

#9

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S)

Date: September 9, 2015

Weekly Agenda Date: September 15, 2015

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

SUBJECT: Final Platting Referral for Water Dog 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 Water Dog Addition - a minor subdivision; GIS Parcel #874811300010.

**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 fee.

**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**

620 DOUGLAS ST., 6TH FLOOR - SIOUX CITY, IA 51101

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**To: Board of Supervisors**

**From: John Pylelo – Planning and Zoning**

**Re: Board of Supervisors Meeting  
of Tuesday September 15, 2015**

**Date: September 9, 2015**

**Planning and Zoning – John Pylelo, Director**

**Consideration of Final Platting for Water Dog Addition- a Minor Subdivision with referral to Zoning Commission for Public Hearing and Recommendation; GIS Parcel #874811300010.**

Roger and Jean Hassebroek have filed a subdivision application and final platting for a rural Woodbury County parcel. The applicants intend to subdivide 8.09 acres into two (2) lots. The applicants currently reside on the parent parcel within one of the two existing single family dwellings. The applicants wish to subdivide the parcel into two lots in order to place each dwelling on an independent parcel.

The parent parcel lies within rural Woodbury County approximately 9/10 of a mile southwest of the Sioux City corporate limits. The closest intersection is ½ mile to the east at 235<sup>th</sup> St. and Allison Ave. Location mapping can be found on the attached final plat. The location is within a portion of the NE ¼ of the SW ¼ of Section 11, Liberty West Township.

The parent parcel is zoned GI (General Industrial); is not located within a special flood hazard area; and does not lie within any drainage district. The parcel is serviced by drives addressed 1020 and 1022 235<sup>th</sup> St. The current and proposed use of the parent parcel and its structures are classified as legal non-conforming uses within the GI zoning district designation and Woodbury County zoning ordinances.

As the use of the parent parcel is residential no CSR value for the parcel is unavailable. CSR values for congruent parcels range from 30.57 to 39.00. This range is below the threshold where county policy discourages subdivision platting approval.

The location is located along graveled right-of-way and will require the recording of a paving agreement pursuant to county paving policy as part of any final plat approval. Further the city of Sioux City can exercise its right to extraterritorial review and final plat approval.

**Your Board is asked to consider the final platting referring to the Zoning Commission for public hearing and recommendation.**



Overview



Legend

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

Parcel ID	874811300010	Alternate ID	00000000770794	Owner Address	HASSEBROEK ROGER A
Sec/Twp/Rng	11-87-48	Class	R		HASSEBROEK JEAN
Property Address	1020 235TH ST LIBERTY	Acreeage	n/a		1610 REYNOLDS RD #51 LAKELAND, FL 33801-6959

District 038 LIBERTY SGT BLUFF LUTON COMM  
 Brief Tax Description LIBERTY TOWNSHIP  
 PT NE SW COM NE COR  
 THEC S 94.12' TO POB  
 ; THEC S 572.33', W  
 403.89', N 159.77',  
 NWLY 182.1', S 176.  
 87', W 326.4', NWLY  
 124.33', W; 1.73',  
 NWLY 180.2', NELY 2  
 62.5', & NEL 734.47  
 ' 11-87-48

(Note: Not to be used on legal documents)

Water Dog Addition  
 1020-1022 235th St.  
 GIS Parcel #874811300010  
 NESW Section 11 Liberty West  
 Zoned: G1

Date created: 9/9/2015  
 Last Data Upload: 9/8/2015 11:18:30 PM

# Beacon™ Woodbury County, IA / Sioux City

## Summary

**Parcel ID** 874811300010  
**Alternate ID** 00000000770794  
**Property Address** 1020 235th St  
 Liberty  
**Sec/Twp/Rng** 11-87-48  
**Brief Legal Description** LIBERTY TOWNSHIP PT NE SW COM NE COR  
 THEC S 94.12' TO POB ; THEC S 572.33', W  
 403.89', N 159.77', NWLY 182.12', S 176.87', W  
 326.49', NWLY 124.33', W 21.73', NWLY 180.22',  
 NELY 2 62.5', & NELY 734.47' 11-87-48  
 (Note: Not to be used on legal documents)  
**Document(s)** DED: 599-1402 (6/27/2003)  
**Gross Acres** 0.00  
**Net Acres** 8.09  
**Exempt Acres** -8.09  
**CSR** N/A  
**Class** R - Residential  
**Tax District** 038 LIBERTY SGT BLUFF LUTON COMM  
**School District** SGT BLUFF LUTON



