



Webster County Planning & Zoning

Sheilah Lizer, Zoning Administrator
703 Central Avenue
Fort Dodge, Iowa 50501

TEL: 515-574-3761 planning@webstercountya.org FAX: 515-574-3768

List of Amendments

Change the Zoning District from A-1 to A-2 for Commencing sixty (60) feet South of the North East Corner of the North West Quarter (NW ¼) of Section twenty-five (25), township Eighty-eight (88) North, Range twenty eight (28) West of the 5th P.M. proceeding South Six hundred sixty (660) feet, then proceeding West parallel to the North line for Four hundred sixty two (462) feet, then proceeding North parallel to the East line for Six hundred sixty (660) feet, then proceeding East Four hundred sixty two (462) feet to the place of beginning.

Change the Zoning District from M-E to TA-1 (A-2) for residential construction. The E911 address is 2068 LANDFILL DR. The legal description is: Northeast Quarter of the Southeast Quarter, Section 32 Township 89 North, Range 28 West of the Fifth P.M., Webster County, Iowa.

1. Amend Sec.4.01 to read: (TA-1) Transitional Agricultural District (A-2) and Sec.4.05 to read: TA-1 Transitional Agricultural District (A-2)
2. Amend Sec. 7.03 Sign Schedules to read:

<u>PUD</u>	<u>ME</u>
6	32
-	-
2	2

3. Strike Sec 3.12.03 **Damage or Destruction:** ~~In the event that any structure described in [Section 3.12.01](#) is damaged or destroyed, by any means, to the extent of more than 60 percent of its structural value, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located; provided that structures located on a lot that does not comply with the applicable lot size requirements in [Section 3.11](#), shall not have a side yard of less than five feet. When a structure is damaged to the extent of 60 percent or less, no repairs or restoration shall be made unless a zoning permit is obtained and restoration is actually begun within one year after the date of such partial destruction and is diligently pursued to completion.~~

Amend Sec 3.12.03 to read:

Any nonconforming building or structure built prior to the existence of this ordinance damaged by fire, flood, explosion, war, riot, or act of God may be restored, reconstructed, or used as before provided that reconstruction be started within one (1) year of such an event happening. All property located in the floodplain as indicated on the FEMA Firm Rate Maps must comply with FEMA floodplain guidelines

4. Sec. 3.18.03 3. No accessory structure shall be located in front of the principal structure in the R-1 and R-2 Districts.

Change the Zoning District from A-2 to ME at The Southwest Quarter of Section 10, Township 89 North, Range 29 West of the 5th P.M., Webster County, Iowa, EXCEPT: A parcel of land in the SW ¼ of Section 10-89-29

West of the 5th P.M., Webster County, Iowa and more particularly described as follows: Commencing at the S ¼ corner of said Section 10; thence North 1036.72' along the East line of said SW ¼ to point of beginning; thence S 74°51'26" W 362.59 feet; thence North 520.00 feet; thence N 72°54'31" E 366.17 feet to the East line of said SW ¼; thence South 532.90 feet to point of beginning, containing 4.23 acres subject to easements of record. AND EXCEPT: A parcel of land in the SW ¼ of Section 10, Township 89 North, Range 29 West of the 5th P.M., Webster County, Iowa, and more particularly described as follows: Commencing at the South Quarter Corner of said Section 10; thence North 88°55'55" West 889.15 along section line to point of beginning; thence continuing North 88°55'55" West 1133.20' along section line; thence North 798.02'; thence South 79°43'39" East 1151.46'; thence South 613.81' to point of beginning containing 18.36 acres

