



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: February 10, 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 preliminary 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 square foot 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.

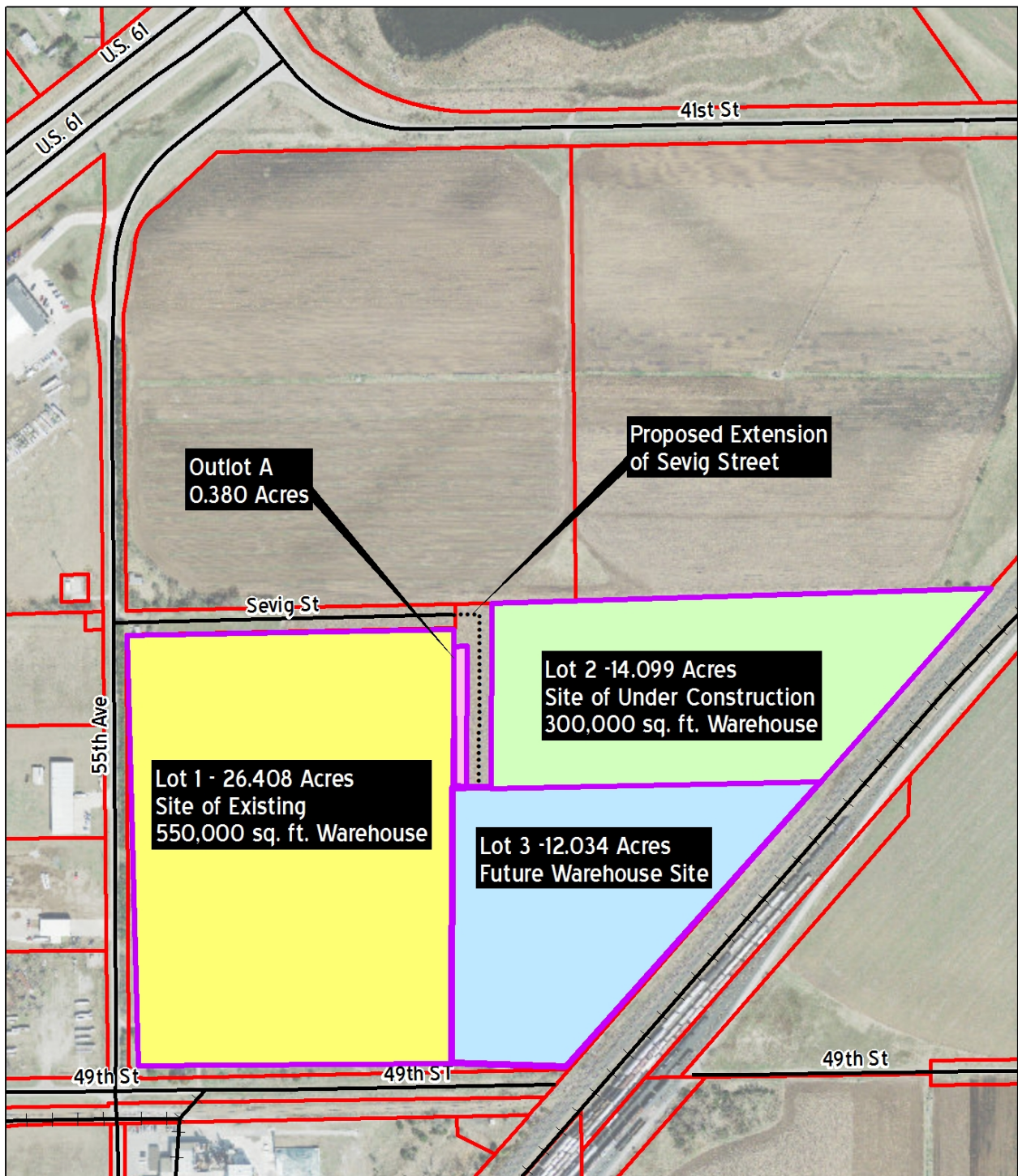
Sevig Street was constructed as part of the development of the existing warehouse on Lot 1. In 2014, Sevig Street was accepted by the City of Muscatine as a public street. The proposed subdivision would extend Sevig Street 350 feet to the south and dedicate it as a public street in order to provide legal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

