

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORMDate: June 14, 2017Weekly Agenda Date: June 20, 17ELECTED 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: CDR Swine Addition - a Minor Subdivision; GIS Parcel #894507100006.

ACTION REQUIRED:Approve Ordinance ☐Approve Resolution ☐Approve Motion ☒Public Hearing ☐Other: Informational ☐Attachments ☒**EXECUTIVE SUMMARY:**

Property owners Randy A. and Cindy L. Riediger have filed a subdivision application to have a 24.78-acre parcel subdivided into two (2) lots. The intended result is a 1.71 acre lot for concentrated animal feeding operation (CAFO) development and a second 23.07-acre lot intended to remain in agricultural production. No residential development is planned.

The parent parcel lies within rural Woodbury County just east of Hwy D12's (110th Street) intersection with Delaware Avenue on the south side of the highway. The location is within a portion of the NW ¼ of the NW ¼ of Section 7 in Banner Township. The parent parcel is zoned AP (Agricultural Preservation); is not within a special flood hazard area or drainage district; and is currently serviced by an un-addressed field entrance. One new driveway access point is proposed.

BACKGROUND:

See attached:

1. Beacon parcel information
2. Pictometry aerial
3. Plat of Survey
4. CSR2 analysis
5. Final platting

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 CDR Swine Addition - a Minor Subdivision. 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 CDR Swine Addition - a Minor Subdivision with referral to the Zoning Commission for Public Hearing and a Final Plat Approval Recommendation.



Summary

Parcel ID 894507100006
 Alternate ID 864917
 Property Address N/A
 Sec/Twp/Rng 7-89-45
 Brief BANNER TOWNSHIP PT NW NW COM AT NW COR OF NW NW THNC E 200' TO POB, THNC E 1208.75', THNC S 895.35', THNC W 983.47', THNC SW 302.49', THNC NLY 49.48', THNC NE 83.58', THNC N 859.05' TO POB 7-89-45
 Tax Description (Note: Not to be used on legal documents)
 Deed Book/Page 714-1032 (12/22/2010)
 Contract
 Book/Page
 Gross Acres 23.39
 Net Acres 0.00
 Adjusted CSR Pts 1427.18
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District BNLB - BANNER/LAWTON-BRONSON
 School District LAWTON-BRONSON

Owner

Deed Holder
 Riediger Randy A
 35601 320th St
 Hinton IA 51024

Contract Holder

Mailing Address

Land

Lot Area 23.39 Acres; 1,018,868 SF

Valuation

	2017	2016	2015	2014	2013
Classification	Agriculture	Agriculture	Agricultural	Agricultural	Agricultural
+ Assessed Land Value	\$49,710	\$53,140	\$53,140	\$53,140	\$58,210
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$49,710	\$53,140	\$53,140	\$53,140	\$58,210
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$49,710	\$53,140	\$53,140	\$53,140	\$58,210

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

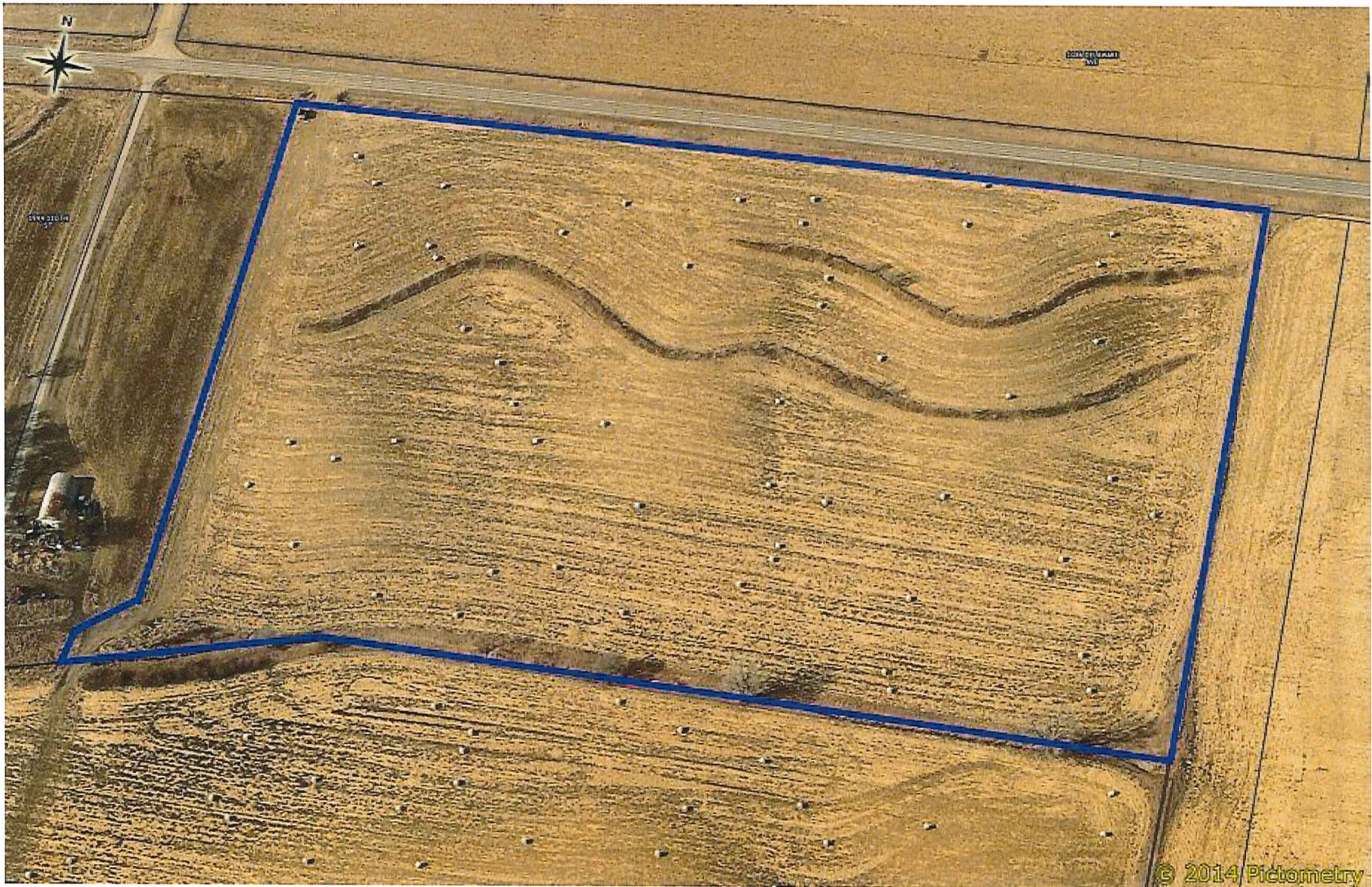
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Developed by
 The Schneider
 Corporation

