

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

Date: 6/13/24

Weekly Agenda Date: 6/18/24

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

WORDING FOR AGENDA ITEM:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa and to require a pavement agreement for 220th Street. B) Motion to accept and approve Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa with the condition that property owner's sign a pavement agreement for any future improvements to 220th Street.

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

BACKGROUND:

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 legal's 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 Addition, Woodbury County, Iowa final plat map 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. Following a public hearing on May 29, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of this proposed minor subdivision to the Board of Supervisors with the recommendation for the said pavement agreement.

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:

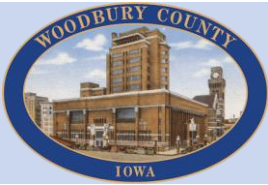
Receive the final report and P&Z Commission's recommendation from their 5/29/24 meeting.

Approve the final plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa and to require a pavement agreement for 220th Street.

B) Motion to accept and approve Husen 2nd Addition, a minor subdivision to Woodbury County, Iowa with the condition that property owner's sign a pavement agreement for any future improvements to 220th Street.



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 – JUNE 12, 2024

HUSEN 2nd ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS

Applicant(s)/Owner(s):	Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust
Application Type:	Minor Subdivision
Name of Subdivision:	Husen 2 nd Addition
Application Date:	
Number of Lots:	7 including 1 outlot
Total Acres:	17.56
Extraterritorial Review:	Sergeant Bluff: April 9, 2024
Legal Notice Date:	May 14, 2024
Neighbor(s) Notice Date:	May 10, 2024
Stakeholder(s) Notice Date:	May 6, 2024
Zoning Commission Public Hearing Date:	May 29, 2024
Board of Supervisors Agenda Date:	June 18, 2024
Attorney:	Ryan Ross, 712-259-3563
Surveyor:	Justin Jensen, 515-450-9199

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

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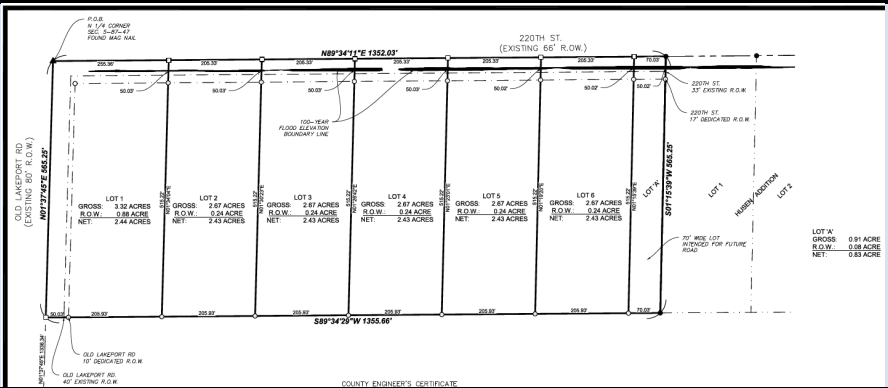
SUMMARY

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 legal 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 Addition, Woodbury County, Iowa final plat map 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. Following a public hearing on May 29, 2024, the Woodbury County Zoning Commission voted 3-0 to recommend approval of this proposed minor subdivision to the Board of Supervisors with the recommendation for the said pavement agreement.

AERIAL MAP



PLAT EXCEPT





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: Recommendation: Husen 2nd Addition, Minor Subdivision Proposal

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'

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Husen 2nd Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at a special meeting of the Woodbury County Zoning Commission on May 29, 2024.

Following the public hearing, the Zoning Commission voted 3-0 ~~4-0~~ to recommend acceptance and approval of the said final plat to the Woodbury County Board of Supervisors.

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

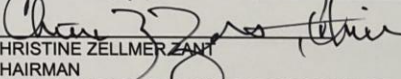
Dated this 29 day of May, 2024.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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 29 DAY OF May, 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 29 DAY OF May, 2024.


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

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 legal 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 legal 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 Husen 2nd 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

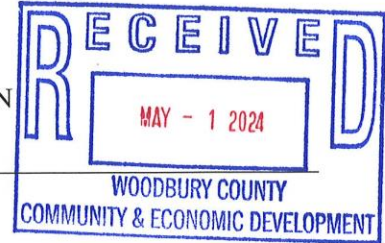
Priestley updated the Commission concerning the CoZo Conference. He also stated that the Board of Supervisors passed the solar ordinance amendments, floodplain amendments, and comprehensive plan. The floodplain maps will go into effect on July 17, 2024.

