

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

Date: 11/16/2016

Weekly Agenda Date: 11/22/2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Planning & Zoning

WORDING FOR AGENDA ITEM:

Receive application and final plat from Kirk and Tamara Scheelhaase with referral to the Zoning Commission for public hearing and recommendation Re: Koele Addition - a minor subdivision; GIS Parcel #884519200007.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Mr. and Mrs. Scheelhaase wish to create a two (2) lot subdivision. Their intent is to establish an independent 2.52 acre lot and relocate the existing dwelling to that location with the intent the lot and dwelling will be conveyed to a family member. The remainder of the 38.2 acre parent parcel will not be developed and will remain, in part, in a form of agricultural production. No new residential density is planned to occur.

The location is on the south side of 190th St. approximately 0.4 miles west of of 190th St. and Garner Ave. The drive servicing the current parcel is addressed 2460 190th.

BACKGROUND:

A copy of the application, location mapping, parcel information are attached.

FINANCIAL IMPACT:

No financial impact as application fees offset administrative and legal publication expense.

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 supports your Board receiving the application and final platting referring the platting to the Zoning Commission for the requested action.

ACTION REQUIRED / PROPOSED MOTION:

A motion to receive the application and platting for Koehe Addition - a minor subdivision referring the platting to the Zoning Commission for Public Hearing and Recommendation.

