

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

Date: April 5, 2017

Weekly Agenda Date: Apr 11, 2017

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

**WORDING FOR AGENDA ITEM:**

Receive Subdivision Application and Final Plat for Whiskey Acres Addition with referral to Zoning Commission for Public Hearing and Final Plat Approval Recommendation - GIS Parcel #884712300002 and #884712300004

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Dale Frank, Jean Frank and Christine Foster have filed a subdivision application to have their adjacent parcels subdivided to provide additional residential development opportunities. The final platting provides that 20 acres be subdivided into 5 lots with two of the proposed lots for existing dwellings. Access to 4 of the lots will be provided by a single private drive through an outlot. The location is 1.0 miles east of Sioux City's Whispering Creek area on the north side of 180th Street. Staff will recommend any final plat approval be conditioned upon successful extraterritorial approval by the City of Sioux City; a Paving Agreement meeting the county's paving policy be recorded; the successful re-zoning or the subdivision's parent parcels to the AE (Agricultural Estates) zoning district; and the recording of an agreement detailing the use and maintenance of the outlot area.

**BACKGROUND:**

The proposed parent parcels are currently zoned AP (Agricultural Preservation). AP zoning does not allow the residential density provided by the requested subdivision. A companion re-zoning application is on file.

**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 Whiskey Acres Addition and that your Board refers 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 Whiskey Acres Addition with referral to the Zoning Commission for Public Hearing and a Final Plat Approval Recommendation.

