

## COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Mayor and City Council Members  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**Date:** July 20, 2017  
**Re:** WDS Subdivision (County) & Voluntary Annexation Request

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County in 3900 block of Park Avenue West. This proposed subdivision is partially located in unincorporated Muscatine County. A concurrent voluntary request for annexation that will bring the entire proposed subdivision into the City of Muscatine has also been filed.

**BACKGROUND:** White Distribution and Supply on behalf of Alpha Morehouse has filed a combined Preliminary/Final Plat for WDS a 4.18 acre one lot subdivision, in unincorporated Muscatine County in 3900 block of Park Avenue West. The subject area is zoned R-1 Single Family Residential) within partially unincorporated Muscatine County. White Distribution and Supply has a contract with Alpha Morehouse to split off the southern 4.18 acres of their property. White Distribution and Supply a distribution and supply business on the adjoin parcel to the south. White Distribution and Supply is acquiring this 4.18 acres in order to construct a new building as their business expands.

Currently the City of Muscatine's corporate limit line runs 35 feet north of White Distribution and Supply's current property line, and the proposed acquisition will take them across this limit line. Because White Distribution and Supply will need City services such as sewer services and fire protection on their entire expanded site, they are requesting the annexation of these 4.18 acres of the City is necessary, as the City does not provide these services to areas outside of the City.

Action on the voluntary annexation request will come in separate council action at latter date after statutory requirements for notification and publication have been satisfied.

#### **RECOMMENDATION/RATIONALE:**

The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission. Staff concurs with this recommendation as it would facilitate the expansion of a local business in orderly manner that is consistent with surrounding

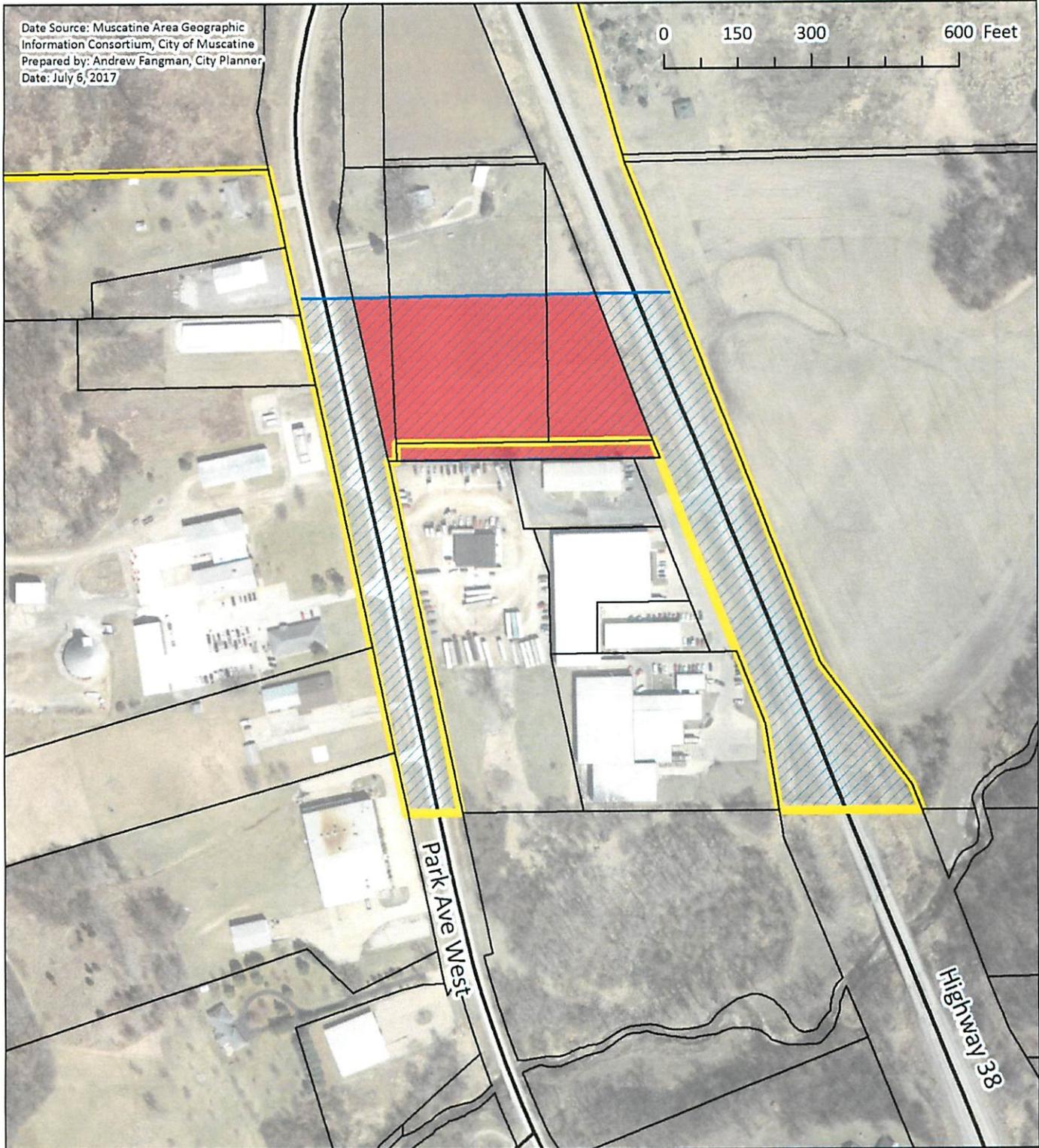
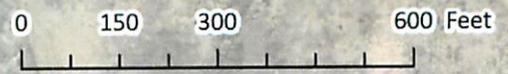
land uses and the adopted Comprehensive Plan. It is therefore recommended that the final plat for the WDS Subdivision as attached hereto

