

6a & 6b
11/18/14



OFFICE OF
Woodbury County Planning & Zoning Administrator

SIXTH FLOOR • SEVENTH AND DOUGLAS STREETS - SIOUX CITY, IA 51101

John Pylelo - Planning & Zoning Administrator • jpylelo@sioux-city.org

Peggy Napier - Clerk II • pnapier@sioux-city.org

Telephone (712) 279-6557

Fax (712) 279-6530

To: Board of Supervisors
From: John Pylelo - Planning and Zoning
Re: Board of Supervisors Meeting
of Tuesday November 18, 2014
Date: November 7, 2014

Planning and Zoning - John Pylelo, Director

- 1. Referral to Zoning Commission for Public Hearing and Recommendation: Re: Ronald and Linda M. Clausen Zoning Map Amendment Application; The Re-zoning of GIS Parcel #894632100011.**

Property owners Ronald and Linda M. Clausen have filed a re-zoning petition for a single 26.3 acre parcel. The re-zoning petition requests a change from the current AP (Agricultural Preservation) zoning district designation to AE (Agricultural Estates) for residential development purposes.

The Applicant has also filed a Minor Subdivision application proposing a three (3) lot subdivision to be named Clausen Acres Addition. As the current AP zoning limits the residential density allowed the requested re-zoning provides for the residential density potential of the subdivision.

Should the re-zoning petition and subdivision applications be approved the applicants have a purchase agreement in place for one of the three lots; the applicants will continue to reside on one of the lots; with the third lot intended to remain in agricultural production.

The location is within 2,800 feet of Sioux City at the northeast corner of the intersection of paved Buchanan Ave. and graveled 155th St. The parcel is currently addressed 1543 155th St. and located within a portion of the SENW of Section 32 in Concord Township.

Attachments for your review are recapped within the following companion agenda item.

Your Board is asked to forward the re-zoning petition applicator to the Zoning Commission for public hearing and recommendation.

2. Referral to Zoning Commission for Public Hearing and Recommendation on the Final Platting for: Clausen Acres Addition – a minor subdivision; GIS Parcel #894632100011.

This agenda item is a companion filing with the previous agenda item. Property owners Ronald and Linda M. Clausen have filed a Minor Subdivision Application for a three (3) lot subdivision of the existing 24.29 acre parent parcel.

Average Corn Suitability Rating (CSR) for the existing parcel is 39.43 and within Woodbury County policy limits permitting subdivision. Approximately 19 of the 26 acres is in row crop agricultural production with the remaining acres in residential development, pasture or in timber.

A staff recommendation will include: 1.) A Paving Agreement be recorded for the 155th St. graveled right-of way abutting the subdivision's

southern boundary; and 2.) The approval of the subdivision by the city of Sioux City pursuant to the city's extra-territorial right of review.

Attached find the following for your review:

- Location Parcel Information
- Recent onsite photographs
- Final Platting
- Topographical Platting