NO COMMISSIONER COMMENT OF INQUIRY

MOTION TO ADJOURN:

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

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Dolf A. Ivener Name of Owner
Mailing Address: 3400 Talbot Rd Sioux City, IA 51103
Street City or Town State and Zip + 4
Property Address: 1390 220th st Sergeant Bluff, IA 51054
Street City or Town State and Zip + 4
Ph/Cell #: 712-251-9967 E-mail Address: dolfivener@gmail.com
To subdivide land located in the NE Quarter of Section 5
Civil Township 87-47 GIS Parcel # 874705200001
Name of Subdivision: HUSEN 2ND ADDITION
Subdivision Area in Acres 17.56 Number of Lots 7 including the outlet

Attachments:

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: Justin Jensen Ph/Cell: 515-450-9199
Attorney: Ryan Ross Ph/Cell: 712-259-3563

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: Dolf IvenerZoning Director: IRD

Representative Mexy Gandy
Ivener, Brian
Bonnie
Trust

For Office Use Only:

Zoning District AP Flood District 24D Date _____ No. 6979

Application Fee
4 Lots or less (\$300*+ Additional Fees)
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) \$335 OK #1004

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

INDEX LEGEND	
CITY SERGEANT BLUFF	
COUNTY WOODBURY	
THIS SECTION 8, 10TH R4FW	
ALSO LOT PART NE1/4 NE1/4 & NW 1/4 NE 1/4	
PROPRIETOR MAXYS FAMILY FARM LLC	
REQUESTED BY DOLF IVENER	
SURVEYOR JUSTIN JENSEN	
COMPANY MCCLURE	
RETURN TO JUSTIN JENSEN	
705 1ST AVENUE NORTH	
FORT DODGE, IOWA 50501 / 515-576-7158	

HUSEN 2ND ADDITION WOODBURY COUNTY, IOWA FINAL PLAT



613 Pearl Street
Sioux City, Iowa 51101
712.224.4613
fax 515.576.4233

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 LTD 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 LTD 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

SS.

COUNTY OF WOODBURY

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 ENGELSON 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 LTD 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 ADVICE 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 6TH 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 WERE DRIVE AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT 5/22/24

JUSTIN S. JENSEN
IOWA NO. 22874

LICENSE RENEWAL DATE: DECEMBER 31, 2024.



HUSEN 2ND ADDITION FINAL PLAT

WOODBURY COUNTY

202400004-000

4/22/2024

REVISIONS

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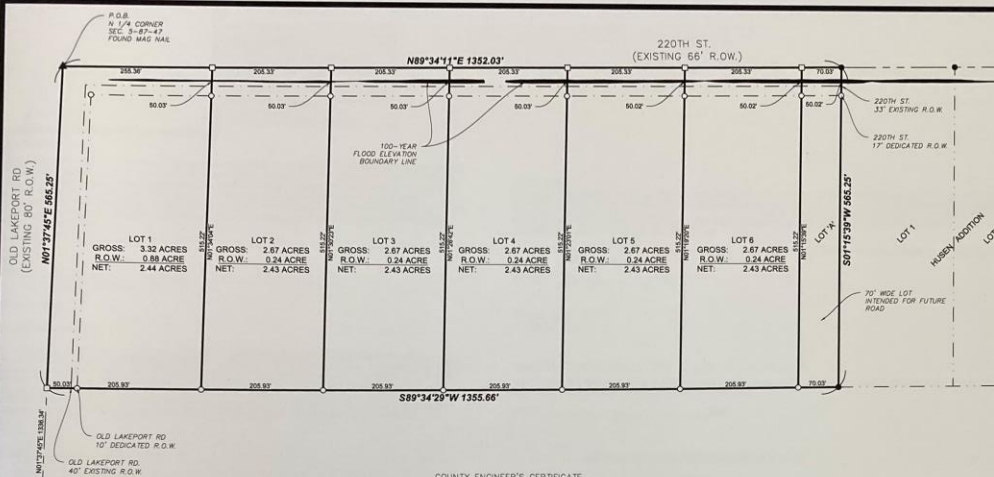
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COUNTY ENGINEER'S CERTIFICATE

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 ANGULAR 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 ADJUDICATION THE PLAT OF HUSEM 2ND ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 29th DAY OF May, 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 29th DAY OF May, 2024.

