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**COMMUNITY DEVELOPMENT  
MEMORANDUM**

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

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**From:** Andrew Fangman, City Planner  
**Date:** April 7, 2016  
**Re:** Request to Accept an Extension to Sevig Street as a Publicly Maintained Street

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**INTRODUCTION:** Wal-View Developments, LLC has submitted a request for the City of Muscatine to accept an extension to Sevig Street a publically maintained street, and to accept the dedication of small of amount of right of way needed for this extension of Sevig Street.

**BACKGROUND:** Wal-View Developments LLC has developed a major warehouse and distribution center at the GSTC Industrial Park subdivision. Lot 1 contains a 550,000 square foot warehouse and, Lot 2 contains a 300,000 square foot warehouse on the proposed Lot 2. Lot 3 is intended to provide a location for the future development of warehousing space.

Sevig Street was constructed as part of the development of the warehouse on Lot 1. In 2014 Sevig Street was accepted by the City of Muscatine as a public street. On February 10, 2015 the final plat for the GSTC Industrial Park was approved, this plat dedicated right of way to extend Sevig Street approximately 350 south feet order to provide to Lot 2 and Lot 3.

Wal-View Developments, LLC has now completed construction, to all applicable City standards of this extension to Sevig Street and is requesting that it be accepted as a public street. Because a small portion of the souther end of this extension was constructed outside of the right of way, Wal-View Developments, LLC is dedicating, as right of way, a small portion of Outlot A, so that entire extension of Sevig Street is located within the public right of way.

The City Engineer has submitted a memo stating that the extension to Sevig Street has been constructed to all applicable City standards.

**RECOMMENDATION/RATIONALE:** To approve the request to accept the extension of Sevig Street as a publicly maintained street and to accept an associated dedication of right of way.

**BACKUP INFORMATION:**

1. Resolution
2. Dedication Form
3. Memo from City Engineer

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



1459 Washington St.  
Muscatine, IA 52761-5040  
(563) 263-8933  
Fax (563) 263-2127

**Public Works**

**City Transit**  
263-8152

**MEMORANDUM**

**Equipment Maintenance**  
**Roadway Maintenance**  
**Collection & Drainage**  
**Building & Grounds**  
**Engineering**

To: Andrew Fangman, City Planner  
CC: Gregg Mansager, Kristy Korpi, Randy Howell  
FROM: Jim Edgmond, City Engineer  
DATE: April 6, 2016  
RE: Sevig Street Acceptance of Public Right-of-Way

**INTRODUCTION:**

The subdivision for the GSTC warehouses in the City's industrial park, showed public right-of-way to access Lot 3 of the subdivision. The intent is to always have public access to this lot.

**BACKGROUND:**

At the time of inspecting this improvement as a public street, two concerns were identified. One was that the street alignment had been changed and the street was outside of the right-of-way platted and the other was that the joints in the PCC street were not sealed. Recently the street was re-inspected and the joints have been sealed and a recent plat has been processed to provide a sliver of new right-of-way that keeps the street on dedicated right-of-way. With these two concerns taken care of the Public Works staff has recommended the street be accepted as a public street.

**RECOMMENDATION/RATIONALE:**

Staff recommends City Council accept this second portion of Sevig Street as a public street per the intent of the plat of subdivision previously approved.

**BACKUP INFORMATION: NA**

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

**RESOLUTION NO. \_\_\_\_\_**

**ACCEPTANCE OF DEDICATION OF RIGHT OF WAY AND FOR THE CITY  
OF MUSCATINE, IOWA TO ACCEPT THE PUBLIC STREET  
IMPROVEMENTS TO AN EXTENSION OF SEVIG STREET**

**WHEREAS**, on February 10, 2015 the City Council of Muscatine, Iowa, approved the final plat for the GSTC Industrial Park;

**WHEREAS**, said subdivision did dedicated right of way to extend Sevig Street south along the east line of Lot 2 of the GSTC Industrial Park to the north line of Lot 3.