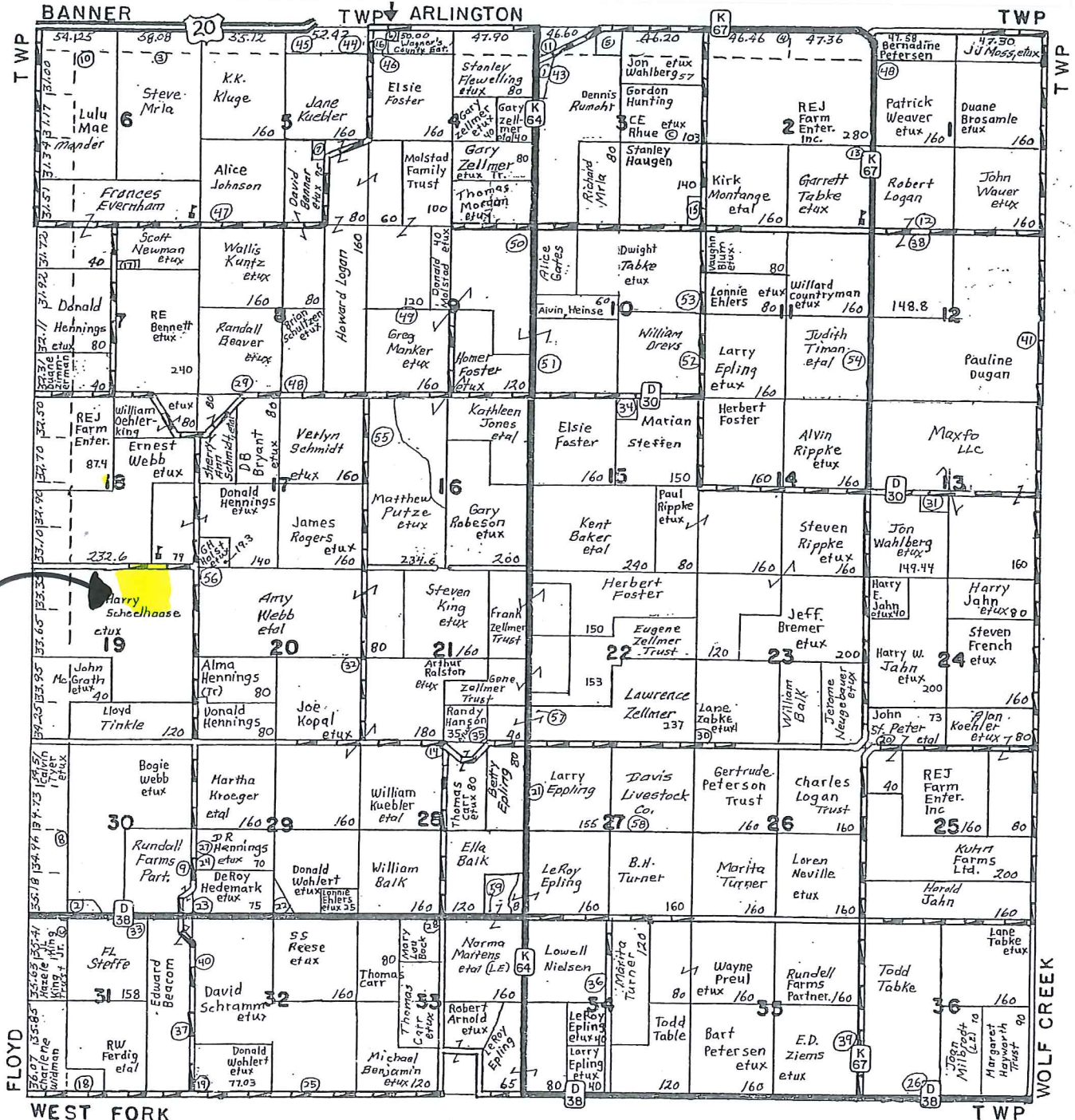
MOVILLE

T88N - R45W OF 5TH P M

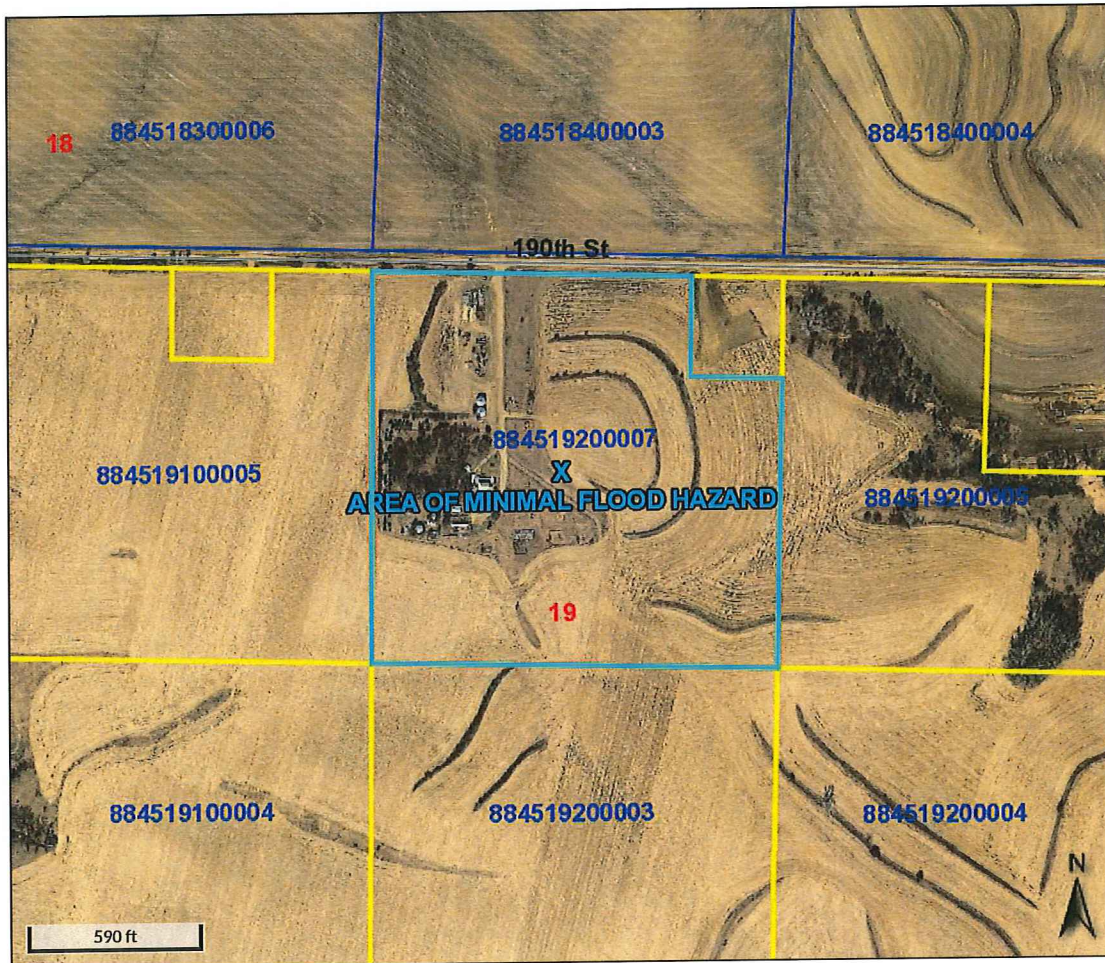
- | | | |
|--------------------------------------|-------------------------------------|------------------------------------|
| 1. Sec.3 State of Iowa-8.13 | 8. Sec.30 James Wolfe-10 | 14. Sec.28 A. C. Ralston, etux-8.9 |
| 2. Sec.30 Todd Conklin, etux-12.38 | 9. Sec.30 Jerry Asmusen, etux-11.99 | 15. Sec.3 Stanley Haugen-20 |
| 3. Sec.6 Kenneth Boyle, etux-10 | 10. Sec.6 Rich. Mrla-4.6 | 16. Sec.4 John Waderich, etux |
| 4. Sec.2 Mapco Inc. | 11. Sec.3 Town of Moville-40.4 | 17. Sec.7 Glen Eckert, etux |
| 5. Sec.3 Daniel Strachon, etux-16.98 | 12. Sec.1 Justin Ronfeldt, etux-9.5 | 18. Sec.31 John Jensen, etux-4.39 |
| 6. Sec.4 Denis Stubbs, etux-5.5 | 13. Sec.2 Dennis Ehlers, etux-5.93 | 19. Sec.32 Danny Everham-2.97 |
| 7. Sec.5 Robert Ross, etux-5 | | 20. Sec.24 David S1. Peter-7 |

