

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

Date: 4/28/22

Weekly Agenda Date: 5/3/22 4:40

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, CED Zoning Co

WORDING FOR AGENDA ITEM:

- a. Public Hearing on a Zoning Ordinance Map Amendment to rezone GIS Parcel #894624100009, owned by the Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer, from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District
- b. Conduct and approve the first reading of the Ordinance

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing to discuss a proposed Zoning Ordinance Map Amendment to rezone GIS Parcel 894624100009 from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District.

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

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

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

BACKGROUND:

The Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer has filed a Zoning Ordinance Map Amendment (rezone) application to rezone Parcel #894624100009 from AP to AE concurrently with an application for a three-lot minor subdivision on the property as referenced above as well as Parcel #894624100006.

The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894624100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Following their public hearing, the Woodbury County Zoning Commission voted 4-0 to recommend approval to the Board of Supervisors at their April 25, 2022 meeting.

FINANCIAL IMPACT:

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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:

Open and close the public hearing. (Set Time: 4:40 PM)

Conduct and approve the first reading of the ordinance.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 5/10/22 at 4:40 PM, and Tuesday, 5/17/22 at 4:40 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

Open and close the public hearing. (Set Time: 4:40 PM)

Motion to conduct and approve the first reading of the ordinance.

ZONING COMMISSION DRAFT MINUTES – APRIL 25, 2022

Minutes - Woodbury County Zoning Commission Meeting – April 25, 2022

The Zoning Commission (ZC) meeting convened on the 25th of April at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Corey Meister, Jeff O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Dolf Ivener, Troy Husen, Jim Zellmer (Phone)

Call to Order

Chair Chris Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

The February 28, 2022 minutes were approved. Motion to approve: Meister. Second: O'Tool. Motion approved 4-0.

Public Hearing: Husen Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Dolf Ivener on behalf of the Maxys Family Farm LLC and the Brian and Bonnie Ivener Trust has filed an application for a four-lot minor subdivision on the property identified as Parcel #874705200002. The purpose of this proposal is to establish four residential lots. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the 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 lots have adequate access. The County Engineer also stated that a paving agreement should be applied to this subdivision. Extraterritorial review was waived by the City of Sergeant Bluff with Resolution No. 21-33 on December 14, 2021. A portion of the property is in the Special Flood Hazard Area – Zone A – Floodplain but not in any buildable area. This proposal meets requirements of the Zoning and Subdivision Ordinances. Bride pointed out that the property has a significant Crop Suitability Rating (CSR – 75.51); this area is also located close to the Sergeant Bluff and residential development is already established. Dolf Ivener offered background on the purpose of the project. Troy Husen inquired about the effects of the paving agreement including the costs. Priestley indicated that it is an 80/20 agreement where property owners would pay 40% along their frontage or lineal feet of each lot to the center of the road. If there is any proposal to pave the road in the future, there will likely be public hearings administered by county engineer's office. It is the recommendation of staff to approve this proposal with the condition that the property owner(s) sign a paving agreement for any future paving along 220th Street. Motion to close public hearing: O'Tool. Second: Meister. Motion approved 4-0. Motion to recommend approval of the Husen Addition Minor Subdivision to the Board of Supervisors with the condition property owners sign a paving agreement: O'Tool. Second: Bride. Motion approved 4-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District Proposal – Maxys Family Farm LLC/Brian and Bonnie Ivener Trust

Priestley read the preliminary report and staff recommendation into the record. Concurrently with the previous minor subdivision application, this proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE ¼ of the NE ¼ of Section 5, T87N R47W (Liberty Township), Woodbury County, parcel #874705200002, for the purpose of establishing four residential lots. The neighbors within 1000 FT have been duly notified via a April 7, 2022 letter about the Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were received. A portion of the property is in the Special Flood Hazard Area – Zone A – Floodplain but not in any buildable area. Based on the information received, staff recommends approval of this proposal with the condition that the property owner(s) sign a paving agreement for any future paving along 220th Street. Motion to close public hearing: O'Tool. Second: Meisner. Motion approved 4-0. A motion was made to recommend approval to the Board of Supervisors for the request as proposed to Agricultural Estates with the condition that the owner(s) sign a paving agreement: O'Tool. Second: Bride. Motion approved 4-0.

