

**Five Star Cooperative
SW ¼ of the NW ¼, Section 12, Mount Vernon Township**

Figure 1

Looking at the Cooperative's existing facilities located south of the original town of Burchinal



May 8, 2023, J. Robbins

Figure 2

Looking at the existing silo and general location



May 8, 2023, J. Robbins

Figure 3

Looking at the property at 12057 Tiffany Street adjacent to the north of the subject property



May 8, 2023, J. Robbins

Figure 4

Looking at the 11636 Lark Avenue adjacent to the west of the subject property



May 8, 2023, J. Robbins

FIVE STAR COOPERATIVE SUPPLEMENTAL SITE REVIEW INFORMATION

This information is intended to satisfy Policy 6.1.4 of the Comprehensive Plan. This policy encourages the use of the “same criteria...for evaluating proposed special uses when considering request to rezone property to an industrial classification.” These criteria are stated below with analysis following. The criteria are based on the provisions of Section 24.4(A)(2)(a-g) of the Zoning Ordinance.

1) HARMONY AND ACCORD WITH GENERAL PRINCIPLES AND PROPOSALS OF ZONING ORDINANCE -

The Zoning Ordinance states that, “The M-1 Light Industrial District is one of the light industrial uses designed to serve the needs of Cerro Gordo County for industrial activity least offensive to the uses in nearby commercial and residential Districts.” The ordinance then places further restrictions on uses in the district. Uses in the M-1 District are prohibited from emitting “offensive odors, dust, noxious gas, noise, vibration, smoke, heat, glare, refuse matter or water-carried waste beyond the boundaries of the lot on which uses are conducted.” Fertilizer and warehousing facilities are unlikely to emit odors, noxious gases, vibration, smoke, heat, glare, or water-carried wastes. According to the rezoning narrative, there could be noise from vehicular traffic or electrical motors. The applicants should be asked how they will prevent noise and dust from reaching beyond the property lines. As a part of the Conditional Zoning Agreement, requiring vegetative buffers along lot lines is recommended, which can help to mitigate these potential impacts. The Cooperative should also be held responsible for any necessary dust control.

2) COMPATIBILITY OF USE WITH APPEARANCE AND ESSENTIAL CHARACTER OF AREA -

The property is located south of the original town of Burchinal. Land to the south and east is in agricultural production or used for farming purposes. The Cooperative’s existing facilities are on the property adjacent to the east, which has been in operation for decades. The property sits adjacent to two residential properties: 12057 Tiffany Street to the north and 11636 Lark Avenue to the west.

The subject property is currently in agricultural production and has an existing silo. The Cooperative’s existing facilities have been in operation for decades, so the expansion of the use is not entirely changing the character of the area. However, the proposed expansion will be closer to the adjacent residential properties to the north and south. The visual impact of the proposed project could be mitigated with significant vegetative buffering around the site and further setback requirements of at least 100’ from property lines. Vegetative buffering requirements are included in the Conditional Zoning Agreement that the applicant has indicated it is willing to abide by and as indicated on the site plan.

3) IMPACT ON EXISTING AND FUTURE USES, VICINITY, AND COMMUNITY AS A WHOLE -

The proposed use will eventually result in highly productive agricultural land being taken out of production. The soils in the 9.12 acres for which the rezoning was requested all have a corn suitability rating (CSR) above 85 (86-90). The county’s comprehensive plan encourages that large tracts of highly productive agricultural land remain in production, those soils with a CSR of 70 or above. The Cooperative intends to use the northern portions of its property for test plots, so the fields have more of a supplemental commercial application to agriculture than only for an agricultural purpose, such as food or animal feed production. But most of the site will still be taken out of production. However, the Cooperative serves area farmers with its operations.

The Cooperative says it will have plenty of room to stage trucks waiting to be processed by the facility. The County Engineer’s Office has a concern for the potential of backed up trucks waiting on the shoulder of Lark Avenue (County Road S-34). A condition requiring all staging of trucks to be handled onsite is also included in the Conditional Zoning Agreement. The County Engineer’s Office will likely post turning truck traffic signs for the site as well.

Other impacts include potential noise, dust, and visual impacts due to the scale of the warehouse buildings, which can be mitigated with requiring vegetative buffer along property lines adjacent to the nearby residential properties.

4) ADEQUACY OF PUBLIC SERVICES (i.e., highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools) -

County Road S-34 is a paved road built to withstand the hundreds of trucks per day anticipated during peak times in the spring and fall. Turning lanes may be installed in the future if the County Engineer determines it to be necessary.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection is provided by the Rockwell and Mason City Fire Departments. The proposed use should not result in a high demand for either services.

The proposed project site is not located within a flood hazard area. The site is located within Drainage District 45. The County Auditor noted that the proposed expansion does not appear to impact any public drainage facilities. The County's GIS mapping system appears to confirm that there are no tile or drainage routes on the subject parcel.

Refuse disposal will be the responsibility of the applicant. Well and wastewater facilities will be needed for the site. The main concern of CG Public Health are that proper refuse disposal is done and that all required permits are received. Though not likely, if the facility meets the qualifications as a public water supply, the DNR would regulate the well and require a permit that their department would regulate. All fertilizer storage facilities must be at least 150' from all well facilities. The proposed use should not have an impact on schools.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

It is possible that turning truck traffic at this location may necessitate upgrades to County Road S-34 for safety reasons. The addition of a right turn lane for northbound traffic and a left turn lane for southbound traffic on S-34 may become necessary. If deemed necessary by the County Engineer, a condition has been included in the Conditional Zoning Agreement that the Cooperative participate in the cost of such improvements.

6) POTENTIAL DETRIMENTS TO PERSONS, PROPERTY, OR GENERAL WELFARE (i.e., excessive traffic, noise, smoke, fumes, glare, or odors) -

According to 2021 data from the Iowa Department of Transportation, S-34 carries 600 vehicles per day. The hundreds of additional trucks per year is significant traffic on S-34. The turning movements and slow traffic associated with these trucks may create hazards along S-34 and may impede the flow of regular traffic. The County Engineer's Office has stated they will likely post turning truck traffic signs as a result.

Smoke, fumes, and odors are not usually associated with fertilizer facilities. However, noise from trucks and electric motors may be. The noise and dust will be mitigated to a degree because of less dense development of the area.

No vegetative buffer currently exists at the site. Buffering along the property lines would assist in containing dust, mitigating noise, and reducing glare. Dust control onsite should also be made the responsibility of the Cooperative.

7) COMPATIBILITY AND CONSISTENCY WITH THE INTENT AND PURPOSE OF THE ZONING DISTRICT -

Warehousing uses are typically considered permitted uses in M-1 Light Industrial Districts. The elevators in the unincorporated communities of Portland, Cartersville, and just outside of Rockwell are all located in M-1 Light Industrial Districts. In anticipation of the other potential allowed uses of the district, conditions limiting use of the property to only those uses anticipated by the Cooperative are included in the Conditional Zoning Agreement.

The ordinance also requires a 6-foot buffer wall or 60-foot buffer park between agricultural/residential and industrial zoning districts. The requirement for a buffer wall or park may be waived where the district boundary follows a road right-of-way as long as the waiver does not permit undesirable features of the use to be seen by the public, but since there is a residence across S-34 to the west, this requirement should not be waived.

