

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

Date: May 11, 2017

Weekly Agenda Date: May16,2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo-Planning and Zoning

WORDING FOR AGENDA ITEM:

Receive Subdivision Application with Referral to Zoning Commission for Public Hearing and Recommendation Re: B. K. Addition - a Minor Subdivision; GIS Parcel #864628300006.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Property owners Brad W. and Brandie M. Koenig have filed a subdivision application to have a 36.26 acre parcel subdivided into two (2) lots. The intended result is Lot 1 provides a 2 .09 acre parcel containing the residence and outbuildings. Lot 2 providing 33.79 acres remaining in agricultural production. No new residential development is planned.

The parent parcel lies within rural Woodbury County approximately 350' east the town of Sloan's corporate limits. The location is within a portion of the SW ¼ of the SW ¼ of Section 28 in Sloan Township. The parent parcel is zoned AP (Agricultural Preservation); the parent parcel is not within a special flood hazard area and is serviced by driveways addressed 2009 and 2035 Hwy 141.

The town of Sloan has extraterritorial subdivision review rights which we anticipate the town will exercise.

BACKGROUND:

The proposed parent parcel is zoned AP (Agricultural Preservation). AP zoning allow the residential density intended by the requested subdivision. Any residential development on Lot 2 would require re-zoning prior to building permit issuance.

FINANCIAL IMPACT:

None. Application fees cover administration costs.

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:

Staff recommends your Board receive the subdivision application and Final Plat for B. K. Addition. That your Board refer the plat to the Zoning Commission for Public Hearing and a Final Plat Approval Recommendation.

ACTION REQUIRED / PROPOSED MOTION:

A motion to receive the subdivision application and Final Plat for B.K. Addition with referral to the Zoning Commission for Public Hearing and a Final Plat Approval Recommendation.

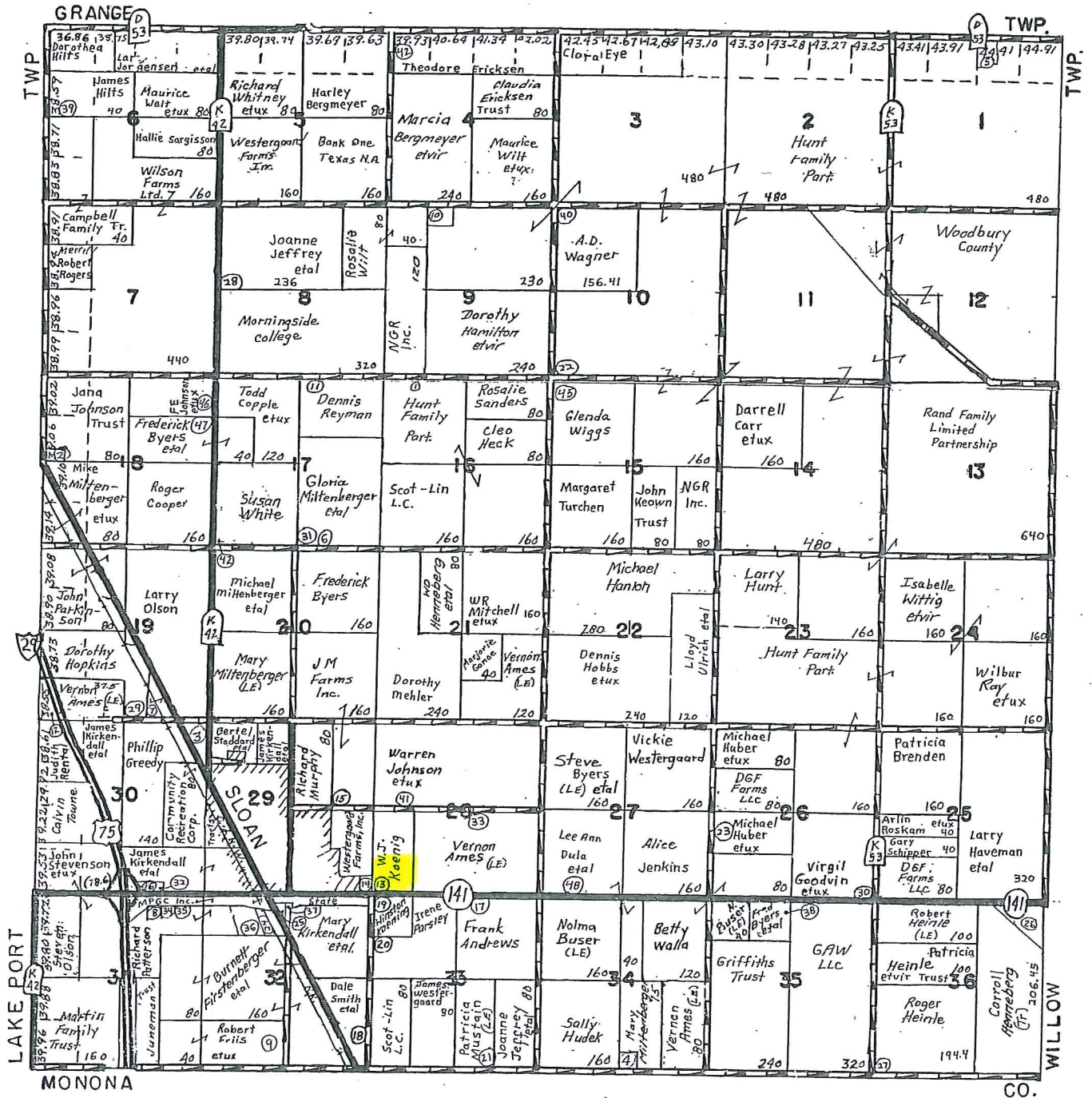
T-86N R-46W OF THE 5TH P.M.