- | | |
|--|--|
| 21. Sec.27 Michael Ofert-5 | 41. Sec.12 Michael Burr-4.09 |
| 22. Sec.29 Chad Brockhaus, etux-6.69 | 42. Sec.1 Gabriel Weaver-11.16 |
| 23. Sec.29 Robert Keegan, Jr., etux-4.68 | 43. Sec.3 Stanley Flewelling, etux-18.87 |

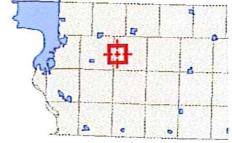
Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation)
 NWNE Section 19 Moville Township



SITE



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- County Residential Sales
- 2014
- 2015
- 2016
- Sioux City Residential Sales
- ▭ Parcels
- FEMA Flood Map
- 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 884519200007 Alternate ID 000000000807046
 Sec/Twp/Rng 19-88-45 Class A
 Property Address 2460 190TH ST Acreage 36.73
 MOVILLE

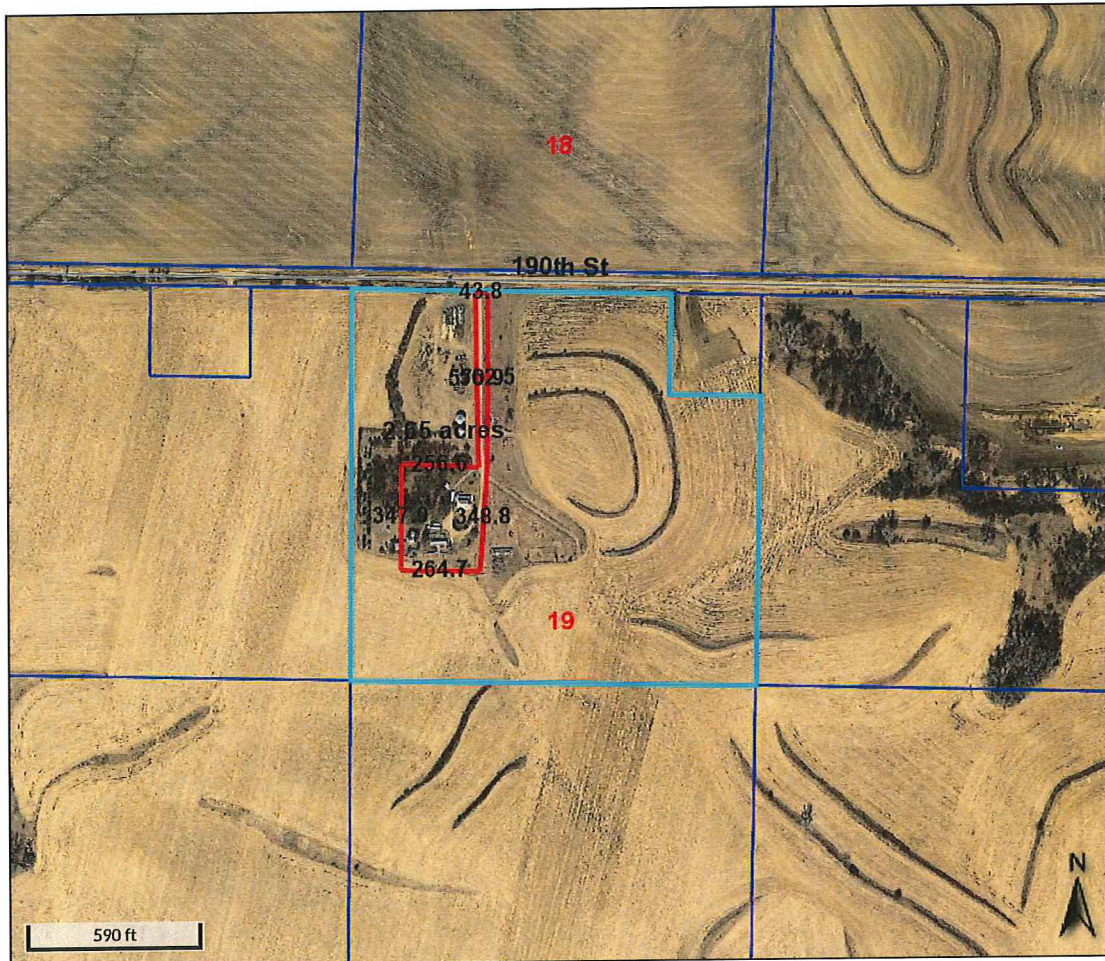
Owner Address SCHEELHAASE KIRK C
 SCHEELHAASE TAMARA J
 2460 190TH ST
 MOVILLE, IA 51039