Prepared by: John Robbins, Planning and Zoning Administrator, 220 N. Washington Avenue, Mason City, IA 50401
(641) 421-3021

Return to: Michelle Rush, Executive Assistant, 220 N. Washington Avenue, Mason City, IA 50401

CONDITIONAL ZONING AGREEMENT

WHEREAS, Five Star Cooperative (hereafter “the Cooperative”) are the sole record titleholders of certain real estate as described below, within the boundaries of Cerro Gordo County, Iowa:

Lots Two (2), Three (3), and Six (6); Part of Lots One (1), Four (4), and Five (5), Block Twelve (12); Vacated Alley in Block Twelve (12); and that part of Vacated Cliggitt Street in the Town of Burchinal, Cerro Gordo County, Iowa, described as follows: commencing at the Northwest Corner of said Lot Two (2), Block Twelve (12); Thence East 27 feet to the Point of Beginning; thence South 00°08’22” West, 189.00 feet; thence south 90°00’00” East, 458.43 feet along the south line of the Vacated Cliggitt Street; thence North 00°08’22” East, 33 feet; thence South 90°00’00” West, 271.21 feet along the North line of vacated Cliggitt Street; thence North 00°08’22” East, 156 feet; thence South 90°00’00” West, 187.22 feet to the Point of Beginning;

AND

That part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), lying West of the Railroad Right Of Way, in Section Twelve (12), Township Ninety-Five (95) North, Range Twenty-One (21) West of the 5th P.M., Cerro Gordo County, Iowa, except Tract 2 as described and depicted on Survey Plat dated November 19, 1992 and recorded on December 14, 1992 as Document No. 9210341 in the Cerro Gordo County Recorder’s Office.

WHEREAS, the Cooperative intends to expand its facilities to include liquid fertilizer storage and distribution buildings and a dry fertilizer building. The facilities will also include seed and crop protection products warehousing, storage, and distribution and will also have the liquid and dry fertilizer storage distribution activity onsite.

WHEREAS, the property is currently zoned A-1 Agricultural, and the Cooperative is requesting to change the zoning district to M-1 Light Industrial for the desired uses; and,

WHEREAS, certain conditions and safeguards would mitigate the impact of the proposed projects; and,

WHEREAS, as part of the rezoning request, the Cooperative has agreed to conditions restricting the use in regard to the entirety of the real estate described above.

NOW, THEREFORE, in consideration of the mutual agreement set forth herein, the Cooperative and the Board of Supervisors of Cerro Gordo County agree as follows:

1. This agreement is entered into in accordance with and pursuant to Section 335.7, Code of Iowa and is reasonable to satisfy the public needs of public health, safety, and welfare, and to limit possible conflicts between nearby properties in the general vicinity and along Lark Avenue (County Road S-34), which are directly caused by rezoning of the real estate described above from A-1 Agricultural to M-1 Light Industrial.
2. The real estate described above, upon being rezoned to M-1, shall be used in a manner consistent with the application and site plans provided by the Cooperative.
3. The real estate described above shall only be used for the following principle and accessory permitted uses:
 - A. All principle permitted uses in the A-1 Agricultural District or A-2 Agricultural District
 - B. Commercial grain storage
 - C. Commercial fertilizer, seed, and crop protection product warehousing, storage, and distribution
 - D. Any use that is similar or incidental to Five Star Cooperative's business as determined by Zoning Administrator
4. All buildings and structures associated with the aforementioned uses shall be a minimum of 100' from the north and west property lines or otherwise adjacent to existing residential uses. All buildings and structures shall otherwise meet the minimum setback requirements of the M-1 District.
5. The Cooperative shall install a vegetative buffer park, consistent with Subsection 19.4(B)(2) of the Cerro Gordo County Zoning Ordinance along the north and west property lines or any property lines adjacent to property used for residential purposes, to which no such buffer currently exists, within one year from the date this agreement becomes effective. Said vegetative buffer park shall be continuous running the length of all applicable property lines. It shall not be less than sixty (60) feet in width along the northerly property lines, and not less than 30' in width along the west property lines adjacent to Lark Avenue (County Road S-34), and a minimum of fifteen (15) feet in height at maturity, and consist of evergreen or coniferous type trees, shrubs, and plantings. The Cooperative shall be responsible for the maintenance of said vegetative buffer park.
6. At no time shall any semi-truck, trailer, or vehicle to be staged, loaded, unloaded, parked, or processed at the Cooperative's facility be parked or otherwise stopped for a period greater than thirty (30) minutes within the public right-of-way of Lark Avenue (County Road S-34). All staging, loading, unloading, parking, or processing of semi-trucks, trailers, or vehicles shall occur on the above-described real estate. The Cooperative shall participate toward the costs for any needed improvements within the right-of-way of Lark Avenue (County Road S-34) that are caused by the operation of the Cooperative's facilities on the above-described real estate, including but not limited to the installation and construction of turning lanes, road repairs, warning signs, driveways, and drainage facilities, in the amounts deemed necessary by the County Engineer.
7. This agreement shall be effective contemporaneous with the effective date of the rezoning of the real estate described above to M-1 Light Industrial.
8. This agreement shall be recorded in the office of the Recorder of Cerro Gordo County, Iowa, and shall be binding upon the parties hereto and upon all of their successors in interest and upon all subsequent owners, record titleholders, or other holders of interest in said real estate, as long as said real estate continues to be zoned M-1 Light Industrial under the Cerro Gordo County Zoning Ordinance, or under any substantially similar successor ordinance, or until such restrictions are specifically removed through the actions of the Cerro Gordo County Board of Supervisors, with the consent of the then record titleholders and after notice and hearing as required by section 335.7 of the Code of Iowa (2023).
9. Nothing in this agreement shall be construed as binding the Cerro Gordo County Board of Supervisors to any future zoning classification or other regulatory or governmental action.

It was moved by Supervisor _____ and seconded by Supervisor _____ to adopt the foregoing agreement. Vote thereon was as follows:

Ayes:

Nays:

Absent/Not voting:

Passed and approved this ____ day of June, 2023 by the Cerro Gordo County Board of Supervisors.

FIVE STAR COOPERATIVE

Tony Myers, Chief Operations Officer

STATE OF IOWA }
 } ss:
CERRO GORDO COUNTY }

On the ____ day of _____, 2023, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

CERRO GORDO COUNTY, IOWA:

Casey M. Callanan, Chairman
Board of Supervisors

Attest:

Adam V. Wedmore, Auditor
Cerro Gordo County, Iowa

STATE OF IOWA }
 } ss:
CERRO GORDO COUNTY }

On the ____ day of June, 2023, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Casey M. Callanan and Adam V. Wedmore, to me known to be the identical persons named in and who are the Chairperson on the Board of Supervisors of Cerro Gordo County and the Auditor of Cerro Gordo County, respectively; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Supervisors, as contained in the Motion by the Board of Supervisors on the ____ day of June, 2023, and that Casey M. Callanan and Adam V. Wedmore acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa

ELEMENT 6. INDUSTRIAL DEVELOPMENT

Cerro Gordo County has experienced an increased interest in industrial development outside of incorporated areas, primarily due to availability of larger parcels of land, and lower rural area development costs. Except in a few individual cases, development that has occurred outside of incorporated areas is *not supported by urban infrastructure, services and standards*. It is sometimes located there because it has grown from a small industrial business into a larger operation, or because it existed in that location prior to zoning regulations.

