

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District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.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 _____ 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Keith Radig, Chairman

Jeremy Taylor, Vice Chairman

Rocky De Witt

Matthew Ung

Justin Wright

Attest:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline: Public Hearing and 1st Reading: Public Hearing and 2nd Reading: Public Hearing and 3rd Reading: Adopted: Effective:
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ITEM ONE (1)

Property Owner: Joint Revocable Living Trust of Alvin O. Zellmer and Barbara L. Zellmer,
1348 Dallas Ave., Lawton IA 51030-9770

Petitioner Applicant: Joint Revocable Living Trust of Alvin O. Zellmer and Barbara L. Zellmer,
1348 Dallas Ave., Lawton IA 51030-9770

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 Monday, April 25, 2022, 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 39.56-acres located in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is identified as Parcel #894624100009 and is described as

The South Six hundred feet (S 600') of the West Two thousand, nine hundred, four feet (N 2,904') of the North Half (N $\frac{1}{2}$) of Section Twenty-four (24), Township Eighty-nine (89), North, Range Forty-Six (46), West of the 5th P.M., in Woodbury County Iowa. (See deed recorded on November 4, 2013, on Roll 732, Image 7886).

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.

The 2005 Future Land Use Map shows this area as General Commercial. The parcel is currently zoned Limited Industrial (LI) and the request is to change to Agricultural Estates (AE). The request conforms to the goals and objectives of the general development plan as it relates to the following land use goals:

- **Land Use Goal 1.2:** Adopt development regulations that promote efficient, stable land uses with minimum conflicts and provision of public infrastructure.
- **Agricultural Goal 3.1:** Promote agriculture as the main industry in the rural portion of the county.



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

There are no conflicts with the policies and plans of other agencies.

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

The CSR2 rating for this property includes the rating of 61.79. The agricultural goal of the Woodbury County General Plan is to protect prime farmland as determined by a high corn suitability rating (e.g. over 65 CSR) from conversion to other land uses.

Summary

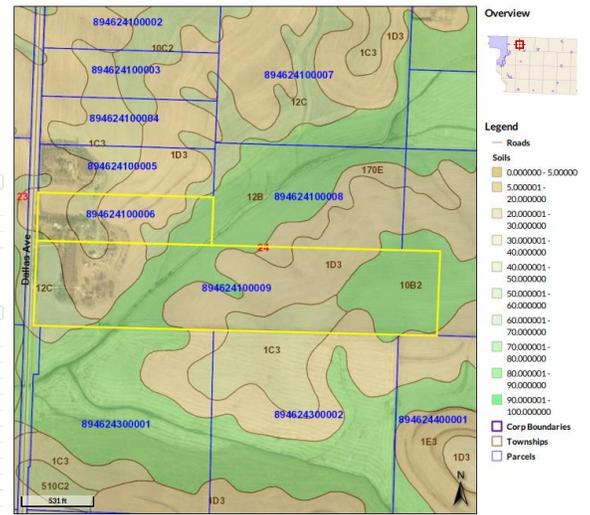
Parcel ID	894624100009
Gross Acres	39.56
ROW Acres	0.00
Gross Taxable Acres	39.56
Exempt Acres	0.00
Net Taxable Acres	39.56 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	61.79 (2444.39 CSR2 Points / 39.56 Gross Taxable Acres)

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.48	63.44	2,124.00	2,124.00
Non-Crop	6.08	52.70	320.39	222.77
Total	39.56		2,444.39	2,346.77

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	5.78	537.54	537.54
100% Value	10B2	MONVONIA SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	91.00	7.73	703.43	703.43
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	2.60	231.40	231.40
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	3.04	176.32	176.32
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	57.00	0.67	38.19	38.19
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	13.66	437.12	437.12
Non-Crop	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	0.94	87.42	44.29
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	1.01	89.89	46.54
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.42	24.36	15.97
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	3.71	118.72	115.97
Total				39.56	2,444.39	2,346.77



Compatibility with adjacent land uses.

The portion of this property being rezoned to AE includes both farm ground and a home. The rezone of this property is compatible with the abutting parcels.

Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.

This proposal is compatible with other physical and economic factors in the project area as there are no major infrastructure improvements required.

Any other relevant factors.

None.

PARCEL REPORT - 894624100009

Summary

Parcel ID 894624100009
 Alternate ID 878075
 Property Address 1348 DALLAS AVE
 LAWTON IA 51030
 24-89-46
 Sec/Twp/Rng 5600' W2904' N1/2 24-89-46
 Brief Tax Description (Note: Not to be used on legal documents)
 155-1188 (3/29/1983)
 Deed Book/Page 39.56
 Gross Acres 39.56
 Net Acres 39.56
 Adjusted CSR Pts 2346.77
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0025 CONCORD/LAWTON-BRONSON
 School District LAWTON-BRONSON
 Neighborhood N/A



Owner

Deed Holder Zellmer Alvin O & Barbara L J Rev Living Trust
 1348 Dallas Ave
 Lawton IA 51030-9770

Contract Holder

Mailing Address Zellmer Alvin O & Barbara L J Rev Living Trust
 1348 Dallas Ave
 Lawton IA 51030-9770

Land

Lot Area 39.56 Acres: 1,723,234 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1920
 Condition Normal
 Roof Asph / Gable
 Flooring
 Foundation Conc
 Exterior Material WOOD
 Interior Material Pls
 Brick or Stone Veneer
 Total Gross Living Area 1,040 SF
 Main Area Square Feet 780
 Attic Type 3/4 Finished; 351 SF
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type 1/2
 Basement Area 390
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full);
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 15 Frame Enclosed (260 SF);
 Decks
 Additions
 Garages 1 Story Frame (260 SF);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Shed - Loafing	CATTLE SHED	30	60	1952	1
0	Bin - Grain Storage (Bushel)		0	0	1960	2
0	Bin - Grain Storage (Bushel)		0	0	1960	1
0	Bin - Grain Storage (Bushel)		30	18	1979	1

Valuation

	2022	2021	2020	2019	2018
Classification	Ag Dwelling / Agriculture				
+ Assessed Land Value	\$59,410	\$59,410	\$56,160	\$56,160	\$81,740
+ Assessed Building Value	\$1,130	\$1,660	\$1,170	\$1,170	\$7,130
+ Assessed Dwelling Value	\$68,550	\$68,550	\$62,090	\$62,090	\$54,650
+ Gross Assessed Value	\$133,090	\$133,620	\$123,420	\$123,420	\$143,520
- Exempt Value	\$0	\$0	\$0	\$0	\$0
* Net Assessed Value	\$133,090	\$133,620	\$123,420	\$123,420	\$143,520

Sioux City Special Assessments and Fees

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

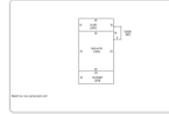
Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Photos



Sketches



No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications.

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Agland Active Config 2017 CSR2

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