District 053 MOVILLE WDBY CENTRAL COMM
 Brief Tax Description MOVILLE TOWNSHIP
 NW NE 19-88-45 (EX
 NENE NW NE)
 (Note: Not to be used on legal documents)

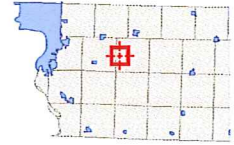
Date created: 11/14/2016
 Last Data Uploaded: 11/11/2016 9:06:34 PM

Developed by
 The Schneider Corporation

Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation)
 NWNE Section 19 Moville Township



Overview



Legend

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

Parcel ID	884519200007	Alternate ID	000000000807046	Owner Address	SHEELHAASE KIRK C
Sec/Twp/Rng	19-88-45	Class	A		SHEELHAASE TAMARA J
Property Address	2460 190TH ST	Acreeage	36.73		2460 190TH ST
	MOVILLE				MOVILLE, IA 51039
District	053 MOVILLE WDBY CENTRAL COMM				
Brief Tax Description	MOVILLE TOWNSHIP				
	NW NE 19-88-45 (EX				
	NE NE NW NE)				
	<i>(Note: Not to be used on legal documents)</i>				

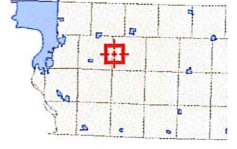
Date created: 11/14/2016
 Last Data Uploaded: 11/11/2016 9:06:34 PM

 Developed by
 The Schneider Corporation

Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation)
 NWNE Section 19 Merville Township



