



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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COMMUNITY DEVELOPMENT

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

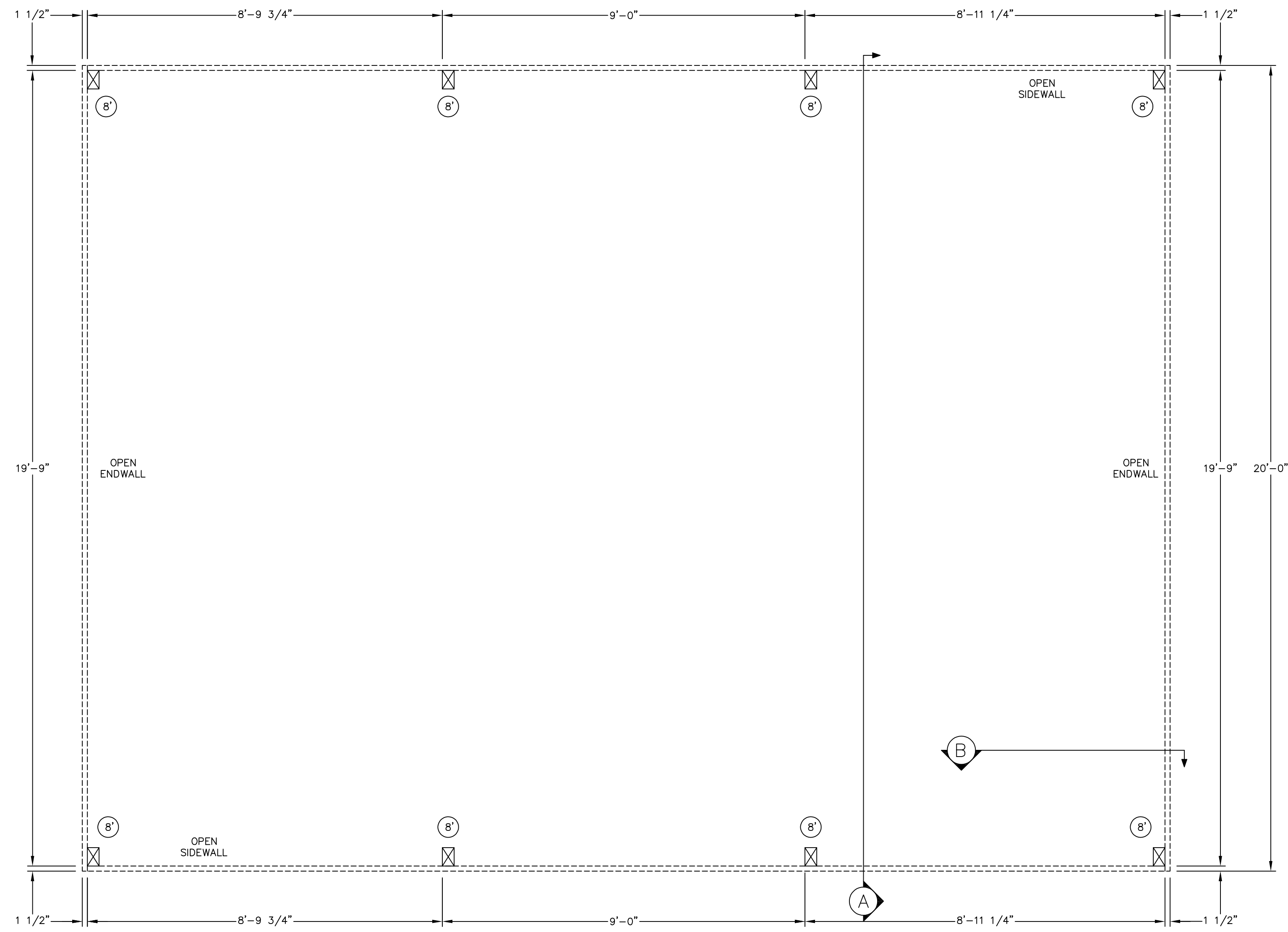
MEMORANDUM

**To:** Zoning Board of Adjustments  
**From:** April Limburg, Planner  
**Date:** July 21, 2021  
**Re:** Appeal Case No. 45