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

CONCORD

T89N - R46W OF 5TH P M

Ronald & Linda M. Clausen

Clausen Acres Addition

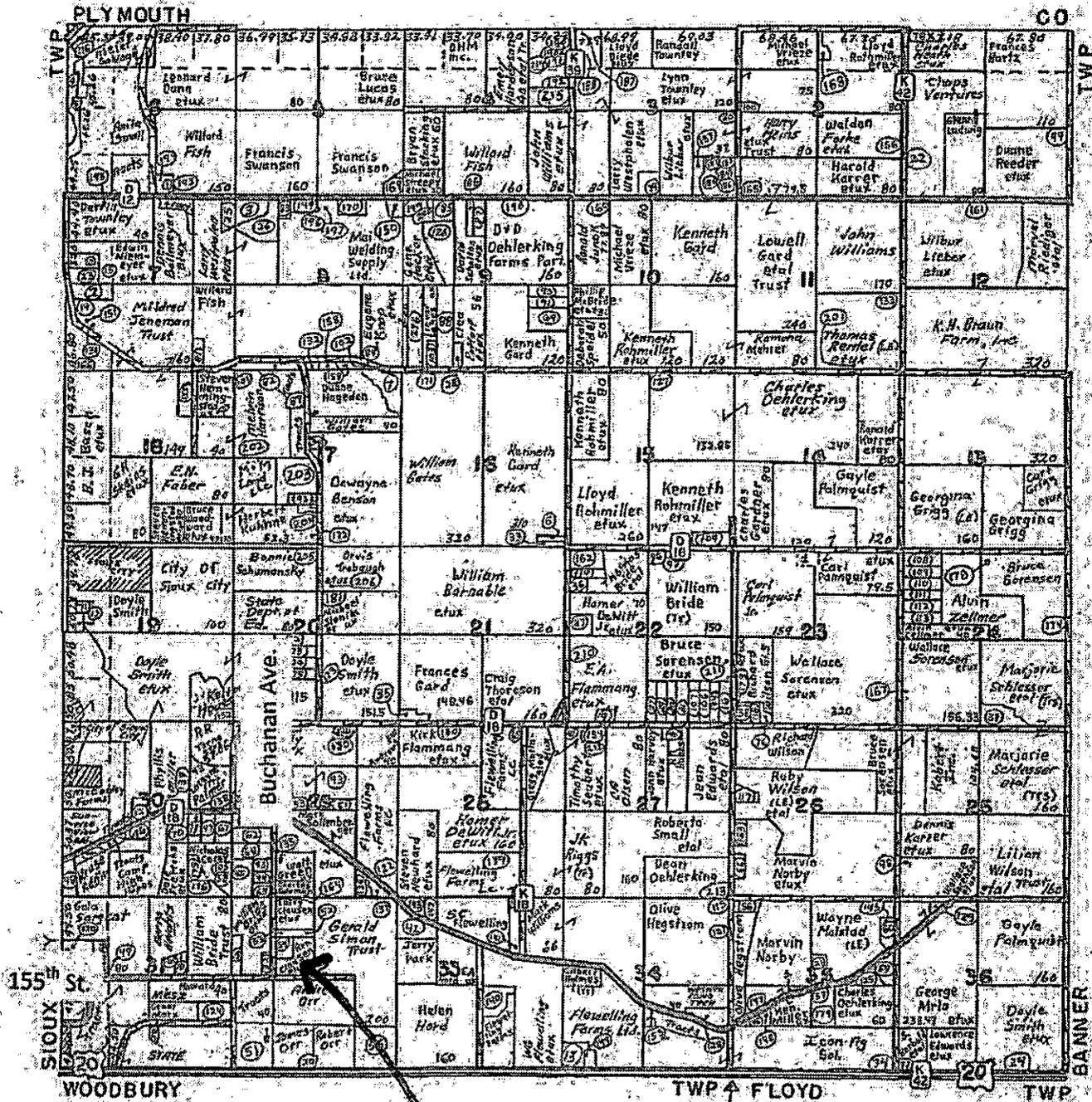
Re-Zoning AP to AE and

Minor Subdivision

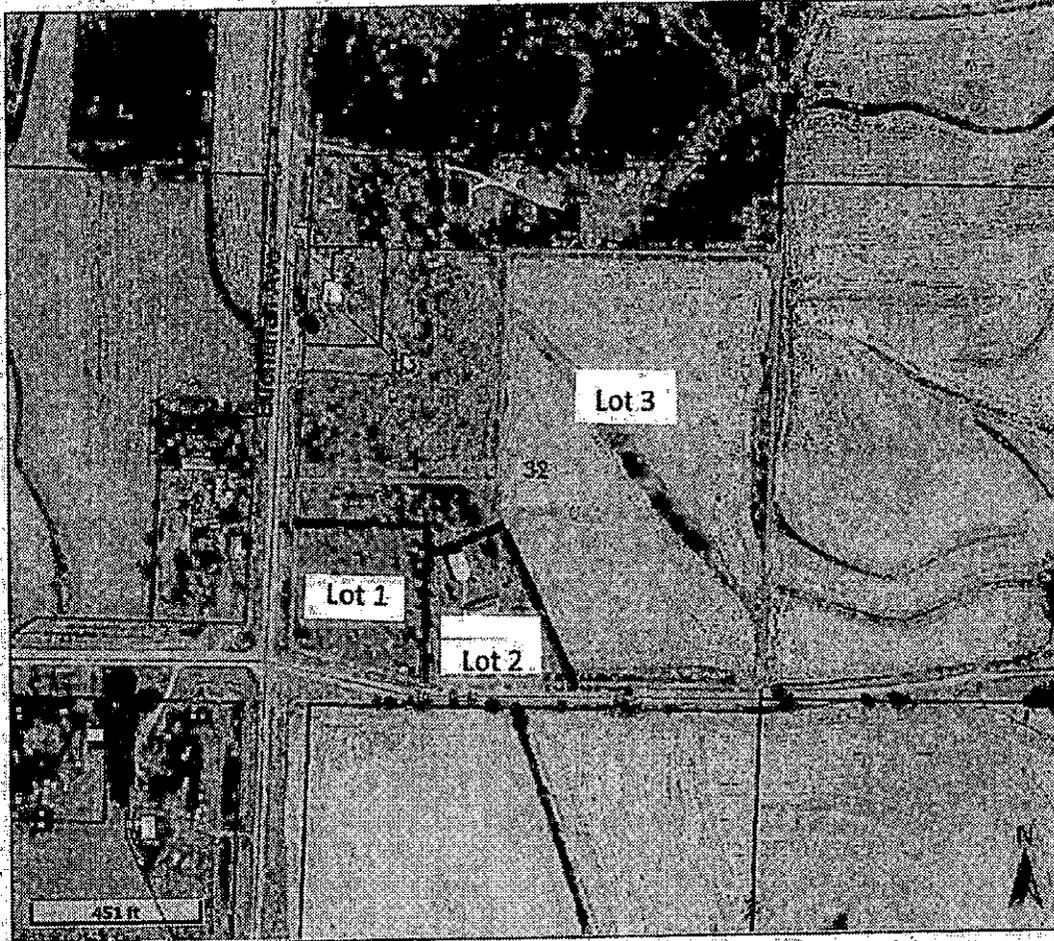
GIS Parcel #894632100011

Portion of SENW Section 32 Concord Twnshp

24.29 Net Acres



Subject Site



Overview



Legend

- Roads
- ▣ Corp Boundaries
- ▣ Townships
- ▣ Sections
- Residential Sales
- 2012
- 2013
- 2014
- ▣ Parcels

Parcel ID 894632100011
 Sec/Twp/Rng 32-89-46
 Property Address 1543 155TH ST
 CONCORD

Alternate ID 00000000881550
 Class A
 Acreage 24.290

Owner Address CLAUSEN RONALD
 CLAUSEN LINDA M
 1543 155TH ST
 SIOUX CITY, IA 51106-0000

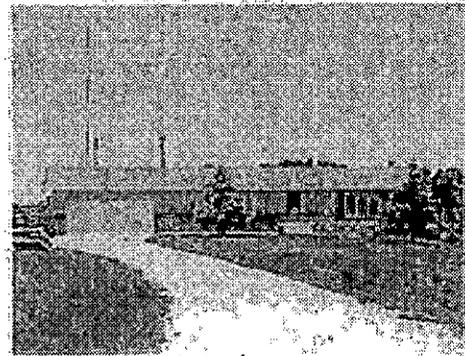
District 025 CONCORD LAWTON BRONSON COMM
 Brief Tax Description CONCORD TOWNSHIP
 SE NW EX N 183 FT AN
 D EX S 591.85 FT N 7
 74.85 FT W 587.30 FT
 32-89-46
 (Note: Not to be used on legal documents)

Last Data Upload: 11/7/2014 1:24

Ronald & Linda M. Clausen
 Clausen Acres Addition
 Re-Zoning AP to AE and
 Minor Subdivision
 GIS Parcel #894632100011
 Portion of SENW Section 32 Concord Twnshp
 24.29 Net Acres

Summary

Parcel ID 894632100011
Alternate ID 881550
Property Address 1543 155th St
 Concord
Sec/Twp/Rng 32-89-46
Brief Legal Description CONCORD TOWNSHIP SE NW EX N 183 FT AN D EX S 591.85 FT N 7 74.85 FT W 587.30 FT 32-89-46
 (Note: Not to be used on legal documents)
Document(s) DED: 262-875 (5/11/1992)
Gross Acres 24.29
Net Acres 24.29
Exempt Acres 0.00
CSR 868.4
Class A - Agriculture
Tax District 025 CONCORD LAWTON BRONSON COMM
School District LAWTON BRONSON



Click to Enlarge

Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Clausen Ronald Clausen Linda M 1543 155th St Sioux City, IA 51106-0000		

Land

Lot Area 24.29 Acres; 1,058,072 SF

Residential Dwellings

Residential Dwelling

Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style Ranch
Year Built 1992
Condition Normal
Grade what's this? 3-5
Roof MH / Gable
Flooring L/C
Foundation C Blk
Exterior Material Composite Siding
Interior Material Drwl
Brick or Stone Veneer 1/2 Story Brick; 19 linear.ft.
Total Gross Living Area 1,428 SF
Attic Type None;
Number of Rooms 4 above; 3 below
Number of Bedrooms 2 above; 2 below
Basement Area Type Full
Basement Area 1,428
Basement Finished Area 1,285 SF - Standard Finish
Plumbing 2 Base Plumbing (Full); 1 Three Quarter Bath;
Appliances 1 Range Unit; 1 Oven - Single; 1 Dishwasher; 1 Barbeque (N/A);
Central Air Yes

Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Heat Yes
 Fireplaces 1 Prefab;
 Porches
 Decks Wood Deck-Med (378 SF); Wood Deck-Med (355 SF);
 Additions
 Garages 672 SF - Att Frame (Built 1992);

Agricultural Buildings						
Plot #	Type	Description	Width	Length	Year Built	Building County
0	Steel Utility Building		44	70	1992	1

Valuation						
		2014	2013	2012	2011	2010
+	Assessed Building Value	\$12,710	\$12,710	\$9,910	\$9,910	\$10,440
+	Assessed Dwelling Value	\$164,600	\$164,600	\$164,600	\$164,600	\$165,580
+	Assessed Land Value	\$39,340	\$42,720	\$28,070	\$28,070	\$20,680
+	Exempt Value	N/A	N/A	N/A	N/A	N/A
=	Gross Assessed Value	\$216,650	\$220,030	\$202,580	\$202,580	\$196,700
-	Exempt Value	N/A	N/A	N/A	N/A	N/A
=	Net Assessed Value	\$216,650	\$220,030	\$202,580	\$202,580	\$196,700

Taxation						
		2013	2012	2011	2010	
+	Taxable Land Value	\$18,540	\$16,823	\$16,152	\$14,272	
+	Taxable Building Value	\$5,516	\$5,939	\$5,702	\$7,205	
+	Taxable Dwelling Value	\$89,543	\$86,936	\$83,537	\$80,356	
=	Gross Taxable Value	\$113,599	\$109,698	\$105,391	\$101,833	
-	Military Exemption	(\$1,852)	(\$1,852)	(\$1,852)	(\$1,852)	
=	Net Taxable Value	\$111,747	\$107,846	\$103,539	\$99,981	
X	Levy Rate (per \$1000 of value)	28.38805	28.26657	27.60132	27.97868	
=	Gross Taxes Due	\$3,172.28	\$3,048.44	\$2,857.81	\$2,797.34	
-	Ag Land Credit	(\$16.65)	(\$21.69)	(\$16.62)	(\$11.79)	
-	DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00	
-	Family Farm Credit	(\$11.83)	(\$15.41)	(\$11.74)	(\$11.05)	
-	Homestead Credit	(\$137.68)	(\$137.09)	(\$104.41)	(\$85.49)	
-	Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00	
-	Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00	
=	Net Taxes Due	\$3,006.00	\$2,874.00	\$2,726.00	\$2,690.00	

Treasurer Link

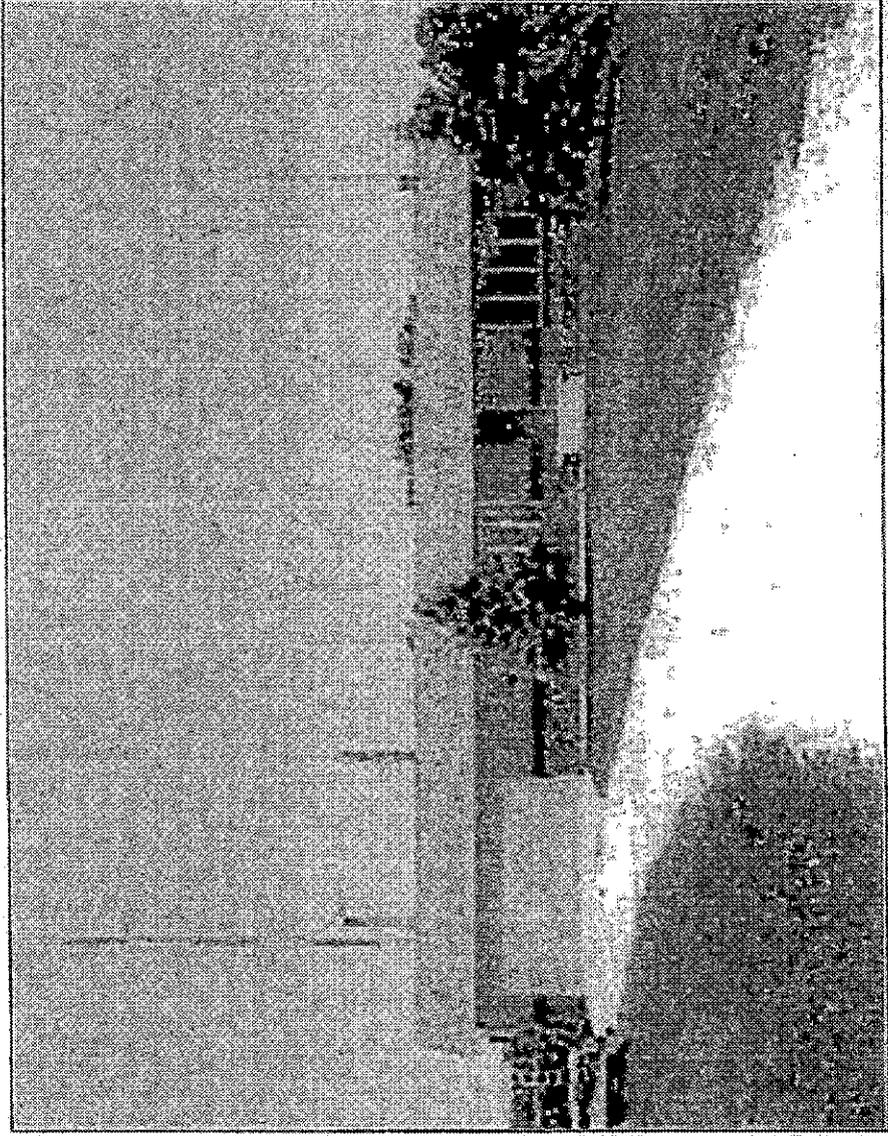
[Click here to view tax information for this parcel](#)