**WHEREAS**, the construction of the southern extension of Sevig Street requires the dedication of additional right of way, in addition to the right of way that was dedicated by the final plat for GSTC Industrial Park;

**WHEREAS**, Wal-View Development, LLC., does hereby dedicate a parcel of land for right-of-way purposes situated in part of the Southeast Quarter of the Northwest Quarter Of Section 20, Township 76 North, Range 2 West Of The 5<sup>th</sup> Principal Meridian, more particularly described as follows: the east 15 feet of the south 115 feet of Outlot A of the GSTC Industrial Park in the City of Muscatine, Muscatine County, Iowa, to the City of Muscatine, Iowa and to public use forever;

**WHEREAS**, Said dedication of right of way by Wal-View Development, LLC is made by a signed Dedication of Right of Way attached hereto as Exhibit A;

**WHEREAS**, Wal-View Developments, LLC has constructed an extension to Sevig Street that extends from the eastern end of the currently existing Sevig Street to the north line of Lot 3 of the GSTC Industrial Park to City standards;

**WHEREAS**, Wal-View Developments, LLC has requested that the City of Muscatine accept the public street improvements to said extension of Sevig Street;

**WHEREAS**, The City Engineer has submitted a memo stating that the extension of Sevig Street has been constructed to City standards;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of Muscatine, that the City of Muscatine, Iowa to accept said right-of-way dedication; for the City of Muscatine, Iowa to accept the public street improvement to said extension of Sevig Street; and that said improvements be maintained as part of the public infrastructure.

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of April, 2016.

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

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**Diana L. Broderson, Mayor**

**Attest:**

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**Gregg Mandsager, City Clerk**

## DEDICATION OF RIGHT OF WAY

STATE OF IOWA, MUSCATINE COUNTY, ss:

The undersigned Wal-View Development, LLC., of the City of Walford and County of Benton, State of Iowa; do hereby certify that I am/We are the owner(s) in fee simple of all the real estate embraced within Outlot A of the GSTC Industrial Park, in the City of Muscatine, Muscatine County, Iowa,

The undersigned, Wal-View Development, LLC., does (do) hereby dedicate a parcel of land for right-of-way purposes situated in part of the Southeast Quarter of the Northwest Quarter Of Section 20, Township 76 North, Range 2 West Of The 5th Principal Meridian, more particularly described as follows: the east 15 feet of the south 115 feet of Outlot A of the GSTC Industrial Park in the City of Muscatine, Muscatine County, Iowa, to the City of Muscatine, Iowa and to public use forever; and that this Dedication is the free act and deed of the undersigned.

Dated at Walford, Iowa this 22<sup>nd</sup> day of March, 2016

By Gordon Scrieg

By \_\_\_\_\_

SELLER'S ACKNOWLEDGEMENT

STATE OF IOWA  
COUNTY OF MUSCATINE

On this 22nd day of March, 2016, before me, the undersigned,  
a Notary Public in and for said State, personally appeared