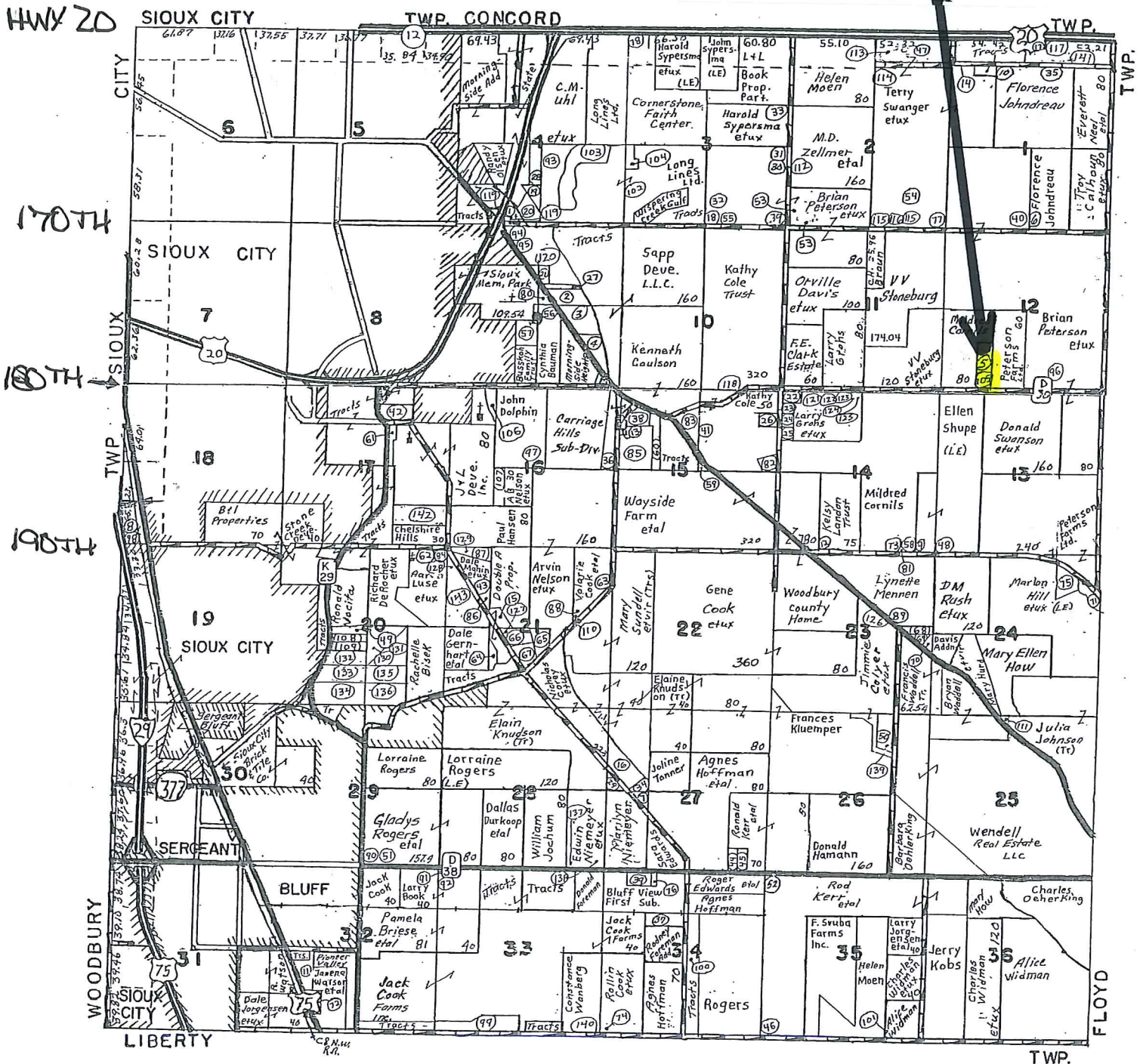
# WOODBURY SIOUX CITY

T-88N R-47W OF THE 5TH P.M.

Subdivision For:

Dale and Jean Frank  
 Parent Parcel GIS # 884712300002  
 1721 180<sup>th</sup> Street, Sioux City, IA 51106  
 Lots 1 and 2 and south portion of outlot  
 Whiskey Acres Addition  
 AP to AE

(S.E.P) Christine Foster, 1727 180<sup>th</sup> Street, Sioux City, IA 51106  
 Parent Parcel GIS #884712300004  
 Lots 3, 4, 5 and north portion of outlot  
 Whiskey Acres Addition  
 AP to AE



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

COPY

Applicant: Christine Foster  
Dale and Jean Frank  
Name of Owner

Mailing Address: 915 Dubuque St Sioux City 51105  
1721 180<sup>th</sup> St Sioux City 51106  
Street City or Town State and Zip + 4

Property Address: 1727 180<sup>th</sup> St Sioux City IA 51106  
1721 180<sup>th</sup> St Sioux City IA 51106  
Street City or Town State and Zip + 4

Ph/Cell #: 712-258-0227 E-mail Address: JeanFrank.JF@gmail.com  
712-258-1904

To subdivide land located in the SW 1/4 Quarter of Section 12-88-47

Civil Township Woodbury GIS Parcel # 884712300004  
884712300002

Name of Subdivision: Whiskey Acres

Subdivision Area in Acres 20.041 Number of Lots 5

**Attachments:**

1. Ten (10) copies of grading plans; if required.
2. Twenty six (26) 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: Douglas J. Marshall of ALS & Assoc Ph/Cell: 712-258-6844, 712-253-1003

Attorney: Cody McCullough Ph/Cell: 712-277-4561, 712-

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

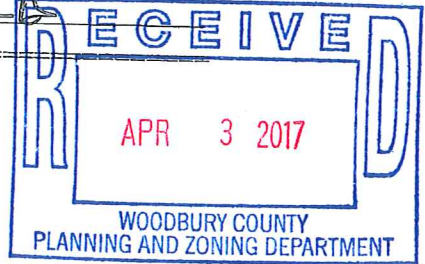
Owner's Signature: Christine Foster  
Dale Frank Jean Frank

Zoning Director: [Signature]

**For Office Use Only:**

Zoning District AP Flood District X Date 4/3/2017 No. 2511

Application Fee  
4 Lots or less (\$200) \_\_\_\_\_  
5 Lots or more (\$250 plus \$5 per lot) 250 + 25 = 275



**Beacon™** Woodbury County, IA / Sioux City

**Summary**

Parcel ID 884712300002  
 Alternate ID 00000000822918  
 Property Address 1721 180th St  
 Sioux City  
 12-88-47  
 Sec/Twp/Rng 12-88-47  
 Brief Legal Description WOODBURY TOWNSHIP A TCT COMMS 1/4 COR THEC W  
 1543.26 FT A ND N 874.92 FT TO PO B; THEC N 840.17 FT , E  
 509.0 FT, S 941.01 FT, & NWLY 518.89 FT SW 1/4 12-88-47  
 (Note: Not to be used on legal documents)  
 DED: 386-41 (10/29/1997)  
 Document(s)  
 Gross Acres 0.00  
 Net Acres 10.41  
 Exempt Acres -10.41  
 CSR N/A  
 Class R - Residential  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON



**Owner**

Deed Holder  
 Frank Jean R & Dale E  
 1721 180th St  
 Sioux City IA 51106

Contract Holder

Mailing Address

**Land**

Lot Area 10.47 Acres; 456,073 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style Mfd Home (Double)  
 Architectural Style N/A  
 Year Built 1975  
 Condition Normal  
 Grade what's this? 4+10  
 Roof Asph / Gable  
 Flooring L/C  
 Foundation Poured Conc  
 Exterior Material Vinyl  
 Interior Material Plas  
 Brick or Stone Veneer  
 Total Gross Living Area 1,560 SF  
 Attic Type None;  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type None  
 Basement Area 576  
 Basement Finished Area  
 Plumbing 2 Base Plumbing (Full ;  
 Appliances  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Enclosed (312 SF); 1S Frame Enclosed (144 SF);  
 Decks Wood Deck-Med (194 SF);  
 Additions 1 Story Frame (576 SF) (576 Bsmt SF);  
 Garages 768 SF - Det Frame (Built 1987);  
 240 SF - Det Frame (Built 1987);  
 Basement Stall - 2 stalls;

**Agricultural Buildings**

Plot #	Type	Description	Width	Length	Year Built
	Steel Utility Building		30	80	2010

**Permits**

Permit #	Date	Description	Amount
5267	04/27/2010	New Bldg	24,000

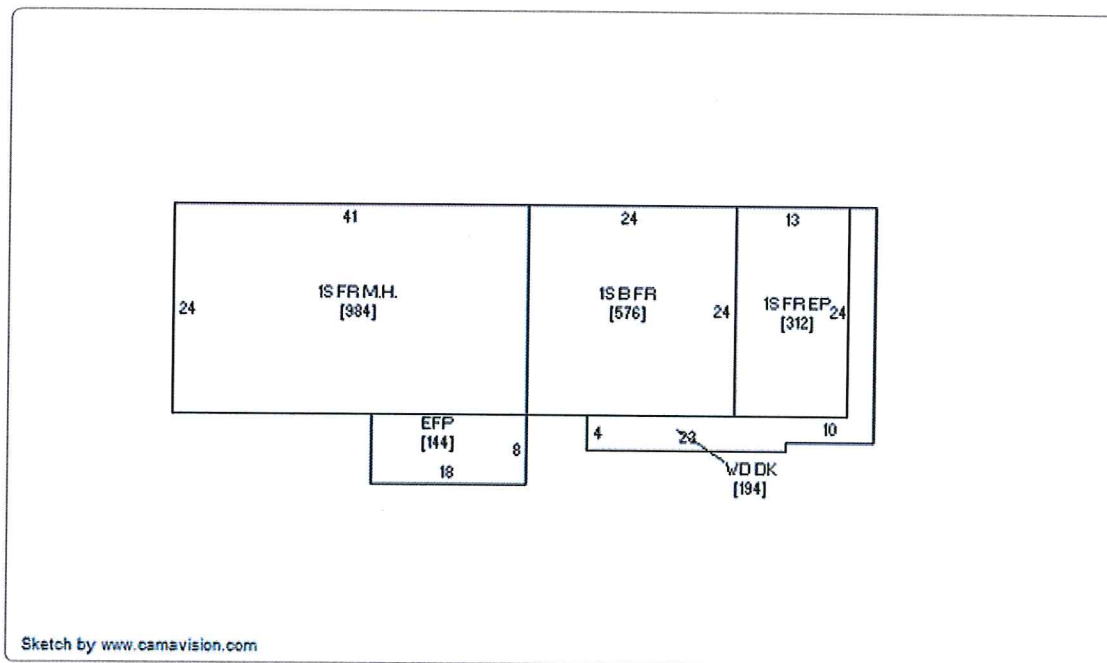
**Valuation**

Classification	2017	2016	2015	2014
	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,680	\$28,680	\$28,680	\$26,800
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$96,190	\$96,190	\$96,190	\$89,900
+ Exempt Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700

**Photos**



**Sketches**



No data available for the following modules: Commercial Buildings, Yard Extras, Sales, 2017 Valuation (Sioux City), Valuation History (Sioux City).