Change the Zoning District from R-2 to I-1 at A parcel of land in the NE ¼ of Section 29-88-30, West of the 5th P.M., Webster County, Iowa, more particularly described as follows: Commencing at the Northeast corner of said Section 29; thence N 90°00'00" W 522.7 feet along the North line of said NE ¼ to the Southeasterly right of way line of the Union Pacific Railroad; thence S 57°59'20" W 348.5 feet along said right of way line to point of beginning; thence N 89°39'00" E 91.5 feet to a point 48.0 feet Southeasterly as measured perpendicular to said right of way line; thence S 57°59'20" W 1815.0 feet parallel to said right of way line; thence S 89°39'00" W 91.5 feet to said right of way line; thence N 57°59'20" E 1815.0 feet along said right of way line to point of beginning, containing 2.00 acres, NOTE: The North line of the NE ¼ of said Section 29 is assumed to bear North 90°18'60" West. [Sorenson Family Property] AND Parcel 2: Block 11, Outlot "B" in the Town of Roelyn, Iowa, and a tract of land located West of the said Block 11 and Outlot "B" South of the Chicago and North Western Railway Co. right of way more particularly described as follows: Commencing at the Southeast corner of the SE ¼ of the SE ¼ of Section 20-88-30 West of the 5th P.M., Webster County, Iowa; thence N 00°00'00" E 207.77 feet along the East line of the said SE ¼ of the SE ¼ of Section 20 to the Southerly right of way line of the said Chicago and North Western Railway; thence S 58°29'08" W 38.70 feet along the Southerly right of way of the Chicago and North Western Railway to the point of beginning, said point being the Northeast corner of said Block 11, Town of Roelyn; thence continuing S 58°29'08" W 353.38 feet along the Southerly right of way line of the Chicago and North Western Railway (said line also being the North line of the said Block 11) to the South line of the said SE ¼ of the SE ¼ of Section 20 (said line also being the North line of the NE ¼ of the NE ¼ of Section 29-88-30); thence N 89°31'00" W 188.74 feet along the said South line of Section 20; thence S 58°29'08" W 348.51 feet along the Southerly right of way line of the Chicago and North Western Railway; thence S 89°52'00" E 786.66 feet along the South line of Outlot "B" extended, to the Northeast corner of Lot 1, Block 12 Town of Roelyn; thence N 00°08'00" E 179.86 feet along the East line of Outlot "B" and the East line of Block 11 to the South line of the said SE ¼ of the SE ¼ of Section 20; thence continuing N 00°00'00" E 187.27 feet along the East line of Block 11 to the point of beginning, containing 3.31 acres, EXCEPT Lots 1, 2, 3, 4, 5 and 6 in said Block No. 11. [Sorenson Family Property] AND Parcel 3: A tract of land located in the SE ¼ of the SE ¼ of Section 20-88-30 West of the 5th P.M., Webster County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the said SE ¼ of the SE ¼ of Section 20; thence N 00°00'00" E 207.77 feet along the East line of the said SE ¼ of the SE ¼; thence S 58°29'08" W 38.70 feet to the point of beginning; thence continuing S 58°29'08" W 353.38 feet along the Southerly right of way line of the Chicago and North Western Railway (also being the Northerly line of Block 11 Town of Roelyn); thence N 89°31'00" W 233.21 feet along the South line of the said SE ¼ of the SE ¼ to a point 10.00 feet Southeast of the centerline of the Chicago and North Western Railway spur track (#102); thence N 59°20'00" E 89.67 feet parallel with the centerline of the said spur track; thence N 59°47'35" E 113.98 feet; thence N 58°50'00" E 117.40 feet; thence N 58°23'40" E 303.53 feet; thence S 00°00'00" W 140.39 feet to the point of beginning, containing 1.34 acres.

[Tax Parcel No. 0921352004] The South Ninety-two (92) feet of Lots Nos. Three (3) and Four (4), all in Block No. Six (6), in the unincorporated Town of Roelyn, Iowa, located in Section Twenty-one (21), Township Eighty-eight (88) North, Range Thirty (30), West of the 5th P.M., Webster County, Iowa. [Bessie Sorenson Property]

[Tax Parcel No. 0921352008] Lot No. 11, in Block No. 7, in the Town of Roelyn, Webster County, Iowa, subject to covenants, conditions, restrictions and easements of record. [David and Sandra Schmieder Property]