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

BOARD OF SUPERVISORS' RESOLUTION

RESOLUTION ACCEPTING AND APPROVING HUSEM 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 HUSEM 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 HUSEM 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 SAID LOT 1; CORNER OF LOT 1 OF HUSEM 2ND 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.

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 PLAIN

ON FEBRUARY 26TH, 2024, THE 100-YEAR FLOOD ELEVATION OF 1085.1' FOR IOWA DNR PROJECT ID NUMBER: 2023-2495 WAS DETERMINED BY:

MEESHA LEGG
IOWA DNR, FLOOD PLAIN MANAGEMENT AND DAM SAFETY SECTION
WALLACE STATE OFFICE BUILDING
502 EAST 9TH STREET
DES MOINES, IA 50319

GENERAL LEGEND

- SURVEY BOUNDARY
- - - PROPOSED LOT
- - - EXIST. PROPERTY LINE
- - - SECTION LINE
- - - SETBACK LINE
- - - PROPOSED EASEMENT
- - - EXIST. EASEMENT
- MONUMENTS FOUND:
 - ▲ SECTION CORNER (BY EX. 33 NOTED)
 - MAG. NAIL
 - 1/2" REBAR W/PPC #22874
 - 1/2" REBAR W/PPC #22874
 - 1/2" REBAR W/PPC #22874
 - MAG. NAIL
- MONUMENTS SET:
 - ▲ SECTION CORNER
 - 1/2" REBAR W/PPC #22874
 - 1/2" REBAR W/PPC #22874
 - MAG. NAIL
- FIN. ROAD
- BOOK AND PAGE
- RECORDED
- RIGHT-OF-WAY
- PINK PLASTIC CAP
- GREEN PLASTIC CAP
- POINT OF BEGINNING



VICINITY MAP
SEC. 5-87-47



NORTH



**HUSEM 2ND ADDITION
FINAL PLAT**

WOODBURY COUNTY
202400004-000
4/22/2024
REVISED

ENGINEER: J. JENSEN
SURVEYOR: J. JENSEN
CREW CHIEF: M. KNIGHT

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

PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

	shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders.
	shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and has verified the accuracy of the legal descriptions and survey data.
	shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
	Staff attests to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
	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. Specific conditions (if any) may be recommended by the Commission.
	shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

RESOLUTION NO. 24-11

**RESOLUTION ACCEPTING AND APPROVING THE MINOR SUBDIVISION FINAL PLAT
TO BE NAMED HUSEN 2ND ADDITION WHICH EXISTS WITHIN TWO MILES OF THE
CITY BOUNDARIES**

WHEREAS, the City of Sergeant Bluff has elected to retain it's right to review the Husen 2nd Addition Subdivision pursuant to Iowa Code 354.9 which permits the City to review any subdivision that is being developed within two miles outside of the City boundaries.

WHEREAS, the owners and proprietors filed with the Planning and Zoning Commission of the City of Sergeant Bluff, Iowa a certain Minor Subdivision and Final Plat application, as generally described as being located at the SE parcel near the intersection of Old Lakeport Road and 220th Street.

WHEREAS, the Minor Subdivision would apply 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:

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 ¼ 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 easement and restriction of record.

WHEREAS, it appears that said Plat conforms with the minimum requirements of the Minor Subdivision provisions of Chapter 170 of the ordinances of the City of Sergeant Bluff, Iowa, with reference to the filing and requirements of same; and


WHEREAS, the Planning and Zoning Commission held a public hearing on April 2, 2024 and has recommended the acceptance and approval of said Plat; and

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the City Council of the City of Sergeant Bluff, Iowa, that said Minor Subdivision, 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, to be named "HUSEN 2ND ADDITION", as hereto attached and forming part of this resolution be, and the same hereby is, accepted and approved.

