



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: November 13, 2018
Re: Proffitt Addition– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Proffitt Addition

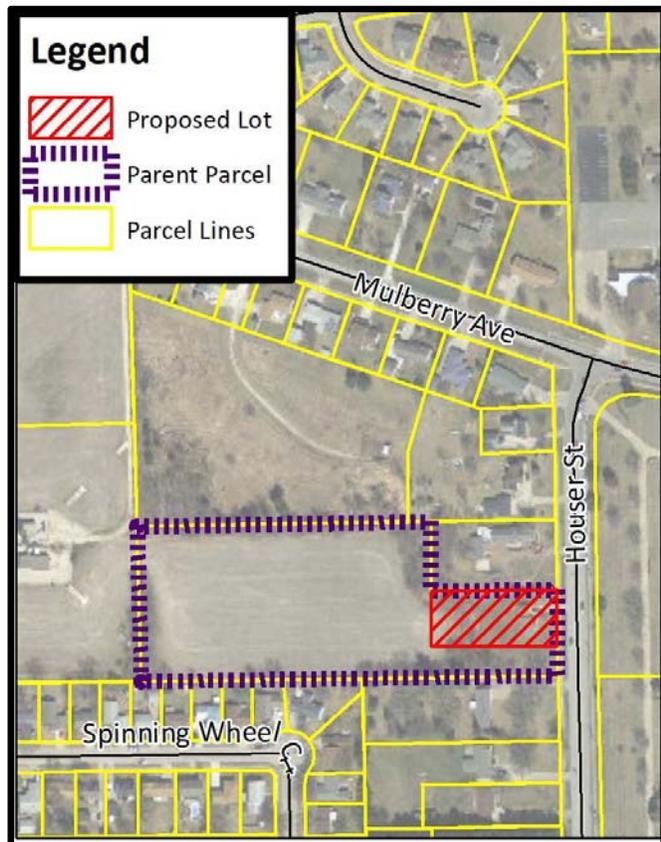
BACKGROUND: A preliminary/final plat for a 1 subdivision, located at 2801 Houser Street was submitted. If approved this subdivision will create a new 0.53 acre parcel containing the existing residence at 2801 Houser Street, by separating the existing home site from the cultivated areas on the 5.22 parent parcel. The intent is to allow for the home and cultivated area to be under separate ownership.

RECOMMENDATION/RATIONALE

Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being uses. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

BACKUP INFORMATION:

