



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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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: January 13, 2015
Re: GSTC Industrial Park– Final Plat

INTRODUCTION: A request has been filed for a Final plat for GSTC Industrial Park.

BACKGROUND: Wal-View Developments LLC has submitted a final plat for a 3 lot subdivision, located at the northeast corner of the 49th Street South/55th Avenue West intersection. The intent of this subdivision is further facilitate the development of the subject area as an industrial park.

The proposed Lot 1 contains a 550,000 warehouse and distribution center recently constructed and operated by the applicant. The applicant is currently construction a 300,000 square foot warehouse on the proposed Lot 2. Lot 3 is intended to provide a location for future development of warehousing space. Creation of this subdivision will provide the applicant greater flexibility in the development and future use of the subject area.

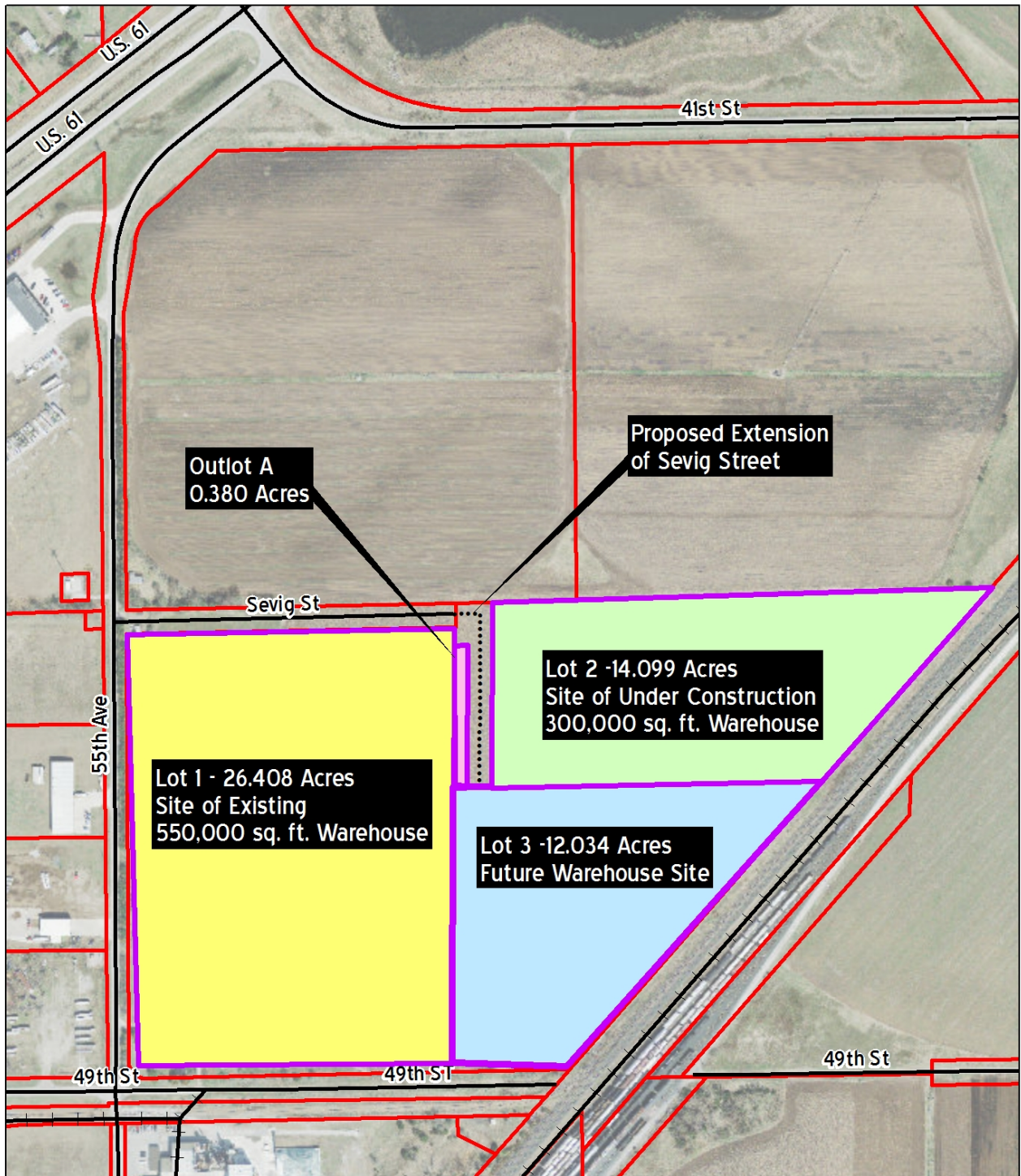
Sevig Street was constructed as part of the development of the existing warehouse on Lot 1. In 2014 Sevig Street was accepted by the City of Muscatine as a public street. The proposed subdivision would extend Sevig Street 350 feet to the south and dedicate it as a public street in order to provide legal access to Lot 2 and Lot 3.