Passed by the City Council of the City of Sergeant Bluff on the 9th day of April 2024, and approved this 9th day of April 2024.



MAYOR OR MAYOR PRO TEM

Attest:


City Clerk

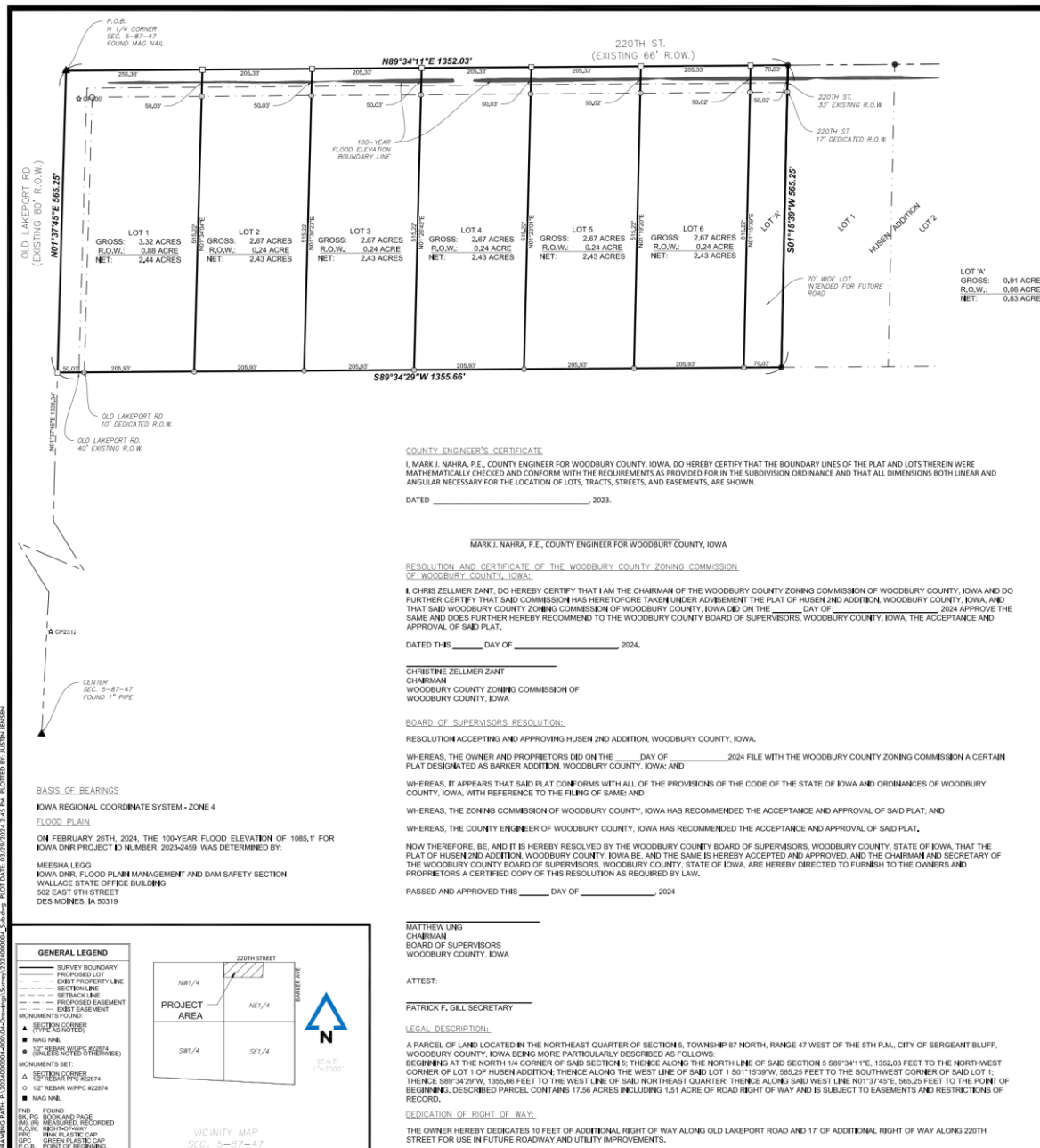
STATE OF IOWA :
:SS
COUNTY OF WOODBURY:

I, Danny Christoffers, City Clerk of the City of Sergeant Bluff, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 24-11, accepting and approving the Minor Subdivision to be named HUSEN 2ND ADDITION which said Resolution was duly and properly adopted by the City Council of the City of Sergeant Bluff, Iowa at its regular meeting the 9th day of April, 2024, and approved by the Mayor of the City of Sergeant Bluff, Iowa on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.