GOAL 6.0 Industrial development in unincorporated areas should be limited to those uses that demonstrate a reliance on inputs from agricultural operations or provide market outputs for agricultural production or that have unique infrastructure needs that can only be met in certain locations, subject to the policies stated in this plan. Those industrial uses that could be located either inside or outside of an incorporated community or that have a need for or are expected to place large demands on infrastructure should be located within an incorporated municipality or within a coordination / cooperation area.

OBJECTIVE 6.1 Ensure that proposed industrial development is appropriate for and will be compatible with its surroundings.

Policies:

- 6.1.1** Discourage industrial uses that would present a hazard to or conflict with dense development.
- 6.1.2** Permit appropriate industrial development that is in proximity to necessary infrastructure and supplier or customer base, and, for safety reasons, must be located far away from developed areas.
- 6.1.3** When permitted, require proposed industries to locate in an area where other existing industries are located; in areas that have adequate access to rail and air transportation infrastructure and major transportation routes as well as water and wastewater systems; and in an area adequately buffered from residential and agricultural uses.
- 6.1.4** Utilize the same criteria used for evaluating proposed special uses when considering requests to rezone property to an industrial classification.
- 6.1.5** Encourage light industries with three or more employees to locate in properly planned, compact, and fully serviced industrial parks.
- 6.1.6** Require permitted industrial development to contribute in any rural improvements needed to support the location of the development.

6.1.7 Protect known mineral and aggregate extraction areas, whether developed or undeveloped, for encroachment by incompatible development and reserve such areas for extraction purposes.

6.1.8 Future industrial areas shall not be placed on the Future Land Use Map, but will be allowed only if subject to the criteria described in these policies.



PUBLIC HEALTH

healthier together

DATE: May 8, 2023

TO: John Robbins, Cerro Gordo County Planning and Zoning

FROM: Daniel Ries, Senior Environmental Health Specialist

SUBJECT: Proposed Rezone for Five Star Cooperative Burchinal

This memo is to provide comments related to the request for a proposed rezone for **Five Star Cooperative Burchinal** located off Lark Avenue, in the unincorporated village of Burchinal in Section 12 of Mount Vernon Township. The proposal is for construction of a two fertilizer warehouses along with some auxiliary structures on the property, and it would need to be rezoned to M-1 Light Industrial for it to be a permitted-use. The main concerns from the perspective of the Cerro Gordo County Department of Public Health Environmental Health Division are the proper disposal of wastewater and safe drinking water.

Wastewater Disposal System

The plans denote septic holding tanks for wastewater for both the liquid fertilizer building and the dry fertilizer building. The contractor should work with our department to determine the best options for wastewater disposal. Regardless of type of system, permits are needed from our department. The septic systems must meet distance requirements as outlined in Ordinance #27B Private Sewage Disposal Systems

The proposed construction should have no impact on the existing septic system for the office/scale house which was installed in 1998. However, extreme caution must be taken during the proposed construction to avoid damage to the system.

Water Supply

There is a proposed well for on the northwest portion of the site. Based on the plans the well might be too close to the storage of fertilizer, particularly the round storage tank shown on the drawing. The exact distance could not be determined; however, it appears to be close enough to 150 feet, that it should be verified. A private well must be at least 150 feet from preparation or storage area for spray materials, commercial fertilizers or chemicals that may result in groundwater contamination. If the location on the plans is too close; there appears to be room to move the well further north to meet separation distance requirements.

The plans show that the fertilizer storage distances for the other neighboring wells at 11745 2nd St (office/scale house), 11636 Lark Avenue, and 12075 Tiffany Street will meet the 150-foot separation requirement, but this should be confirmed by the applicant. The proposed well must be cased through the Lime Creek Formation (if present) and at least ten (10) feet into the Cedar Valley Group to reduce the risk of elevated arsenic. **It is recommended that a water test be conducted annually.**

If the proposed well along with the current office/scale house well meets the definition of a public water supply, it must be permitted with the Iowa DNR. *“A public water supply system is defined as a system that provides water for human consumption that has at least 15 service connections or serves at least 25 people at least 60 days during the year”*. Public water supply status will change your separation distance requirements, so determining this early on will be an important step for the applicant. The local DNR office or this department can provide the applicant a questionnaire to fill out for determining if the well will be classified as private or public.

Cc: Jodi Willemsen, Cerro Gordo County Department of Public Health



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254

(641) 421-3075

John Robbins, Planning and Zoning Administrator

plz@cgcounty.org

Michelle Rush, Executive Assistant

cgcounty.org/planning

DISTRICT CHANGES AND AMENDMENTS GENERAL INFORMATION

Type or print in ink all the information requested on the attached Application form.

The Planning & Zoning Commission meets the first Thursday of each month and you will receive a notice approximately 10-15 days prior to this hearing confirming the date and time of consideration of your application. All **applications must be received in this office four (4) weeks in advance** of this date.

You must be present at the Planning & Zoning Commission hearing to present your request and answer any questions they, or any landowner, may have.

The Planning & Zoning Commission, after this hearing, will make a recommendation to the Board of Supervisors for final action during a public hearing. The Board of Supervisors hold their meetings on Tuesday mornings, and you will be advised of the date and time of this public hearing.

If you have any further questions, please contact this office.

**APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA**

Name and Mailing Address of Applicant(s):

Five Star Cooperative

1949 North Linn Ave PO Box 151 New Hampton, IA 50659

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is

A-1 Agriculture

Proposed zoning district for described property

M-1 Light Industrial

Reasons for re-zoning:

Proposed site use of fertilizer storage and sale isn't permitted within the existing zoning
of A-1. The proposed zoning of M-1 allows fertilizer storage and sale.

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

See the attached list.

An official survey by a Registered Land Surveyor is attached.

This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

This property is undeveloped and a rough draft or schematic drawing of the area is attached.

Other information is also attached which may be pertinent to this request.

Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

I (We) grant to the Planning & Zoning staff, members of the Planning & Zoning Commission and Board of Supervisors permission to enter onto the described property for review purposes.

4-28-23

Dated

 Five Star Coop

Owner's Signature

Owner's Signature



4050 River Center Court NE
Cedar Rapids, IA 52402
Office: (319) 377-4629
Fax: (319) 377-8498

ANDERSON BOGERT
PROJECT NO. 223012
Five Star Coop Site Plan, Burchinal, IA

Five Star Cooperative – Burchinal Agronomy Complex **Rezoning Narrative**

Project Overview

This project is located at 11-677X Lark Ave Rockwell, IA 50469 adjacent to the existing Five Star Cooperative grain facility which includes a dry fertilizer building, liquid fertilizer building and associated site work. There will be 3 primary agronomic operations conducted at the proposed site next to our grain facility in Burchinal, IA. These activities are seed warehousing, storage and distribution of crop protection products, as well as the storage and distribution of liquid/dry fertilizer. There will be 3 full time staff members at this site, and as many as 15 additional staff using this facility as a base during our active seasons. This facility should not produce any smoke or odor. Noise should be limited to the vehicle noise from the in and outbound trucks, as well as electric motor noise from the receiving and loading of product.