SLOAN

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| 28. Sec.8 Lois Hobbs-4 |
| 29. Sec.19 Steve Hopkins,etux-5.33 |
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| 42. Sec.17 Richard Hammer,etux-5 |
| 43. Sec.4 LT Pork-7.0 |
| 44. Sec.8 Wayne Coppel,etux-4.77 |
| 45. Sec.15 Douglas Wiggs,etux-10.01 |
| 46. Sec.18 Vinca Johnson,etal-5.0 |
| 47. Sec.18 Chad Small-5.0 |
| 48. Sec.27 Bruce Nance,etux-3.9 |



MONONA

CO.



WOODBURY COUNTY, IOWA

MINOR SUBDIVISION APPLICATION

Applicant: BRAD W. KOENIG + BRANDIE M. KOENIG
(Name of Owner)

Mailing Address: 2013 HWY #141 SLOAN, IA 51055
Street City or Town State and Zip + 4

Property Address: 2013 HWY #141 SLOAN, IA 51055
Street City or Town State and Zip + 4

Phone Number: 712-431-6799 E-mail Address: BRAD@CGL

To subdivide land located in the SW-SW Quarter, Section 28-86-46

Township T86N Range R46W Civil Township SLOAN

GIS Parcel # 864628300006

Name of Subdivision: B.K. ADDITION

Subdivision Area in Acres 35.88 ACRES Number of Lots 2

Attachments:

1. Ten (10) copies of grading plans; if required. N/A
- ✓ 2. Twenty six (26) copies of final plat (Complete per Section 4.01 of the Subdivision Ordinance). ALAN FAGAN FOR BRAD W. KOENIG
- ✓ 3. An attorney's opinion of the abstract. 712-539-1471
alfsurveying@aol.com
- ✓ 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'.
5. Proof of Corn Suitability Rating (CSR) for land to be subdivided.

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

(Owner's Signature)

Action on Application:

ALAN FAGAN FOR BRAD KOENIG

4/20/17
Zoning Administrator

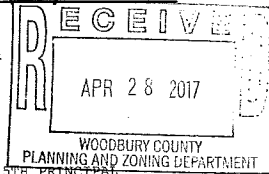
For Office Use Only:

Zoning District AP Flood District 5750 Date _____ No. 6d10

Application Fee \$200 4 Lots or less \$200); CK# 11440
5 Lots or more (\$250 plus \$5 per Lot)

AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

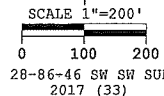
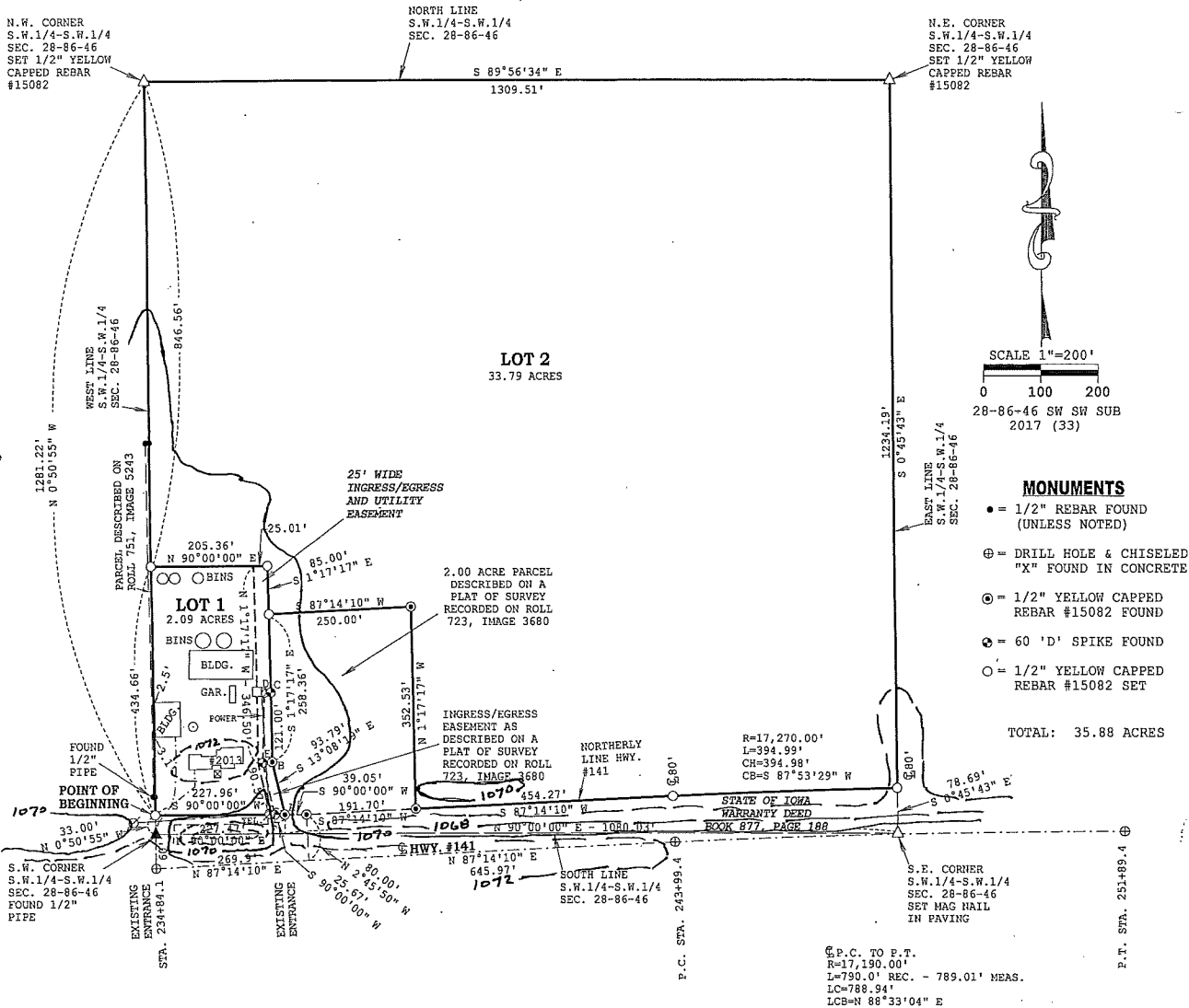
PRELIMINARY DRAWING
A MINOR SUBDIVISION PLAT
OF
B. K. ADDITION
WOODBURY COUNTY, IOWA



SURVEYOR'S DESCRIPTION:

PART OF THE S.W.1/4 OF THE S.W.1/4 OF SECTION 28, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE S.W.1/4; THENCE N.0°50'55"W. ALONG THE WEST LINE OF SAID S.W.1/4 OF THE S.W.1/4 FOR 33.00 FEET TO THE NORTHERLY LINE OF HIGHWAY #141 AS DESCRIBED ON A WARRANTY DEED RECORDED IN BOOK 877, PAGE 188 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING N.0°50'55"W. ALONG SAID WEST LINE FOR 1281.22 FEET TO THE N.W. CORNER OF SAID S.W.1/4 OF THE S.W.1/4; THENCE S.89°56'34"E. ALONG THE NORTH LINE OF SAID S.W.1/4 OF THE S.W.1/4 FOR 1309.51 FEET TO THE N.E. CORNER OF SAID S.W.1/4 OF THE S.W.1/4; THENCE S.0°45'43"E. ALONG THE EAST LINE OF SAID S.W.1/4 OF THE S.W.1/4 FOR 1234.19 FEET TO SAID NORTHERLY LINE OF HIGHWAY #141; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND A 17,270 FOOT RADIUS CURVE CONCAVE SOUTHERLY FOR 394.99 FEET, SAID CURVE HAVING A CHORD BEARING OF S.87°53'29"W. AND A CHORD LENGTH OF 394.98 FEET; THENCE S.87°14'10"W. ALONG SAID NORTHERLY LINE FOR 454.27 FEET TO THE SOUTHEASTERLY CORNER OF A 2.00 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 723, IMAGE 3680 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.1°17'17"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 352.53 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE S.87°14'10"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 250.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE S.1°17'17"E. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 258.36 FEET; THENCE S.13°08'19"E. ALONG SAID WESTERLY LINE FOR 93.79 FEET TO SAID NORTHERLY LINE OF HIGHWAY #141; THENCE S.90°00'00"W. ALONG SAID NORTHERLY LINE FOR 227.96 FEET TO THE POINT OF BEGINNING. CONTAINING 35.88 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE SOUTH LINE OF SAID S.W.1/4 OF THE S.W.1/4 IS ASSUMED TO BEAR N.90°00'00"E.



- MONUMENTS**
- = 1/2" REBAR FOUND (UNLESS NOTED)
 - ⊗ = DRILL HOLE & CHISELED "X" FOUND IN CONCRETE
 - ⊙ = 1/2" YELLOW CAPPED REBAR #15082 FOUND
 - ⊚ = 60 'D' SPIKE FOUND
 - = 1/2" YELLOW CAPPED REBAR #15082 SET
- TOTAL: 35.88 ACRES

LOT 1 IS SUBJECT TO AN INGRESS/EGRESS EASEMENT AS DESCRIBED ON A PLAT OF SURVEY OF A 2.00 ACRE PARCEL RECORDED ON ROLL 723, IMAGE 3680

A - B: N.13°08'19"W. - 93.79'
 B - C: N.1°17'17"W. - 121.00'
 C - D: S.88°42'43"W. - 12.00'
 D - E: S.0°54'32"W. - 121.58'
 E - F: S.12°45'05"E. - 92.78'
 F - A: N.90°00'00"E. - 17.50'

UTILITIES

POWER - MIDAMERICAN
 TELEPHONE - LONG LINES
 WATER - PRIVATE WELL
 SEWER - PRIVATE SEPTIC SYSTEM

⊙ = WELL
 ⊗ = SEPTIC TANK

NOTES:

THE EASTERLY 25.00' OF LOT 1 IS SUBJECT TO AN INGRESS/EGRESS AND UTILITY EASEMENT TO BENEFIT LOT 2.

LOT 1 IS SUBJECT TO AND TOGETHER WITH AN EASEMENT AGREEMENT FILED ON ROLL 468, IMAGE 466.