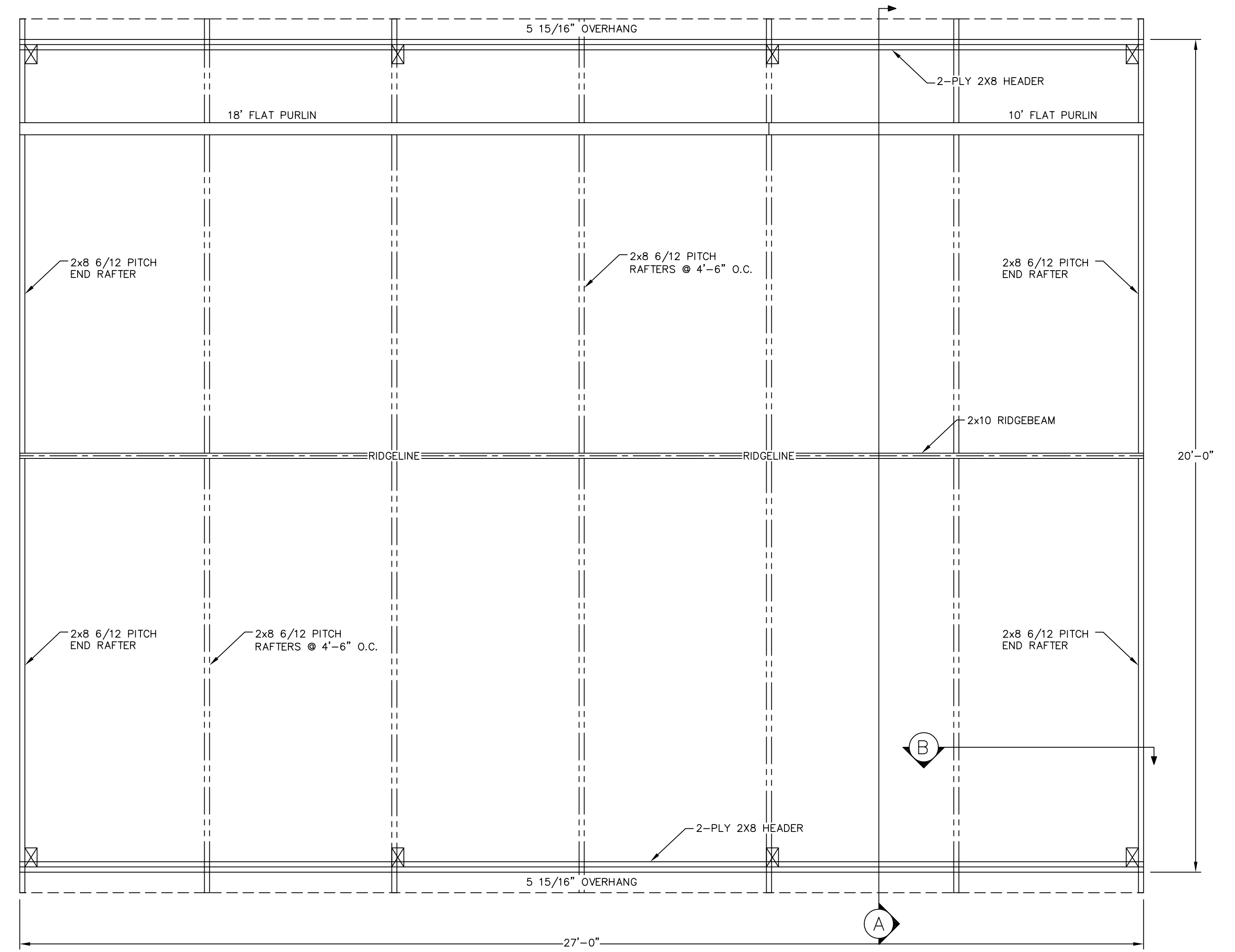
**INTRODUCTION:** A request allow for the expansion of the existing building on the property. The property is a lawful nonconforming use and the existing nonconforming use may continue so provided no structural alterations are made by Section 10-24-2 of City Code.

**BACKGROUND:** The parcel upon which Pete’s Tap is currently located is extremely small, just 2,548 square feet, and largely just contains the existing building footprint. The owner of Pete’s Tap desires to make improvements to their business, but they are somewhat constrained by the small size of their current parcel, and as such are requesting this vacation and sale. On December 19, 2019, City Council approved a purchase agreement, attached to this memo, which set forth the terms by which the subject right of way would be sold to the applicant, pending successful completion of the right of way vacation process. In this agreement the applicant acknowledged that they are aware that both their current property, located at 1820 Angle Street, as well as the right-of-way that they are seeking to purchase are both located in the R-3 Single Family Residence Zoning District. In the R-3 District bars/restaurants are not an allowed use in the R-3 district, and that the bar/restaurant operated by the Buyer, at 1820 Angle Street, is a lawful nonconforming use, under the provisions of Chapter 24 of Title of the City Code of Muscatine, Iowa, as it was established prior to the Zoning Ordinance. Section 10-24-2 states that the existing nonconforming use may continue so provided no structural alterations are made. As such, expansion of the Buyer’s existing building onto the Property or the Buyers current parcel located at 1820 Angle Street authorization in the form of a variance from the Zoning Board of Adjustment.