Overview



Legend

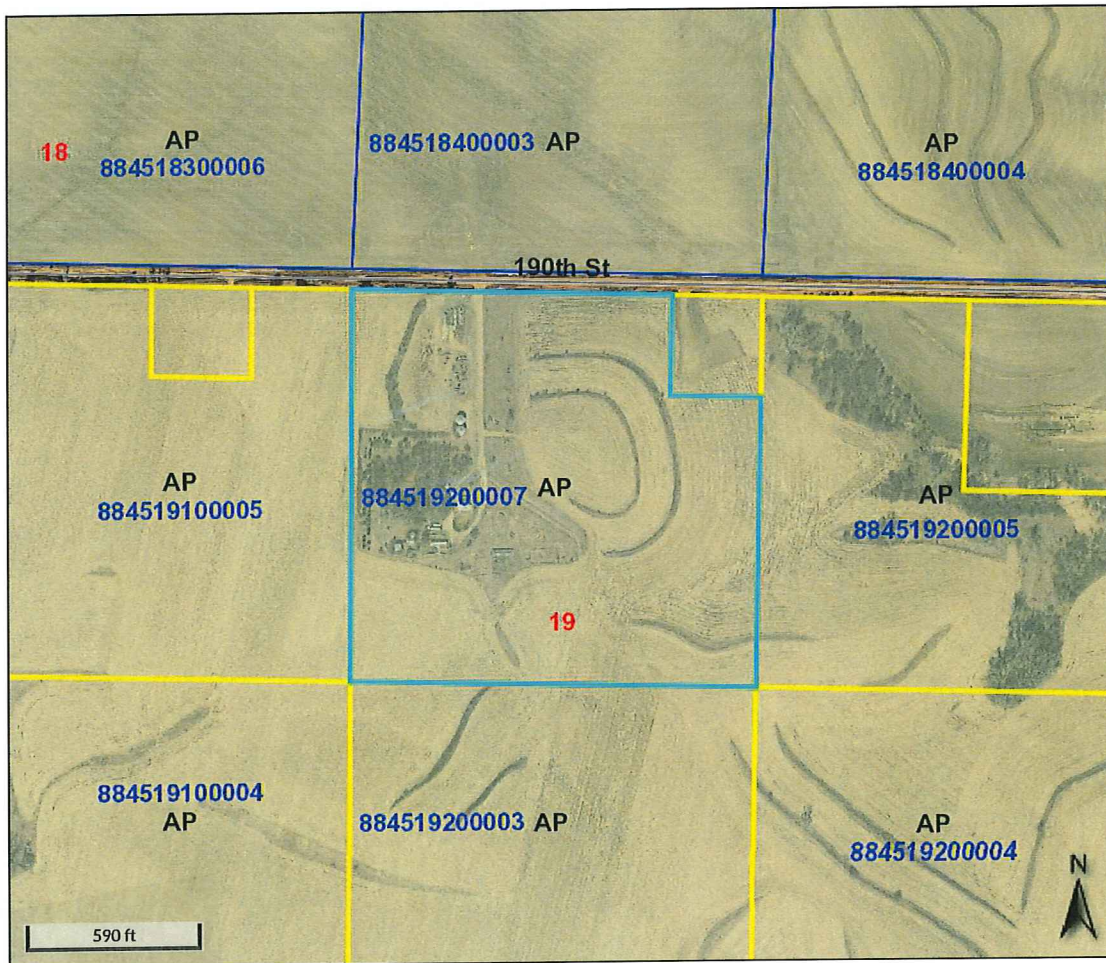
- Roads
- Corp Boundaries
- Townships
- County Residential Sales
 - 2014
 - 2015
 - 2016
- Sioux City Residential Sales
- Parcels

Parcel ID	884519200007	Alternate ID	000000000807046	Owner Address	SHEELHAASE KIRK C
Sec/Twp/Rng	19-88-45	Class	A		SHEELHAASE TAMARA J
Property Address	2460 190TH ST	Acreage	36.73		2460 190TH ST
	MOVILLE				MOVILLE, IA 51039
District	053 MOVILLE WDBY CENTRAL COMM				
Brief Tax Description	MOVILLE TOWNSHIP				
	NW NE 19-88-45 (EX				
	NE NE NW NE)				
	<i>(Note: Not to be used on legal documents)</i>				

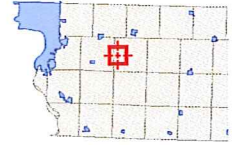
Date created: 11/17/2016
 Last Data Uploaded: 11/16/2016 10:39:49 PM

 Developed by
 The Schneider Corporation

Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservator
 NWNE Section 19 Movable Township



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- County Residential Sales
 - 2014
 - 2015
 - 2016
 - Sioux City Residential Sales
- Parcels
- County Zoning
 - AE
 - AE-PD
 - AP
 - AP-PD
 - GC
 - GC-PD
 - GI
 - GI-PD
 - HC
 - HC-PD
 - LI-PD
 - LI
 - NR-PD
 - SR
 - SR-PD
 - WR

Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation)
 NWNE Section 19 Merville Township

Parcel ID	884519200007	Alternate ID	00000000807046
Sec/Twp/Rng	19-88-45	Class	A
Property Address	2460 190TH ST MOVILLE	Acreage	36.73
District	053 MOVILLE WDBY CENTRAL COMM		
Brief Tax Description	MOVILLE TOWNSHIP NW NE 19-88-45 (EX NE NE NW NE)		

(Note: Not to be used on legal documents)

Owner Address SCHEELHAASE KIRK C
 SCHEELHAASE TAMARA J
 2460 190TH ST
 MOVILLE, IA 51039

Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 884519200007
 Alternate ID 00000000807046
 Property Address 2460 190th St
 Merville
 Sec/Twp/Rng 19-88-45
 Brief Legal Description MOVILLE TOWNSHIP NW NE 19-88-45 (EX NE
 NE NW NE)
 (Note: Not to be used on legal documents)
 Document(s) N/A
 Gross Acres 36.73
 Net Acres 36.73
 Exempt Acres 0.00
 CSR 1393.65
 Class A - Agriculture; AD - Unknown
 Tax District 053 MOVILLE WDBY CENTRAL COMM
 School District WOODBURY CENTRA