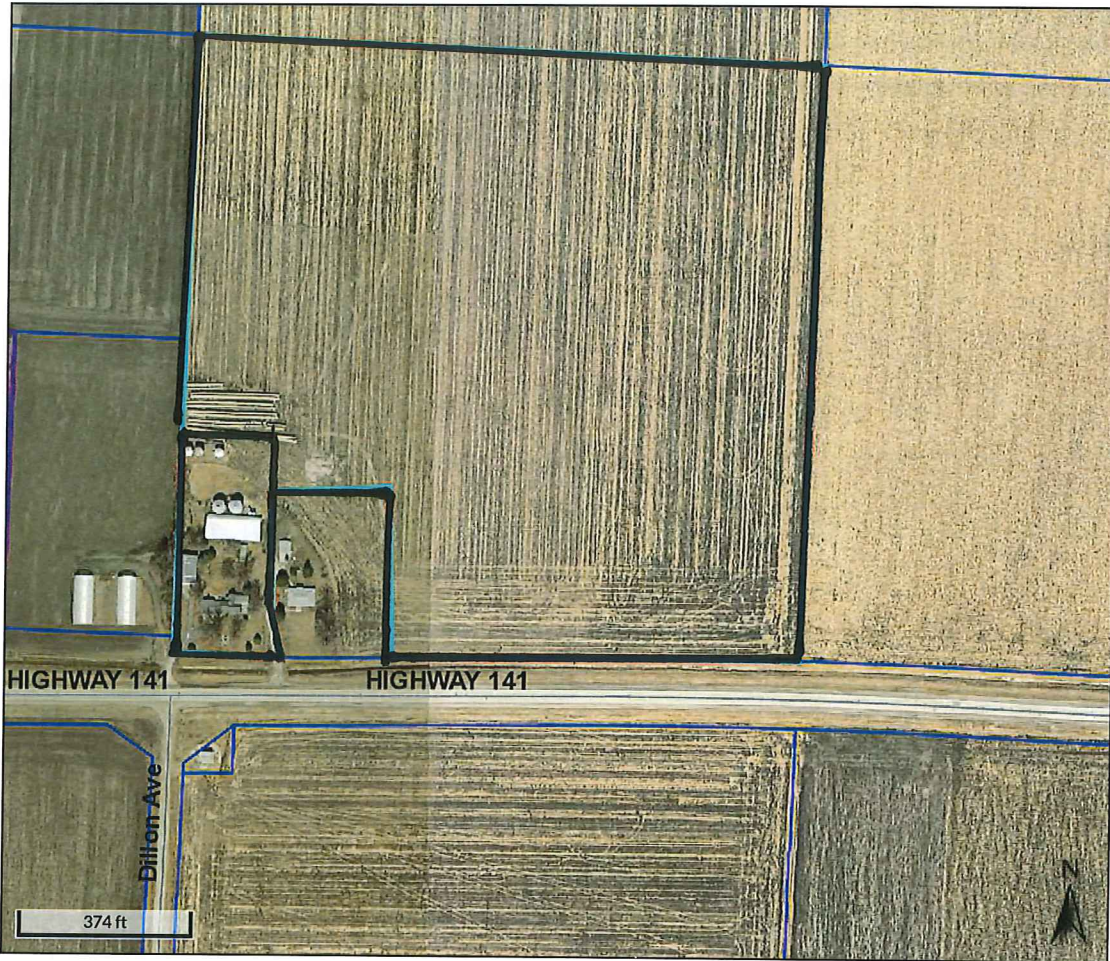
PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT FILED ON ROLL 201, IMAGE 902.

OWNERS/SUBDIVIDERS:
 BRAD H. KOENIG & BRANDIE M. KOENIG, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

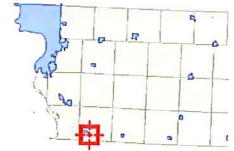
SURVEYOR:
 ALAN L. FAGAN

ZONING:
 AP AG PRESERVATION








BUILDING SETBACKS:
 FRONT YARD - 100 FEET FROM ROAD R.O.W.
 REAR YARD - 50 FEET
 SIDE YARD - 20 FEET



Overview



Legend

- Roads
-  Corp Boundaries
-  Townships
- County Residential Sales
-  2014
-  2015
-  2016
-  Sioux City Residential Sales
-  Parcels

Parcel ID	864628300006	Alternate ID	700667	Owner Address	KOENIG BRAD W & BRANDI M
Sec/Twp/Rng	28-86-46	Class	A		2013 HWY 141
Property Address	2013 HWY 141	Acreage	36.26		SLOAN IA 51055
	SLOAN				