**BACKUP INFORMATION:**

**BACKUP INFORMATION:**

1. **Resolution Approving the Final Plat**
2. **Certificated of Acceptance of the Final Plat**
3. **Certificated of the Planning Commission**
4. **Certificated of True Copy**
5. **Plat**

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: July 6, 2017

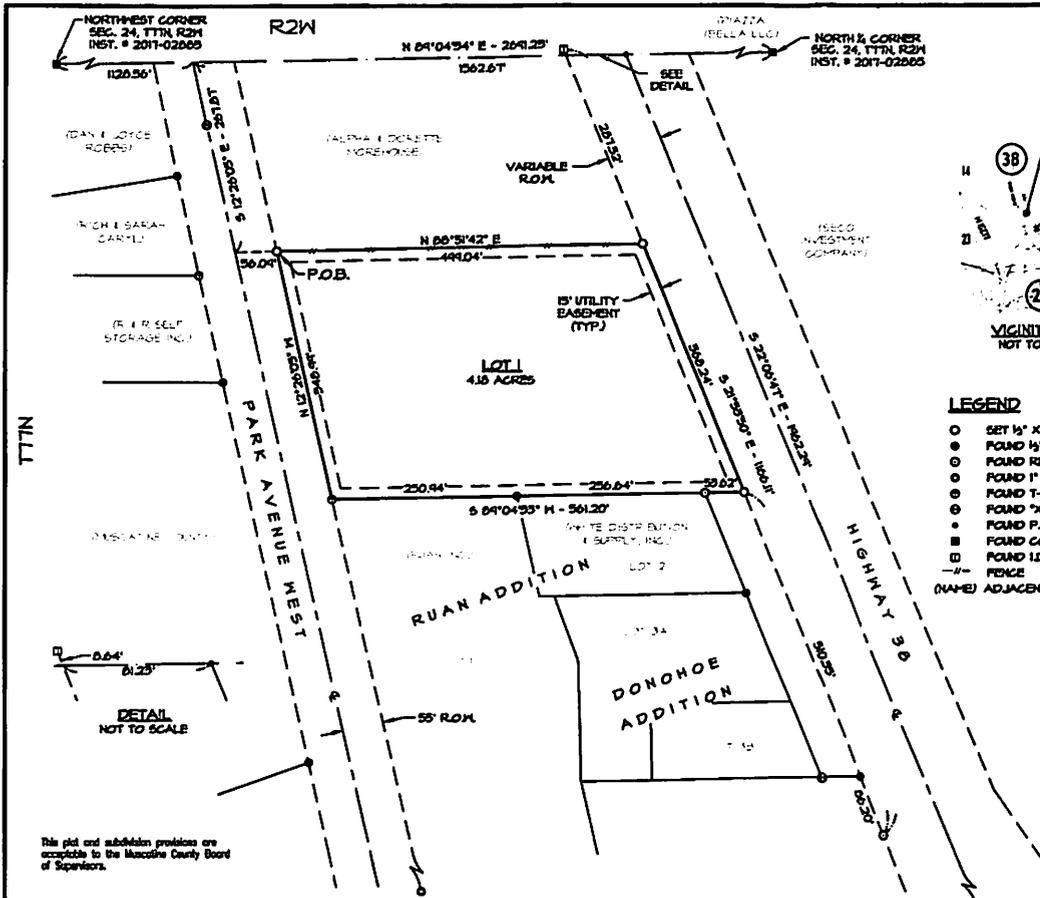


 **MUSCATINE**

-  Current City Limits
-  WDS Annexation Area
-  Proposed WDS Subdivision

## ***WDS Subdivision - PZS-7 & Voluntary Annexation***

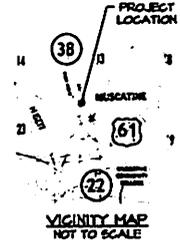




**WDS SUBDIVISION**  
PRELIMINARY / FINAL PLAT



**BASIS OF BEARINGS**  
IOWA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE



**ZONING**  
EXISTING COUNTY R-1 RESIDENTIAL DISTRICT  
PROPOSED CITY M-1 LIGHT INDUSTRIAL DISTRICT

**SETBACKS**  
EXISTING R-1 PROPOSED M-1  
FRONT 50' FRONT 30'  
SIDE 15' SIDE 0'  
REAR 40' REAR 0'

EXCEPT AS RESTRICTED BY EASEMENT

**DEVELOPER**  
WHITE DISTRIBUTION & SUPPLY, INC.  
800 S. CALHOUN STREET  
FAIRBURY, IL 61701

**OWNER**  
ALPHA L. & DORETTE A. MOREHOUSE  
3012 PARK AVENUE N  
MUSCATINE, IA 52761

**LEGEND**

- SET 1/2" X 26" REBAR W/OLIVE CAP NOSTR
- FOUND 1/2" REBAR
- FOUND REBAR W/CAP
- FOUND 1" IRON PIPE
- FOUND T-BAR
- FOUND 2" X 12" IN CONCRETE
- FOUND P.K. NAIL
- FOUND CONCRETE MONUMENT
- ▭ FOUND I.D.T. RIGHT OF WAY RAIL
- FENCE
- (NAME) ADJACENT PROPERTY OWNER

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 Professional Land Surveyor under the laws of the State of Iowa.

Seth A. Whitacre  
Date \_\_\_\_\_ Reg. No. 18379  
My license renewal date is December 31, 2018



Pages or sheets covered by this seal: 1

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

**SUPERVISOR** Yes Date \_\_\_\_\_

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Yes Date \_\_\_\_\_

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Yes Date \_\_\_\_\_

This plat and subdivision provisions are acceptable to the Muscatine County Board of Health.

