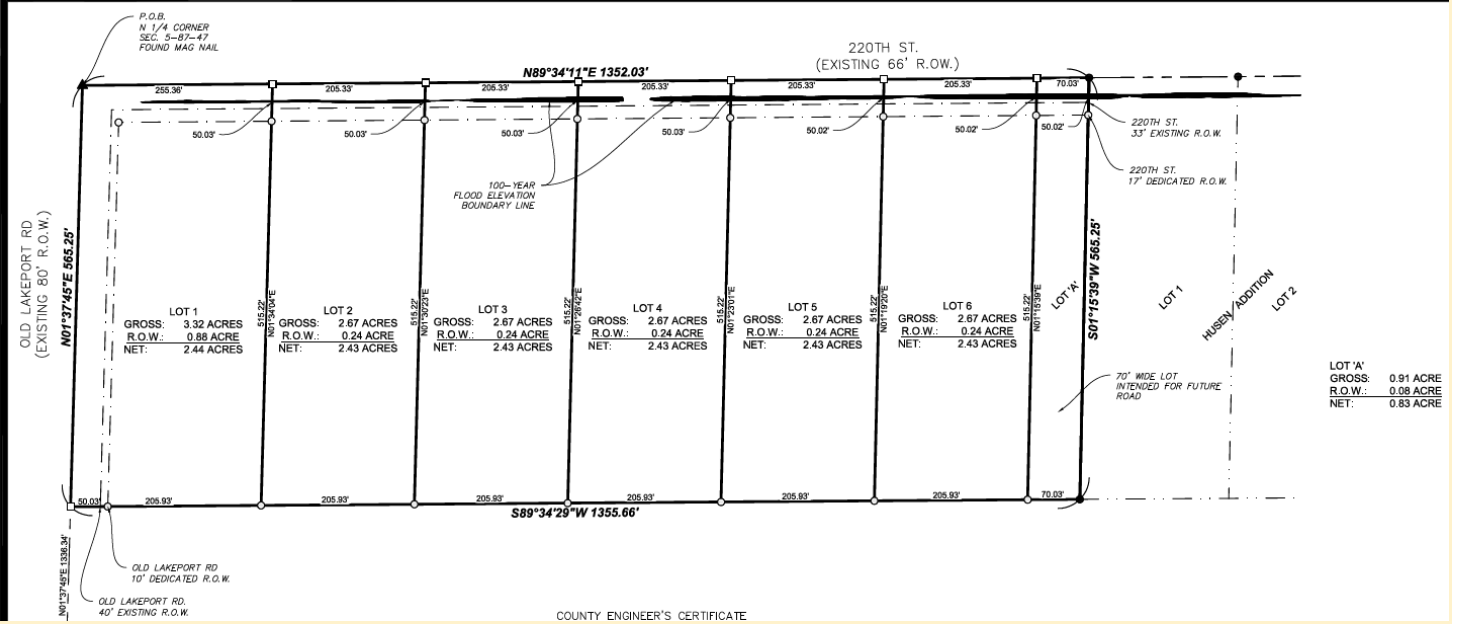
PROPERTY OWNER(S)	MAILING ADDRESS					COMMENTS
Maxys Family Farm, LLC & Brian and Bonnie Ivener Trust UTD July 6, 2006	3701 Cheyenne Blvd.	Sioux City	IA	51104	None	
Kevin R. Alexander & Linda C. Alexander	1396 220th Street	Sergeant Bluff	IA	51054	No written comments. Mr. Alexander spoke before the Woodbury County Zoning Commission on May 29, 2024 regarding the minor subdivision agenda item. Offered concerns about water run-off. Please refer to minutes and YouTube channel audio for context.	
Ward Douglas Wood	2224 Banner Ave.	Sergeant Bluff	IA	51054-8077	None	
Union Pacific Railroad	1400 Douglas, STOP 1640	Omaha	NE	68179-1640	None	
Harold J. Drotzmann & Mary K. Drotzmann, as Trustees of the Joint Revocable Trust of Harold J. Drotzmann and Mark K. Drotzmann, dated March 21, 2016	2206 Hwy. 75 S	Sergeant Bluff	IA	51054	None	
Jeffrey H. Johnson & Katrina M. Johnson	7405 Old Lakeport Road	Sergeant Bluff	IA	51054	None	
Tracy L. Morris & Robyn L. Morris	7441 Old Lakeport Road	Sergeant Bluff	IA	51054	None	
Gary D. Sturges & Ginice L. Sturges	7415 Old Lakeport Road	Sergeant Bluff	IA	51054	None	
Paul Goeden & Kendra Goeden	1384 220th Street	Sergeant Bluff	IA	51054	None	
Gene Gross & Lindsey Gross	1386 220th Street	Sergeant Bluff	IA	51054	None	
Robert J. Hamman, as Trustee of the Robert J. Hamman Revocable Trust	4151 Sherwood Terrace	Sioux City	IA	51106	None	
Troy P. Husen and Renee L. Husen	1390 220th Street	Sergeant Bluff	IA	51054	None	
Robert F. Schultz and Debra L. Schultz	7380 Lakeport Rd.	Sergeant Bluff	IA	51054	None	
Trent J. Stulich and Julie T. Stulich	7384 Lakeport Rd.	Sergeant Bluff	IA	51054	None	
Jospeh J. Hardy or his Successors in Trust, Trustee under the Joseph J. Hardy Trust	7390 Lakeport Rd.	Sergeant Bluff	IA	51054	None	
Raymond A. Jackson and Jennifer A. Jackson	1359 220th Street	Sergeant Bluff	IA	51054	None	
Michael Kilburn and Stacy Kilburn	1361 220th Street	Sergeant Bluff	IA	51054	None	
Jacob A. Goodin and Sheli H. Goodin	1369 220th Street	Sergeant Bluff	IA	51054	None	
Josey L. Bales	1371 220th Street	Sergeant Bluff	IA	51054	None	
Scott A. Barto and Rachelle D. Barto	1379 220th Street	Sergeant Bluff	IA	51054	None	
Levi D. Montange and Kelsey J. Montange	1383 220th Street	Sergeant Bluff	IA	51054	None	
Patrick Demara and Shelly Demara	1389 220th Street	Sergeant Bluff	IA	51054	None	
Troy M. Bowman and Dayna R. Bowman	1391 220th Street	Sergeant Bluff	IA	51051	None	
Gary Kaiser and Stacy Kaiser	1395 220th Street	Sergeant Bluff	IA	51054	None	
Cory Christensen	116 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None	
Shane L. Steele	117 Pioneer Valley Road	Sergeant Bluff	IA	51054	None	
Brice W. Petersen and Nancy R. Petersen	118 Pioneer Valley Road	Sergeant Bluff	IA	51054	None	
Mary Lee Ruble	119 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None	
H. Dean Fischer & Mary A. Fischer	120 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None	
Leon D. Stevenson & Bonnie L. Stevenson	121 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None	
Brenda M. Hunt	122 Pioneer Valey Road	Sergeant Bluff	IA	51054-8011	None	

