

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

Date: October 16, 2015

Weekly Agenda Date: October 20, 2015

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Planning and Zoning – John Pylelo, Director

SUBJECT: Final Platting Referral for ZM Addition – a Minor Subdivision

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**WORDING FOR AGENDA ITEM:** Consideration and Referral of Final Platting to Zoning Commission for Public Hearing and Recommendation for ZM Addition - a minor subdivision; GIS Parcel #884729127001

**EXECUTIVE SUMMARY:** See attached narrative and final platting.

**BACKGROUND:** See attached narrative. Referral of Final Platting to Zoning Commission for Public Hearing and Recommendation.

**FINANCIAL IMPACT:** \$200.00 offset by application fees.

**RECOMMENDATION:** Approve Motion Referring Final Platting to Zoning Commission for Public Hearing and Recommendation.

**ACTION REQUIRED / PROPOSED MOTION:** Motion to "Refer Final Platting to the Zoning Commission for Public Hearing and Recommendation."



OFFICE OF  
**Woodbury County Planning & Zoning Director**  
SIXTH FLOOR • SEVENTH AND DOUGLAS STREETS - SIOUX CITY, IA 51101

John Pylelo - Planning & Zoning Director • [jpylelo@sioux-city.org](mailto:jpylelo@sioux-city.org)

Peggy Napier - Clerk II • [pnapier@sioux-city.org](mailto:pnapier@sioux-city.org)

Telephone (712) 279-6557

Fax (712) 278-6530

<http://woodburyiowa.com/departments/planningandzoning/>

**Date:** October 16, 2015  
**To:** Board of Supervisors.  
**From:** John Pylelo, Planning and Zoning Director - Woodbury County  
**Re:** ZM Addition (a Minor Subdivision)

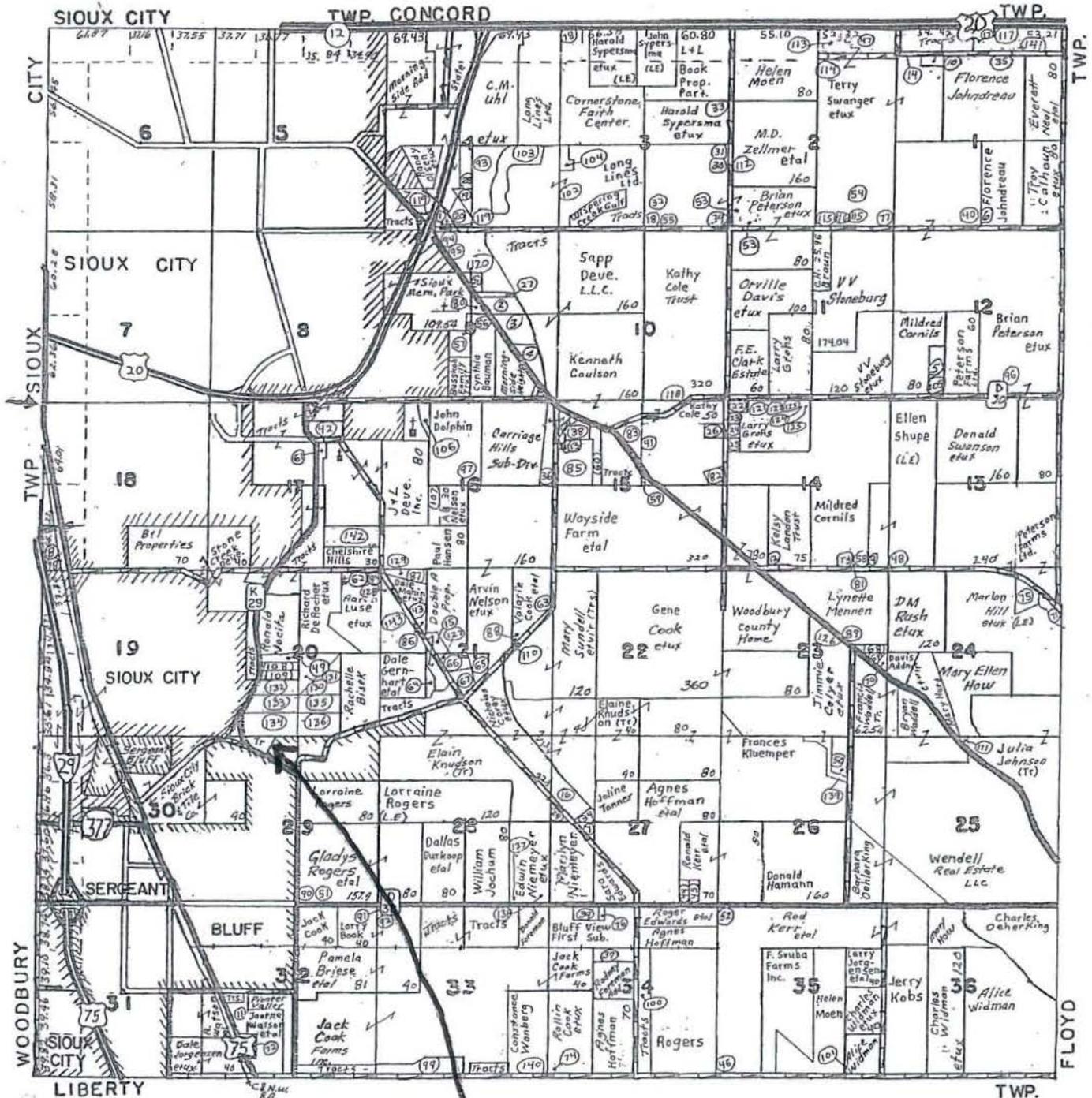
The Marilyn B. Zyzda Revocable Living Trust has filed a subdivision application and final platting proposing to subdivide 13.814 acres into two (2) lots. Marilyn B. Zyzda currently resides on the parent parcel within an existing single family dwelling addressed 5710 Old Lakeport Rd. The applicant wishes to subdivide the parcel into two lots in order the existing dwelling is located upon an independent lot. The Zyzda family desires the future ability to construct another dwelling upon the proposed second lot.