Attached is the application, site plan, and aerial of the property.



FLOOR PLAN  
SCALE: 1/2"=1'-0"



ROOF FRAMING PLAN  
SCALE: 1/2"=1'-0"



CODE EXEMPT PRINT

6311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:

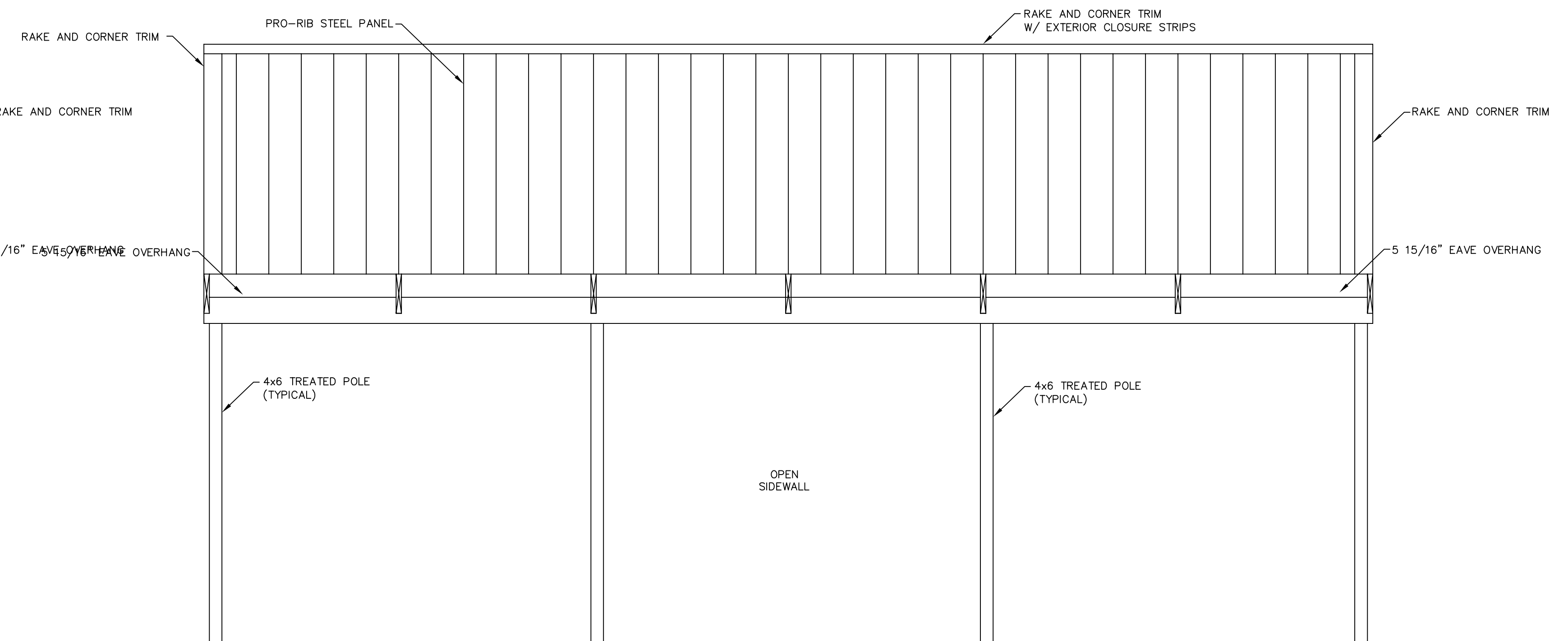