Thomas S. Monk & Nettie L. Monk	123 Pioneer Valley Road	Sergeant Bluff	IA	51054-8011	None
Chase Woolridge & Alexa Woolridge	124 Pioneer Valley Road	Sergeant Bluff	IA	51054	None
Ronnie Carlson	125 Pioneer Valley Road	Sergeant Bluff	IA	51054-8012	None
Serenity Point, LLC	24583 Cypress Avenue	Onawa	IA	51040	None
Jack Cook Farms, Inc.	7374 Old Lakeport Road	Sergeant Bluff	IA	51054	None
City of Sergeant Bluff	PO Box 703	Sergeant Bluff	IA	51054-0703	None
Leonard D. Jorgensen and Patricia J. Jorgensen, as Trustees of the Joint Revocable Trust of Leonard D. Jorgensen and Patricia J. Jorgensen dated March 30, 2020	515 Kingston Circle	Sergeant Bluff	IA	51054	None

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF ANTHON:	None
FIBERCOMM:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LIBERTY TOWNSHIP:	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LONGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric, and we have no conflicts. The developer should be made aware that any requested relocation or extension of distribution facilities is subject to customer contributions. Have a great week, Daniel! – Casey Meinen, 5/6/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	See comments below for the Husen 2nd Addition: - no conflicts developer should be made aware extension of MEC natural gas distribution facilities would be subject to customer contributions. – Tyler Ahlquist, 5/6/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	No issues. – Matt McGee, 5/6/24.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WINNEBAGO TRIBE:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	I have reviewed the request for the rezone of the area proposed as the Husen 2nd Addition from Ag Preservation to Ag Estate. This area is served by paved or hard surfaced roads, is on the edge of the city of Sergeant Bluff and is a reasonable land use change. I have no issue with the proposed rezone and find it to be consistent with development in this area. I recommend approval of the rezone request. – Mark J. Nahra, PE, 5/20/24.
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 5/6/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding these requests. – Neil Stockfleth, 5/6/24.
WOODBURY COUNTY TREASURER:	None

PLAT MAP EXCERPT



Woodbury County, IA / Sioux City

Summary

Parcel ID 874705200001
Alternate ID 767220
Property Address N/A
Sec/Twp/Rng 5-87-47
Brief Tax Description NWNE 5-87-47
(Note: Not to be used on legal documents)
Deed Book/Page [2021-06042 \(5/6/2021\)](#)
Gross Acres 15.52
Net Acres 15.52
Adjusted CSR Pts 1174
Zoning AP - AGRICULTURAL PRESERVATION
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[MAXYS FAMILY FARM LLC](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

[IVENER BRIAN & BONNIE TRUST](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

Contract Holder
Mailing Address
 MICHAEL OR GINA BERNSTEIN
 8 CRESTWOOD DR
 SAINT LOUIS MO 63105

Land

Lot Area 15.52 Acres ;676,051 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXYS FAMILY FARM LLC	2021-06042	No consideration	Deed		\$0.00
2/5/2021	IVENER MAX & FRANCYS FAMILY TRUST	MAXY FAMILY FARM LLC	2021-03169	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$0.00