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**Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City

**Summary**

Parcel ID 884712300004  
 Alternate ID 00000000822917  
 Property Address 1727 180th St  
 Sergeant Bluff  
 Sec/Twp/Rng 12-88-47  
 Brief Legal Description WOODBURY TOWNSHIP SE 20 AC W 100 AC (EXA TCT COMM S 1/4 C OR THEC W 1543.26 FT AND N 874.92 FT TO POB; THEC N 840.17 FT, E 509.0 FT, S 94 1.01 FT, & NWLY 51 5 18.89 FT) SW 1/4 12- 88-47  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 449-1359 (12/21/1999)  
 Gross Acres 0.00  
 Net Acres 9.20  
 Exempt Acres -9.20  
 CSR N/A  
 Class R - Residential  
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM  
 School District SGT BLUFF LUTON



**Owner**

Deed Holder  
 Foster Christine  
 915 Dubuque  
 Sioux City IA 51105

Contract Holder

Mailing Address

**Land**

Lot Area 9.20 Acres ; 400,752 SF

**Residential Dwellings**

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 1/2 Story Frame  
 Architectural Style N/A  
 Year Built 1920  
 Condition Normal  
 Grade what's this? 4  
 Roof Asph / Gable  
 Flooring L/C  
 Foundation Conc  
 Exterior Material Vinyl  
 Interior Material Plas / Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 1,476 SF  
 Attic Type None;  
 Number of Rooms 6 above; 0 below  
 Number of Bedrooms 3 above; 0 below  
 Basement Area Type 1/2  
 Basement Area 1,026  
 Basement Finished Area  
 Plumbing 1 Base Plumbing (Full ;  
 Appliances  
 Central Air No  
 Heat Yes  
 Fireplaces  
 Porches 1S Frame Enclosed (176 SF);  
 Decks  
 Additions 1 Story Frame (80 SF); 1 Story Frame (472 SF) (472 Bsmt SF); 1 Story Frame (400 SF) (400 Bsmt SF);  
 Garages 252 SF - Det Frame (Built 1920);

**Sales**

Date	Seller	Buyer	Amount
10/17/1997	FRANK, JEAN R & DALE E		\$0.00

+

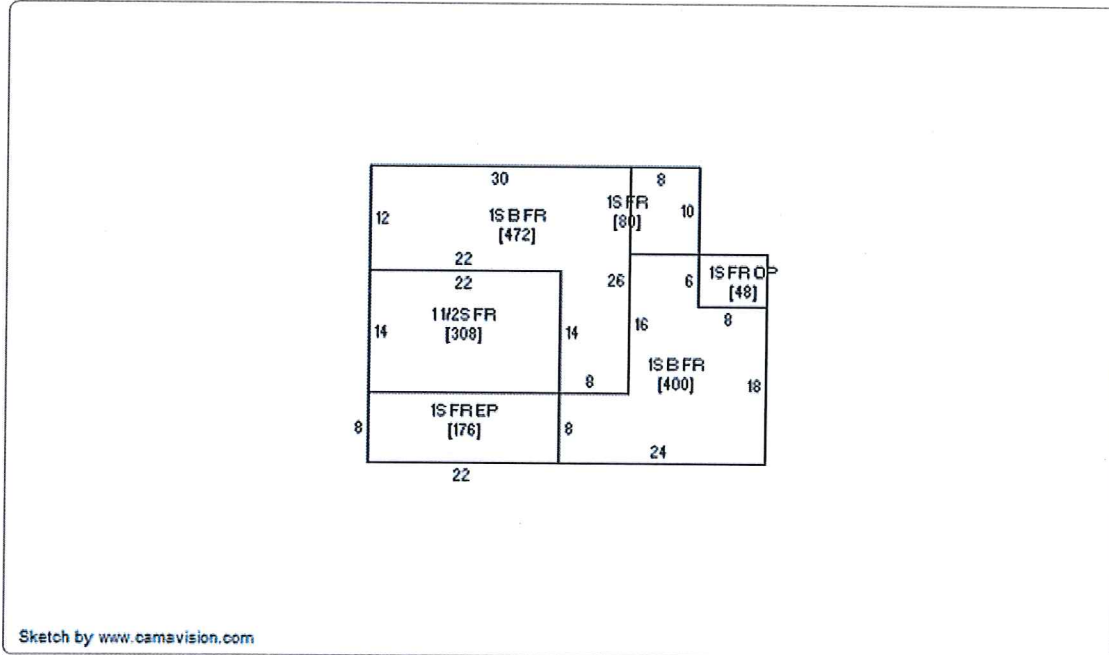
Valuation

Classification	2017	2016	2015	2014
	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$68,190	\$68,190	\$85,310	\$79,730
+ Exempt Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City).