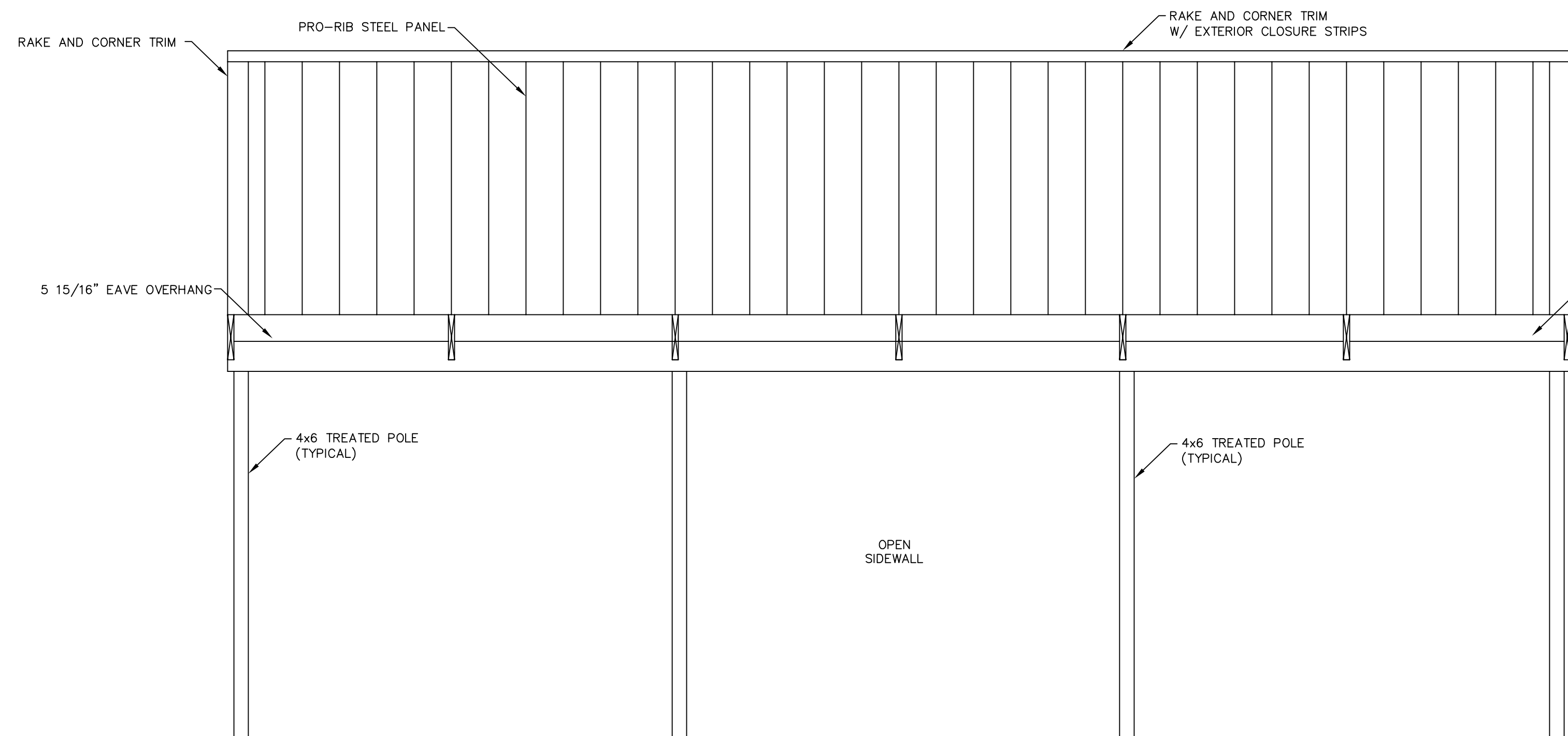
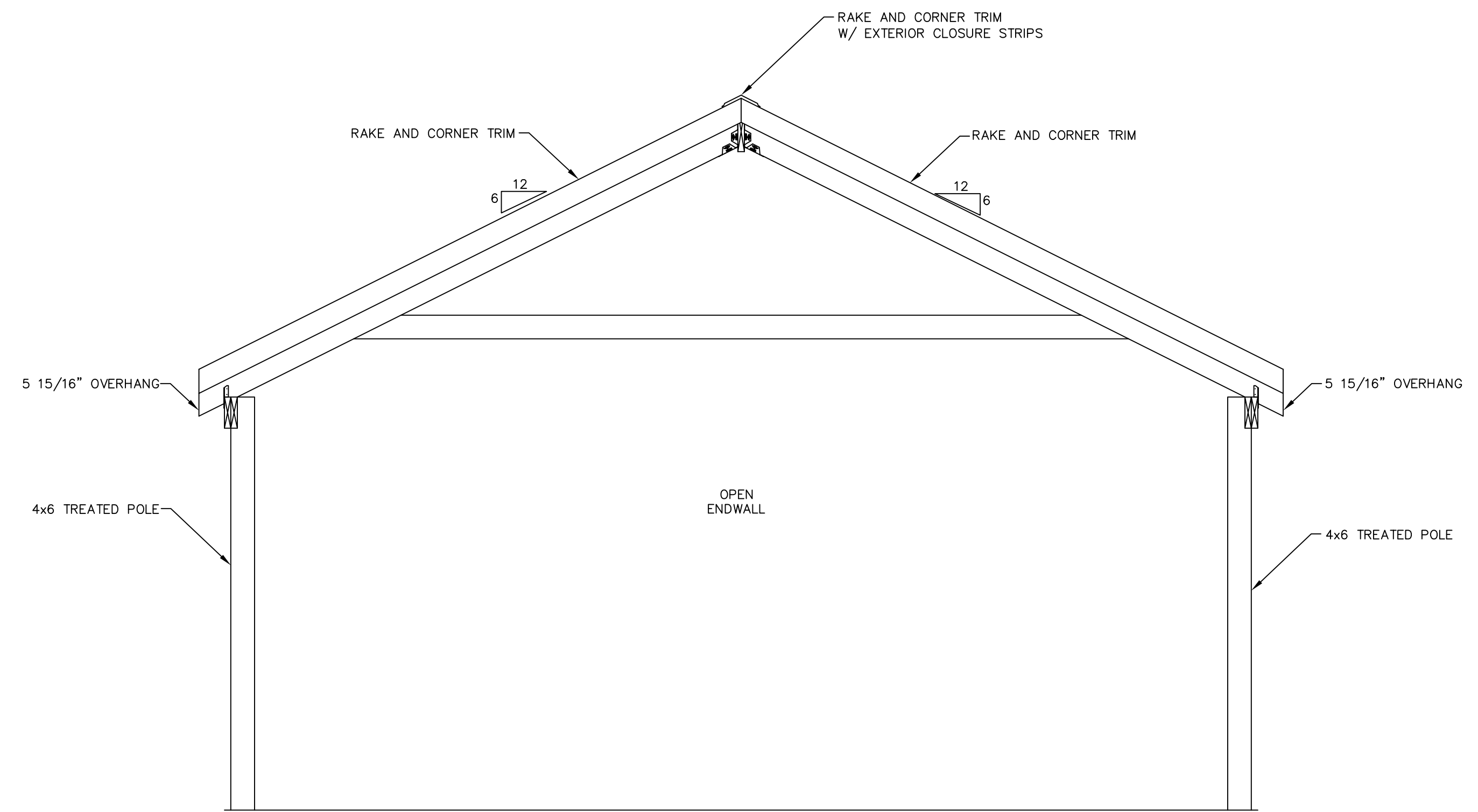
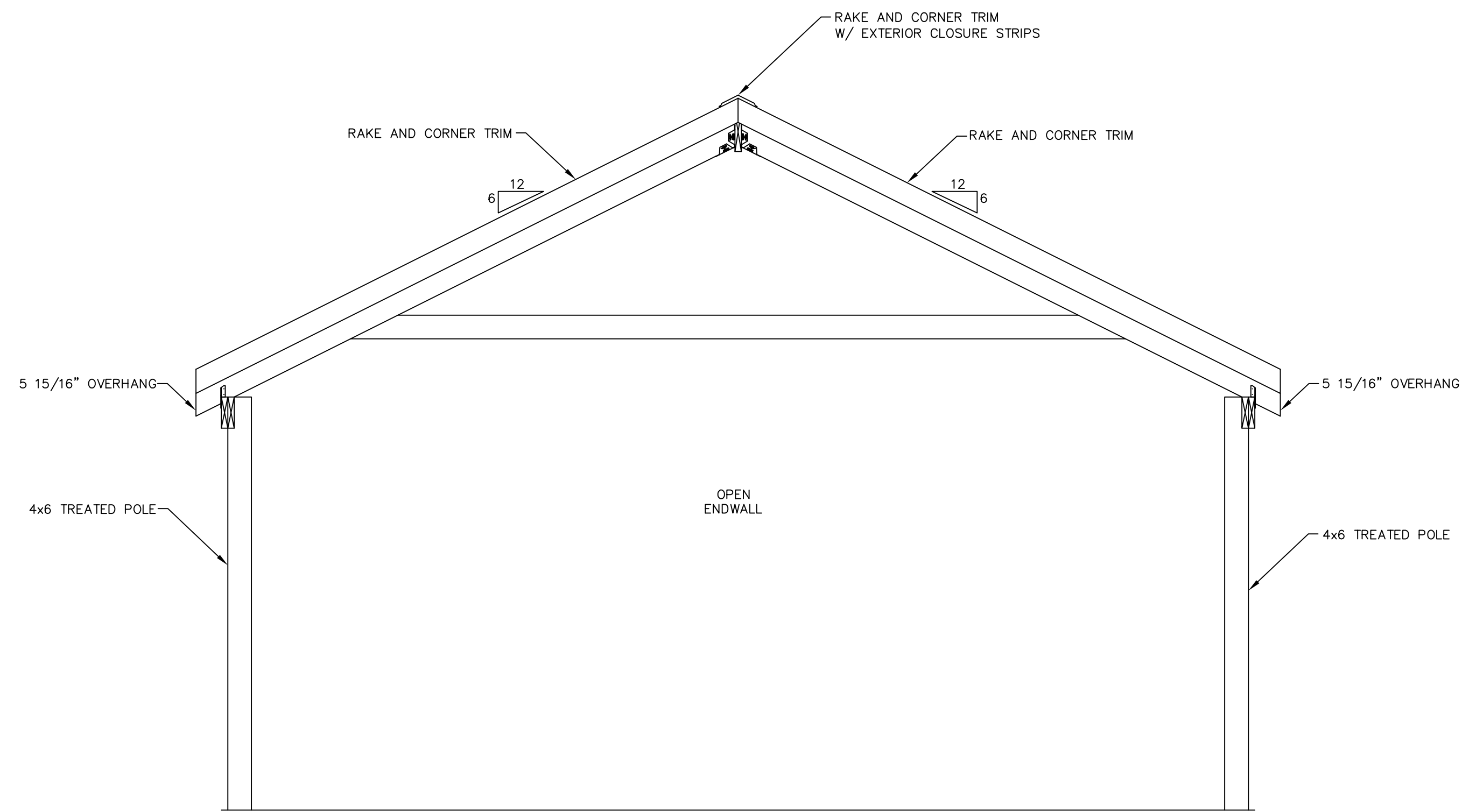
Pro-Port 20'  
Rafter Secured