Tax History					
Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$1,503	No		6888
	September 2014	\$1,903	No		
2012	March 2014	\$1,437	Yes	1/8/2014	6901
	September 2013	\$1,437	Yes	8/20/2013	
2011	March 2013	\$1,363	Yes	3/5/2013	6899
	September 2012	\$1,363	Yes	9/21/2012	
2010	March 2012	\$1,345	Yes	3/20/2012	6902
	September 2011	\$1,345	Yes	9/12/2011	

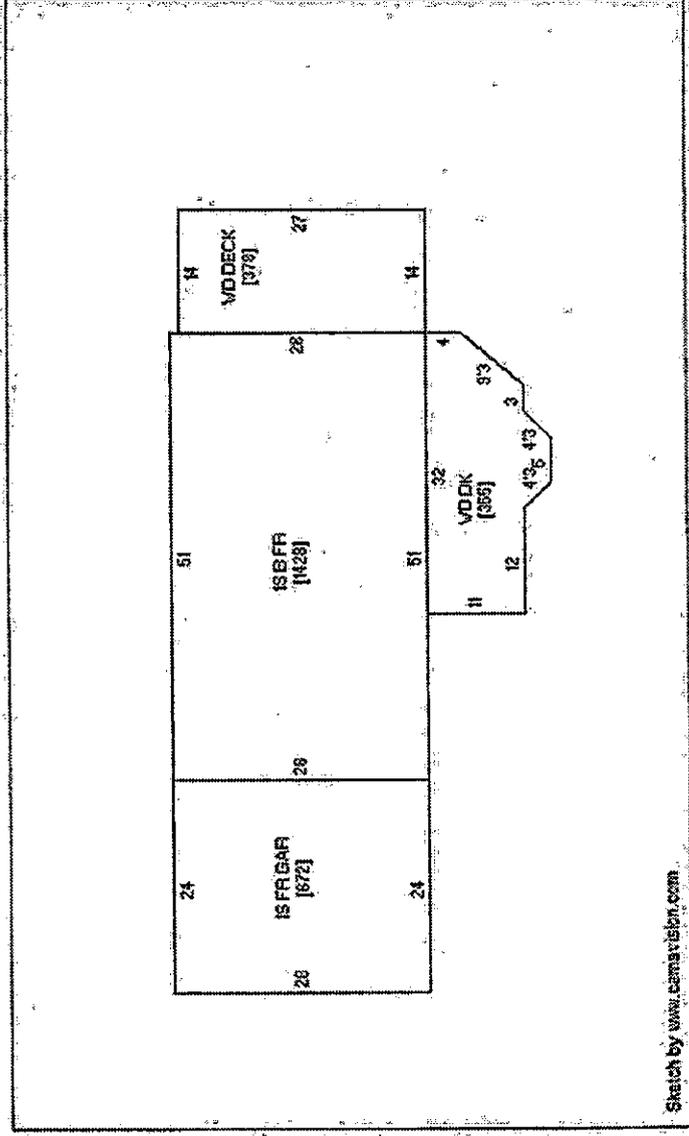
Iowa Land Records

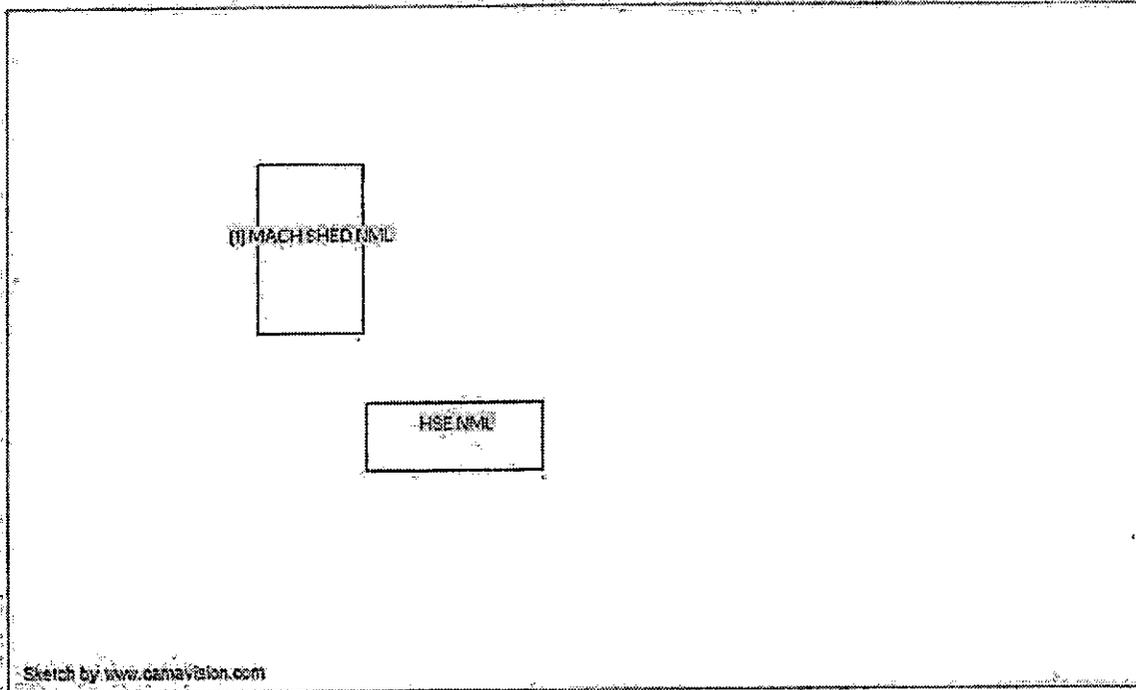
Data for Woodbury County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Photos



Sketches





No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Valuation (Sioux City). [Click here for help.](#)

IMPORTANT NOTICE

All data posted is certified as of July 1, 2013

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose.

The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Legal descriptions should be obtained from the County Auditor's office located at 620 Douglas, Sioux City, or by calling 712-279-6603. The legal descriptions shown on the property record card are merely abbreviated tax descriptions intended only to help identify the property.

Last Data Upload: 8/16/2014 1:16:50 AM



developed by
The Schneider Corporation
www.schneidercorp.com

Summary

Parcel ID: 894632100011
 Gross Acres: 24.29
 ROW Acres: 0.00
 Gross Taxable Acres: 24.29
 Exempt Acres: 0.00
 Net Taxable Acres: 24.29 (Gross Taxable Acres - Exempt Land)
 Average CSR: 39.43 (957.66 CSR Points / 24.29 Gross Taxable Acres)

Sub Parcel Summary

Description	Acres	CSR	Gross CSR Points	Assessed CSR Points
100% Value	17.02	37.99	646.96	646.56
Non-Crop	7.27	42.79	311.10	221.84
Total	24.29		957.66	868.40

Soil Summary

Description	SMS	Soil Name	CSR	Unadjusted Acres	Unadjusted CSR Points	Spot & Line Acres	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR Points
100% Value	10C2	MONONA SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	57.00	2.17	123.69	0.00	2.17	0.00	123.69
100% Value	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	34.00	3.46	117.64	0.00	3.46	0.00	117.64
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	37.00	9.59	354.83	0.00	9.59	0.00	354.83
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	28.00	1.80	50.40	0.00	1.80	0.00	50.40
Non-Crop	10C2	MONONA SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	57.00	3.19	181.83	0.00	3.19	70.44	111.39
Non-Crop	17C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	58.00	0.05	2.90	0.00	0.05	1.14	1.76
Non-Crop	170E	NAPIER-CASTANA SILT LOAMS, 9 TO 20 PERCENT SLOPES	34.00	0.55	19.04	0.00	0.56	3.48	15.56
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	37.00	1.13	41.81	0.00	1.13	9.35	32.46
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	28.00	2.34	65.52	0.00	2.34	4.84	60.68
				24.29	957.66	0.00	24.29	89.26	868.40

IMPORTANT NOTICE

All data posted is certified as of July 1, 2013

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

Legal descriptions should be obtained from the County Auditor's office located at 620 Douglas, Sioux City, or by calling 712-279-6603. The legal descriptions shown on the property record card are merely abbreviated tax descriptions intended only to help identify the property.