## Owner

**Primary Owner**  
 (Deed Holder)  
 Hassebroek Roger A  
 Hassebroek Jean  
 1610 Reynolds Rd #51  
 Lakeland, FL 33801-6959  
**Secondary Owner**

## Land

Lot Area 8.09 Acres; 352,400 SF

## Residential Dwellings

Water Dog Addition  
 1020-1022 235th St.  
 GIS Parcel #874811300010  
 NESW Section 11 Liberty West  
 Zoned: G1

<b>Residential Dwelling</b>	
Occupancy	Single-Family / Owner Occupied
Style	1 1/2 Story Frame
Architectural Style	N/A
Year Built	1900
Condition	Very Good
Grade what's this?	5+10
Roof	Asph / Hip
Flooring	L/C
Foundation	Brk
Exterior Material	Vinyl
Interior Material	Drwl
Brick or Stone Veneer	
Total Gross Living Area	1,457 SF
Attic Type	None;
Number of Rooms	6 above; 0 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	None
Basement Area	0
Basement Finished Area	
Plumbing	1 Base Plumbing (Full ; 1 Half Bath;
Appliances	
Central Air	No
Heat	Yes
Fireplaces	1 Masonry;
Porches	1S Frame Enclosed (72 SF);
Decks	
Additions	1 Story Frame (342 SF);
Garages	

**Residential Dwelling**

Occupancy Single-Family / Owner Occupied

Style 1 Story Frame

Architectural Style N/A

Year Built 1960

Condition Normal

Grade what's this? 4+10

Roof Asph / Hip

Flooring Carp

Foundation C Blk

Exterior Material WOOD

Interior Material Drwl

Brick or Stone Veneer

Total Gross Living Area 2,070 SF

Attic Type None;

Number of Rooms 7 above; 2 below

Number of Bedrooms 4 above; 0 below

Basement Area Type Full

Basement Area 2,070

Basement Finished Area

Plumbing 1 Base Plumbing (Full ; 1 Three Quarter Bath; 1 Half Bath;

Appliances 1 Range Unit; 1 Oven - Single;

Central Air Yes

Heat Yes

Fireplaces 1 Masonry;

Porches

Decks

Additions

Garages 528 SF - Att Frame (Built 1960);

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACHINE SHED	50	100	1960	1
0	Steel Utility Building	MACHINE SHED	35	45	1979	1
0	Steel Utility Building	MACHINE SHED	60	117	1982	1
0	Steel Utility Building	MACHINE SHED	45	45	1982	1
0	Shed - Loafing		10	34	1957	1
0	Crib	CRIB	0	0	1957	2
0	Bin - Grain Storage (Bushel)		0	0	1960	1
0	Barn - Pole		36	96	1951	1
0	Barn - Pole	CATTLE SHED	22	52	1941	1
0	Silo - Concrete	SILO	14	40	1940	1
0	Silo - Concrete	SILO	14	40	1959	1
0	Milk House	MILK ROOM	19	20	1959	1
0	Milking Parlor	MILK PARLOR	18	28	1959	1
0	Shed - Loafing	LOAFING SHED	0	0	1946	1
0	Addition to Bldg	LEG	0	0	1980	1

### Yard Extras

#1 - (1) SCREEN PATIO Width=18, Length=21, Quantity=378, Built 2012

### Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
5/22/2001	KROGH MAX E & HELEN ETAL	HASSEBROCK ROGER A & JEAN	492/1309	SALE OF PORTION OF PROPERTY (SPLIT)	Deed	Y	\$132,500.00

+

### Valuation

	2015	2014	2013	2012	2011
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$209,100	\$209,100	\$208,870	\$206,870	\$206,870
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Gross Assessed Value</b>	<b>\$234,600</b>	<b>\$234,600</b>	<b>\$234,370</b>	<b>\$232,370</b>	<b>\$232,370</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
<b>= Net Assessed Value</b>	<b>\$234,600</b>	<b>\$234,600</b>	<b>\$234,370</b>	<b>\$232,370</b>	<b>\$232,370</b>