Traffic

For the seed warehousing portion of the business, we expect traffic to consist of 20 incoming semi-trucks mainly in the winter, and 75 outgoing vehicles a combination of panel trucks, semi-trucks, and pick-ups with trailers mainly during the spring.

For the crop protection portion of the business, we expect to see 20-30 incoming vehicles including panel trucks and semi-trucks, and 200 outgoing vehicles throughout the spring and summer including a combination of straight trucks, panel trucks, semi-trucks, and pick-ups.

For the fertilizer portion of the business, we expect to see 550 incoming vehicles primarily semi-trucks year-round, and 1100 outgoing vehicles in the spring, summer and fall a combination of panel trucks, semi-trucks, straight trucks, and pick-ups with trailers.

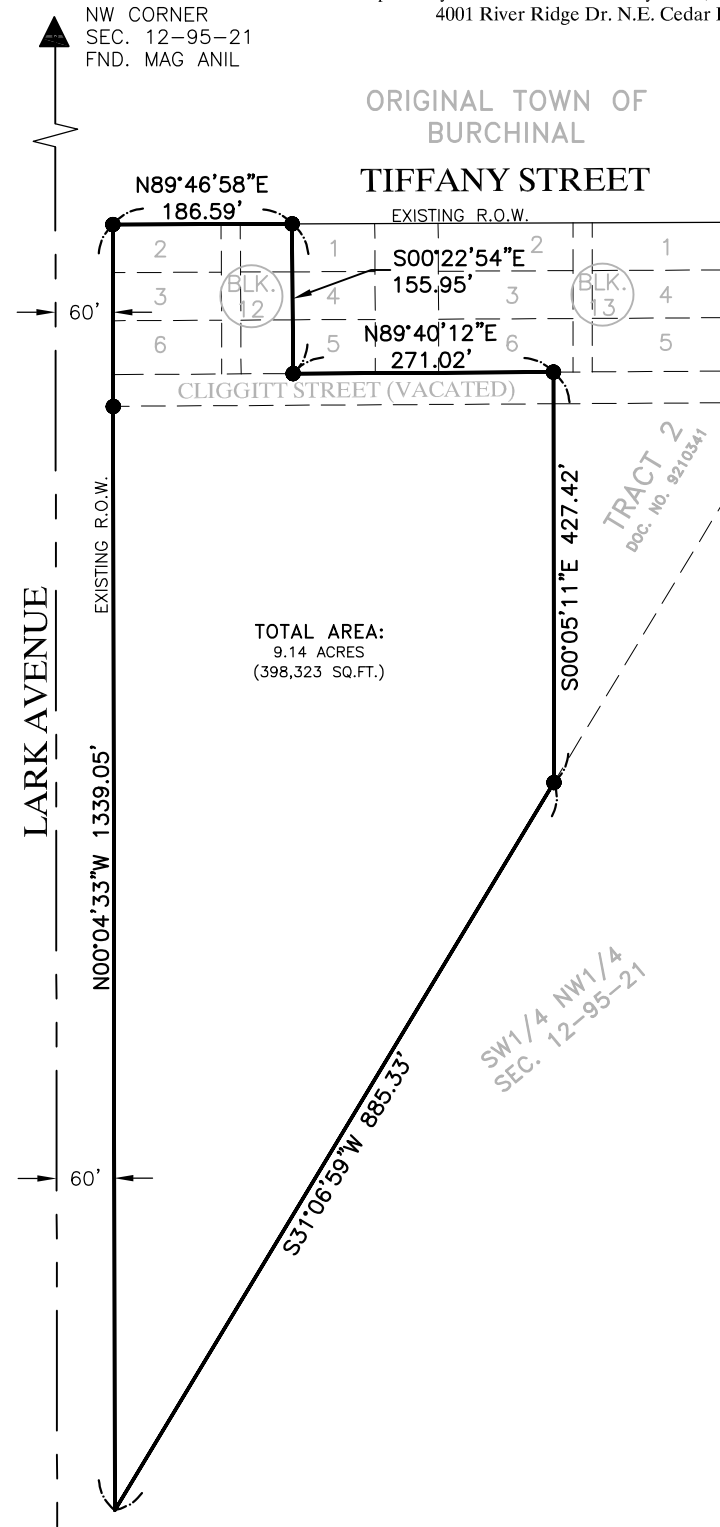
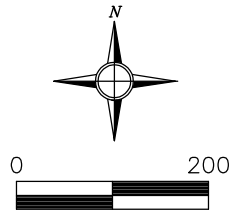
Utilities

The proposed site work includes a well, a septic system, electrical, propane tank for building gas service, electrical service and communications. The well and septic systems will be designed and installed by local contractors.

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REZONING EXHIBIT

Prepared by & Return to: R. Rodney Klien, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402 (319) 377-4629



Legend

- Boundary Line
- Adjoining Lot Line
- Section Line
- Building Setback Line
- Found 5/8" Rebar w/ Yellow Cap #8656 (unless noted)
- Set 1/2"x30" Rebar w/ Orange Cap #18646
- Found Cut "X"
- Set Section/Quarter Corner
- Found Section/Quarter Corner
- Measured
- Record

W1/4 CORNER
SEC. 12-95-21
FND. MAG ANIL

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS HEREON ARE BASED UPON IOWA STATE PLANE NAD 83 NORTH ZONE.

PROPRIETOR: FIVE STAR COOPERATIVE
GPNS: 101211002000, 101215100200

Legal Description

LOTS TWO (2), THREE (3), AND SIX (6); PART OF LOTS ONE (1), FOUR (4) AND FIVE (5), BLOCK TWELVE (12); VACATED ALLEY IN BLOCK TWELVE (12); AND THAT PART OF VACATED CLIGGITT STREET IN THE TOWN OF BURCHINAL, CERRO GORDO COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT TWO (2), BLOCK TWELVE (12); THENCE EAST 27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°08'22" WEST, 189.00 FEET; THENCE SOUTH 90°00'00" EAST, 458.43 FEET ALONG THE SOUTH LINE OF VACATED CLIGGITT STREET; THENCE NORTH 00°08'22" EAST, 33.00 FEET; THENCE SOUTH 90°00'00" WEST, 271.21 FEET ALONG THE NORTH LINE OF VACATED CLIGGITT STREET; THENCE NORTH 00°08'22" EAST, 156.00 FEET; THENCE SOUTH 90°00'00" WEST, 187.22 FEET TO THE POINT OF BEGINNING

AND

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), LYING WEST OF THE RAILROAD RIGHT OF WAY, IN SECTION TWELVE (12), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE TWENTY-ONE (21) WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, EXCEPT TRACT 2 AS DESCRIBED AND DEPICTED ON SURVEY PLAT DATED NOVEMBER 19, 1992 AND FILED DECEMBER 14, 1992 AS DOCUMENT NO. 9210341