Last Data Upload: 11/7/2014 12:42 AM

Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

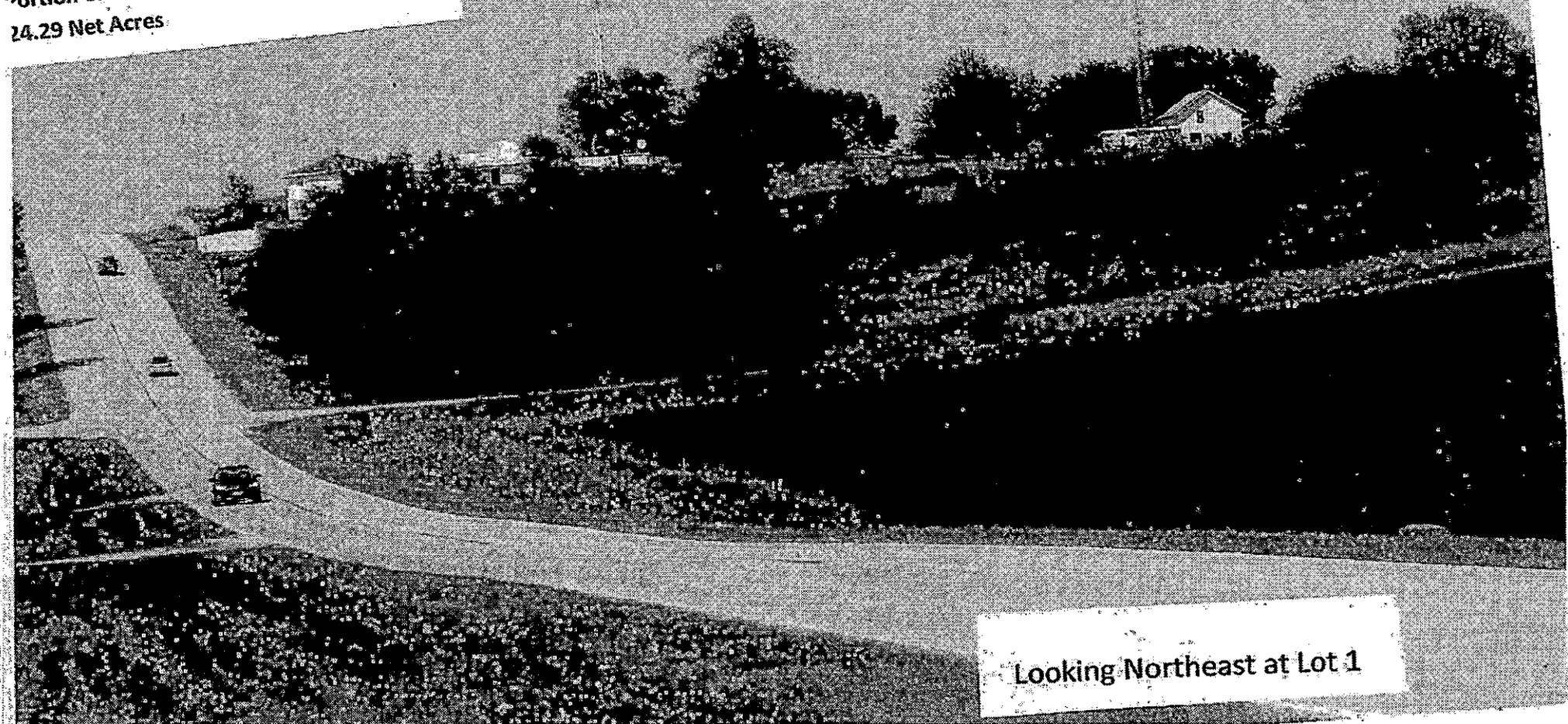
155TH ST

155TH ST

Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

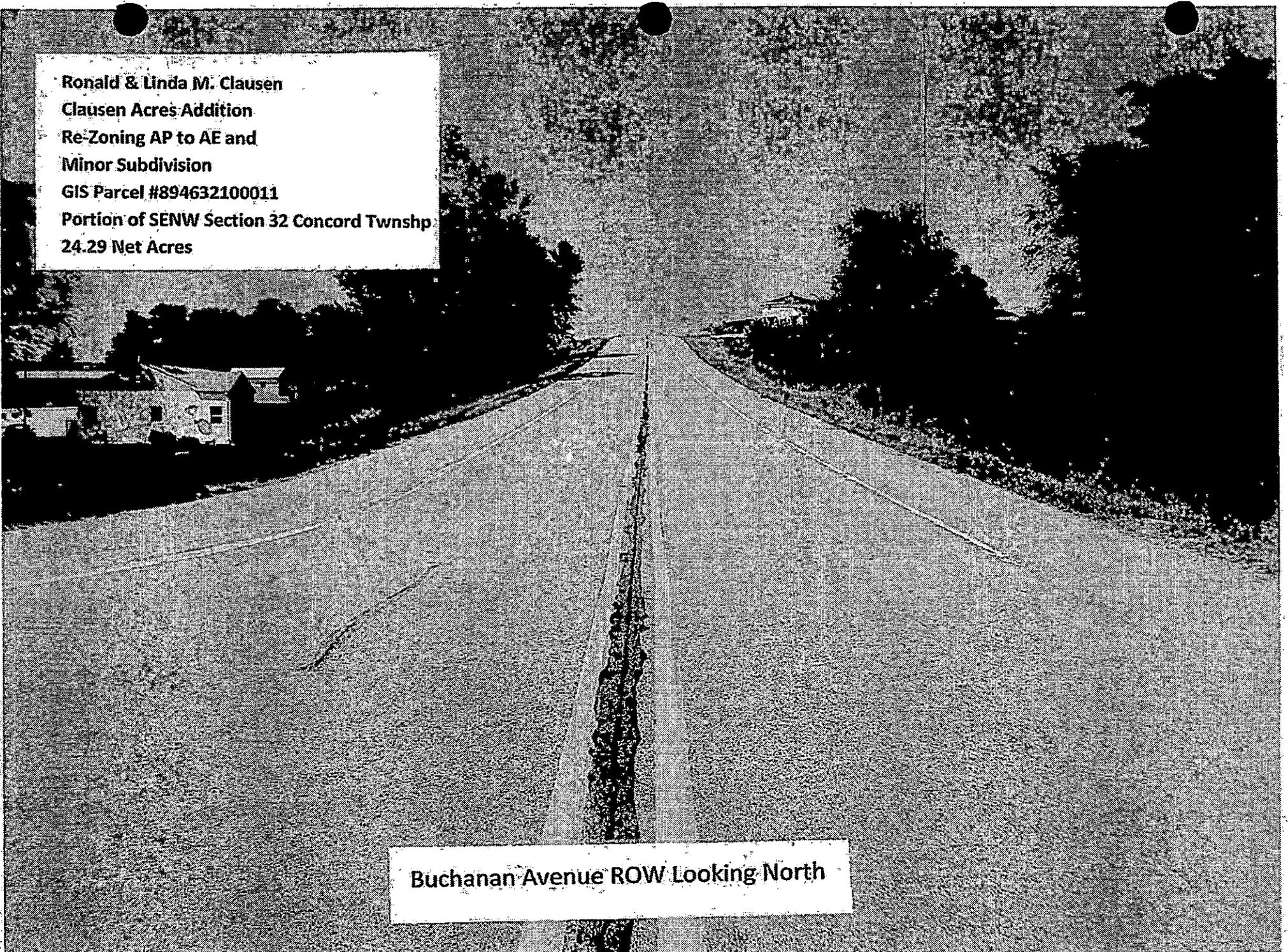
Donald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Looking Northeast at Lot 1