Owner

Primary Owner
 (Deed Holder)
 Scheelhaase Kirk C
 Scheelhaase Tamara J
 2460 190th St
 Merville, IA 51039

Secondary Owner

Land

Lot Area 36.73 Acres; 1,599,959 SF

Residential Dwellings

Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation
 NWNE Section 19 Merville Township

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	2 Story Frame
Architectural Style	N/A
Year Built	1910
Condition	Normal
Grade what's this?	4-5
Roof	Mtl / Hip
Flooring	L/C/WOOD
Foundation	Conc
Exterior Material	WOOD
Interior Material	Plas
Brick or Stone Veneer	
Total Gross Living Area	1,624 SF
Attic Type	Floor & Stairs;
Number of Rooms	6 above; 0 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	Full
Basement Area	776
Basement Finished Area	
Plumbing	1 Base Plumbing (Full ;
Appliances	
Central Air	No
Heat	Yes
Fireplaces	
Porches	1S Frame Enclosed (102 SF);
Decks	Wood Deck-Med (240 SF);
Additions	1 Story Frame (72 SF);
Garages	

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Shed - Loafing		24	60	1960	1
0	Bin - Grain Storage (Bushel)		0	0	1970	2
0	Bin - Grain Storage (Bushel)		0	0	1974	1
0	Bin - Grain Storage (Bushel)		30	20	1979	2

Valuation

Classification	2016	2015
	Agriculture / Ag Dwelling	Agricultural
+ Assessed Land Value	\$66,470	\$66,470
+ Assessed Building Value	\$16,300	\$16,300
+ Assessed Dwelling Value	\$51,130	\$51,130
+ Exempt Value	\$0	\$0
= Gross Assessed Value	\$133,900	\$133,900
- Exempt Value	\$0	\$0
= Net Assessed Value	\$133,900	\$133,900