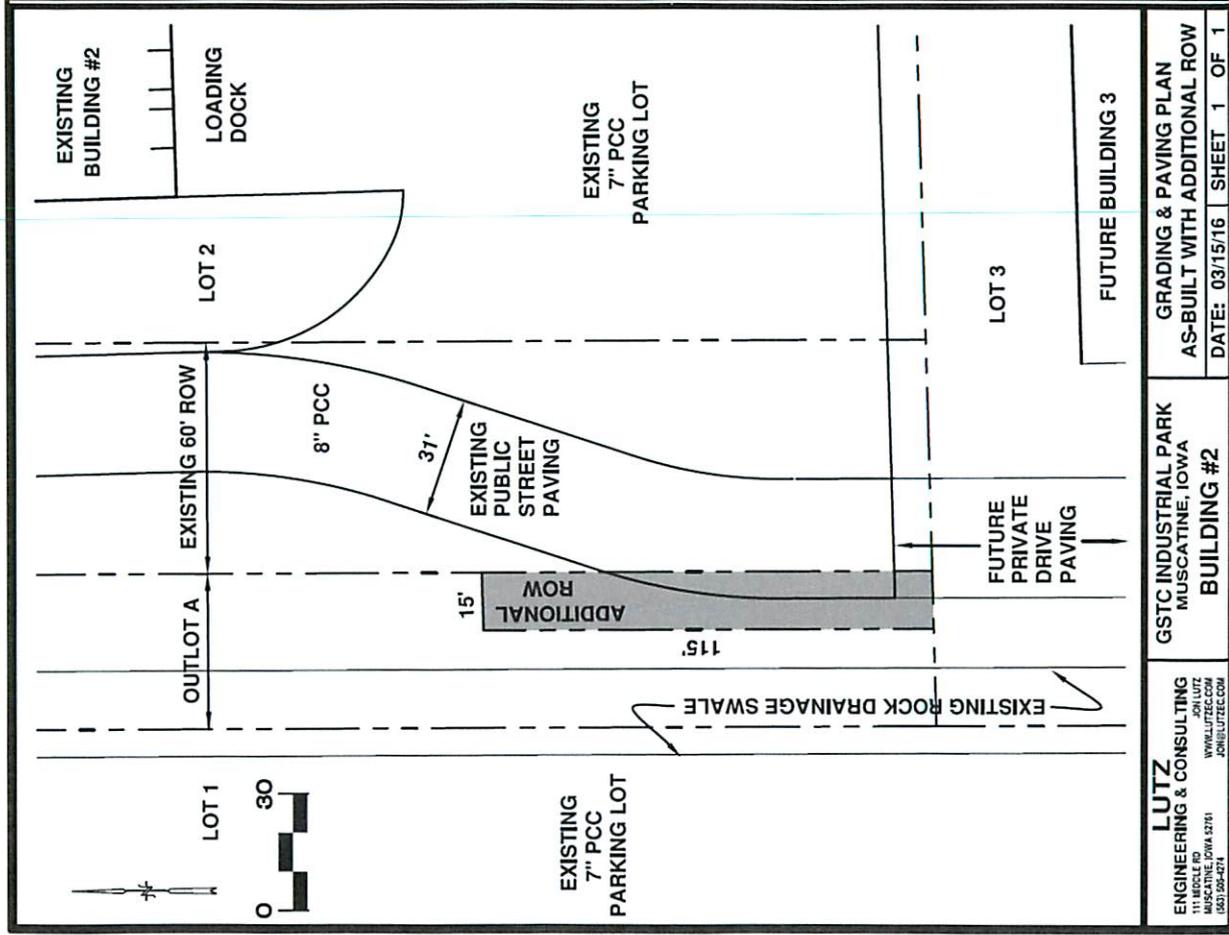
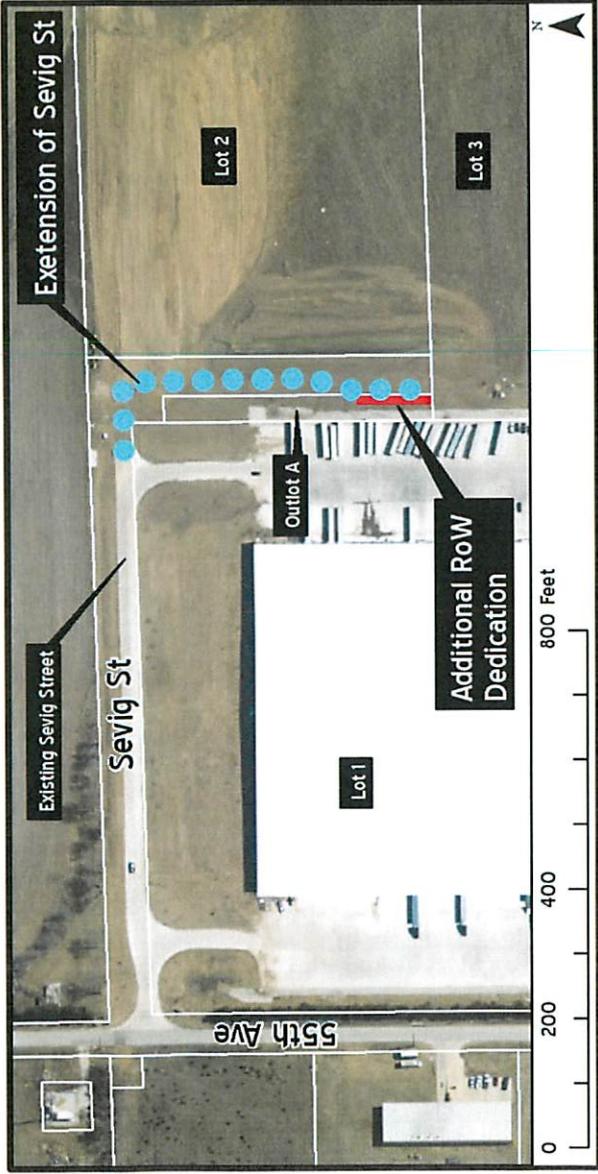
Gordon Sevig, to me  
personally known or proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.



Janelle M. Schmidt  
(Sign in Ink)

Janelle M. Schmidt  
(Print or Type Name)

Notary Public in and for the State of Iowa  
My Commission expires 03/13/2017



**LUTZ**  
 ENGINEERING & CONSULTING  
 111 BECCLE RD  
 MUSCATINE, IOWA 52781  
 5631384-474

**GSTC INDUSTRIAL PARK**  
 MUSCATINE, IOWA  
**BUILDING #2**

**GRADING & PAVING PLAN**  
**AS-BUILT WITH ADDITIONAL ROW**  
 DATE: 03/15/16 SHEET 1 OF 1