### Taxation

	2013	2012	2011	2010
+ Taxable Land Value	\$13,872	\$13,468	\$12,942	\$12,375
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$113,626	\$109,262	\$104,990	\$104,582
<b>= Gross Taxable Value</b>	<b>\$127,498</b>	<b>\$122,730</b>	<b>\$117,932</b>	<b>\$116,957</b>
- Military Exemption	\$0	\$0	\$0	\$0
<b>= Net Taxable Value</b>	<b>\$127,498</b>	<b>\$122,730</b>	<b>\$117,932</b>	<b>\$116,957</b>
x Levy Rate (per \$1000 of value)	26.10861	25.98995	25.56737	25.95039
<b>= Gross Taxes Due</b>	<b>\$3,328.80</b>	<b>\$3,189.75</b>	<b>\$3,015.21</b>	<b>\$3,035.08</b>
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$126.63)	(\$126.05)	(\$96.72)	(\$79.29)
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Net Taxes Due</b>	<b>\$3,202.00</b>	<b>\$3,064.00</b>	<b>\$2,918.00</b>	<b>\$2,956.00</b>

### Treasurer Link

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

### Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
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Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$1,601	Yes	2015-02-24	10321
	September 2014	\$1,601	Yes	2014-09-23	
2012	March 2014	\$1,532	Yes	2014-03-17	10362
	September 2013	\$1,532	Yes	2013-09-23	
2011	March 2013	\$1,459	Yes	2013-03-18	10356
	September 2012	\$1,459	Yes	2012-09-19	
2010	March 2012	\$1,478	Yes	2012-03-20	10342
	September 2011	\$1,478	Yes	2011-09-19	