SURVEY PERFORMED:
MAY, 2023

REZONING EXHIBIT
Project Number: 223012

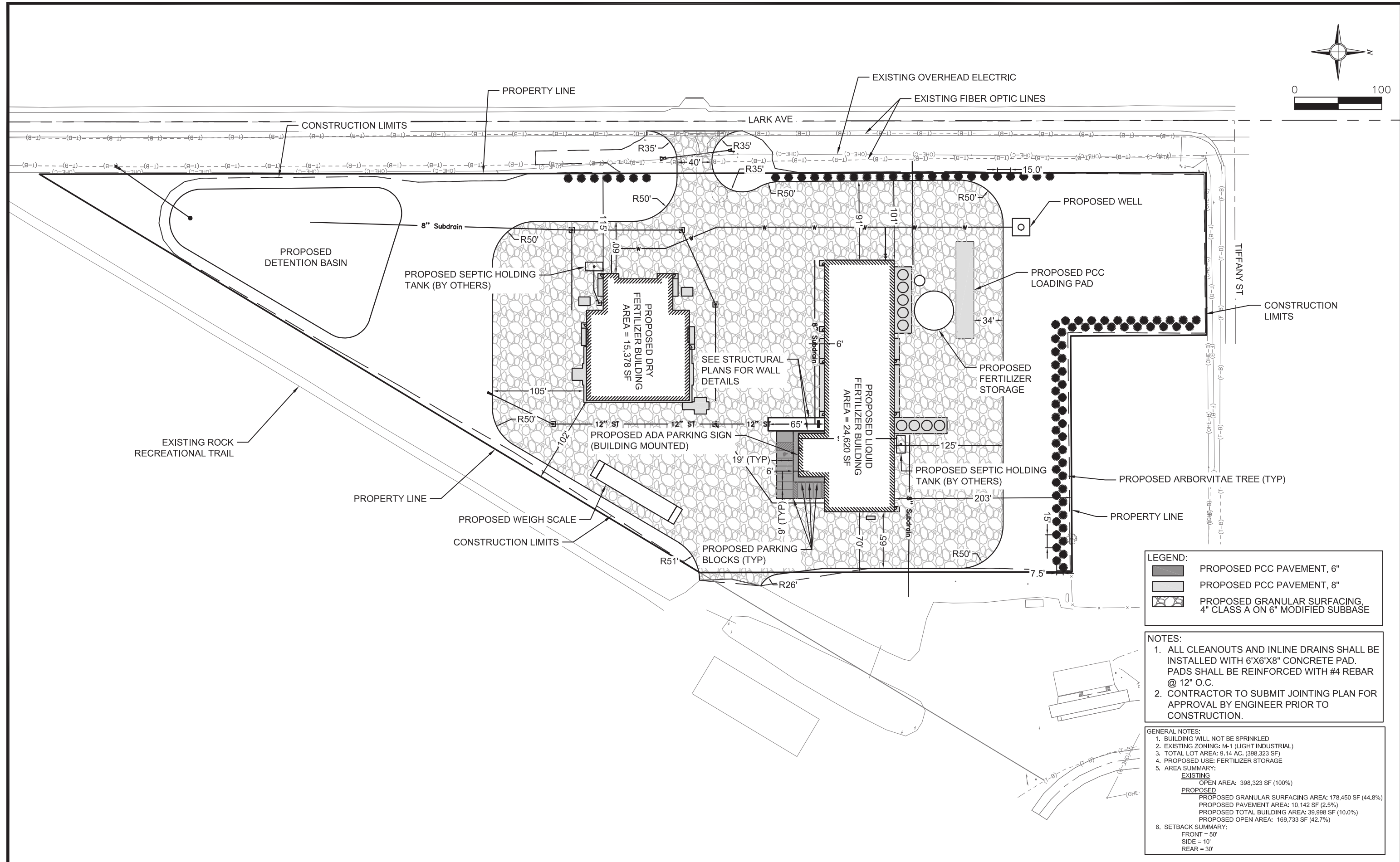
Drawn By: BY
Date: 05/01/23
Field Book #341

Approved By: RRK
Scale: 1"=200'

Client: FIVE STAR COOPERATIVE
1949 NORTH LINN AVE PO BOX 151
NEW HAMPTON, IOWA 50659
PHONE: (641) 394-3052



Sheet No.
1
Of
1



LEGEND:

	PROPOSED PCC PAVEMENT, 6"
	PROPOSED PCC PAVEMENT, 8"
	PROPOSED GRANULAR SURFACING, 4" CLASS A ON 6" MODIFIED SUBBASE

- NOTES:**
- ALL CLEANOUTS AND INLINE DRAINS SHALL BE INSTALLED WITH 6'X6'X8" CONCRETE PAD. PADS SHALL BE REINFORCED WITH #4 REBAR @ 12" O.C.
 - CONTRACTOR TO SUBMIT JOINTING PLAN FOR APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION.

GENERAL NOTES:

- BUILDING WILL NOT BE SPRINKLED
- EXISTING ZONING: M-1 (LIGHT INDUSTRIAL)
- TOTAL LOT AREA: 9.14 AC. (398,323 SF)
- PROPOSED USE: FERTILIZER STORAGE
- AREA SUMMARY:

EXISTING	OPEN AREA: 398,323 SF (100%)
PROPOSED	PROPOSED GRANULAR SURFACING AREA: 178,450 SF (44.8%)
	PROPOSED PAVEMENT AREA: 10,142 SF (2.5%)
	PROPOSED TOTAL BUILDING AREA: 39,998 SF (10.0%)
	PROPOSED OPEN AREA: 169,733 SF (42.7%)

- SETBACK SUMMARY:

FRONT = 50'
SIDE = 10'
REAR = 30'

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NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: FIVE STAR COOPERATIVE
 420 MAIN ST E
 ROCKWELL, IA 50469
 (641) 822-3221