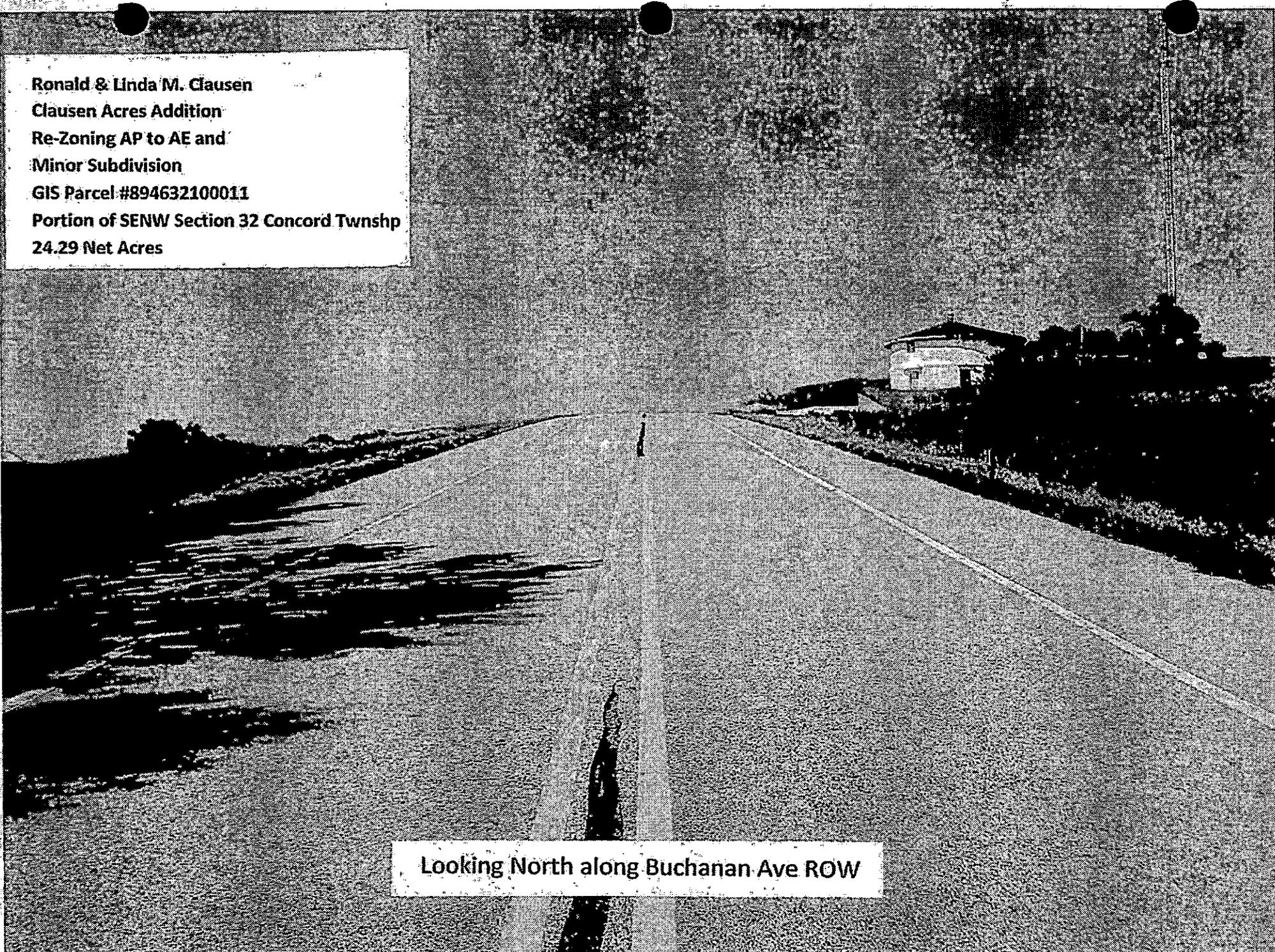
Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp.
24.29 Net Acres

Buchanan Avenue ROW Looking North



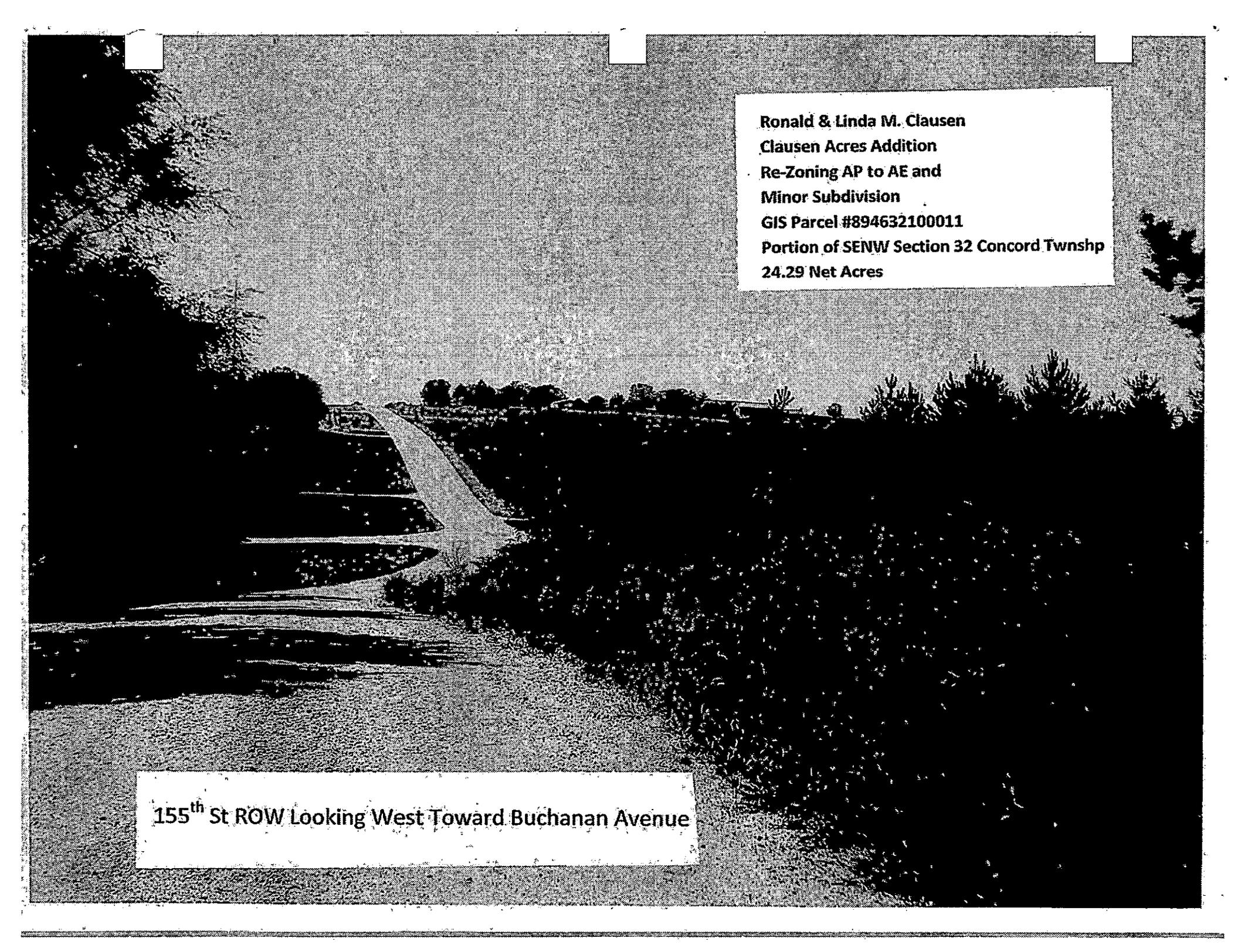
Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Looking North along Buchanan Ave ROW



Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Looking South along Buchanan Ave ROW



