



City Hall, 215 Sycamore  
Muscatine, IA 52761-  
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## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** November 6, 2015  
**Re:** Martin's Subdivision

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on 41<sup>st</sup> Street South, but within two miles of the City of Muscatine.

**BACKGROUND:** Terry T. and Carmen D. Martin have filed a combined Preliminary/Final Plat for the Martin's Subdivision, a 20.122 acre two lot subdivision that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is to allow for the house and buildings located within the proposed subdivision to be split from the adjoining farm ground and sold. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

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

Staff recommends approval of the proposed Martins' Subdivision

#### **BACKUP INFORMATION:**

1. Plat

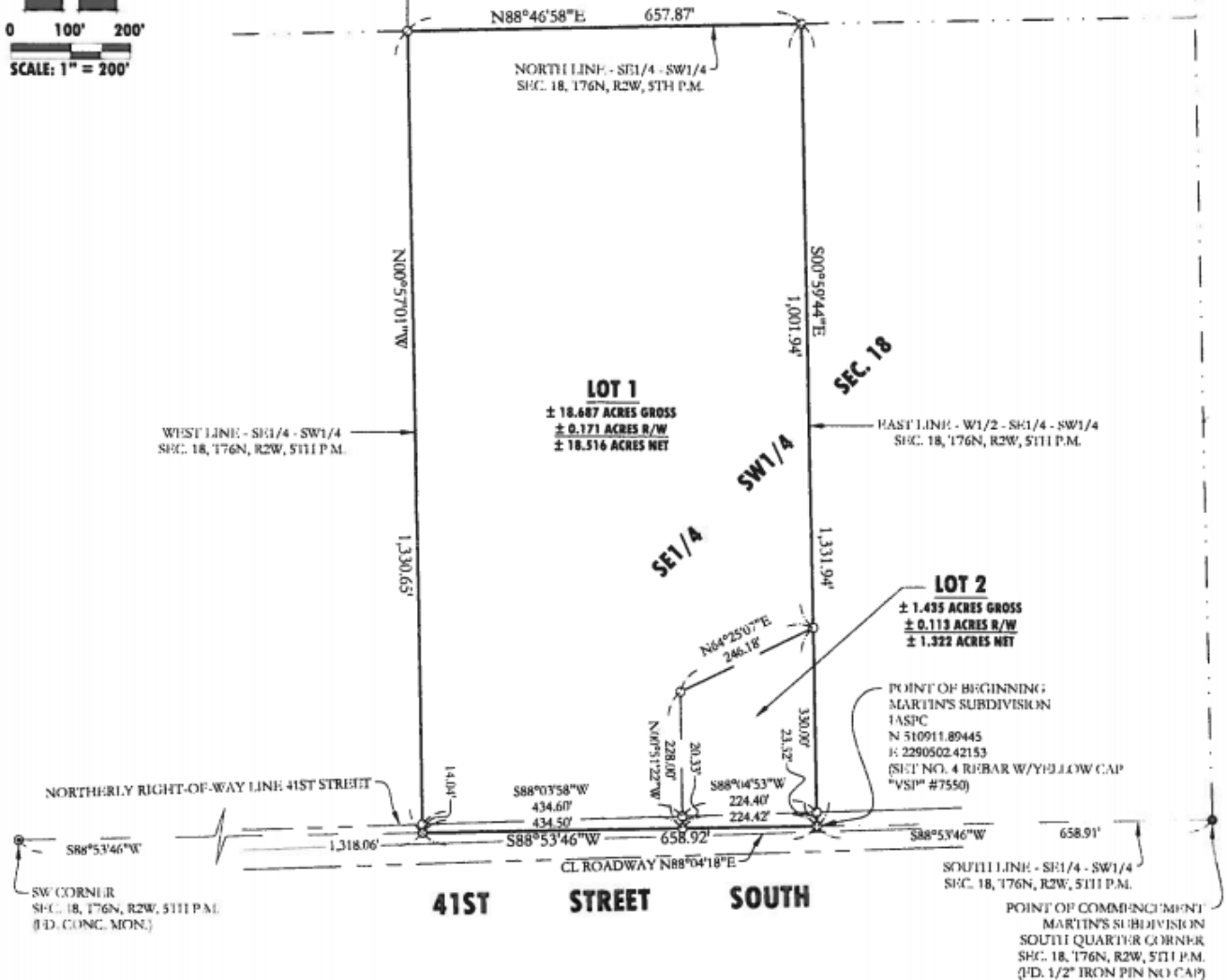
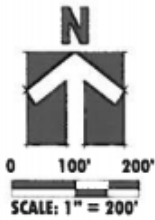
"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain

Surveyed By: Ben D. Holliday - VSP Engineering, 303 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427



## PRELIMINARY / FINAL PLAT - MARTIN'S SUBDIVISION

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA  
+/- 20.122 ACRES



### NOTES:

ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMBINATION FACTOR - 0.999933

### LEGEND

○	SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
●	FOUND SURVEY MONUMENT
N 90°00'00" E 000.00'	MEASURED BKG/DIST
(N 51°46'12" E 000.00')	RECORDED BKG/DIST
---	BOUNDARY OF SUBDIVISION
---	NEW LOT LINES
---	SECTION LINE
---	RIGHT-OF-WAY LINE

### APPLICANT

TERRY T. & CARMEN D. MARTIN  
2331 BURLINGTON ROAD  
MUSCATINE, IA. 52761  
(563) 299-5624

### APPLICANT'S ATTORNEY

JOHN PETER H. BURCHER  
2206 LUCAS STREET  
MUSCATINE, IA. 52761  
(563) 763-6900

### ZONING CLASSIFICATION

A-1 AGRICULTURAL DISTRICT