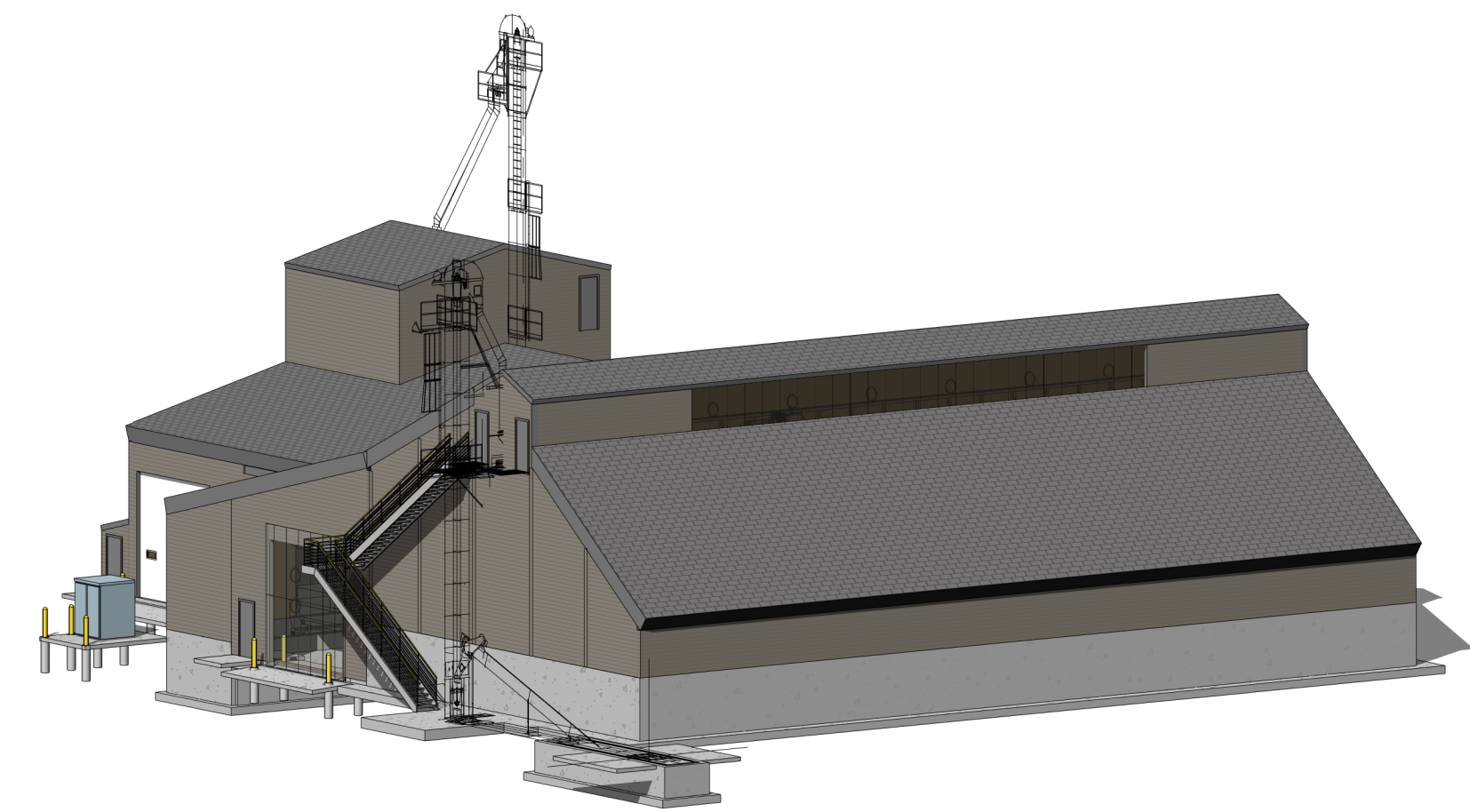
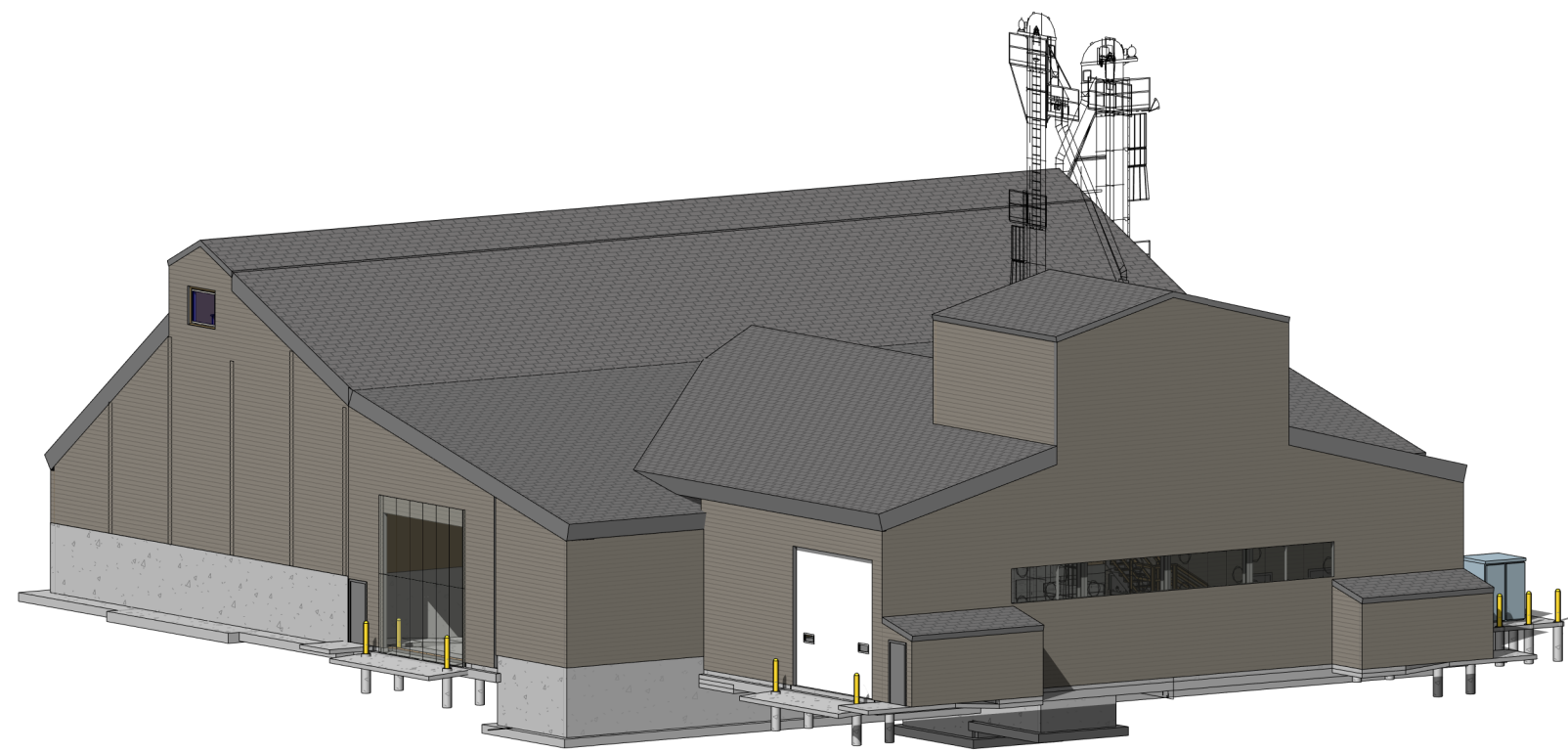
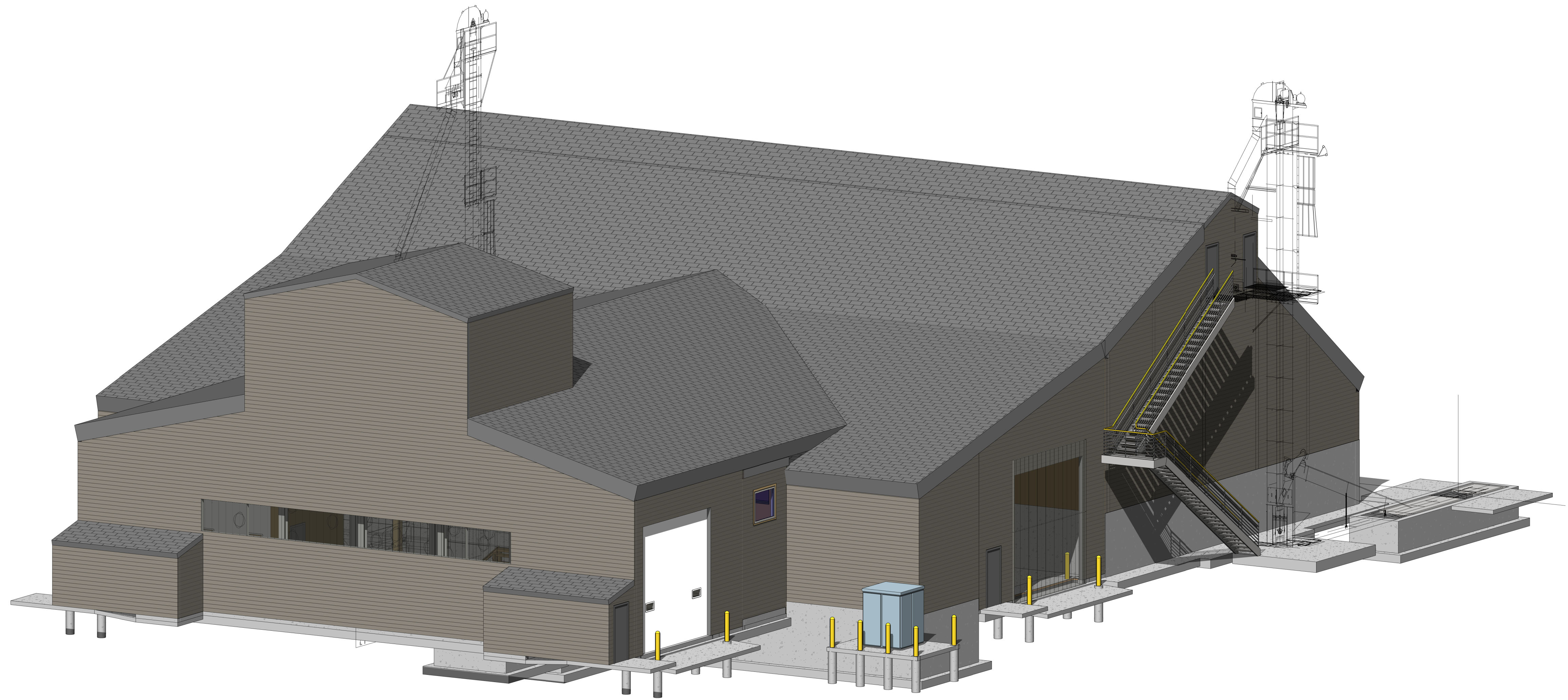
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 DATE: 5/4/2023
 PROJECT NO. 223012