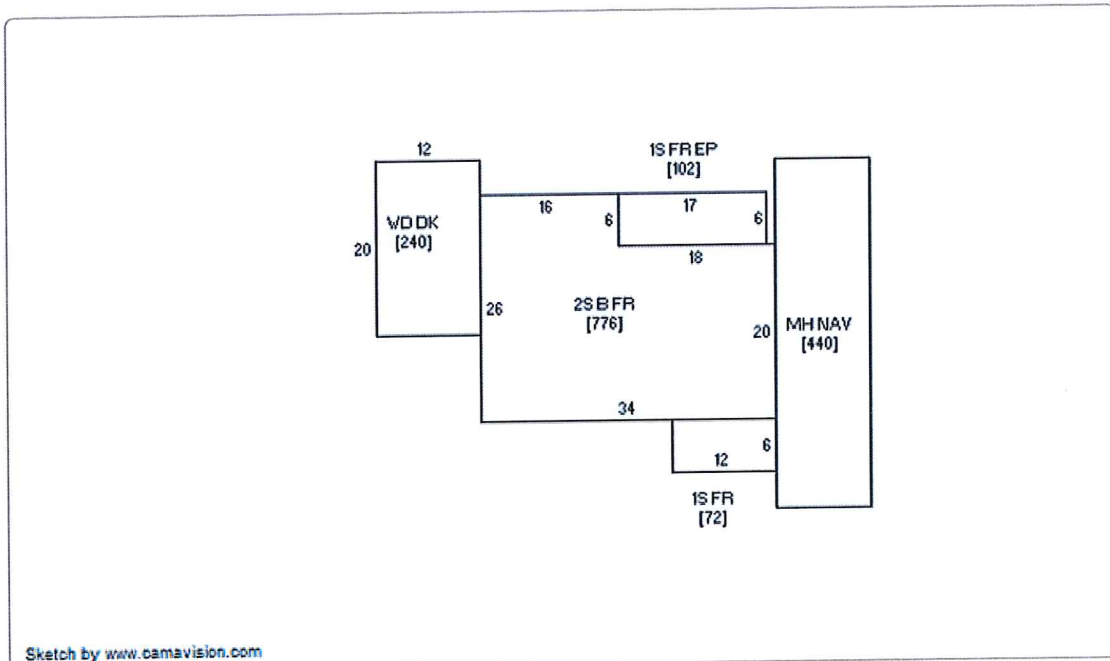
Treasurer Link

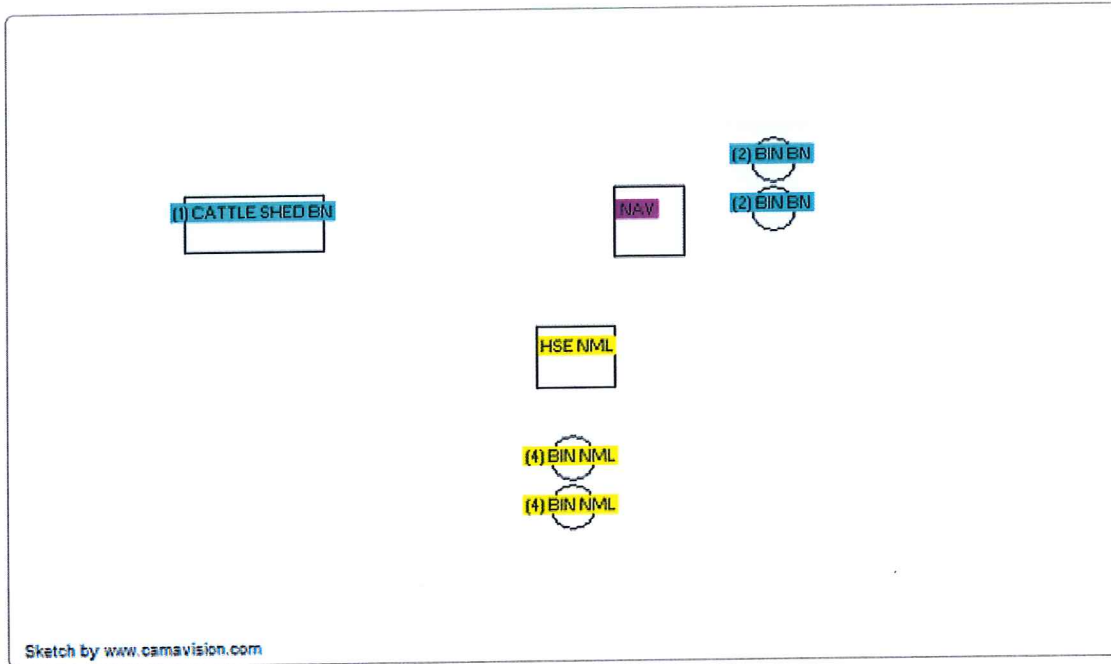
[Click here to view tax information for this parcel](#)