District STWW
 Brief Tax Description SLOAN TOWNSHIP SWSW IN 28-86-46 (EX AN IRREG TCT COM AT SW COR OF SW SW THNC E 227.47', THNC N 33'TO POB, THNC NW 93.79', THNC N 258.36', THNC E 250', THNC S 352.53', THNC W 191.70', THNC W 39.05' TO POB 28-86-46

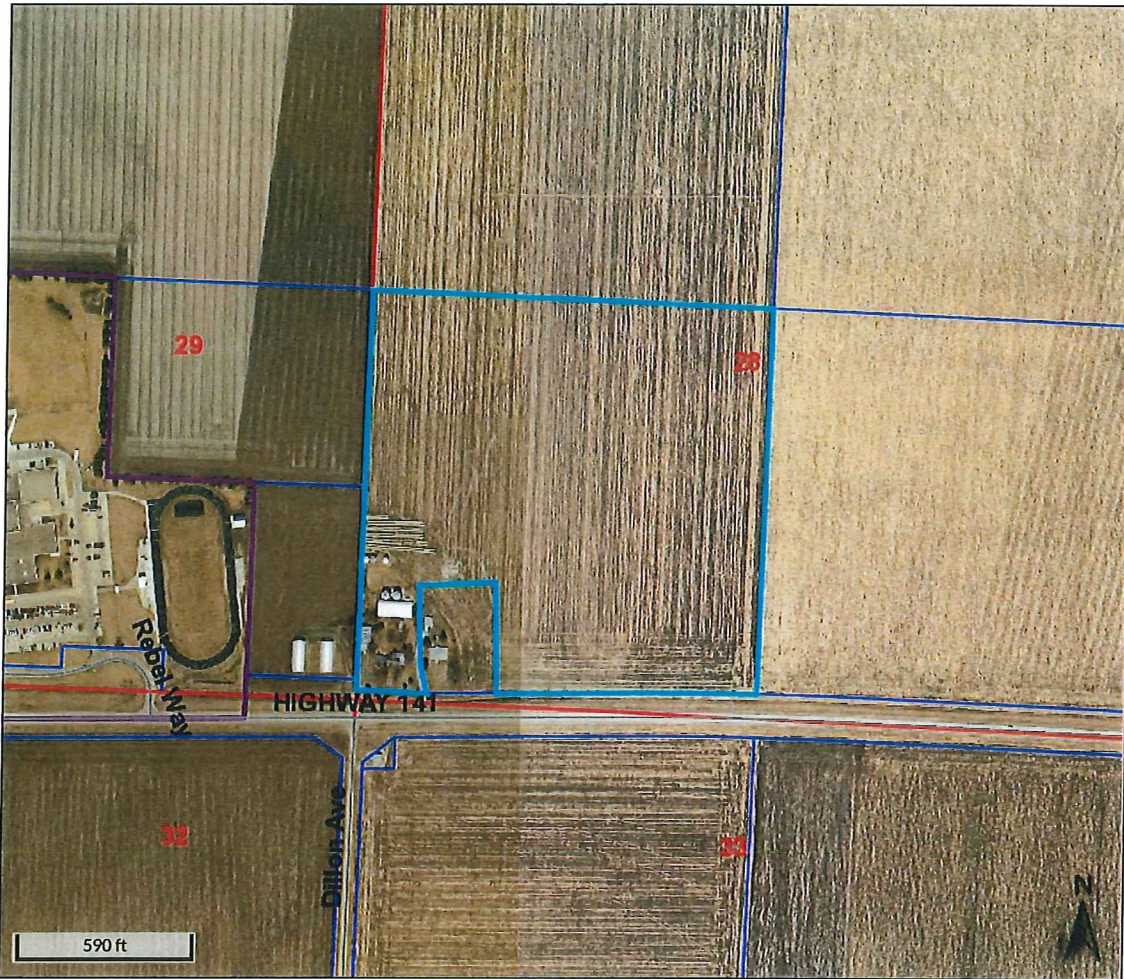
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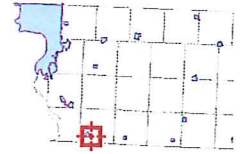
 Developed by
 The Schneider Corporation