Eau Claire, WI

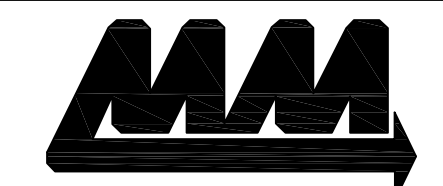
FILE NAME: PP2027RS

**DIMENSIONS**  
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.  
**ERRORS AND OMISSIONS**  
MENARD INC. IS UNABLE TO ACCEPT LIABILITY FOR ANY ERRORS OR OMISSIONS IN EXCESS OF THE ORIGINAL PURCHASE PRICE FOR THESE PLANS. CONSEQUENTLY, BUILDER MUST CAREFULLY CHECK ALL DETAILS AND INFORMATION IN THESE DRAWINGS INCLUDING DIMENSIONS, MATERIAL QUANTITIES AND CURRENT AVAILABILITY OF PRODUCTS SPECIFIED. ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO MENARD INC. 4777 MENARD DRIVE, EAU CLAIRE, WI 54703.

**ADAPTATION & UTILIZATION OF THIS PLAN**  
THESE PLANS HAVE BEEN PROFESSIONALLY PREPARED TO CONFORM TO MOST GENERALLY ACCEPTED CONSTRUCTION REQUIREMENTS THROUGHOUT NORTH AMERICA. HOWEVER, DUE TO LOCAL CODES, REGULATIONS AND BUILDING PRACTICES AND/OR BECAUSE OF SPECIFIC SITE CONDITIONS, THESE DRAWINGS MAY NOT BE SUITABLE FOR ALL LOCALITIES. CONSEQUENTLY, THE CONSTRUCTION OF THIS BUILDING SHALL LOCALITIES. CONSEQUENTLY, THESE DRAWINGS ARE NOT TO BE USED AS A GUIDE FOR CONSTRUCTION UNLESS THE BUILDER HAS CONFIRMED THEIR SUITABILITY OF UNTIL THE DRAWINGS HAVE BEEN BROUGHT INTO CONFORMITY WITH ALL LOCAL REQUIREMENTS.



ELEVATIONS  
SCALE: 1/2"=1'-0"



CODE EXEMPT PRINT

0311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:

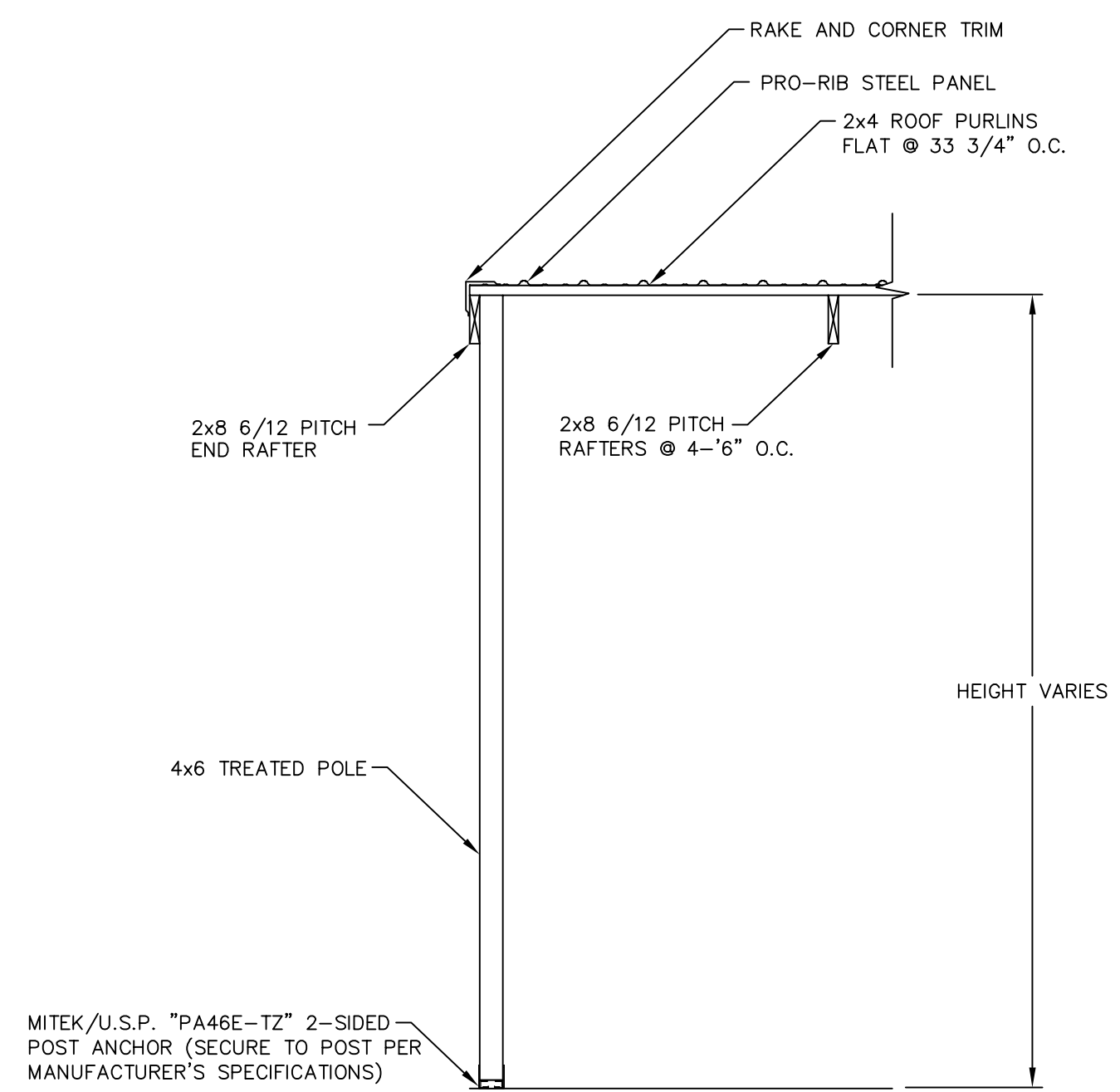
Pro-Port 20'  
Rafter Secured

Eau Claire, WI

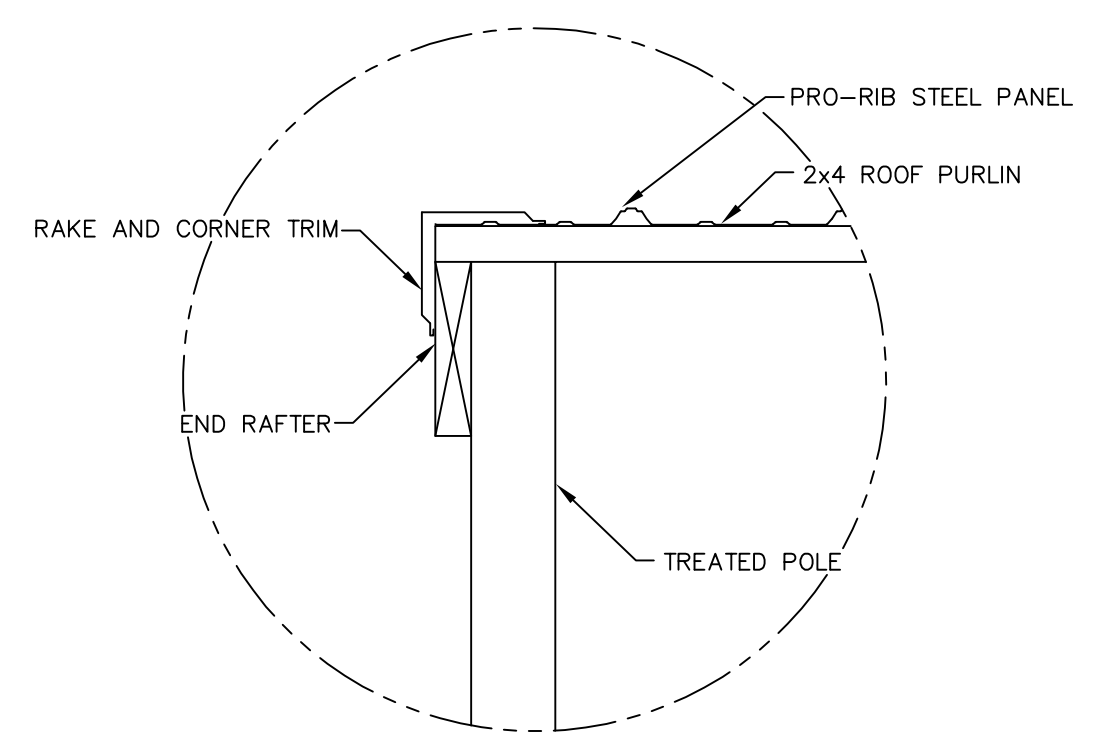