Ronald & Linda M. Clausen

Clausen Acres Addition

Re-Zoning AP to AE and

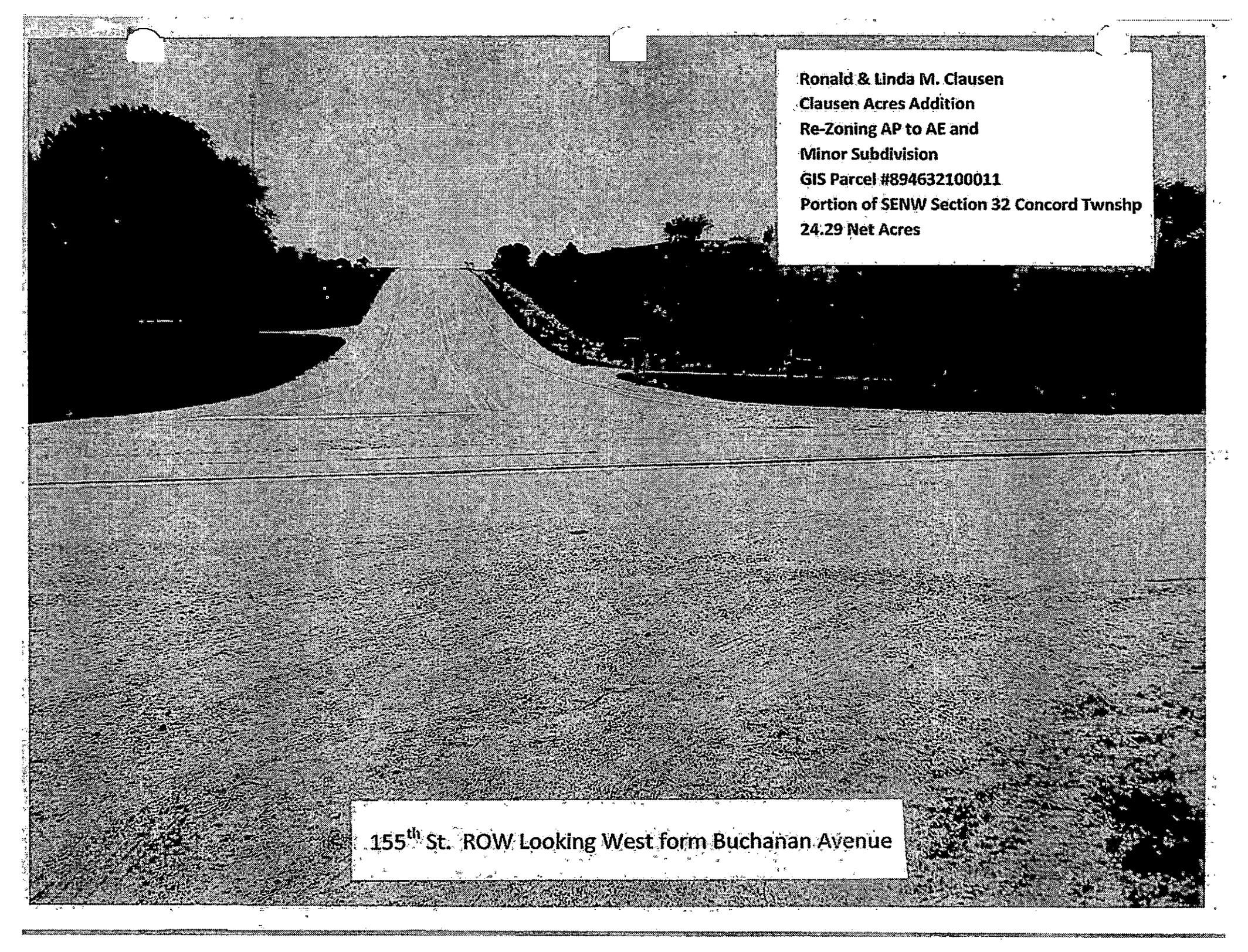
Minor Subdivision

GIS Parcel #894632100011

Portion of SENW Section 32 Concord Twnshp

24.29 Net Acres

155th St ROW Looking West Toward Buchanan Avenue



**Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres**

155th St. ROW Looking West form Buchanan Avenue

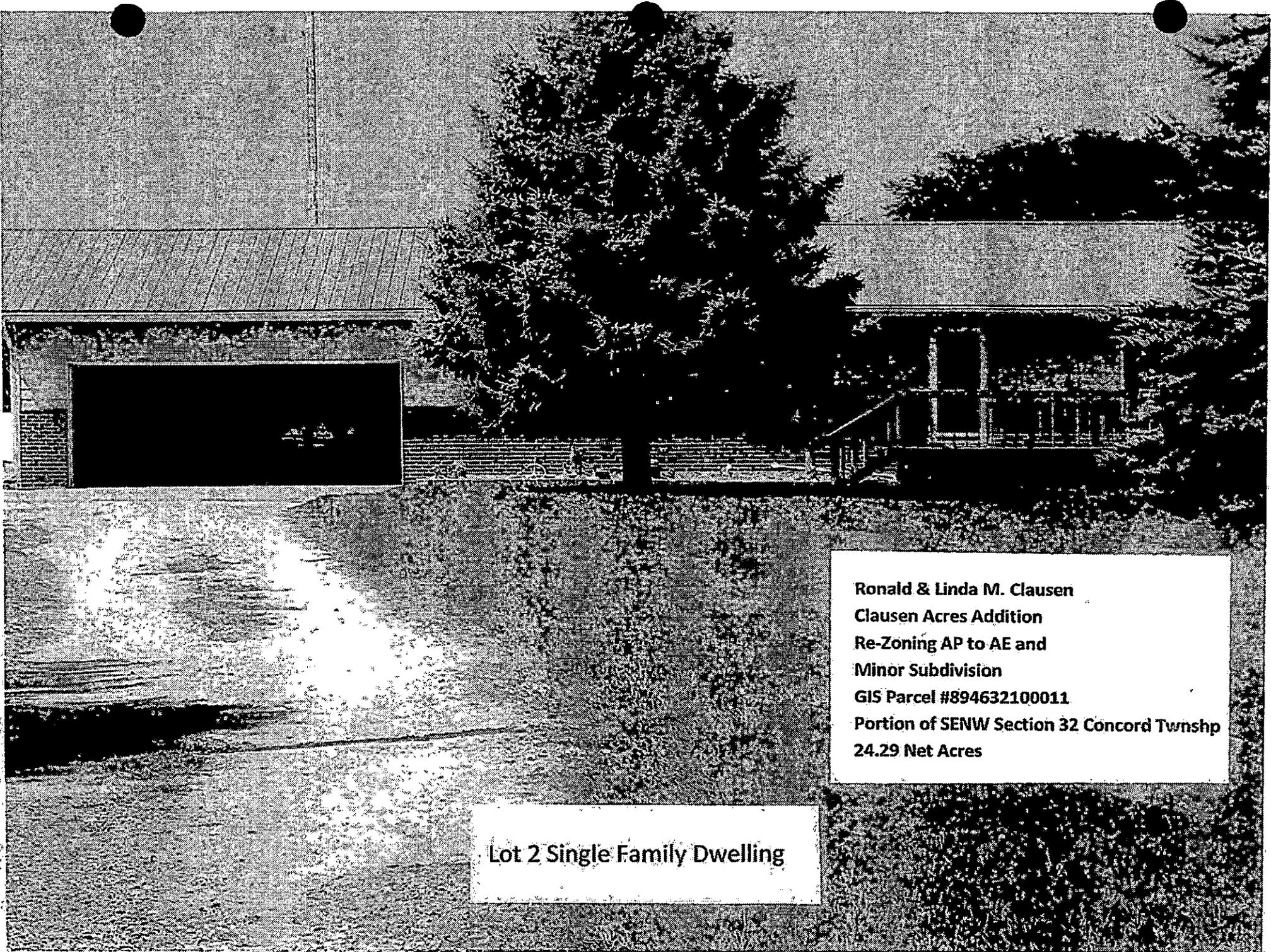
Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

155th St. ROW Looking East from Buchanan Avenue

NO
OUTLET

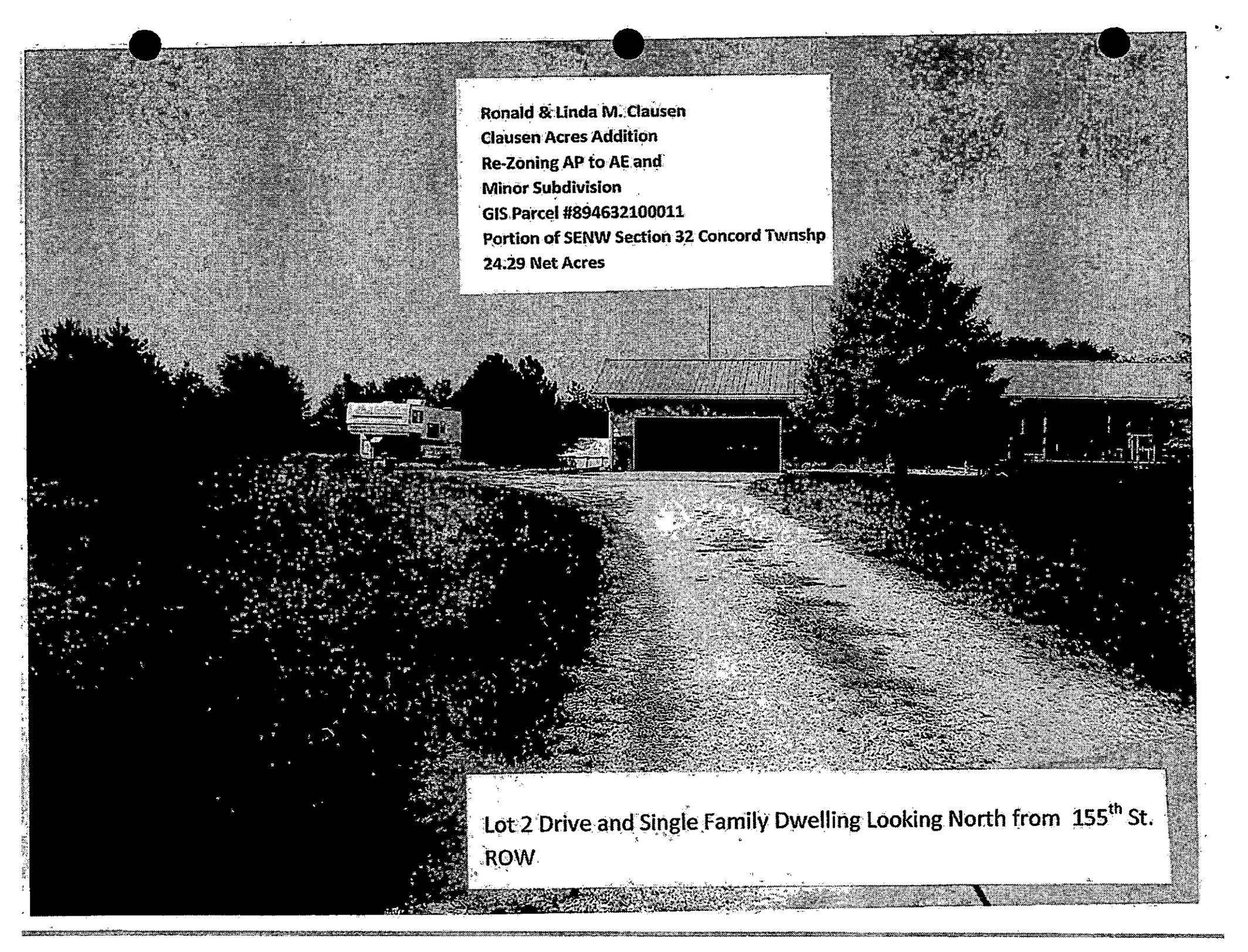
**Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres**