Public Hearing: Al and Barb Concord Place Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. The Joint Revocable Living Trust of Alvin O. Zellmer and Keith H. Zellmer and Pamela J. Zellmer have filed an application for a three-lot minor subdivision on Parcel #894824100006 and #894824100009. The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894824100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Priestley noted that the county engineer initially had concerns about a proposed easement and its access to

a suitable driveway. However, the issue was resolved with a revised easement. Extraterritorial review is not required as the property is located greater than 2 miles from an incorporated area. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. One of the property owners, Jim Zellmer, was present via the phone but had no comments about the proposal. It is the recommendation of staff to approve this proposal. Motion to close public hearing: Meister. Second: Bride. Motion approved 4-0. A motion was made to recommend approval to the Board of Supervisors for the Al and Barb Concord Place Addition Minor Subdivision: Bride. Second: O'Tool. Motion approved 4-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezoning) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District Proposal – Joint Revocable Living Trust of Alvin O. Zellmer & Barbara Zellmer

Priestley read the preliminary report and staff recommendation into the record. Along with previous minor subdivision application, this proposal is to rezone Parcel #894624100009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District with an application for a three-lot subdivision on Parcel #894624100009.

The purpose of this application is so the existing house on the proposed Lot 2, which is completely located within the Trust Parcel (#894624100009) can be split from the farm ground and be incorporated with the proposed Lots 1 and 2 in the same AE Zoning District. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can be sold for residential purposes. No residential development is planned. This proposal has been properly noticed in the Sioux City Journal Legals Section on April 13, 2022. The neighbors within 1000 FT have been duly notified via an April 7, 2022 letter about the April 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were submitted. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Motion to close Public Hearing: O'Tool. Second: Meister. Motion approved 4-0. Motion to recommend the proposed Zoning Ordinance Map Amendment from AP to AE to the Board of Supervisors: O'Tool. Second: Bride. Motion approved 4-0.

Discussion of Solar Ordinance Provisions

Priestley facilitated a discussion concerning residential solar systems and utility scale solar systems including some of their differences as it pertains to permitting. He indicated that area communities such as the City of Sioux City administratively issue building permits for residential solar systems as accessory structures/uses to the properties. The current language in the Woodbury County Zoning Ordinance requires a conditional use permit for all solar projects regardless of type. Priestley reminded the Commissioners that in recent years the county has received conditional use permit applications from both residential scale and utility scale projects. A revised ordinance may be required to address future needs depending on the intensity of the projects from residential to utility scale. Several considerations include road use agreements, decommissioning plans, setback requirements, etc. Priestley recommended that the Commission continue this discussion at future meetings and in the meantime, he will continue to research other jurisdictions and their respective policies as it comes to both residential and commercial solar operations.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

Bride brought up State of Iowa legislation – Senate File 2285, pertaining to the incorporated areas' ability to require annexation agreements. Priestley will research.

Staff Update

Priestley formally informed the Commission that Director David Gleiser has left the Woodbury County Community & Economic Department.

Adjourn

The meeting adjourned at 7:20 PM.



METCALF & BEARDSHEAR

ATTORNEYS AT LAW

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March 25, 2022

Woodbury County Zoning
620 Douglas St. # 600
Sioux City, IA 51101

Dear County Zoning Office:

My Client, the Alvin and Barbara Zellmer Joint Revocable Living Trust, is filing an application to re-zone a parcel of land from AP to AE in order to split a parcel No: 894624100009 ("Trust Parcel"), legally 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 ½) 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).

My client and Keith and Pamela Zellmer, owners of Parcel No. 894624100006 ("Keith's Parcel"), have proposed the creation of a subdivision, to be commonly known as the "Al and Barb Concord Place Addition" (Hereafter known as "subdivision"). A minor subdivision application is being filed herewith. Keith's parcel, legally described as:

The South Three Hundred, forty feet (S 340') of the North Two Thousand, Forty feet (N 2,040') of the West One Thousand, two hundred, eighty-one and eighteen hundredths feet (W 1,281.18') of the Northwest Quarter (NW ¼) 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 April 20, 1987, on Roll 185 Image 1307).

is presently zoned AE, but the Trust Parcel is zoned AP. In order to complete the subdivision, the Trust Parcel must be re-zoned as AE. The purpose of creating the minor subdivision is so the existing house on proposed Lot 2, which is completely located within the Trust Parcel, can be split from the agricultural land on the Trust Parcel. The use of the land will remain unchanged for the foreseeable future, as the Trust and its immediate successors plan to continue using the Trust property for agricultural purposes, while the house can then be sold for residential purposes. No residential development is planned.