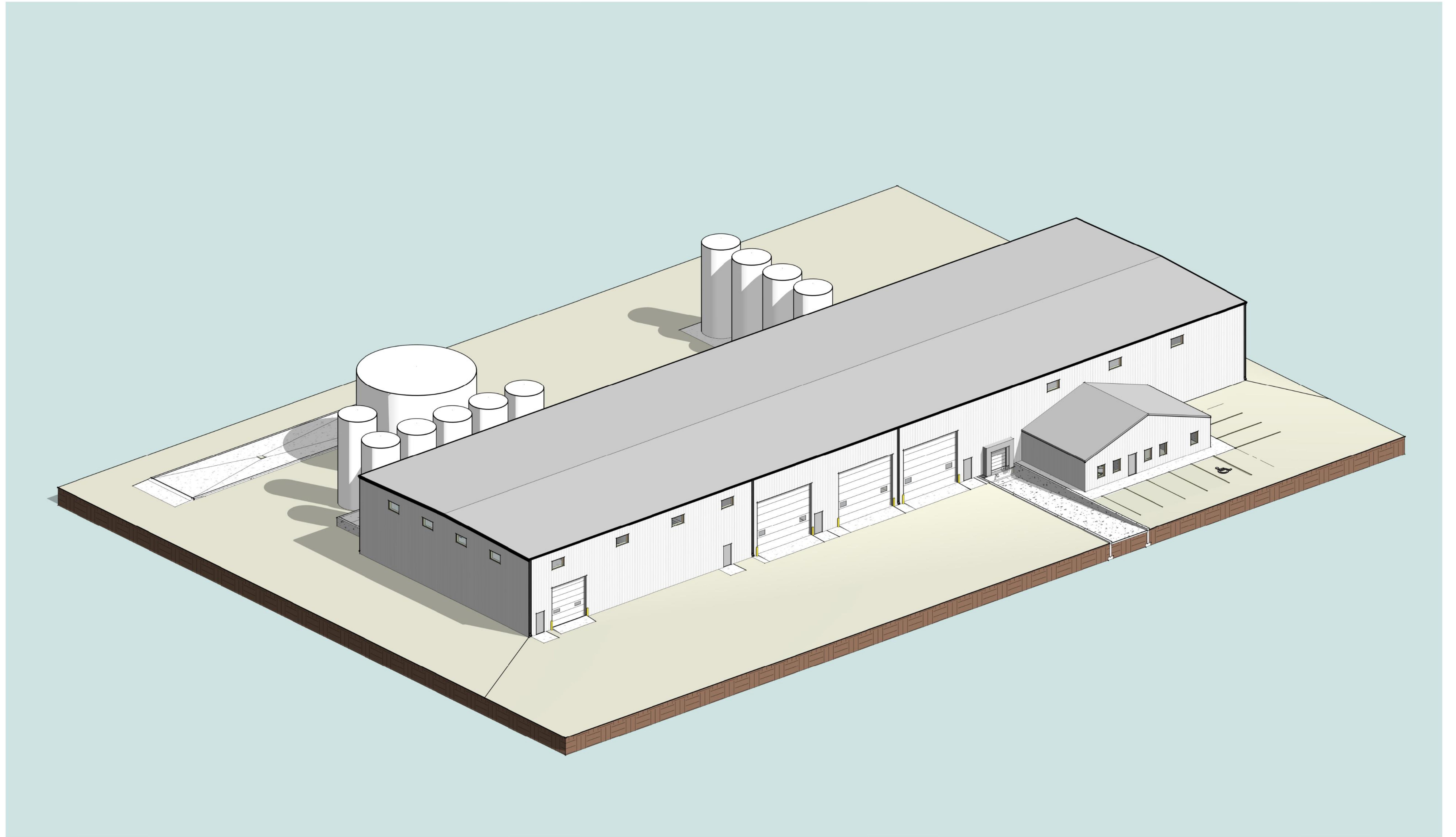
APPROVED BY: TJH
 SCALE: PLAN

FIVE STAR COOPERATIVE
 SITE PLAN

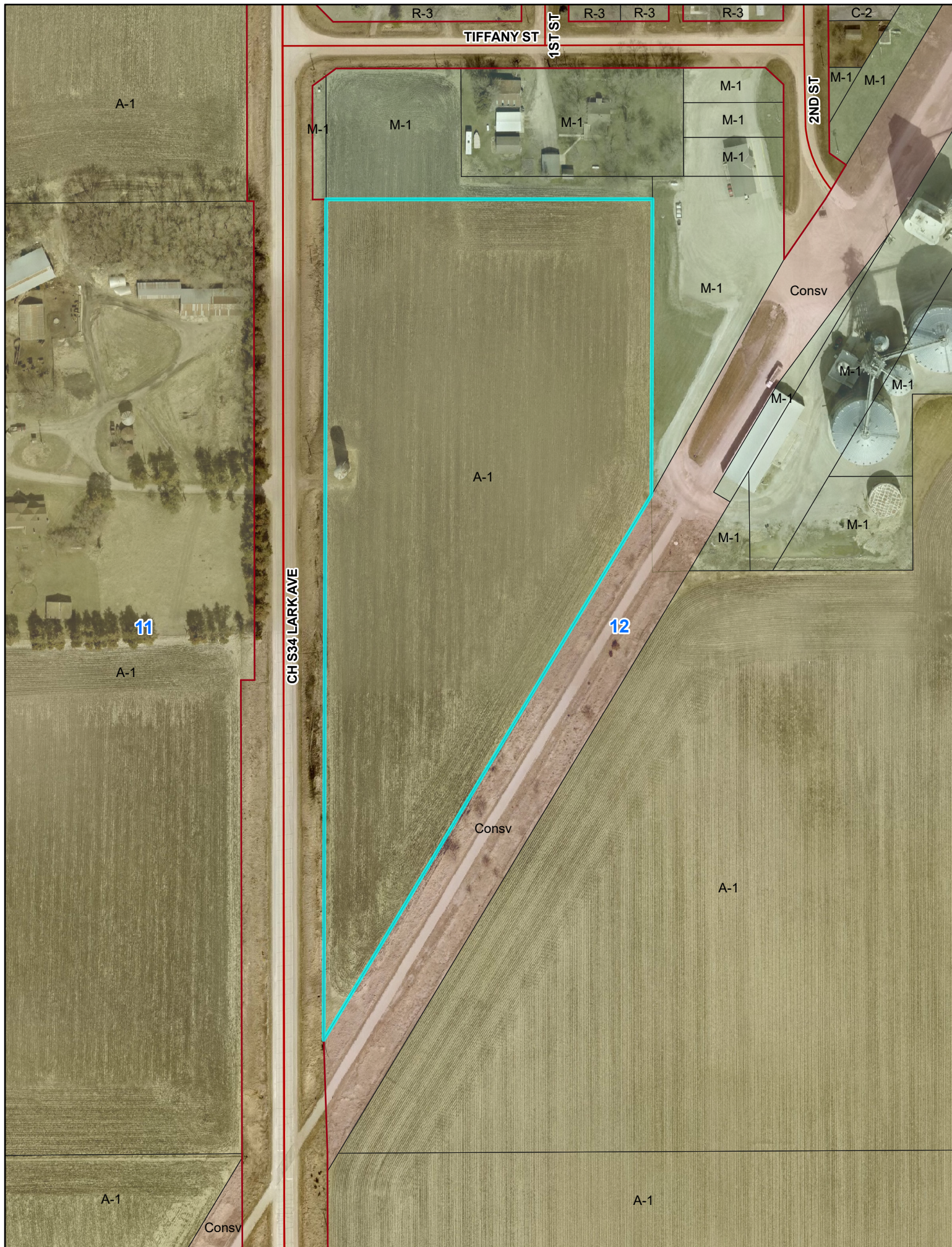