Lot 1 Looking North



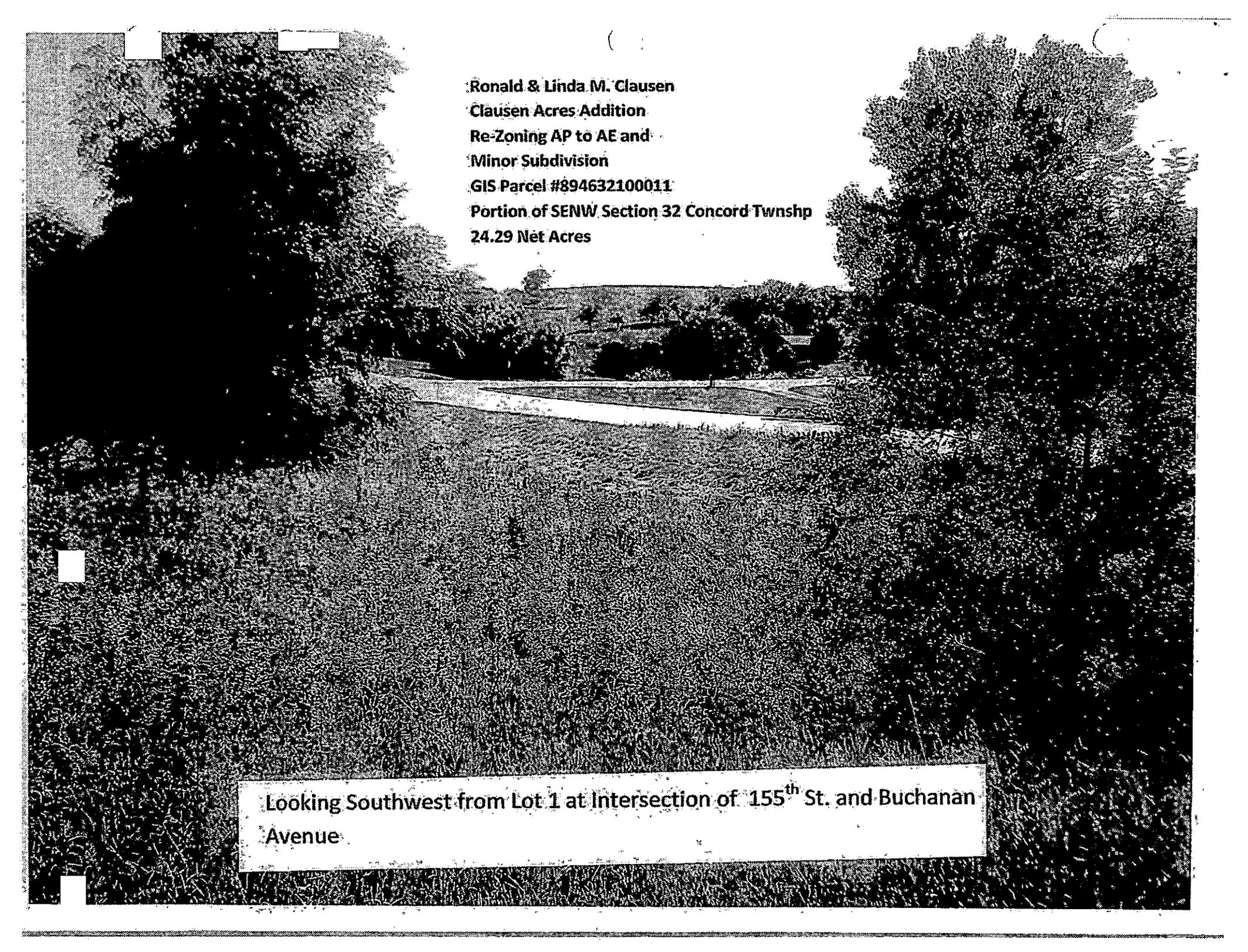
Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Lot 2 Single Family Dwelling



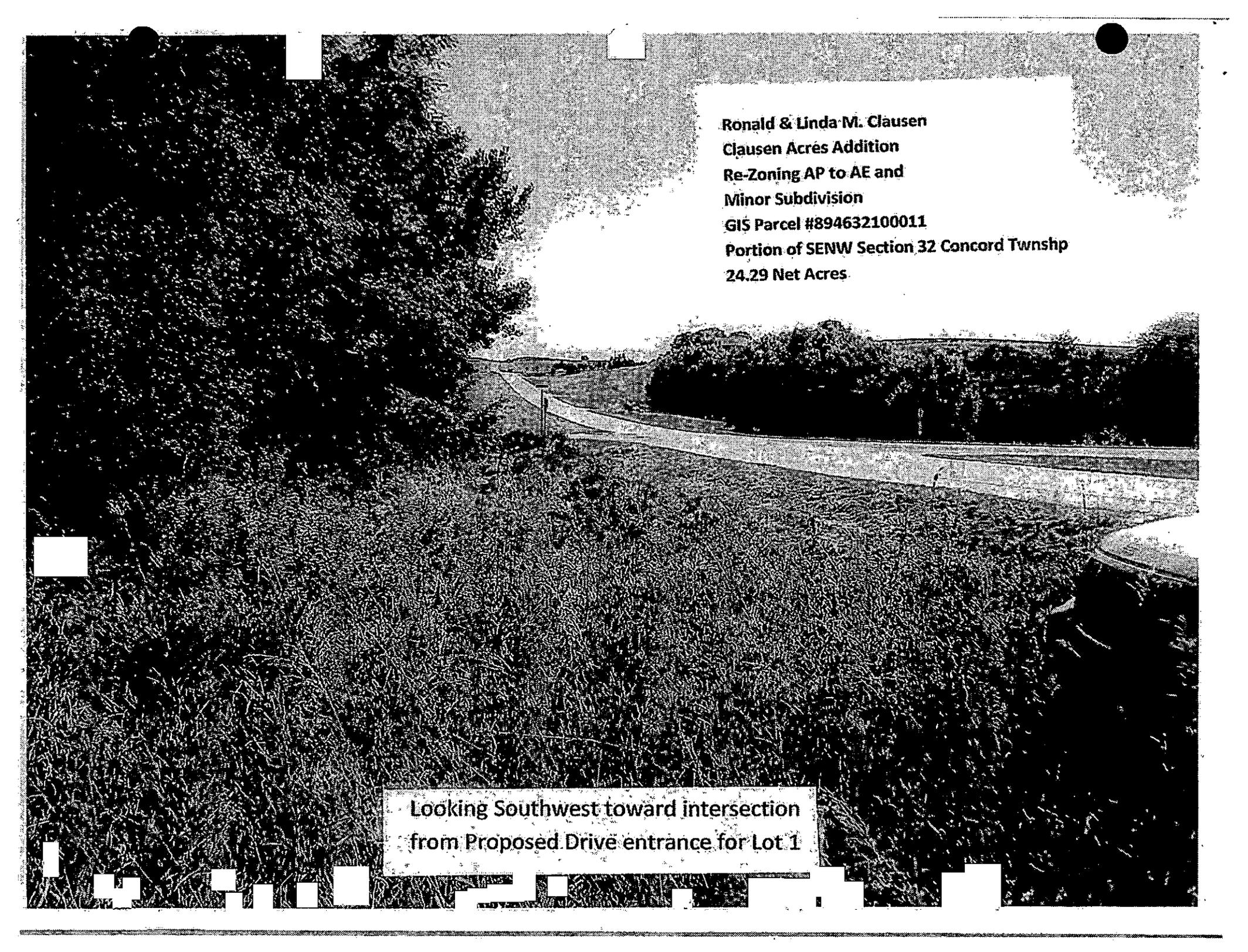
Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Lot 2 Drive and Single Family Dwelling Looking North from 155th St.
ROW



