



## COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Planning & Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** July 11, 2017  
**Re:** WDS Subdivision (County) & Voluntary Annexation Request

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County in 3900 block of Park Avenue West. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval. A concurrent voluntary request for the same proposed subdivision has also been filed.

**BACKGROUND:** White Distribution and Supply on behalf of Alpha Morehouse has filed a combined Preliminary/Final Plat for WDS a 4.18-acre one lot subdivision, in unincorporated Muscatine County in the 3900 block of Park Avenue West. The subject area is zoned R-1 Single Family Residential) within unincorporated Muscatine County. White Distribution and Supply has a contract with Alpha Morehouse to split off the southern 4.18 acres of their property. White Distribution and Supply is a distribution and supply business on the adjoining parcel to the south. White Distribution and Supply is acquiring this 4.18 acres in order to construct a new building as their business expands.

Currently the City of Muscatine's corporate limit line runs 35 feet north of White Distribution and Supply's current property line. The proposed acquisition will take them across this limit line. Annexation of these 4.18 acres to the City is necessary because White Distribution and Supply will need City services such as sewer services and fire protection on their entire expanded site. The City does not provide these services to areas outside of the City.

White Distribution and Supply has requested that the land encompassed in the WDS Subdivision and proposed annexation area be placed into the M-1 Zoning District. This would be an extension of the existing M-1 Zoning District that directly adjoins the subject area to the south.

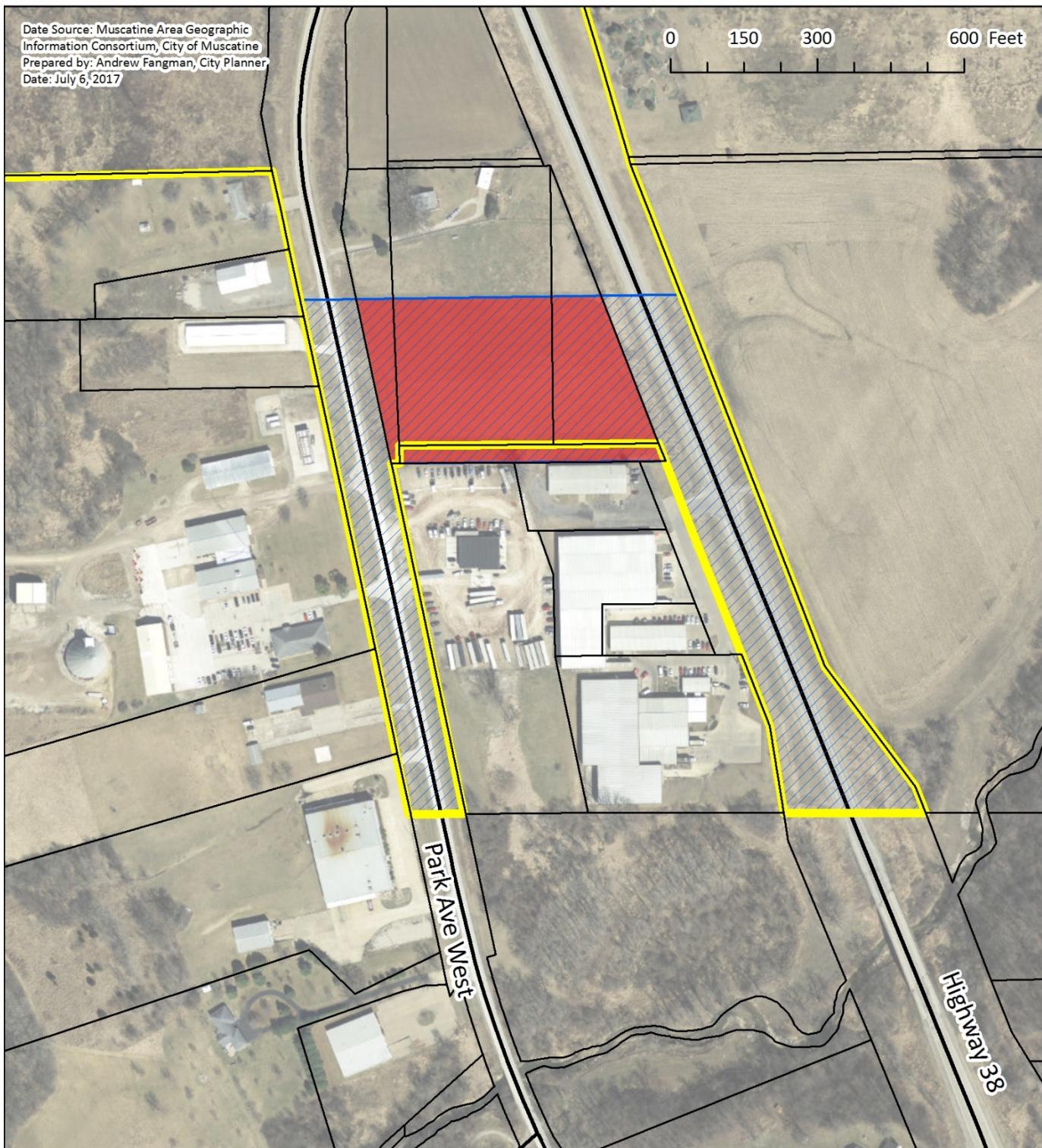
#### RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed WDS Subdivision and voluntary annexation request. The proposed new building by WDS is consistent with light industrial/warehousing nature of this area, as the extension of the existing M-1 Zoning District a further 300 feet north from where it

