



MARSHALL COUNTY PLANNING & ZONING
MARSHALL COUNTY PUBLIC ENVIRONMENTAL HEALTH

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August 20, 2019

Regarding Parcel ID 8520-08-200-006, aka 1125 Canfield Ave., New Providence, IA 50206

To whom it may concern,

This letter is being drafted in response to a request by Mr. Dennis Baker for the Marshall County Planning & Zoning Director to briefly describe what may be possible regarding development at the above listed address.

A house and septic system (setback of 100 feet from lakes) may be placed on a majority of the NW corner of Parcel ID 8520-08-200-006. Also, a house and septic system may be placed between the north and south lakes on the 39-acre parcel so long as it is not in the 100-year floodplain (FEMA attached map). Much of the rest of the property is designated as being in a flood hazard zone, so development is more limited, but still possible. Please contact the Marshall County Planning & Zoning Department for specifications on what would be required to develop within the boundaries of the floodplain.

In summary, essentially anywhere on the property that is not in a flood hazard zone would allow for a house and septic system to be placed. Those areas which are in a flood hazard zone also have potential for development but have additional requirements for approval.

All of the development possibilities list above are subject to current state and county code requirements (setbacks, frontage requirements, etc.) and are subject to change.

Please do not hesitate to contact the Marshall County Planning & Zoning Department with any questions or concerns.

Sincerely,

Jessica Sheridan
Interim Director
Marshall County Planning & Zoning
Public Environmental Health