- 1. Plat Map

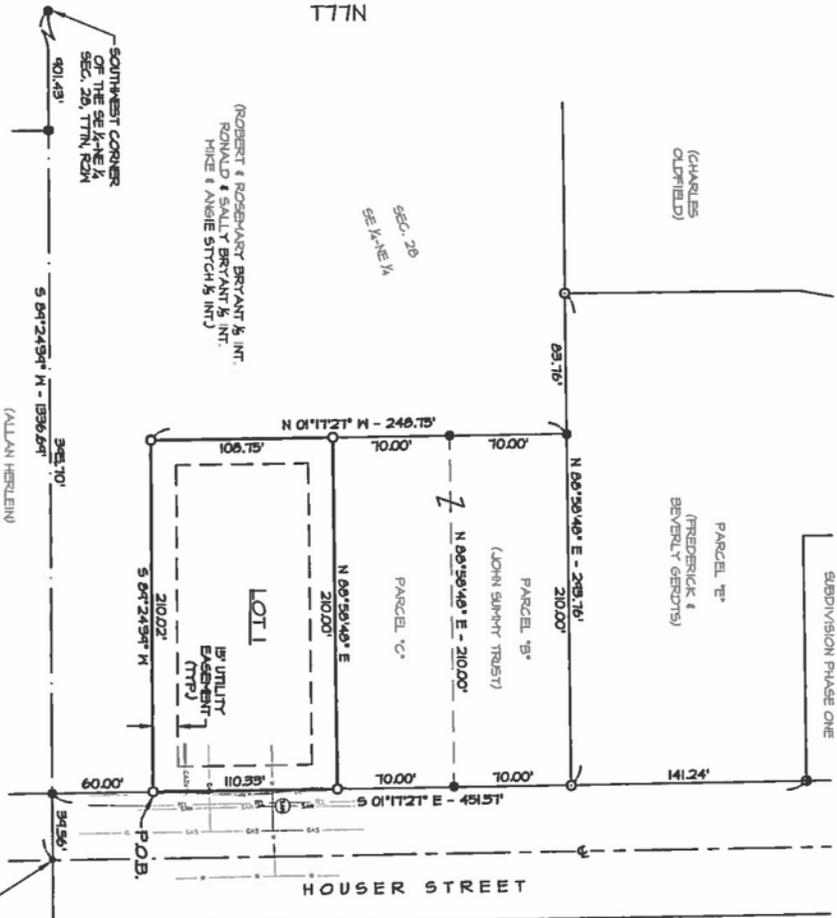


"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

R21M

PROFFITT ADDITION PRELIMINARY / FINAL PLAT

LOT 1 OF QUADFIELD
SUBDIVISION PHASE ONE



50 0 50
BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

LEGEND

- SET 1/2" X 5/8" REBAR WORKAROUND CAP #15(91)
- FOUND 1/2" REBAR
- FOUND REBAR W/ CAP
- FOUND T-BAR
- FOUND MAGNETIC NAIL
- FOUND CITY MONUMENT
- (NAME) ADJACENT PROPERTY OWNER
- SANITARY SEWER MANHOLE
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS LINE
- SANITARY SEWER MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- WATER MAIN OR SERVICE

AREA
23,004 SQUARE FEET
OR 0.52 ACRES

ZONING
R-1 RESIDENTIAL DISTRICT

SETBACKS
FRONT YARD 25'
SIDE YARD 10'
REAR YARD 25'

LAND DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA, COMMENCING AT THE EAST QUARTER CORNER OF SECTION 26; THENCE SOUTH 88°24'39" WEST 38.58 FEET TO THE WEST RIGHT OF WAY LINE OF HOUSER STREET; THENCE NORTH 01°17'27" WEST 60.00 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 88°24'39" WEST 210.02 FEET; THENCE NORTH 01°17'27" WEST 108.76 FEET; THENCE NORTH 88°58'48" EAST 210.00 FEET TO THE WEST RIGHT OF WAY LINE OF HOUSER STREET; THENCE SOUTH 01°17'27" EAST 110.33 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRES.

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

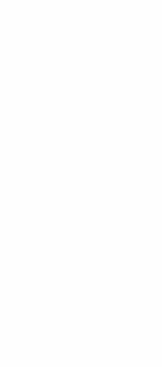
CONTRACTOR: ENR DATE: 5/11/18

WINDYBONE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY
Title: ENR Date: 7/27/18

MUSCATINE POWER & LIGHT
Title: ENR Date: 8/17/18

ROBERT P. & ROSAMARY BRYANT & INT.
Title: ENR Date: 9/19/18

JOEL PROFFITT
Title: ENR Date: 9/19/18



DEVELOPER & PROPERTY ADDRESS
JOEL PROFFITT
2801 HOUSER STREET
MUSCATINE, IOWA 52761

OWNER(S)
ROBERT P. & ROSAMARY BRYANT, % INTEREST,
RONALD L. & SALLY J. BRYANT, % INTEREST,
AND MIKE L. & ANGIE L. STICH, % INTEREST,
2100 WILBERST AVENUE
MUSCATINE, IOWA 52761-5594

I hereby certify that this land surveying document was prepared and the related survey work was performed in accordance with the laws of the State of Iowa and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Matthew K. Evans
Date: May 10, 2018
By license renewal date is December 31, 2019

Figure or sheets covered by this sheet: 1

SURVEY COMPANY RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. Box 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7891

SURVEYOR: MATTHEW K. EVANS

PROPRIETOR(S): ROBERT P. & ROSAMARY BRYANT & INT., RONALD L. & SALLY J. BRYANT, % INT., AND MIKE L. & ANGIE L. STICH, % INT.



FILE NO.	BOOK	SCALE	DATE	JOB NO.
26-278-231 CITY 440	1-507	1/4" = 40'	07/23/18	027930
REV.	0			1 OF 1