The proposed subdivision has following measured, legal description:

A parcel of land in the North One-half (N ½) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Forty-six (46), West of the 5th P.M., Woodbury County, Iowa. Said parcel more particularly described as follows: Commencing and beginning at the West One-quarter (W ¼) corner of said Section Twenty-four (24), thence South Eighty-eight Degrees Twenty-four Minutes Forty Seconds (S 88°24'40") East (an assumed bearing) along the South line of the Northwest Quarter (NW ¼) for Two Thousand Six Hundred Twenty-two and Fifty-five Hundredths Feet (2,622.55') to the center of Section Twenty-four (24); thence South Eighty-eight Degrees Eight Minutes Twenty Seconds (S88°08'20") East along the South line of the Northeast Quarter (NE ¼) for Two Hundred Eight-one and Fifty-six Hundredths Feet (281.56'); thence North Two Degrees Six Minutes Ten Seconds (N 02°06'10") East for Six Hundred Two and Sixty-two Hundredths Feet (602.62'); thence North Eighty-eight Degrees Twelve Minutes Forty-seven Seconds (N 88°12'47") West for One Thousand Six Hundred Twenty-two and Eighty four Hundredths Feet (1,622.84'); thence North Two Degrees Six Minutes Ten Seconds (N 02°06'10") East for Three Hundred Forty and One Hundredths Feet (341.01); thence North Eighty-Eight Degrees Twelve Minutes Forty-seven seconds (N 88°12'47") West for One Thousand Two Hundred Eighty-one and Twenty Hundredths Feet (1,281.20') to the West line of the Northwest Quarter (NW ¼); thence South Two Degrees Sixteen Minutes Ten Seconds (S 02°16'10") West along the West line of the Northwest Quarter (NW ¼) for Nine Hundred Fifty-one and Thirty-two Hundredths Feet (951.32')(M) to the point of beginning. Said parcel contains 50.424 acres more or less.

Very truly yours,

METCALF & BEARDSHEAR
Menville, Iowa

By:


Ryan D. Beardshear

RDB:ed

Enclosure



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>Joint Revocable Living Trust of Alvin O. Zellmer & Barbara Zellmer</u> Address <u>1348 Dallas Avenue</u> <u>Lawton, IA 51030</u> Phone <u>(864) 477-8825</u>	Applicant Information: Applicant <u>James Zellmer as Trustee</u> Address <u>604 N Almond Drive</u> <u>Simpsonville, SC 29681</u> Phone <u>(864) 477-8825</u>
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Engineer/Surveyor Craig Beedle Phone (712) 253-3328

Property Information:
Property Address or Address Range 1348 Dallas Avenue, Lawton, IA 51030
Quarter/Quarter SW1/4 NW1/4 Sec. 24 Twship/Range 89/46W
Parcel ID # 894624100009 or GIS # _____ Total Acres 39.56
Current Use residential/agricultural Proposed Use residential/agricultural
Current Zoning AP Proposed Zoning AE
Average Crop Suitability Rating (submit NRCS Statement) _____ Total adj. CSR pts.: 2346.77
Avg. CSR/Acre: 59.32

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).
Phone conference
A formal pre-application meeting is recommended prior to submitting this application.
Pre-app mtg date 11/15/21 Staff present Dhamb

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.
Owner James Zellmer as Trustee Applicant James Zellmer as Trustee
Date Feb 2, 2022 Date Feb 2, 2022

Fee: \$400 Case #: 6750
Check #: 6891
Receipt #: _____



ORDINANCE NO. __

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

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

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

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

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

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

Dated this ____ day of _____ 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

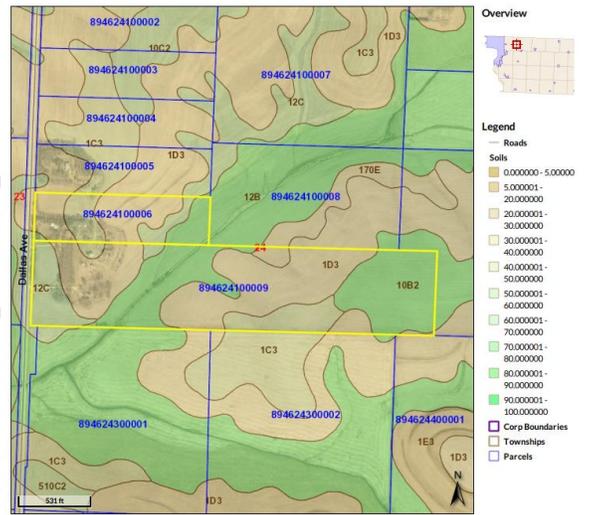
Parcel ID	894624100009
Gross Acres	39.56
ROW Acres	0.00
Gross Taxable Acres	39.56
Exempt Acres	0.00
Net Taxable Acres	39.56 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	61.79 (2444.39 CSR2 Points / 39.56 Gross Taxable Acres)

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 rezoned portion 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
 Sec/Twp/Rng 24-89-46
 Brief Tax Description 5600' W290F N1/2 24-89-46
 (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.](#)

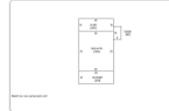
Woodbury County Tax Credit Applications

[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.

SOIL REPORT - 894624100009

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)

Agland Active Config 2017 CSR2

Sub Parcel Summary

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