currently ends. The growth of an existing business is clearly beneficial to the community, and as such the subdivision and voluntary annexation that are necessary to facilitate this business expansion are supportable.

**BACKUP INFORMATION:**

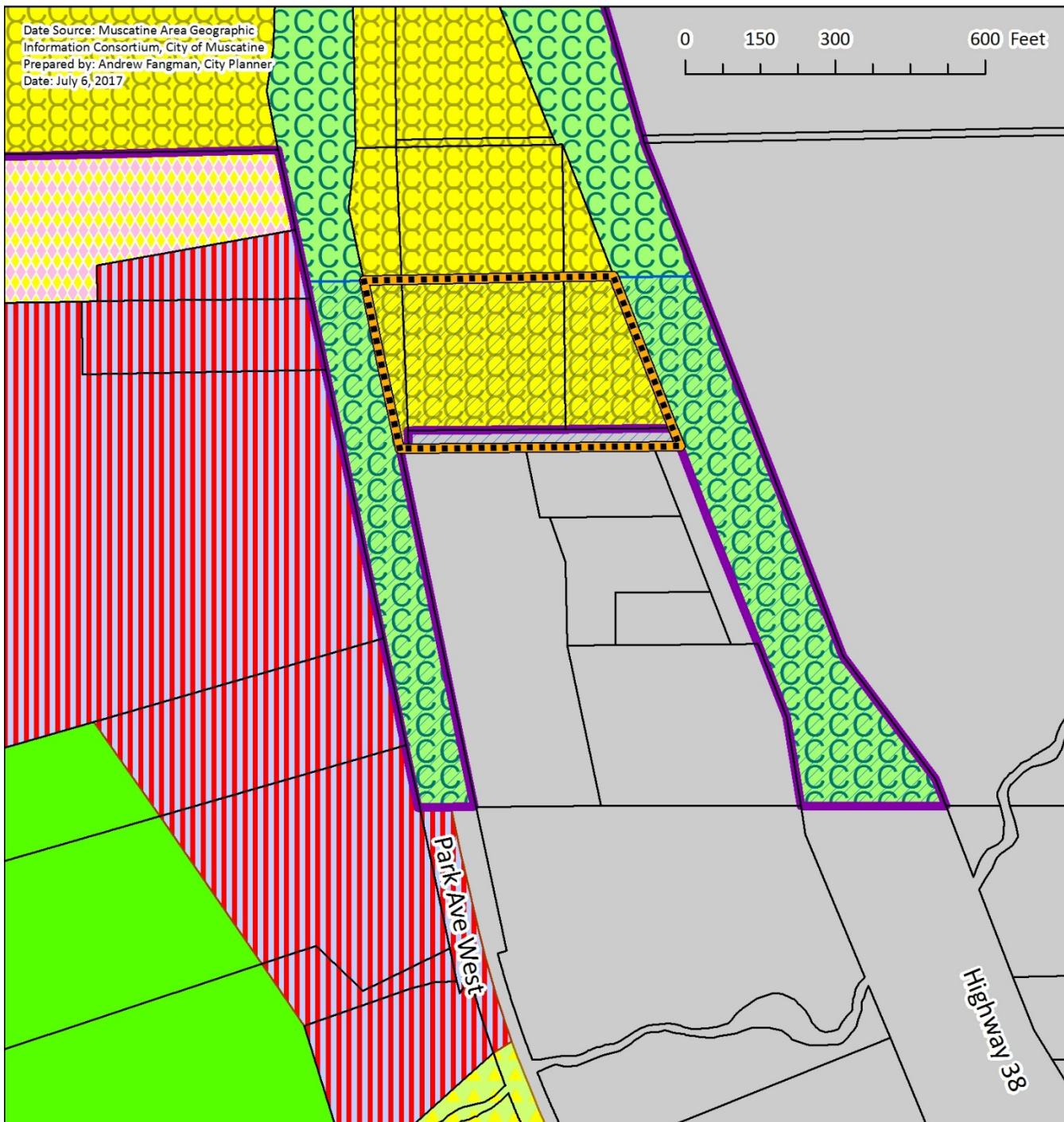
1. Map of Proposed Subdivision A concurrent voluntary request for Request and Annexation Request
2. Zoning Map
3. Plat
4. Annexation Request