Yes Date \_\_\_\_\_

The utility easements as shown are acceptable to the following utilities:

CENTURIAUC, LC	Yes	Date _____
INDUSTRIAL POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Yes	Date _____
MUSCATINE POWER & WATER	Yes	Date _____
Transmission & Distribution	Yes	Date _____
Water Production & Distribution	Yes	Date _____
Communications	Yes	Date _____

**LAND DESCRIPTION -**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE NORTH 89°04'34" EAST 1120.56 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 12°26'05" EAST 207.87 FEET; THENCE NORTH 89°51'42" EAST 56.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'42" EAST 499.04 FEET TO THE WEST RIGHT OF WAY OF STATE HIGHWAY 38; THENCE SOUTH 21°53'50" EAST 368.24 FEET ALONG SAID WEST RIGHT OF WAY; THENCE SOUTH 89°04'33" WEST 561.20 FEET TO THE EAST RIGHT OF WAY OF PARK AVENUE WEST; THENCE NORTH 12°26'05" WEST 348.99 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 4.18 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

**SURVEY COMPANY / RETURN TO:**  
**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**  
P.O. BOX 413 MUSCATINE, IOWA 52761  
INFO@MARTIN-WHITACRE.COM (563)263-7691

**SURVEYOR:** SETH A. WHITACRE  
**PROPRIETOR(S):** ALPHA L. MOREHOUSE AND DORETTE A. MOREHOUSE AS TRUSTEES OF THE A. L. AND D.A. MOREHOUSE REVOCABLE TRUST

**REQUESTOR:** WHITE DISTRIBUTION & SUPPLY, INC.  
**LOCATION:** NW 1/4 OF SEC. 24, T17N, R2W IN MUSC. CO., IA  
**SURVEY TYPE:** SUBDIVISION PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
24-T17N-2W	R2W 27	1"=100'	JRH	SAH	06/30/17	855J7
REV. 0			DSS SURVEY.DWG		SHEET	OF 1

**EXHIBIT A**

Prepared by Andrew Fangman , 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL PLAT  
OF WDS SUBDIVISION**

**WHEREAS**, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated both within the Corporate Limits of the City of Muscatine and within unincorporated Muscatine County, State of Iowa, which plat lays out **one** lot; to wit:

**A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE NORTH 89°04'34" EAST 1128.56 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 12°26'05" EAST 267.87 FEET; THENCE NORTH 88°51'42" EAST 56.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°51'42" EAST 499.04 FEET TO THE WEST RIGHT OF WAY OF STATE HIGHWAY 38; THENCE SOUTH 21°53'50" EAST 368.24 FEET ALONG SAID WEST RIGHT OF WAY; THENCE SOUTH 89°04'33" WEST 561.20 FEET TO THE EAST RIGHT OF WAY OF OLD HIGHWAY 38; THENCE NORTH 12°26'05" WEST 348.99 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 4.18 ACRES AND SUBJECT TO EASEMENTS OF RECORD.**

**WHEREAS**, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

**WHEREAS**, the Final Plat fully conforms with ordinances of the City applicable thereto; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds the final plat of **WDS Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **WDS Subdivision** is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

**PASSED, APPROVED, AND ADOPTED** this 20<sup>th</sup> day of July, 2017.

**BY THE CITY COUNCIL OF THE  
CITY OF MUSCATINE, IOWA**

Attest:

\_\_\_\_\_

**WDS SUBDIVISION**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **WDS Subdivision**, in the City of Muscatine, Muscatine County, Iowa and unincorporated Muscatine County, was on July 20, 2017, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 20<sup>th</sup> day of July, 2017,

\_\_\_\_\_  
Diana L. Broderson, Mayor

Attest:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 20<sup>th</sup> day of July, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on 20<sup>th</sup> day of July, 2017.; that Diana L. Broderson and Gregg Mandsager, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

Diana L. Broderson, Mayor

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Gregg Mandsager, City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of **WDS Subdivision** a subdivision in both the City of Muscatine, Iowa and unincorporated Muscatine County, Iowa, was approved and recommended by said Commission on the 11<sup>th</sup> day of July, 2017,, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 20<sup>th</sup> day of July, 2017.

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Andrew Fangman, Secretary  
Planning and Zoning Commission  
City of Muscatine, Iowa

## CERTIFICATE OF TRUE COPY

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. \_\_\_\_\_ - \_\_\_\_\_ approving the Final Plat of **WDS Subdivision**, a subdivision in both the City of Muscatine, Iowa and unincorporated Muscatine County.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

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Nancy Lueck, Director of Finance