



**COMMUNITY DEVELOPMENT
MEMORANDUM**

**Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health**

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: March 5, 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

The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the Final Plat for the GSTC Industrial Park

BACKUP INFORMATION:

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

EXHIBIT A

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

RESOLUTION NO.

**A RESOLUTION APPROVING THE FINAL PLAT
OF GSTC INDUSTRIAL PARK**

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 within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out four(4) lots; to wit:

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 THE NORTHEAST 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 (FO. P.K. 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. NO.4 REAR W/YELLOWCAP "ISP" #7550); THENCE NORTH 88°21'56" EAST, 917.26 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEVIG STREET (FD. NO. 4 REBAR W/YELLOWCAP "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 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 "ISP" #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

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 GSTC Industrial Park should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named GSTC Industrial Park 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 5th of March 2015.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

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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 GSTC Industrial Park should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named GSTC Industrial Park 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 5th of March 2015.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

GSTC INDUSTRIAL PARK

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, DeWayne M. Hopkins, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated GSTC Industrial Park, in the City of Muscatine, Muscatine County, Iowa, was on March 5, 2015, 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 5th day of March 2015.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 5th day of March 2015, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins 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 5th day of March 2015; that DeWayne M. Hopkins 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

**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 GSTC Industrial Park, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 10th day of February, 2015, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 5th day of March 2015.

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

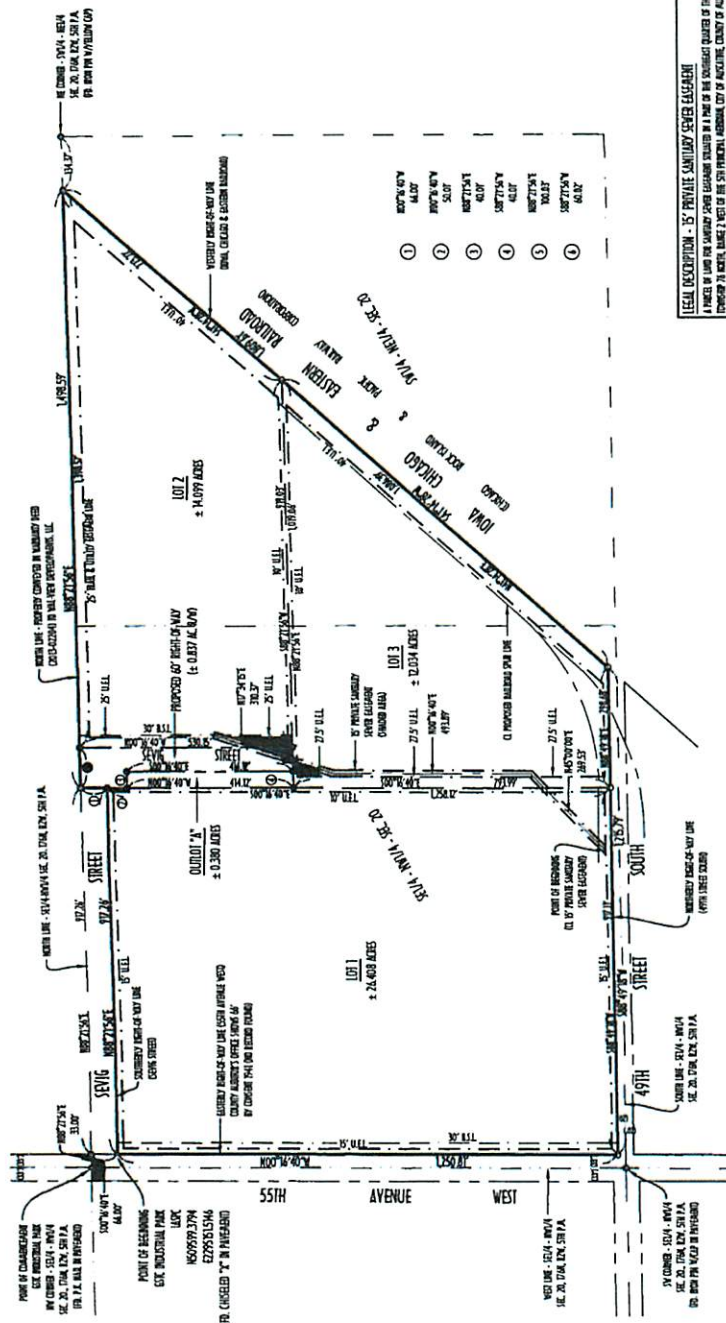
CERTIFICATE OF TRUE COPY

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 GSTC Industrial Park, a subdivision in the City of Muscatine, Iowa.
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.