- Current City Limits
- WDS Annexation Area
- Proposed WDS Subdivision

## ***WDS Subdivision - PZS-7 & Voluntary Annexation***





- Proposed WDS Subdivision
- Current City Limits
- WDS Annexation Area

- County Zoning Districts
- Muscatine County-A1
- Muscatine County-R1

**City Zoning Districts**

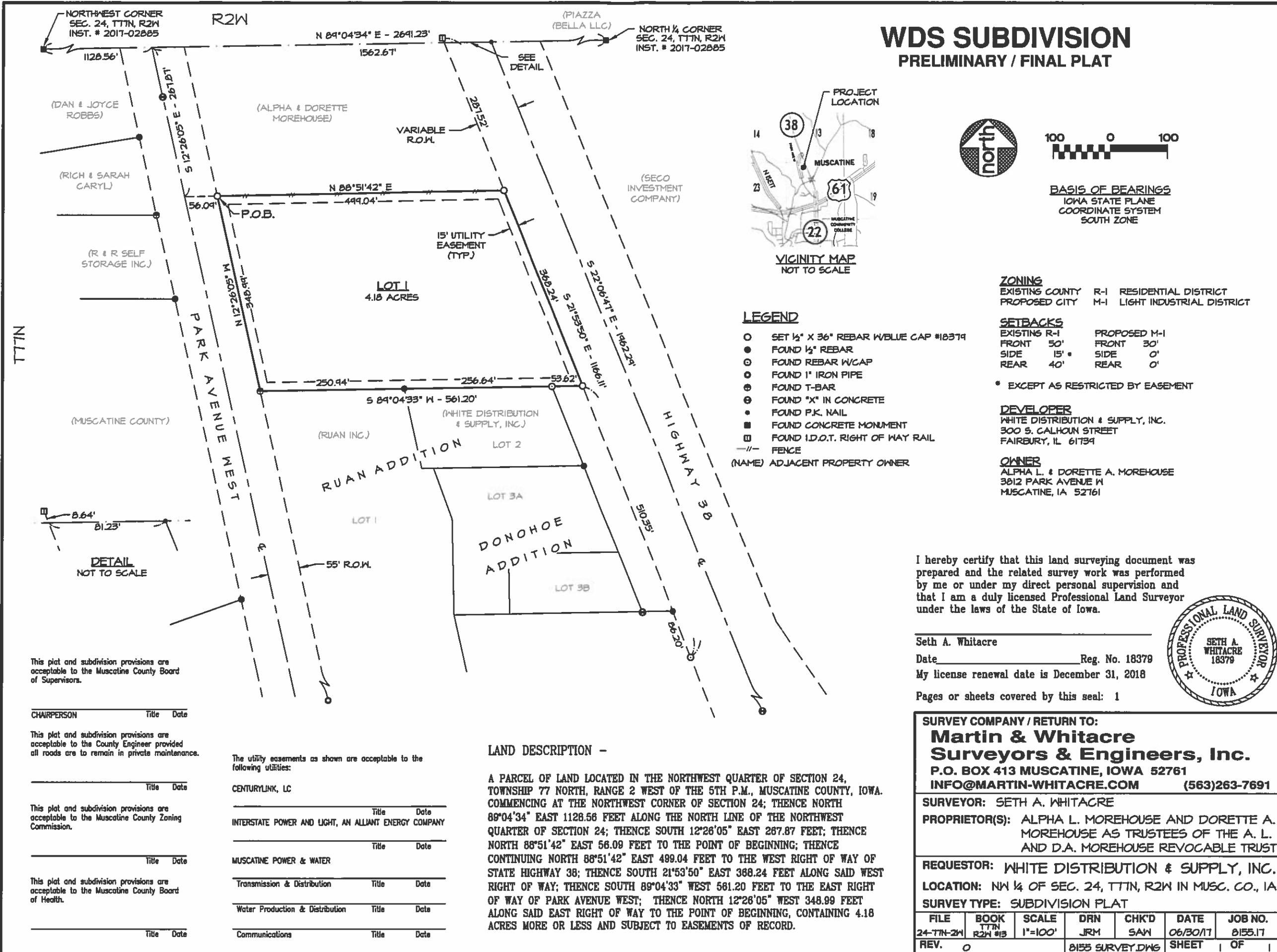
- AG-Agricultural
- C-1 Neighborhood & General Commercial
- M-1 Light Industrial
- R-1 Single-Family Residence
- R-4 Two-Family Residence