RECOMMENDATION/RATIONALE

Staff recommends approval of the proposed subdivision. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan and would be beneficial to the community.

BACKUP INFORMATION:

1. Plat Map



GSTC Industrial Park (S-221-14)

0 400 800 1,600 Feet

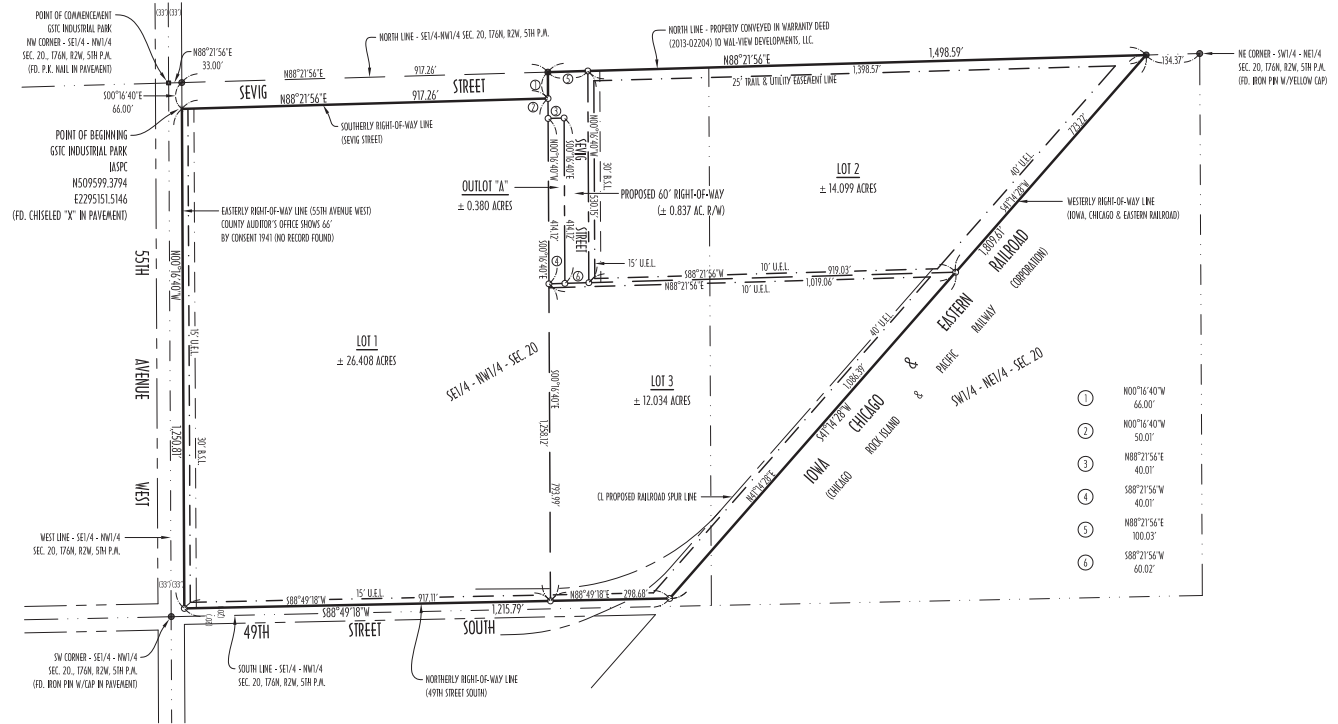
Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: October 31, 2014