Nancy Lueck, Director of Finance



LEGAL DESCRIPTION

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ALUSCATINE POWER & WATER

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2001 BY 60322 UCBAW

BLUSCATINE POWER & WATER

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PLASCATINE POWER & WATER

AN ALLIANT ENERGY COMPANY

0687

SUBJECT: _____
DATE: _____
TIME: _____
LOCATION: _____
OFFICIALS: _____
AGENCY: _____
REPORTING OFFICER: _____
REMARKS: _____

BBB BAAU/BBKAO/INVAI BELT

ALL CITY INVESTMENT, LLC
 4000 10TH ST. EAST
 WILSONVILLE, IL 60097
 CHANCE, RICHARD J. 1976
 2097 77-723

YARD REQUIREMENTS
 FRONT YARD = 30'
 REAR YARD = 0'
 SIDE YARD = 0'

ATTORNEY FOR APPLICANT
 JAMES HALL III, P.C. - JAMES@JHALL.COM
 1500 CENTURY SQUARE, SUITE 100
 CHICAGO, ILLINOIS 60606

ROLL-UP DESIGN

YARD REQUIREMENTS

CITY OF ALCATRAZ PLANNING & ZONING

Dr.

CITY OF AUSTIN, TEXAS

Dr. [redacted]

1000

0557
HOLLAND



ES LANG SUPPORTING MATERIALS

WASH. STATE UNIV. LIB. & UNIV. MICROFILMS INT'L

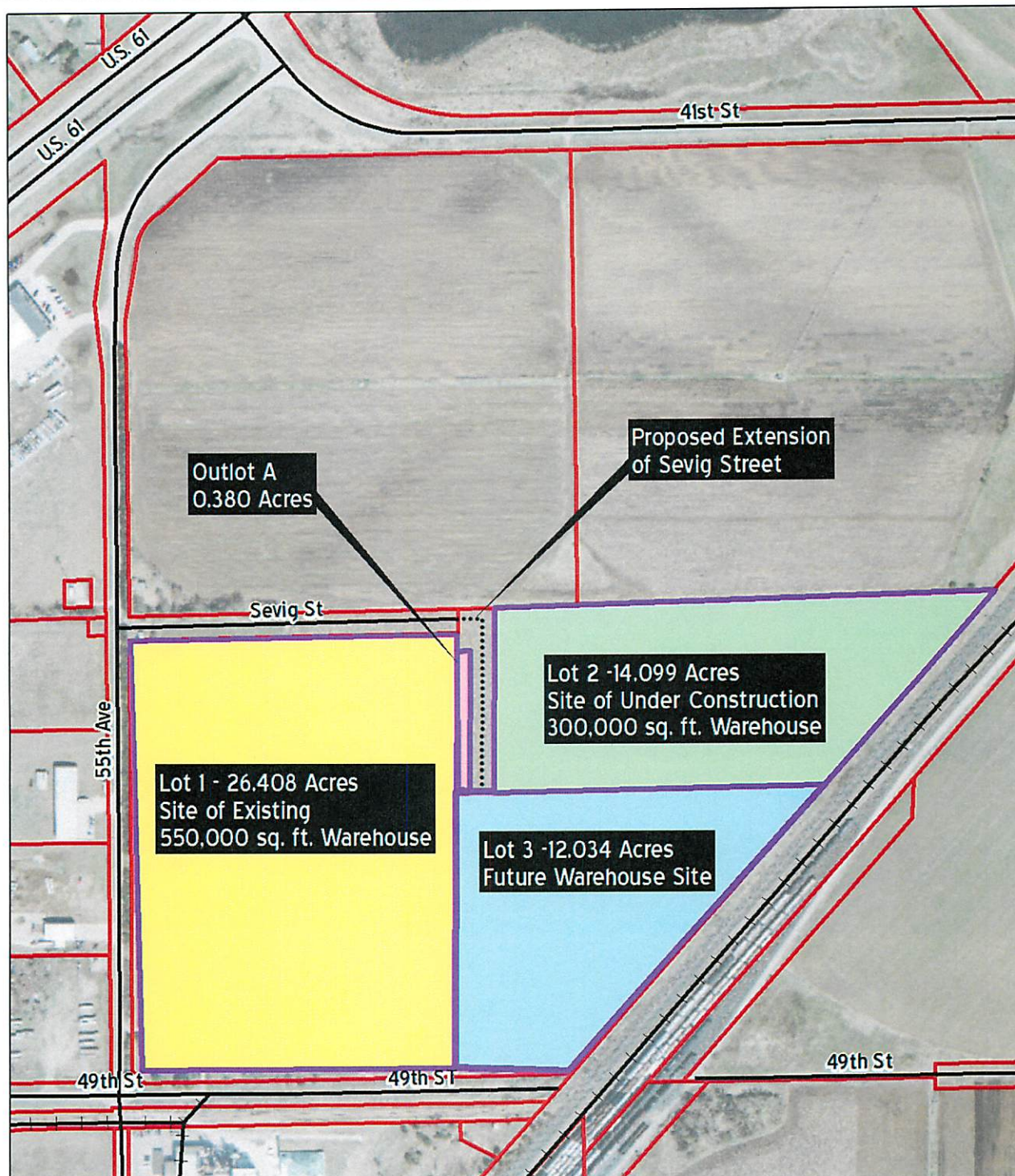
1. 5. 2000

12/24/13

SITE VICINITY MAP



SITE VICINITY 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