The parent parcel lies within rural Woodbury County adjacent to the City of Sioux City's eastern corporate boundary. The closest intersection is at the parent parcel's western boundary and is Old Lakeport and South Ridge Roads. Location mapping can be found on the enclosed final platting.

The parent parcel is zoned AE (Agricultural Estates); is not located within a special flood hazard area; and does not lie within any drainage district. The parcel is serviced by a drive addressed 5710 Old Lakeport Road. The current and proposed use of the parent parcel and its structures are classified as legal conforming uses within the AE zoning district designation and Woodbury County zoning ordinances.

# WOODBURY (E.Pt.) SIOUX CITY (S.E.Pt.)

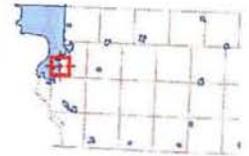
T-88N R-47W OF THE 5TH P.M.



SITE



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- Residential Sales
- 2013
- 2014
- 2015
- ▭ Parcels

Parcel ID	884729127001	Alternate ID	00000000642570	Owner Address	ZYZDA MARILYN B REVOCABLE LIVING TRUST
Sec/Twp/Rng	29-88-47	Class	R		ZYZDA MARILYN B-TRUSTEE
Property Address	5710 OLD LAKEPORT RD WOODBURY	Acreage	13.3		5710 OLD LAKEPORT RD SIOUX CITY, IA 51106

District 039 WOODBURY SGT BLUFF LUTON COMM  
 Brief Tax Description WOODBURY TOWNSHIP  
 EX TCT 220 FT X 300.  
 05 FT AND EX A TCT 1  
 41.08 FT X 183.37 F  
 T NENW OF IRREG 16  
 .5 AC TCT NE OF HWY  
 230 NENW 29-88-47

(Note: Not to be used on legal documents)

Date created: 10/16/2015  
 Last Data Upload: 10/15/2015 11:56:53 PM

# **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City

## Summary

Parcel ID	884729127001
Alternate ID	000000000642570
Property Address	5710 Old Lakeport Rd Woodbury
Sec/Twp/Rng	29-88-47
Brief Legal Description	WOODBURY TOWNSHIP EX TCT 220 FT X 300. 05 FT AND EX A TCT 1 41.08 FT X 183.37 FT NE NW OF IRREG 16 .5 AC TCT NE OF HWY 230 NE NW 29-88-47 (Note: Not to be used on legal documents)
Document(s)	DED: 730-4967 (6/27/2013)
Gross Acres	13.30
Net Acres	13.30
Exempt Acres	0.00
CSR	N/A
Class	R - Residential
Tax District	039 WOODBURY SGT BLUFF LUTON COMM
School District	SGT BLUFF LUTON



## Owner

**Primary Owner**  
 (Deed Holder)  
 Zyzda Marilyn B Revocable Living Trust  
 Zyzda Marilyn B-Trustee  
 5710 Old Lakeport Rd  
 Sioux City, IA 51106  
**Secondary Owner**