SITE LAYOUT PLAN

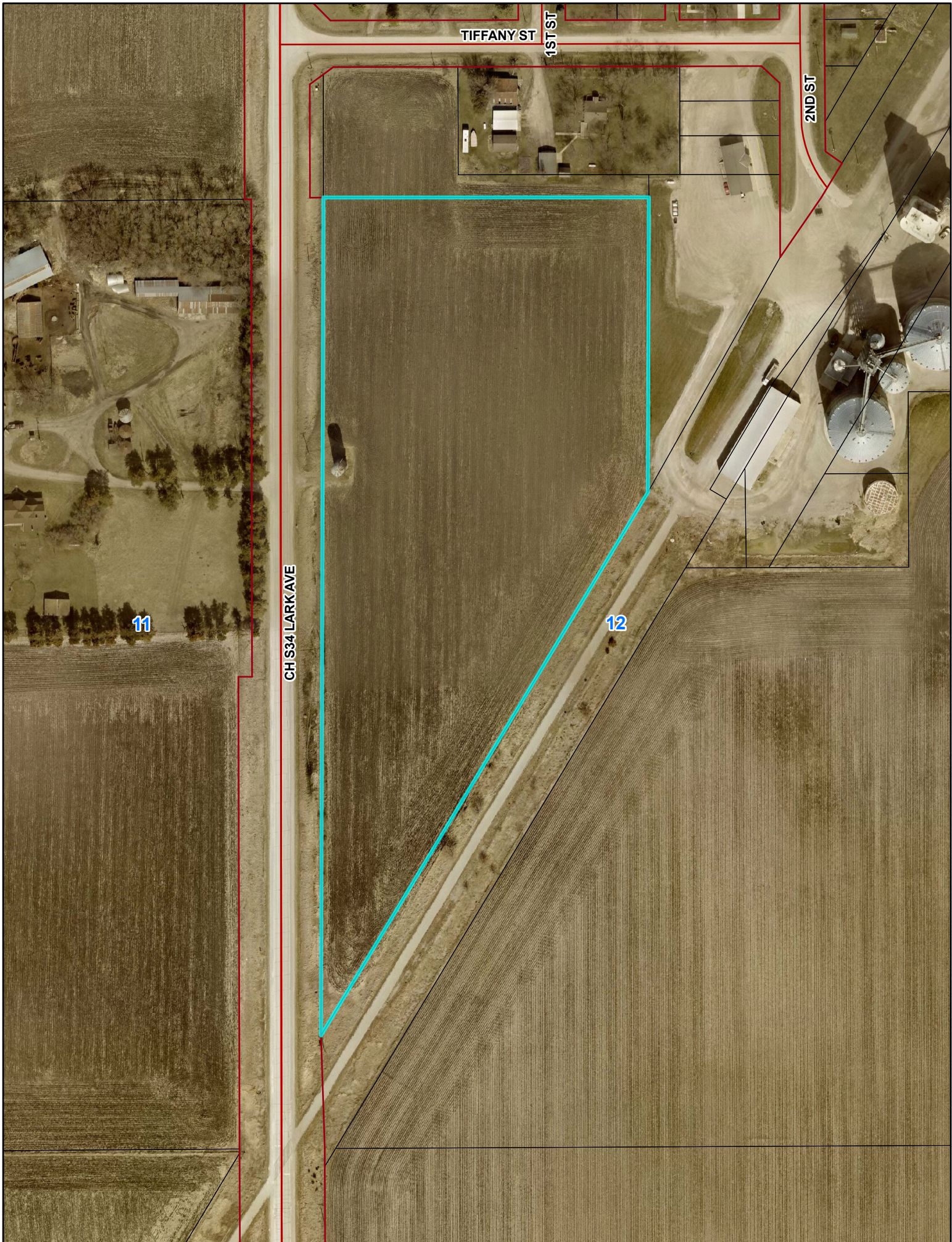
SHEET NO. C300
 OF C300











TIFFANY ST

1ST ST

2ND ST

CH S34 LARK AVE

11

12