[Tax Parcel No. 0921353007 and 0921353011] Lot No. 1, EXCEPT the East 24 feet thereof, Lot No. 2, and Lot No. 3, all in Block No. 8, Town of Roelyn, Webster County, Iowa, AND Lots Nos. 4, 5, 6, and 19, in Block No. 8, in the Town of Roelyn, Webster County, Iowa, AND The West 26 feet of Lot 18, Block 8, in the Town of Roelyn, Webster County, Iowa. [Helen Harklau Property]

[Tax Parcel No. 0921353008 and 0921353013] Part of Lots 12, 13, 14, 15, 16, 17 and 21, all in Block 8 to the Town of Roelyn, Webster County, Iowa, more particularly described as follows: Commencing at the Southwest

corner of the said Lot 17; thence South 89°44'00" East 16.00 feet along the South line of the said Lot 17 to the point of beginning; thence continuing South 89°44'00" East 67.64 feet along the South line of the said Lots 16 and 17; thence North 58°29'08" East 106.60 feet along the Southerly line of the said Lots 12, 13, 14, 15 and 16 to the Southeast corner of the said Lot 12; thence North 31°30'52" West 94.01 feet along the Easterly line of the said Lot 12; thence South 38°54'00" West 174.18 feet to the point of beginning, containing 0.22 acres, AND including the Southwesterly 50.00 feet of Lot 21 more particularly described as follows: beginning at the Southwest corner of the said Lot 21; thence East 50.00 feet along the south line of the said Lot 21; thence North parallel with the East line of the said Lot 21 to a point on the North line of the said lot 21 (being the Southerly line of the alley extending through Block 8); thence Southwesterly along the said North line of Lot 21 to the point of beginning, all in Block 8. [Twin Lakes Energy, Inc. Property]

[Tax Parcel No. 0921353007 and 0921353011] Lot No. 1, EXCEPT the East 24 feet thereof, Lot No. 2, and Lot No. 3, all in Block No. 8, Town of Roelyn, Webster County, Iowa, AND Lots Nos. 4, 5, 6, and 19, in Block No. 8, in the Town of Roelyn, Webster County, Iowa, AND The West 26 feet of Lot 18, Block 8, in the Town of Roelyn, Webster County, Iowa. [Helen Harklau Property]

[Tax Parcel No. 0921353008 and 0921353013] Part of Lots 12, 13, 14, 15, 16, 17 and 21, all in Block 8 to the Town of Roelyn, Webster County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the said Lot 17; thence South 89°44'00" East 16.00 feet along the South line of the said Lot 17 to the point of beginning; thence continuing South 89°44'00" East 67.64 feet along the South line of the said Lots 16 and 17; thence North 58°29'08" East 106.60 feet along the Southerly line of the said Lots 12, 13, 14, 15 and 16 to the Southeast corner of the said Lot 12; thence North 31°30'52" West 94.01 feet along the Easterly line of the said Lot 12; thence South 38°54'00" West 174.18 feet to the point of beginning, containing 0.22 acres, AND including the Southwesterly 50.00 feet of Lot 21 more particularly described as follows: beginning at the Southwest corner of the said Lot 21; thence East 50.00 feet along the south line of the said Lot 21; thence North parallel with the East line of the said Lot 21 to a point on the North line of the said lot 21 (being the Southerly line of the alley extending through Block 8); thence Southwesterly along the said North line of Lot 21 to the point of beginning, all in Block 8. [Twin Lakes Energy, Inc. Property]

[Tax Parcel No. 0921354001] Lots Three (3), Four (4), Five (5), and Six (6), Block Nine (9), Town of Roelyn, Webster County, Iowa, subject to covenants, conditions, restrictions and easements of record. [Dale and Laurie Liska Property]

[Tax Parcel No. 0921354006] Lot No. 8, in Block No. 9, in the Town of Roelyn, Webster County, Iowa, subject to covenants, conditions, restrictions and easements of record. [Daniel Hanson Property]

[Tax Parcel No. 0921354003, 0921354004, 0921354005] Lots 9, 10, 11, and 12, Block 9, in the Town of Roelyn, Webster County, Iowa. [Frank and Maude Konvalinka Property]