Photos



Sketches




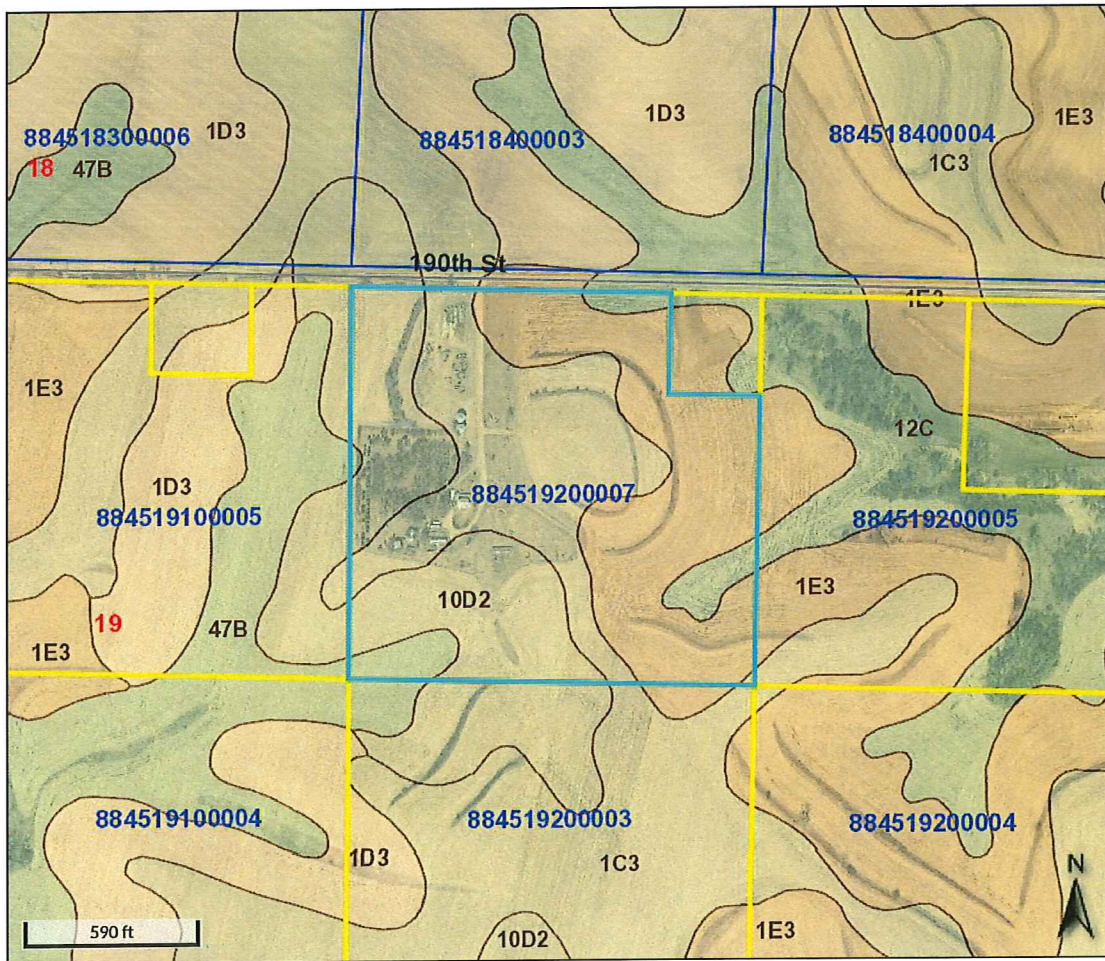


No data available for the following modules: Owner, Commercial Buildings, Yard Extras, Sales, Permits, Valuation (Sioux City), Iowa Land Records.

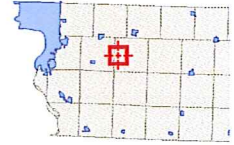
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps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

Last Data Upload: 11/11/2016 9:06:34 PM

 Developed by
The Schneider Corporation



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
- County Residential Sales**
- 2014
- 2015
- 2016
- Sioux City Residential Sales
- Parcels

Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation)
 NWNE Section 19 Merville Township

Parcel ID 884519200007
 Sec/Twp/Rng 19-88-45
 Property Address 2460 190TH ST
 MOVILLE

Alternate ID 00000000807046
 Class A
 Acreage 36.73

Owner Address SCHEELHAASE KIRK C
 SCHEELHAASE TAMARA J
 2460 190TH ST
 MOVILLE, IA 51039

District 053 MOVILLE WDBY CENTRAL COMM
 Brief Tax Description MOVILLE TOWNSHIP
 NW NE 19-88-45 (EX
 NENE NW NE)

(Note: Not to be used on legal documents)



Koele Addition- a minor subdivision
 Kirk and Tamara Scheelhaase
 GIS #884519200007
 2460 190th St
 Zoned AP (Agricultural Preservation
 NWNE Section 19 Moville Township

Summary

Parcel ID	884519200007	
Gross Acres	37.43	
ROW Acres	0.00	
Gross Taxable Acres	37.43	
Exempt Acres	0.00	
Net Taxable Acres	37.43	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	41.03	(1535.77 CSR2 Points / 37.43 Gross Taxable Acres)

Agland Active Config 2013 NonCrop

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	27.11	39.54	1,071.81	1,071.81
Non-Crop	10.32	44.96	463.96	321.84
Total	37.43		1,535.77	1,393.65

Soil Summary

Description	SMS	Soil Name	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Spot & Line Acres	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points
100% Value	10D2	MONONA SILT LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	47.00	7.03	330.41	0.00	7.03	0.00	330.41
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	58.00	1.36	78.88	0.00	1.36	0.00	78.88
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	46.00	5.93	272.78	0.00	5.93	0.00	272.78
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	28.00	11.77	329.56	0.00	11.77	0.00	329.56
100% Value	47B	NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	59.00	1.02	60.18	0.00	1.02	0.00	60.18
Non-Crop	10D2	MONONA SILT LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	47.00	3.56	167.32	0.00	3.56	54.04	113.28
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	46.00	5.93	272.78	0.00	5.93	85.93	186.85
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	28.00	0.81	22.68	0.00	0.81	1.68	21.00
				37.43	1,535.77	0.00	37.43	142.12	1,393.65

Description	SMS	Soil Name	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Spot & Line Acres	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points
Non-Crop	47B	NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	59.00	0.02	1.18	0.00	0.02	0.47	0.71
				37.43	1,535.77	0.00	37.43	142.12	1,393.65

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.

Last Data Upload: 11/11/2016 9:06:34 PM