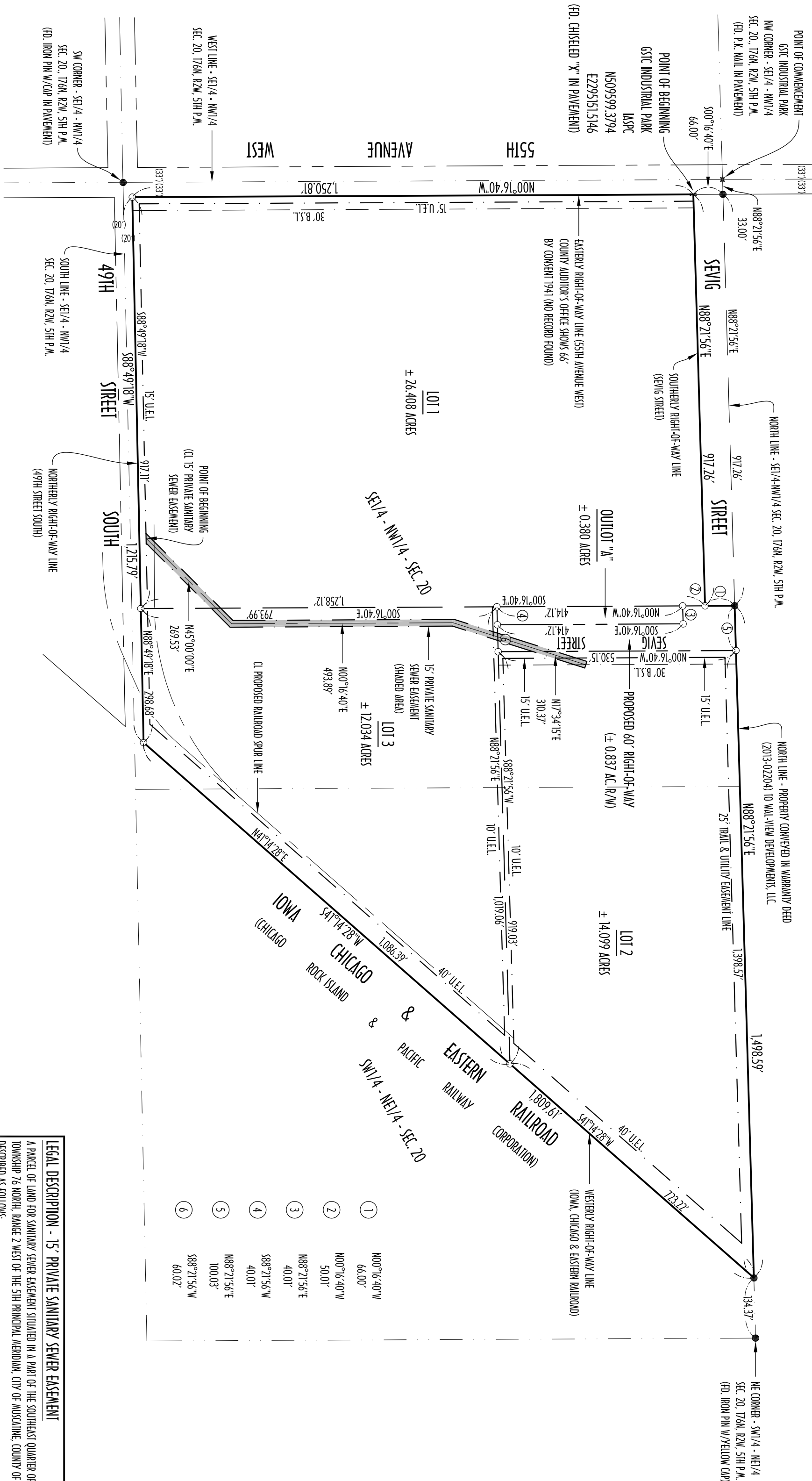
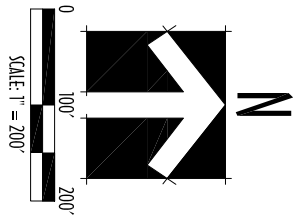
Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: October 31, 2014



FINAL PLAT - GSC 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 #1320176002 AND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST 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. MAIL 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, CHASEL "X" IN PAVEMENT):

THENCE NORTH 88°21'56" EAST, 917.26 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 55TH 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, IRON PIN W/YELLOW CAP); THENCE SOUTH 47°14'28" WEST, 1,380.61 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, 1,235.79 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:

MUSCATINE POWER & WATER

BY: TRANSMISSION & DISTRIBUTION
DATE:

MUSCATINE POWER & WATER

BY: WATER & UTILITY SERVICES
DATE:

NOTES:

ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR - 0.999934
DATE: JANUARY 5, 2015 - REVISED 1/19/2015
VSP JOB NO. - WA-14-283

CENTURY LINK COMMUNICATIONS

BY: CENTURY LINK COMMUNICATIONS
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
WATERLOO, IA 52251
CONTACT: GORDON SEVING
(319) 721-7221

ZONING CLASSIFICATION

M-2 (GENERAL INDUSTRIAL DISTRICT)

ATTORNEY FOR APPLICANT

VINCE DALLAS P.C. - ATTORNEY-AT-LAW
526 SECOND AVENUE SE
CEDAR RAPIDS, IA 52406
CONTACT: JON M. MCGRIFF
(319) 365-7001

YARD REQUIREMENTS

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

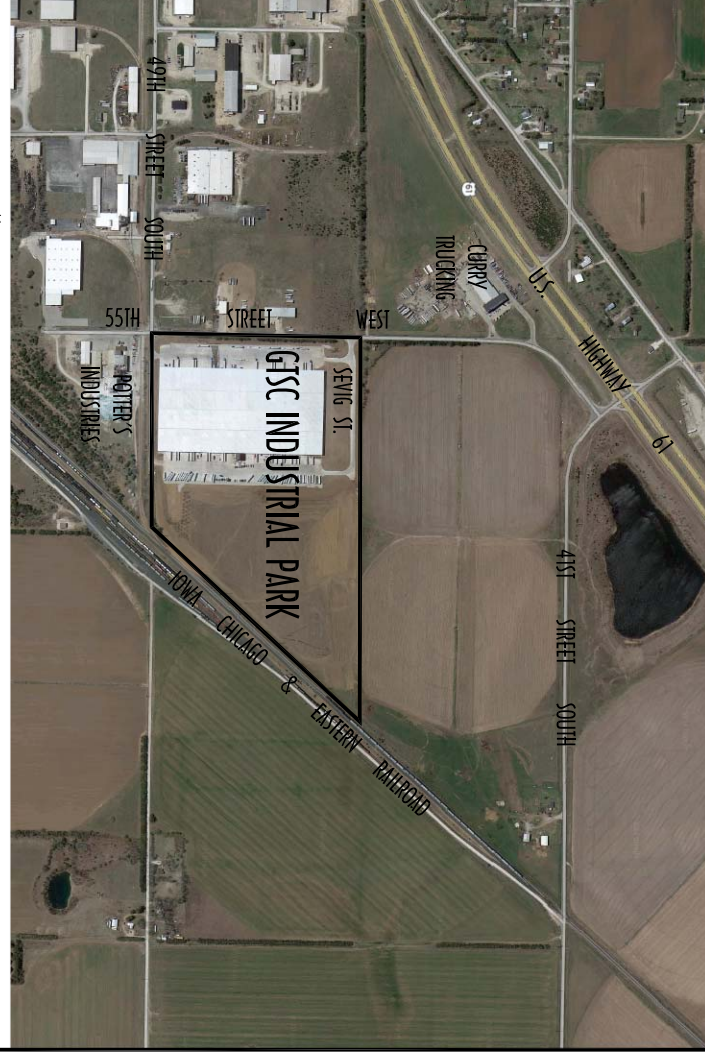
LEGAL DESCRIPTION - 15' PRIVATE SANITARY SEWER EASEMENT

A PARCEL OF LAND FOR SANITARY SEWER EASEMENT SITUATED IN A PART OF THE SOUTHEAST 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 (FD, IRON PIN W/CAP IN PAVEMENT); THENCE NORTH 88°49'18" EAST, 794.14 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 0°10'42" WEST, 35.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID EASEMENT; THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE: NORTH 45°00'00" EAST, 269.53 FEET; THENCE NORTH 00°16'40" WEST, 493.89 FEET; THENCE NORTH 17°34'15" EAST, 310.37 FEET.

SAID EASEMENT BEING 7.50 FEET EITHER SIDE OF DESCRIBED CENTERLINE AND CONTAINING 0.373 ACRES MORE OR LESS, AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

- 1 NO0°16'40"W
66.00'
- 2 NO0°16'40"W
50.01'
- 3 N88°21'56"E
40.01'
- 4 S88°21'56"W
40.01'
- 5 N88°21'56"E
100.03'
- 6 S88°21'56"W
60.02'



SITE VICINITY MAP