HW SWMP

- WANTS TO CONFIRM INCLUSION OF ALL ADJACENT PARCELS WITHIN PROPOSED SUBDIVISION



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Legend

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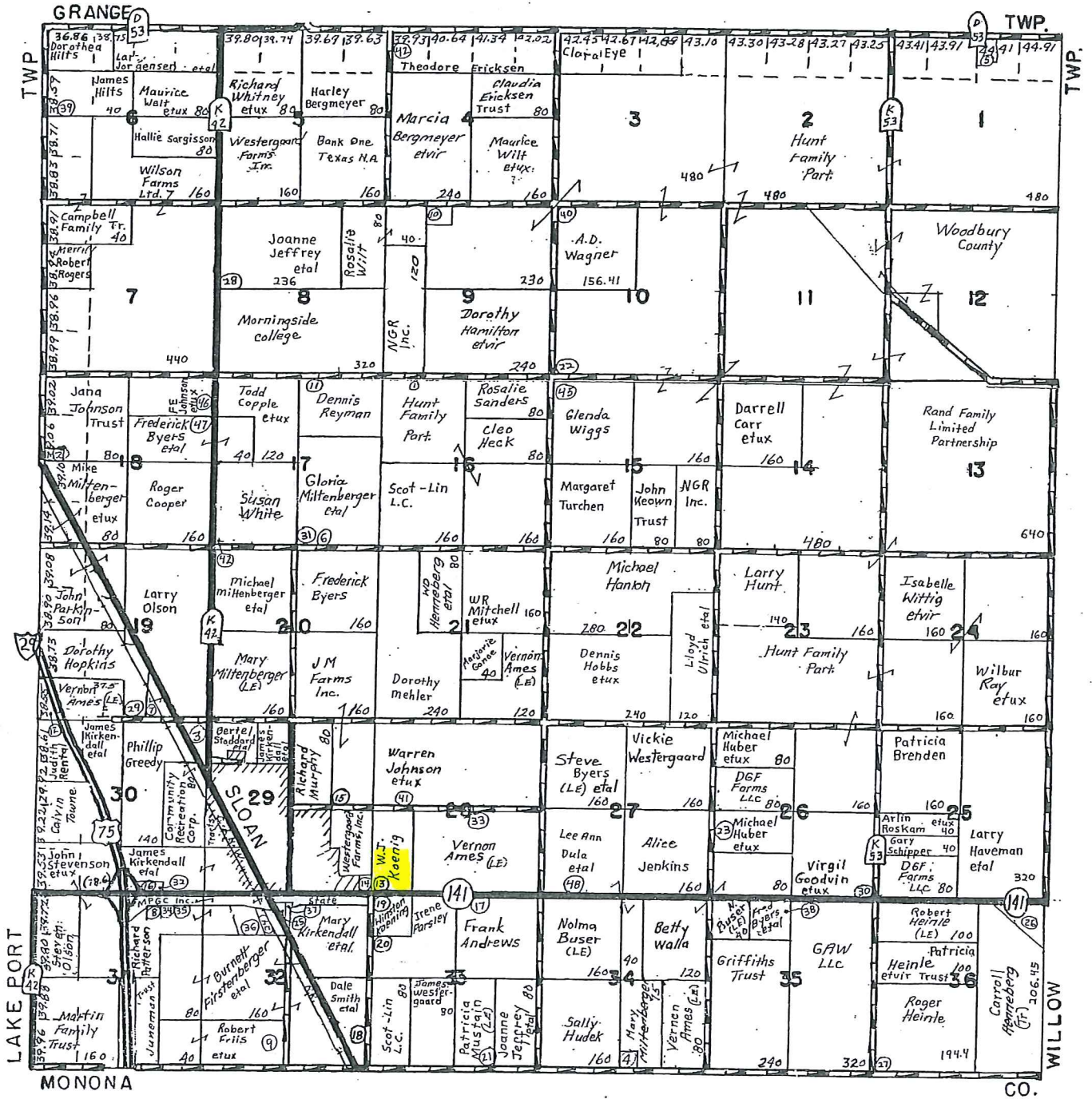
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