 **MUSCATINE**  
**WDS Subdivision - PZS-7**  
**& Voluntary Annexation**  
**Zoning Map**

N

# WDS SUBDIVISION

## PRELIMINARY / FINAL PLAT



# EICHELBERGER LAW OFFICE PC

PO BOX 1186  
MUSCATINE, IOWA 52761  
www.ELOPC.com

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\*Also Licensed in Illinois

TELEPHONE 563 / 263-6900  
FAX 563 / 263-6902  
Physical Address: 2206 Lucas Street

July 6, 2017

Mr. Andrew Fangman  
City of Muscatine  
215 Sycamore Street  
Muscatine, IA 52761

Re: White Distribution & Supply, LLC

Dear Andrew:

As you know, we represent White Distribution & Supply, LLC, which is planning to purchase approximately four acres of property located along Highway 38, north of Muscatine, from the Morehouse Revocable Trust. We have already submitted an application to the City to subdivide the property into a one lot subdivision. We will be submitting a similar application to Muscatine County for their consideration as well.

As part of the proposed purchase transaction, White Distribution requests that the City of Muscatine annex the property described on enclosed Exhibit A, and as depicted on the enclosed plat, into the City of Muscatine. When the annexation is completed, White Distribution requests that the property be rezoned to M-1 Light Industrial.

If you have any questions, please feel free to call.

Thank you for consideration of this matter.