[Tax Parcel No. 0921352005 and 0921353009] The South 152 feet of Lot 2 of Block 6 in the Town of Roelyn, Webster County, Iowa. [Gary Conrad Taylor Property]

[Tax Parcel No. 0921353003] Lots Ten (10) and Eleven (11), Block Eight (8), Town of Roelyn, AND Lot Twenty-one (21), Except the West 50 feet thereof, in Block Eight (8), Town of Roelyn, Webster County, Iowa. [Bonnie Liska Property]

[Title Opinion No. 09-110A] That part of the SW ¼ of the SW ¼ of Section 21-88-30 West of the 5th P.M., Webster County, Iowa, bounded as follows: On the Northeast by the East line of said Quarter-Quarter Section; on the southeast by a line parallel with and distant 150 feet Southeasterly, measured at right angles, from the centerline of the main track of the Mason City and Fort Dodge Railroad Company (later the Chicago Great Western Railway Company and now the Chicago North Western Railway Company), as said main track centerline was originally located and established across said Section 21; said parallel line being also the Northwesterly lines of Main Street and Railroad Avenue South; on the Southwest by the East line of Cornelisen Avenue; and on the Northwest by the following described line; beginning at a point on the East line of said Cornelisen Avenue, distant 9.5 feet Southeasterly, measured radially from the centerline of the most Southeasterly side track of the Chicago and North Western Railway Company (formerly the Chicago Great Western Railway Company), as said side track is now located; thence Northeasterly along a line parallel with said side track centerline to a point distant 8.5 feet Southeasterly measured at right angles from the Southwesterly extension of the centerline of the tangent segment of said side track; thence

Northeasterly along a line parallel with said last described side track centerline, and the Southwesterly and Northeasterly extensions of said tangent segment, to a point distant 9.5 feet Southeasterly, measured radially, from the centerline of a curved segment of said side track; thence Northeasterly along a line parallel with said last described side track centerline to a point distant 50 feet Southeasterly, measured at right angles, from the centerline of the main track of said Railway Company, as now located; thence Northeasterly along a line parallel with said last described main tract centerline to a point on the East line of said Quarter-Quarter section and there terminating.
East

Change the Zoning District from M-E to TA-1 (A-2) for residential construction. The legal description is: East Half (E1/2) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Eighty-nine (89) North, of Range Twenty-nine (29), West of the 5th P.M., Webster County, Iowa.

Change the Zoning District from A-1 to AG-I described as follows:

The Northwest Quarter (1/4) of Section 24, Township Eighty-nine (89) North, Range Thirty (30), West of the 5th P.M., AND

The Northeast Quarter (1/4) of Section 24, Except the East 129' of the West 707' of the North 263' and Except the East 265.4' of the West 935.8' of the North 438', Township Eighty-nine (89) North, Range Thirty (30), West of the 5th P.M., and

The Southwest (1/4) of Section 24, North of the Railroad, Except the North 198'/196' of the West 438.8'/446.3 and Except Irregular Tract, Township Eighty-nine (89) North, Range Thirty (30), West of the 5th P.M., AND

The Southeast (1/4) of Section 24, North of the Railroad, Township Eighty-nine (89) North, Range Thirty (30), West of the 5th P.M., AND

The Northwest Quarter (1/4) of Section 19, Township Eighty-nine (89) North, Range Twenty-nine (29), West of the 5th P.M., AND

The Northeast Quarter (1/4) of Section 19, Township Eighty-nine (89) North, Range Twenty-nine (29), West of the 5th P.M., Webster County, Iowa
line of the said NW ¼ of the NW ¼; thence N 90°00'00" W 970.24 feet; thence N 00°08'02" W 241.71 feet to the point of beginning, containing 5.38 acres

Change the Zoning District from M-E to TA-1 (A-2) for residential construction. The legal description is: East Half (E1/2) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Eighty-nine (89) North, of Range Twenty-nine (29), West of the 5th P.M., Webster County, Iowa.