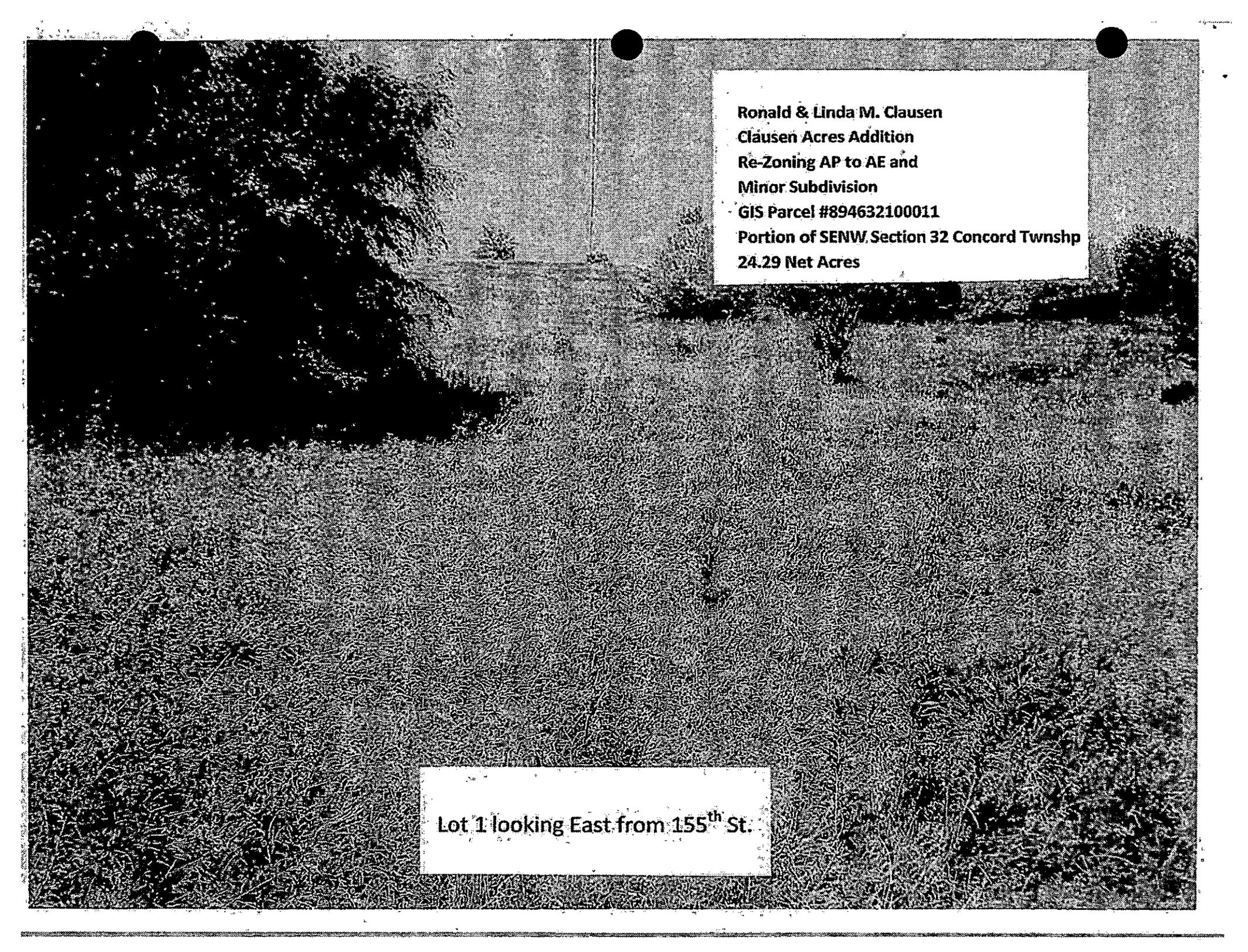
Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Looking Southwest from Lot 1 at Intersection of 155th St. and Buchanan Avenue



Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres

Looking Southwest toward intersection
from Proposed Drive entrance for Lot 1



Ronald & Linda M. Clausen

Clausen Acres Addition

Re-Zoning AP to AE and

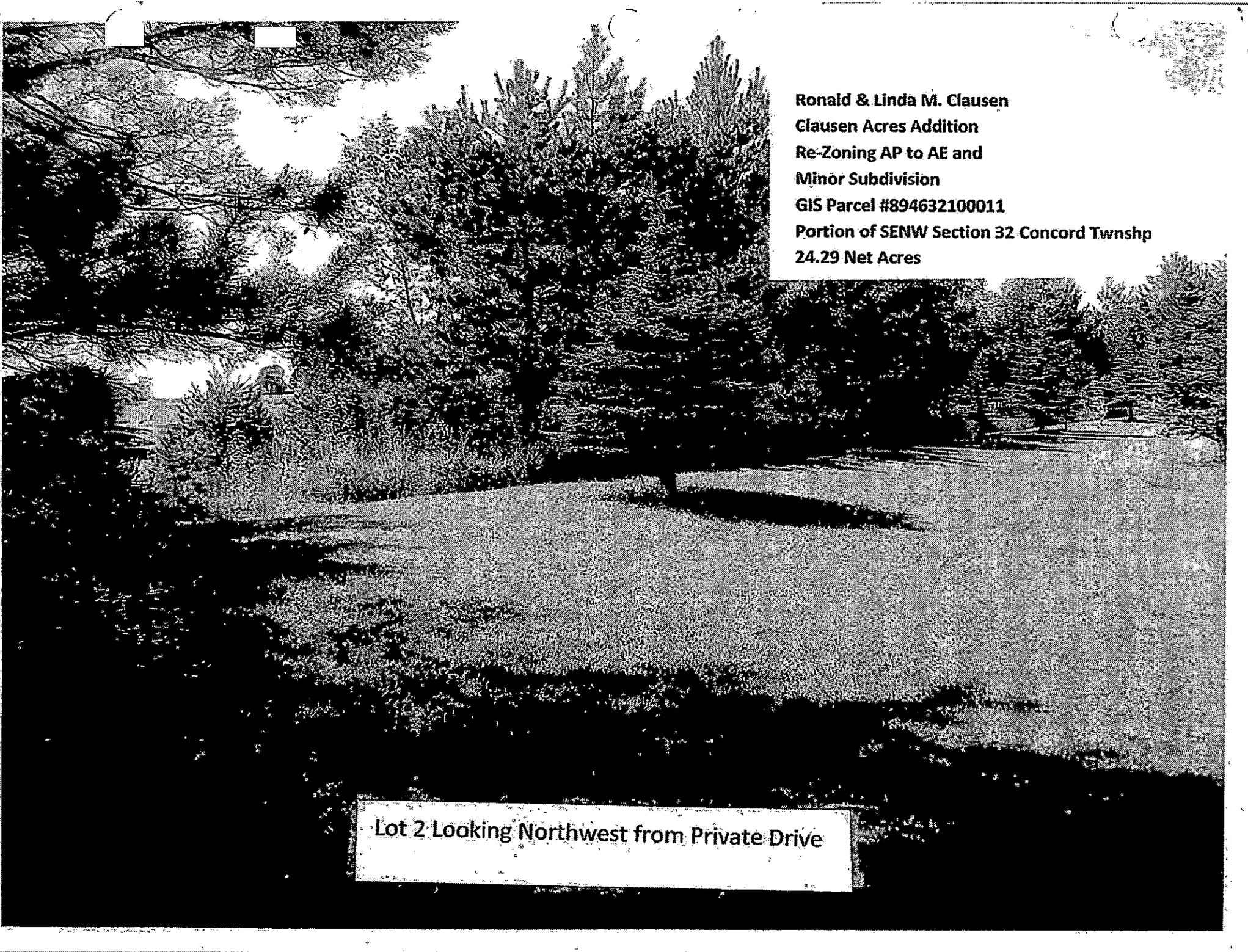
Minor Subdivision

GIS Parcel #894632100011

Portion of SENW Section 32 Concord Twnshp

24.29 Net Acres

Lot 1 looking East from 155th St.



**Ronald & Linda M. Clausen
Clausen Acres Addition
Re-Zoning AP to AE and
Minor Subdivision
GIS Parcel #894632100011
Portion of SENW Section 32 Concord Twnshp
24.29 Net Acres**

Lot 2 Looking Northwest from Private Drive