Very truly yours,

EICHELBERGER LAW OFFICE PC

By \_\_\_\_\_  
John R. Eichelberger

JRE/tec

Enclosures

cc: White Distribution & Supply, LLC (w/ encs.)  
15242

# Exhibit A

## PRELIMINARY LAND DESCRIPTION -

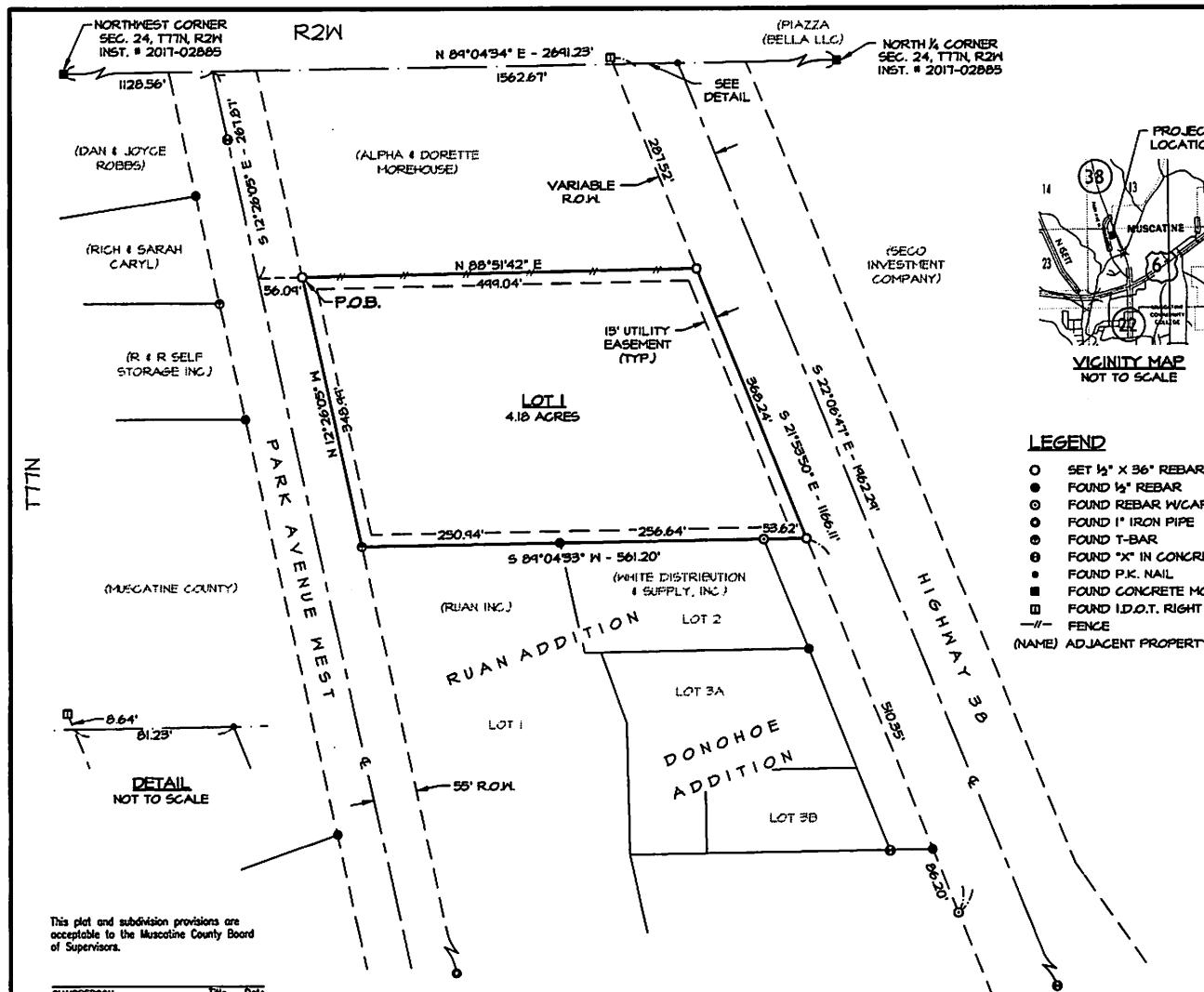
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE NORTH 89°04'34" EAST 1128.56 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 12°26'05" EAST 267.87 FEET; THENCE NORTH 88°51'42" EAST 56.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°51'42" EAST 499.04 FEET TO THE WEST RIGHT OF WAY OF STATE HIGHWAY 38; THENCE SOUTH 21°53'50" EAST 368.24 FEET ALONG SAID WEST RIGHT OF WAY; THENCE SOUTH 89°04'33" WEST 561.20 FEET TO THE EAST RIGHT OF WAY OF OLD HIGHWAY 38; THENCE NORTH 12°26'05" WEST 348.99 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 4.18 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

PROOFED BY  
DATE

# WDS SUBDIVISION

## PRELIMINARY / FINAL PLAT



This plot and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

CHAPPERSON Title Date

This plot and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Title Date

This plot and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Title Date

This plot and subdivision provisions are acceptable to the Muscatine County Board of Health.