### Iowa Land Records

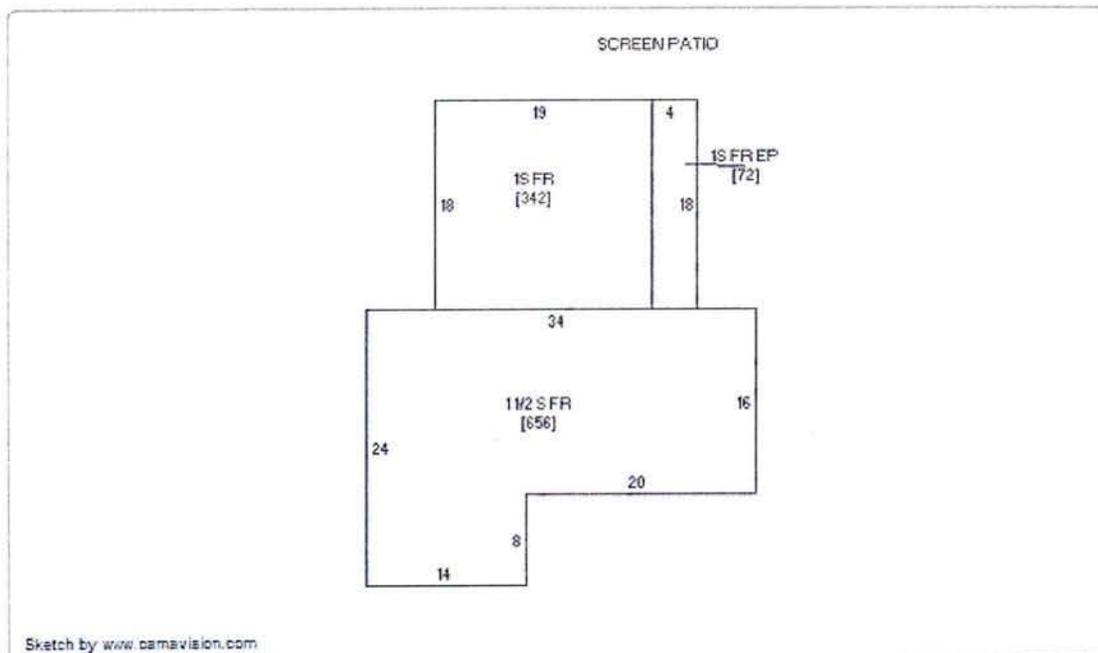
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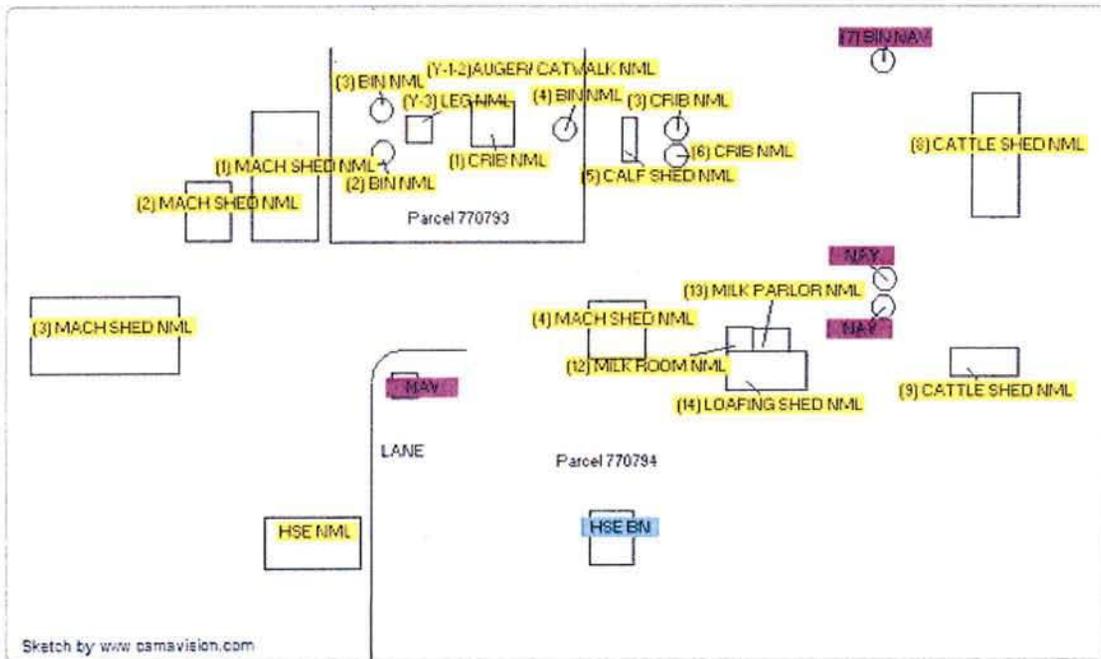
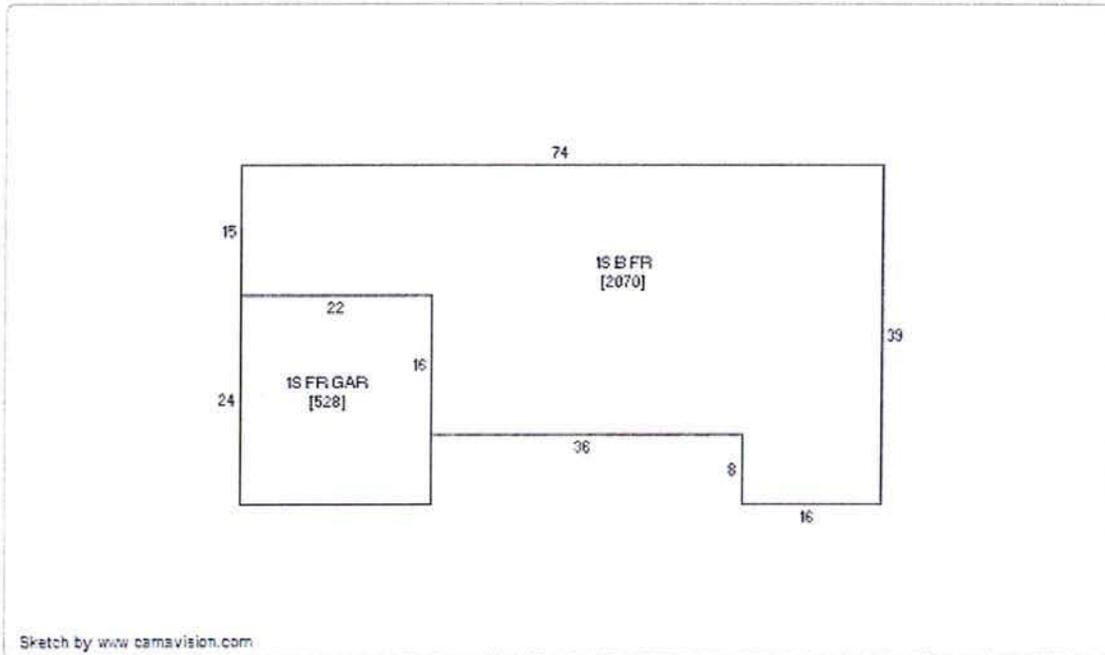
Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at [www.iowaLandRecords.org](http://www.iowaLandRecords.org).

### Photos



### Sketches





No data available for the following modules: Commercial Buildings, Permits, Valuation (Sioux City), Unpaid Fees and Special Assessments.

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