## Land

Lot Area 13.30 Acres; 579,348 SF

## Residential Dwellings

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Year Built	1967
Condition	Normal
Grade what's this?	4+10
Roof	Asph / Hip
Flooring	L/C
Foundation	Conc
Exterior Material	WD/HD/BD
Interior Material	Drwl
Brick or Stone Veneer	
Total Gross Living Area	1,496 SF
Attic Type	None;
Number of Rooms	5 above; 2 below
Number of Bedrooms	3 above; 1 below
Basement Area Type	Full
Basement Area	1,496
Basement Finished Area	374 - Standard Finish
Plumbing	2 Base Plumbing (Full ; 1 Three Quarter Bath;
Appliances	1 Range Unit; 1 Oven - Single;
Central Air	Yes
Heat	Yes
Fireplaces	
Porches	
Decks	Concrete Patio-Med (446 SF);
Additions	
Garages	Basement Stall - 2 stalls;

## Valuation

	2015	2014	2013	2012	2011
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$67,550	\$67,550	\$67,550	\$67,550	\$67,550
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$105,190	\$105,190	\$105,190	\$105,190	\$105,190
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Gross Assessed Value</b>	<b>\$172,740</b>	<b>\$172,740</b>	<b>\$172,740</b>	<b>\$172,740</b>	<b>\$172,740</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Net Assessed Value</b>	<b>\$172,740</b>	<b>\$172,740</b>	<b>\$172,740</b>	<b>\$172,740</b>	<b>\$172,740</b>

## Treasurer Link

[Click here to view tax information for this parcel](#)

## Iowa Land Records

Book-Page: 730-4967 (6/27/2013)

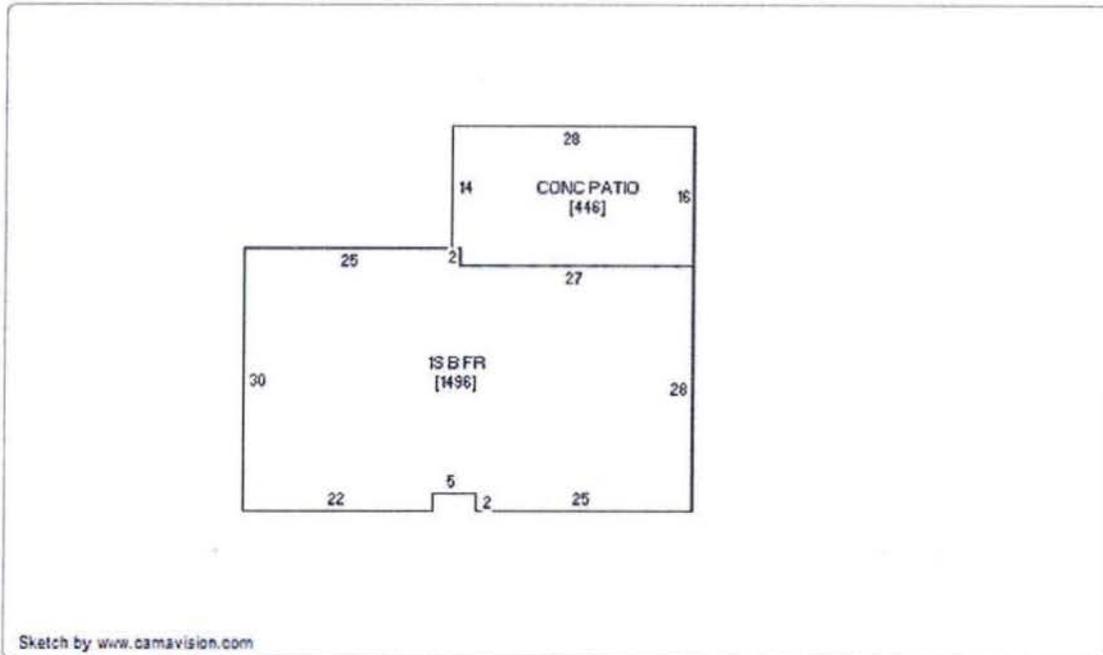
Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994.

For records prior to 1994, contact the County Recorder or Customer Support at [www.iowaLandRecords.org](http://www.iowaLandRecords.org).

## Photos



### Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Sales, Permits, Valuation (Sioux City).

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Last Data Upload: 10/15/2015 11:56:53 PM

 Developed by  
Schneider The Schneider Corporation