CDR Swine Addition (R. Riediger)



PLAT OF SURVEY

REQUESTED BY: RANDY RIEDIGER

OWNERS: MARVEL RIEDIGER & ETAL

SURVEYOR'S DESCRIPTION:

NOTE: THE NORTH LINE OF SAID N.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR S.89°42'02"E.



FIRST SPLIT, BOOK 77, PAGE 358: THE EAST 3 ACRES N.W.1/4-N.W.1/4.

BOOK 92, PAGE 301: DESCRIBES THE WEST 84.96 ACRES OF THE N.W.1/4. P.L.S. RECORD SHOWS THE N.W.1/4-N.W.1/4 CONTAINS 45.65 ACRES, THE S.W.1/4-N.W.1/4 CONTAINS 45.48 ACRES. 45.65+45.48=91.13 ACRES. 91.13-6.00=85.13 ACRES. DESCRIPTION SHOULD BE THE W.1/2-N.W.1/4 EXCEPT THE EAST 6 ACRES.

WEST 84.96 ACRES WAS USED ON LATER DESCRIPTIONS.

CHANGE OF TITLE RECORDED ON ROLL 344, IMAGE 1850 SHOULD INCLUDE THE EAST 6 ACRES OF THE W.1/2-N.W.1/4.

WARRANTY DEED RECORDED ON ROLL 675, IMAGE 4902 SHOULD EXCEPT
THE EAST 6 ACRES OF THE W.1/2-N.W.1/4.

DATE OF SURVEY: FEBRUARY & MARCH 2010

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ALAN L. FAGAN

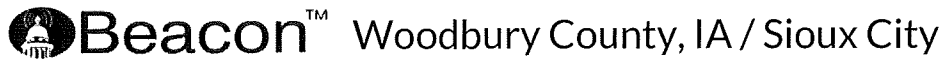
4-3-10

DATE
REVISED DATE: 9-13-10

LICENSE NUMBER 15082

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL: ONE



**Summary**

Parcel ID 894507100006
 Gross Acres 23.39
 ROW Acres 0.00
 Gross Taxable Acres 23.39
 Exempt Acres 0.00
 Net Taxable Acres 23.39 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 62.49 (1461.55 CSR2 Points / 23.39 Gross Taxable Acres)

Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	22.53	61.63	1,388.45	1,388.45
Non-Crop	0.86	85.00	73.10	38.73
Total	23.39		1,461.55	1,427.18

Soil Summary

Description	SMS	Soil Name	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Spot & Line Acres	Adjusted Acres	Non Crop CSR2 Reduct	Adjusted CSR2 Points
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	10.01	320.32	0.00	10.01	0.00	320.32
100% Value	47B	NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	85.00	8.59	730.15	0.00	8.59	0.00	730.15
100% Value	700C2	MONONA SILTY CLAY LOAM, BENCH, 5 TO 9 PERCENT SLOPES, MODERA	86.00	3.93	337.98	0.00	3.93	0.00	337.98
Non-Crop	47B	NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	85.00	0.86	73.10	0.00	0.86	34.37	38.73
				23.39	1,461.55	0.00	23.39	34.37	1,427.18

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