Change the Zoning District from M-E to TA-1 (A-2) for residential construction. The legal description is: East Half (E1/2) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Eighty-nine (89) North, of Range Twenty-nine (29), West of the 5th P.M., Webster County, Iowa.

March 2013 Alexander

Change the Zoning District from A-1 to TA-1/ A-2 to build a house, at PR Elkhorn TWP W 313' of E 1049.7' of N 457.5' of NE NE 06-88-29, Webster County, IA

October 2013 Gross

Change the Zoning District from A-1 to R-2 to build a house, beginning at the South Quarter corner of said Section 35, Township 90 North, Range 29 West of the 5th P.M., Webster County, Iowa: thence West 708.9 feet along the South line of said Section 35; thence North 0 degrees 46 minutes West 360.4 feet; thence Northeasterly 148.1 feet along a 100 foot radius curve concave Southeasterly with a chord bearing of North 41 degrees 57.5 minutes East; thence North 84 degrees 01 minutes East 551.9 feet; thence Northeasterly 59.4 feet along a 100 foot radius curve concave Northwesterly with a long chord bearing of North 66 degrees 57.5 minutes East; thence

North 49 degrees 54 minutes East 24.5 feet; thence South 0 degrees 13 minutes East 557.8 feet to the point of beginning; containing 8.0 acres more or less subject to roadway easements of record.

Lundgerg

Change the Zoning District from A-1 to A-2 to build a house, the legal description is; the Northeast Quarter of the Southeast Quarter of Section 33, Township 86 North, Range 27 West of the 5th P.M. Webster County, Iowa

Reiling

Change the Zoning District from A-1 to A-2 to build a house, the legal description is; a part of the Northwest Quarter of fractional Section 5, Township 86 North, Range 27 West of the 5th P.M. Webster County, Iowa.

2014 Annual Review

Deletions are indicated by ~~strike through~~, additions are indicated by underline.

1. Amend Sec.4.04 to read: Agricultural Preservation District and strike Agricultural ~~Conservation~~ District.
2. Re-classify Savage Subdivision lot 13 and Savage Subdivision 2nd lots 46-51 and 77-86 to R-2.
3. Add language to Section 4.07.03:

The following apply to any residential parcel larger than 3 acres in size:

1. Institutions for academic instruction, clinics, charitable institutions, hospice facility, juvenile residential homes or facilities, chemical dependency or mental health facilities or other similar institutions or facilities, provided:
 2. Public sanitary sewage treatment, water pumping and treatment facilities.
 3. Communications and television towers, transmitters, or receivers pursuant to Section 8.01.
 4. Country clubs, golf courses, tennis, swimming, jogging, horseback riding, and winter sport facilities.
 5. Recreational and camping areas.
 6. Bed and Breakfast establishments
 7. Public and private parks, forest preserves, and conservation areas.
 8. Agricultural farm services such as soil preparation services and veterinary and animal services.
 9. Private Horse Stables.
 10. Churches, including associated halls and residences.
 11. Child Care Center.
 12. Child Care Home.
4. Add language to the Conditional Use in all Districts:
Government and Essential Services.
 5. Amend Section 4.11.06 2a in the Ag-Industrial District:
~~All parking and private drives within the AG/I District shall have an asphalt surface.~~
All public parking within the AG/I District shall have an asphalt or concrete surface.
 6. Add language to Section 4.10.02 # 41 Industrial District:
Educational, research, training and testing facilities related to manufacturing and business services or the development of manufactured products and business services.

Halligan

Change the Zoning District from A-1 to A-2 to build a house, the legal description is; Beginning from the Northwest corner of parcel SW BURNSIDE TWP NW NW (EX IRR TR), measuring 555' to the East along the existing Northern boundary, than 355' to the South, than 130' to the West, than 330' to the South, than 355' to the West, than 260' to the North along the existing western boundary, than 100' to the Northwest angled along the existing property boundary, and 350' to the North along the existing property boundary, ending at the existing Northwest corner. 10-87-28, Webster County, Iowa.