Title Date

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

Transmission & Distribution

Water Production & Distribution

Communications

### LAND DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE NORTH 89°04'34" EAST 1128.56 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 12°26'05" EAST 267.87 FEET; THENCE NORTH 88°51'42" EAST 56.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°51'42" EAST 499.04 FEET TO THE WEST RIGHT OF WAY OF STATE HIGHWAY 38; THENCE SOUTH 21°53'50" EAST 368.24 FEET ALONG SAID WEST RIGHT OF WAY; THENCE SOUTH 69°04'33" WEST 561.20 FEET TO THE EAST RIGHT OF WAY OF PARK AVENUE WEST; THENCE NORTH 12°26'05" WEST 348.99 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 4.18 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.



BASIS OF BEARINGS  
IOWA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE

ZONING  
EXISTING COUNTY R-1 RESIDENTIAL DISTRICT  
PROPOSED CITY M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS  
EXISTING R-1 PROPOSED M-1  
FRONT 50' FRONT 30'  
SIDE 15' SIDE 0'  
REAR 40' REAR 0'

\* EXCEPT AS RESTRICTED BY EASEMENT

DEVELOPER  
WHITE DISTRIBUTION & SUPPLY, INC.  
300 S. CALHOUN STREET  
FAIRBURY, IL 61734

OWNER  
ALPHA L. & DORETTE A. MOREHOUSE  
3812 PARK AVENUE W  
MUSCATINE, IA 52661

I hereby certify that this land surveying document was prepared 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.

Seth A. Whitacre

Date \_\_\_\_\_ Reg. No. 18379  
My license renewal date is December 31, 2018

Pages or sheets covered by this seal: 1



### SURVEY COMPANY / RETURN TO:

**Martin & Whitacre  
Surveyors & Engineers, Inc.**

P.O. BOX 413 MUSCATINE, IOWA 52761  
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: SETH A. WHITACRE

PROPRIETOR(S): ALPHA L. MOREHOUSE AND DORETTE A. MOREHOUSE AS TRUSTEES OF THE A. L. AND D.A. MOREHOUSE REVOCABLE TRUST

REQUESTOR: WHITE DISTRIBUTION & SUPPLY, INC.

LOCATION: NW 1/4 OF SEC. 24, T77N, R2W IN MUSC. CO., IA

SURVEY TYPE: SUBDIVISION PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
24-T77N-2W	R2W 015	1"=100'	JRM	SAW	06/30/17	8155.17
REV. 0			8155 SURVEY.DWG		SHEET 1	OF 1

July 6, 2017

**COPY**

Mr. Andrew Fangman  
215 Sycamore Street  
Muscatine, IA 52761

Mr. Eric S. Furnas  
3610 Park Avenue West  
Muscatine, IA 52761

Morehouse-White Development Transaction

Dear Mr. Fangman and Mr. Furnas:

I am the Trustee of the A. L. Morehouse and D. A. Morehouse Revocable Trust dated September 1, 2004 (the "Trust"), which owns property along Highway 38, north of Muscatine. The Trust has negotiated to sell approximately four acres of its property to White Distribution & Supply, LLC ("White"). White intends to improve the property to construct a new warehouse.

As part of the proposed transaction, White will require that the property be appropriately subdivided, annexed into the City of Muscatine and rezoned. The sale transaction will not close until those matters have been completed.

The purpose of this letter is to confirm that the Trust consents to all actions required by Muscatine County and the City of Muscatine, which are reasonably necessary for White to achieve its goal of purchasing the property and constructing the warehouse. The Trust is prepared to execute such documents as our necessary to assist White in completing the transaction.

Sincerely,

A. L. Morehouse and D. A. Morehouse Revocable Trust

By alpha L. Morehouse TTE  
Alpha L. Morehouse  
Trustee