FINAL PLAT - GSTC INDUSTRIAL PARK

A PART OF THE SE1/4 OF THE NW1/4 AND A PART OF THE SW1/4 OF THE NE1/4 - SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN
CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA 52761

± 53.758 ACRES



LEGAL DESCRIPTION

A PARCEL OF LAND AS CONVEYED IN WARRANTY DEED 2013-02204 TO WAL-VIEW DEVELOPMENTS, LLC, BEING PARCEL ID #1520710002 AND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MUSCATINE, COUNTY OF MUSCATINE, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 (FD. P.M. NAIL IN PAVEMENT); THENCE NORTH 88°21'56" EAST, 33.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 55TH STREET WEST (FD. NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE SOUTH 00°16'40" EAST, 66.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (FD. CHISELED "X" IN PAVEMENT);
THENCE NORTH 88°21'56" EAST, 917.26 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEVIG STREET (FD. NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE NORTH 00°16'40" WEST, 66.00 FEET TO A POINT LYING ON THE NORTH LINE OF PROPERTY CONVEYED IN WARRANTY DEED 2013-02204 TO WAL-VIEW DEVELOPMENTS, LLC, (FD. NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE NORTH 88°21'56" EAST, 1,498.59 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD (FD. BROWN PIN W/YELLOW CAP); THENCE SOUTH 41°14'28" WEST, 1,809.61 FEET ALONG SAID WESTERLY LINE TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 49TH STREET SOUTH (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE SOUTH 88°49'18" WEST, 1,215.79 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 55TH STREET WEST (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE NORTH 00°16'40" WEST, 1,250.81 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 53.758 ACRES MORE OR LESS, AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

MUSCATINE POWER & WATER

BY: COMMUNICATIONS UTILITY DATE: _____

NOTES:

ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR = 0.999974
DATE: JANUARY 5, 2015 VSP JOB NO.: VM-14-283 SHEET NO.: 1 OF 1

MUSCATINE POWER & WATER

BY: TRANSMISSION & DISTRIBUTION DATE: _____

CENTURY LINK COMMUNICATIONS

BY: CENTURY LINK COMMUNICATIONS DATE: _____

MUSCATINE POWER & WATER

BY: WATER & UTILITY SERVICES DATE: _____

INTERSTATE POWER & LIGHT COMPANY

BY: INTERSTATE POWER & LIGHT COMPANY DATE: _____

LEGEND

- SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
- FD. SURVEY MONUMENT
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- RIGHT-OF-WAY LINE

APPLICANT/OWNER/DEVELOPER

WAL-VIEW DEVELOPMENTS, LLC
400 HWY. 151 EAST
MUSCATINE, IA 52755
CONTACT: GORDON SEVIG
(319) 727-7221

ATTORNEY FOR APPLICANT

SPYCH BULLAS P.C. - ATTORNEYS-AT-LAW
526 SECOND AVENUE SE
CEDAR RAPIDS, IA 52406
CONTACT: JOHN A. PLACENT
(319) 365-9101

ZONING CLASSIFICATION

M-2 (GENERAL INDUSTRIAL DISTRICT)

YARD REQUIREMENTS

FRONT YARD = 30'
REAR YARD = 0'
SIDE YARD = 0'
CORNER = 30'
MAX. HEIGHT = 75'

CITY OF MUSCATINE PLANNING & ZONING

BY: PLANNING & ZONING DATE: _____

CITY OF MUSCATINE MUNICIPAL

BY: CITY OFFICIAL DATE: _____



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME 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.

BEN D. HOLLIDAY
LICENSE NUMBER 7550
MY LICENSE RENEWAL DATE IS: _____
PAGES OR SHEETS COVERED BY THIS SEAL: _____



SITE VICINITY MAP