Show There are other parcels involved in one or more of the above sales:

Valuation

	2024	2023	2022	2021	2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$38,710	\$38,710	\$30,070	\$30,070	\$28,430

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

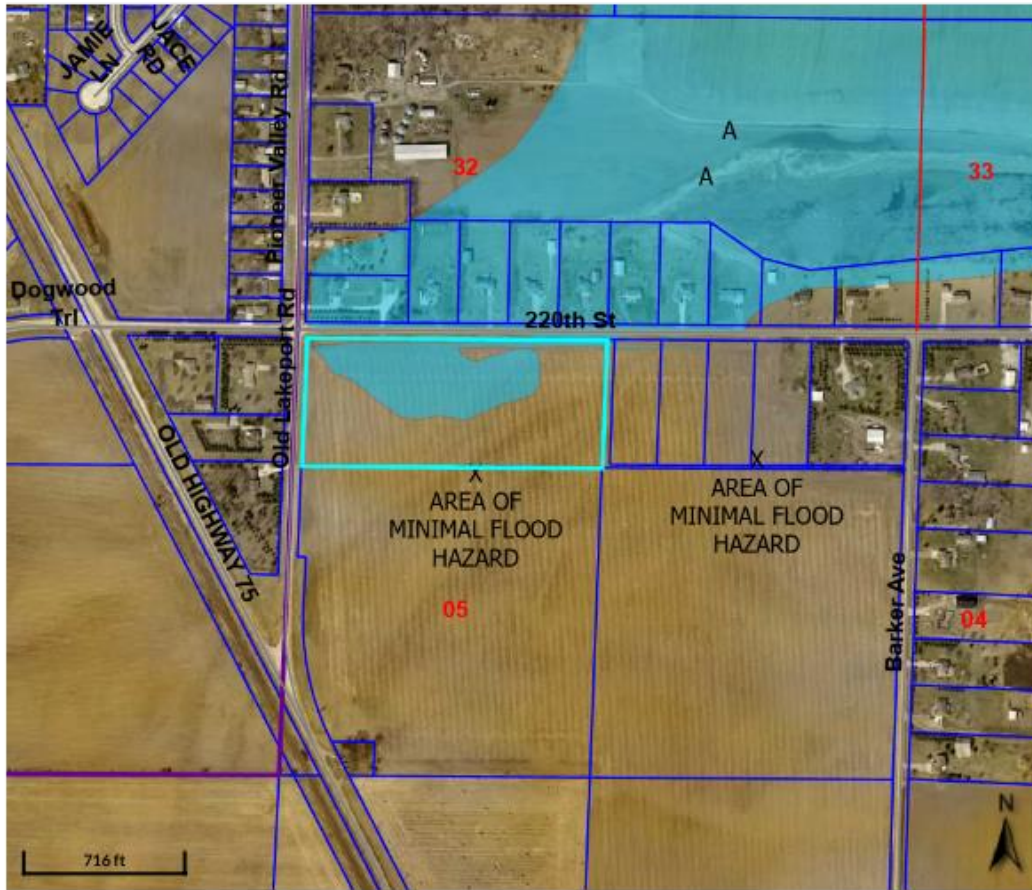
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIoux CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
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Developed by Schneider
 GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE.FLOODWAY
- AH,
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X,AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIoux CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/26/2024
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 GEOSPATIAL

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map (Preliminary)
 - A,
 - AE,
 - AE, FLOODWAY
 - AH,
 - AO,
 - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

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2/26/2024

DOLF IVENER
C/O JUSTIN JENSEN
MCCLURE ENGINEERING CO.
705 1ST AVE N
FORT DODGE, IA 50501

Project Description: BFE Request for a subdivision of a farm field adding approximately 6 house lots.; (Farmer's Ditch)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.3853/-96.3374; Woodbury County
Iowa DNR Project ID Number: 2023-2459

Dear Justin Jensen:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 1085.1', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg

Digitally signed by
Meesha Legg
Date: 2024.02.26
14:46:11 -06'00'

Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dolf Ivener; 3400 talbot, Sioux City, IA, 51103, dolfivener@gmail.com
Aaron Lincoln; 401 4th St, PO Box 703, Sergeant Bluff, IA, 50154-8508, aaron@cityofsergeantbluff.com
Dan Priestley; 620 Douglas Street, Floor 6, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov

ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Soils
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreege	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

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 GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	874705200001	
Gross Acres	15.52	
ROW Acres	0.00	
Gross Taxable Acres	15.52	
Exempt Acres	0.00	
Net Taxable Acres	15.52	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	75.64	(1174 CSR2 Points / 15.52 Gross Taxable Acres)

Agland Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.52	75.64	1,174.00	1,174.00
Non-Crop	0.00	0.00	0.00	0.00
Total	15.52		1,174.00	1,174.00

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	14.14	1,074.64	1,074.64
100% Value	137	HAYNIE SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	1.38	99.36	99.36
Total				15.52	1,174.00	1,174.00

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Contact Us