CITY CLERK

4-9-2024
Dated



McCLURETM
making lives better.

HUSEN 2ND ADDITION
FINAL PLAT

ENGINEER

DRAWN BY
J.JENSEN

SURVEYOR
J.JENSEN
CREW CHIEF
M. KNIGHT

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

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: 3pHeKg03rMbdFDpoxHRO

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 heretofore described in detail on May 29, 2024 at 5:00 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 4th 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: 345 021 0194 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, 620 Douglas St., Sioux City, IA 51103. 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 one (1) lot minor subdivision in a 2.24-acre portion of T88N R40W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 of Range 40 and Township 88. The property is approximately 1.1 miles north of the City of Brandon. The property is located in the Agricultural Preservation (AP) Zoning District and is on the south side of 159th Street. Property Owner/Applicant(s): Mark W. & Mary J. Thompson Joint Revocable Trust, 1965 Eastland Ave., Brandon, IA 51007-0106 / Mark W. Thompson, 1955 Coalfield Ave., Brandon, IA 51007-0106.

Item Two (2)

Zoning Ordinance Map Amendment (Rezoning) Pursuant to Section 535 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 (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Dot Iverer representing Mayo Family Farm, LLC and the said and Bonnie Iverer Trust UTD July 6, 2006.

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 R42W (Iverer Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 42 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°51'11"E, 1853.08 FEET TO THE NORTH WEST 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 S88°34'25"W, 1355.85 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. (PFS 2006) PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Property Owner(s): Mayo Family Farm, LLC, 3301 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Iverer Trust UTD July 6, 2006, 3301 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Dot Iverer representing Mayo Family Farm, LLC and the Brian and Bonnie Iverer 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 T87N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #874705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakeport Road and abuts the south side of 220th 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 / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-1A-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:	Zoning Commission
Public Hearing Date:	May 29, 2024
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
Joseph 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 Valley 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
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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
LOGLINES:	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: <ul style="list-style-type: none"> - 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:	SEE REVIEW MEMO BELOW
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



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: May 20, 2024

Subject: Husen 2nd Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated May 3, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. Driveways will be able to be located along all four lot frontages. The road has very good sight distance in each direction in front of the subdivision.
- A paving agreement should be applied to this subdivision. Other subdivisions bordering 220th Street have implemented paving agreements at the time they were established. Now that the subdivisions north and east of the Husen 2nd Addition Subdivision have been filled, the county is planning to place a permanent paved surface on the road in FY 2025, the cost of which will be shared by current lot owners on the road. Owners of the lots in this new subdivision should pay their proportionate share of the project cost as well.
- The owner has provided a 50' dedicated road easement at county request to assist with preparation of the road for paving. I recommend acceptance of the dedication of the additional 17 feet of right of way.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

**Draft Under Review – Preliminary:
Subject to changes.**

AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL LOT FRONTAGE

LOT FRONTAGE means that portion of a lot abutting a street. For purposes of determining yard requirements of corner lots and through lots, all sides of a lot abutting a street shall be considered frontage.

The undersigned, *Brian Ivener, Trustee, and Bonnie Ivener, Trustee, of the Brian & Bonnie Ivener Trust UTD July 6, 2006 and the Maxys Family Farm LLC*, the owner(s) of the real estate known as *Husen 2nd Addition*, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Lot 'A' of *Husen 2nd Addition*, of Part of Section Five (5), Township Eighty-Seven (87) North, Range Forty-Seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Subdivision Final Plat of *Husen 2nd Addition*, I/we agree as follows:

1. To impose a recorded covenant on *220th Street* agreeing to an assessment on said Lots in event *220th Street* is hard surfaced and graded for that purpose (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of sixty percent (60%) of the total actual cost of the Improvement to the centerline of *220th Street*. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *Husen 2nd Addition* will be a maximum of thirty percent (30%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *Husen 2nd Addition*, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

Dated this _____ day of _____, 2024.

Maxys Family Farm, LLC,

Dolf Ivener, Member

Dated this _____ day of _____, 2024.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Brian Ivener, Trustee

Dated this _____ day of _____, 2024.

Brian and Bonnie Ivener Trust UTD July 6, 2006

Bonnie Ivener, Trustee

On this ____ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Dolf Ivener, Member Maxys Family Farm LLC** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Dolf Ivener as Member of Maxys Family Farm LLC** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ____ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Brian Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

On this ____ day of _____ A.D. 2024, before me, the undersigned Notary Public, personally appeared to me known **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Bonnie Ivener, Trustee of the Brian & Bonnie Ivener Trust UTD July 6, 2006** executed the same as a voluntary act and deed.

Public in and for said County

Notary

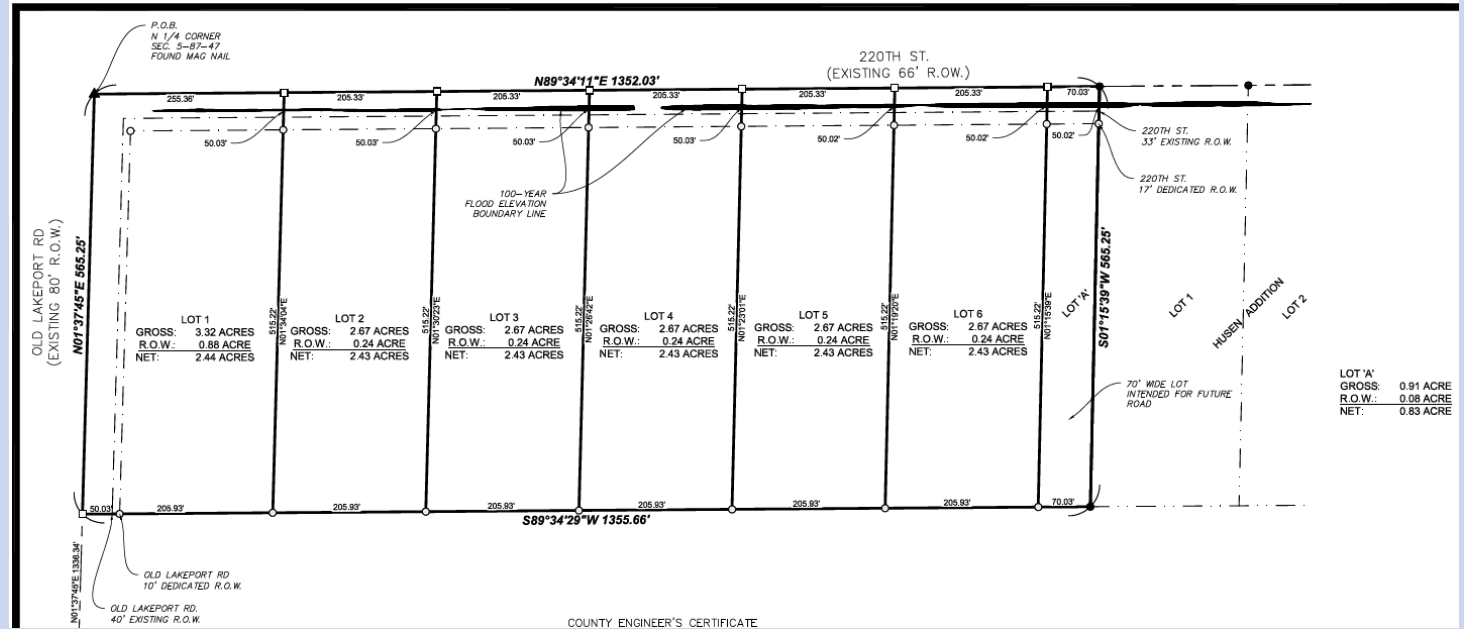
Seal or stamp above

EXHIBIT A

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.

PLAT MAP EXCERPT



TITLE OPINION

_____, 2024

County Auditor and Recorder
Woodbury County, Iowa

Dear Sir/Madam:

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 Engleson Abstract Co., Inc., dated March ___, 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

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
Classi cation	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.

Beacon™ 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

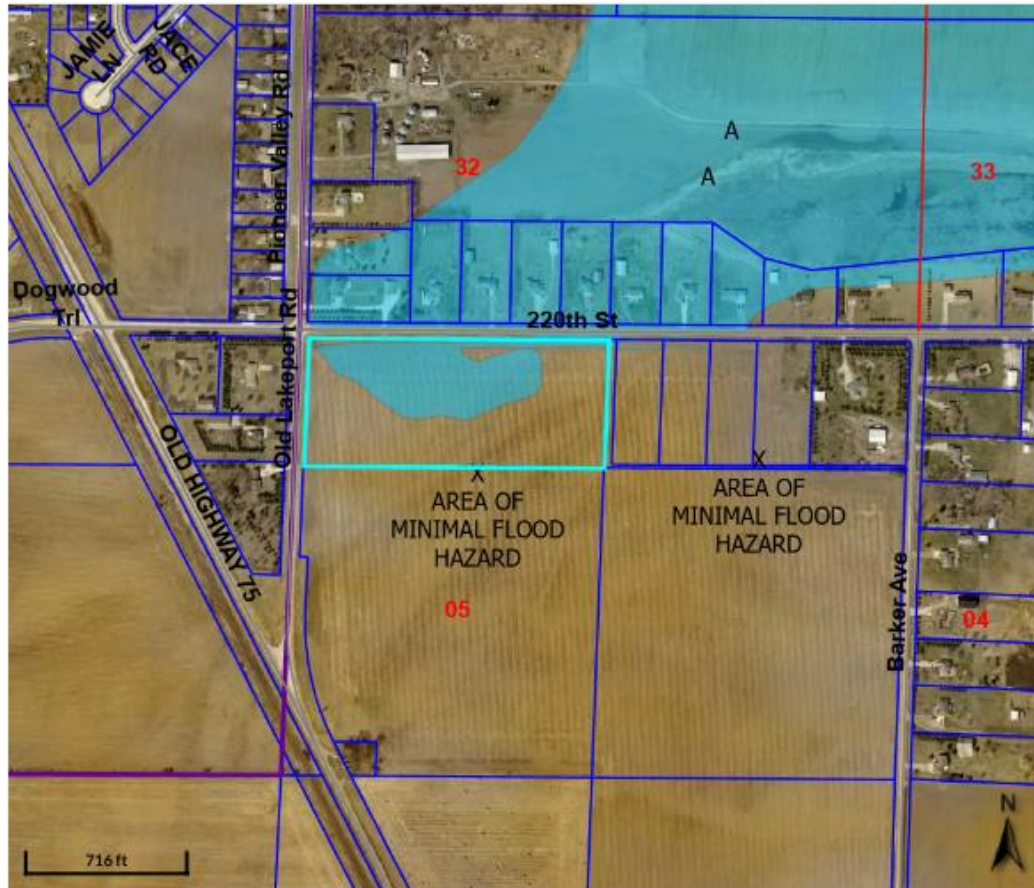
Parcel ID	874705200001	Alternate ID	767220	Owner Address	MAXYS FAMILY FARM LLC
Sec/Twp/Rng	5-87-47	Class	A		3701 CHEYENNE BLVD
Property Address		Acreage	15.52		SIOUX CITY, IA 51104
District	0038				
Brief Tax Description	NWNE 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
Last Data Uploaded: 4/26/2024 9:56:49 PM

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GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP

BeaconTM Woodbury County, IA / Sioux City



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				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024
Last Data Uploaded: 4/26/2024 9:56:49 PM

Developed by Schneider
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)				

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

**IOWA DEPARTMENT OF NATURAL RESOURCES****GOVERNOR KIM REYNOLDS****LT. GOVERNOR ADAM GREGG****DIRECTOR KAYLA LYON**

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



Beacon™ 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

Sec/Twp/Rng 5-87-47

Property Address

District 0038

Brief Tax Description NWNE 5-87-47

(Note: Not to be used on legal documents)

Alternate ID 767220

Class A

Acreage 15.52

Owner Address MAXYS FAMILY FARM LLC

3701 CHEYENNE BLVD

SIOUX CITY, IA 51104

Date created: 4/26/2024

Last Data Uploaded: 4/26/2024 9:56:49 PM

Developed by  Schneider
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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