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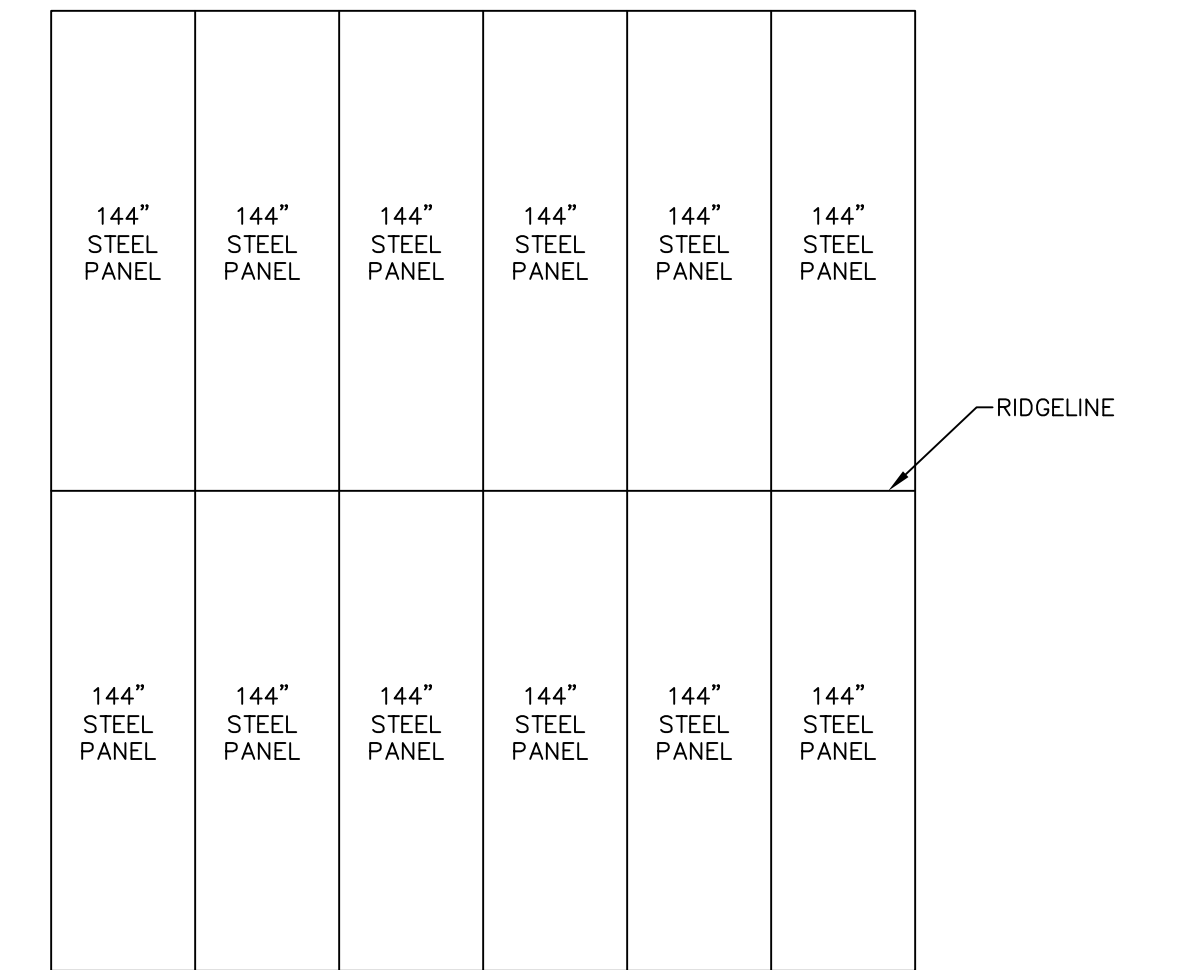
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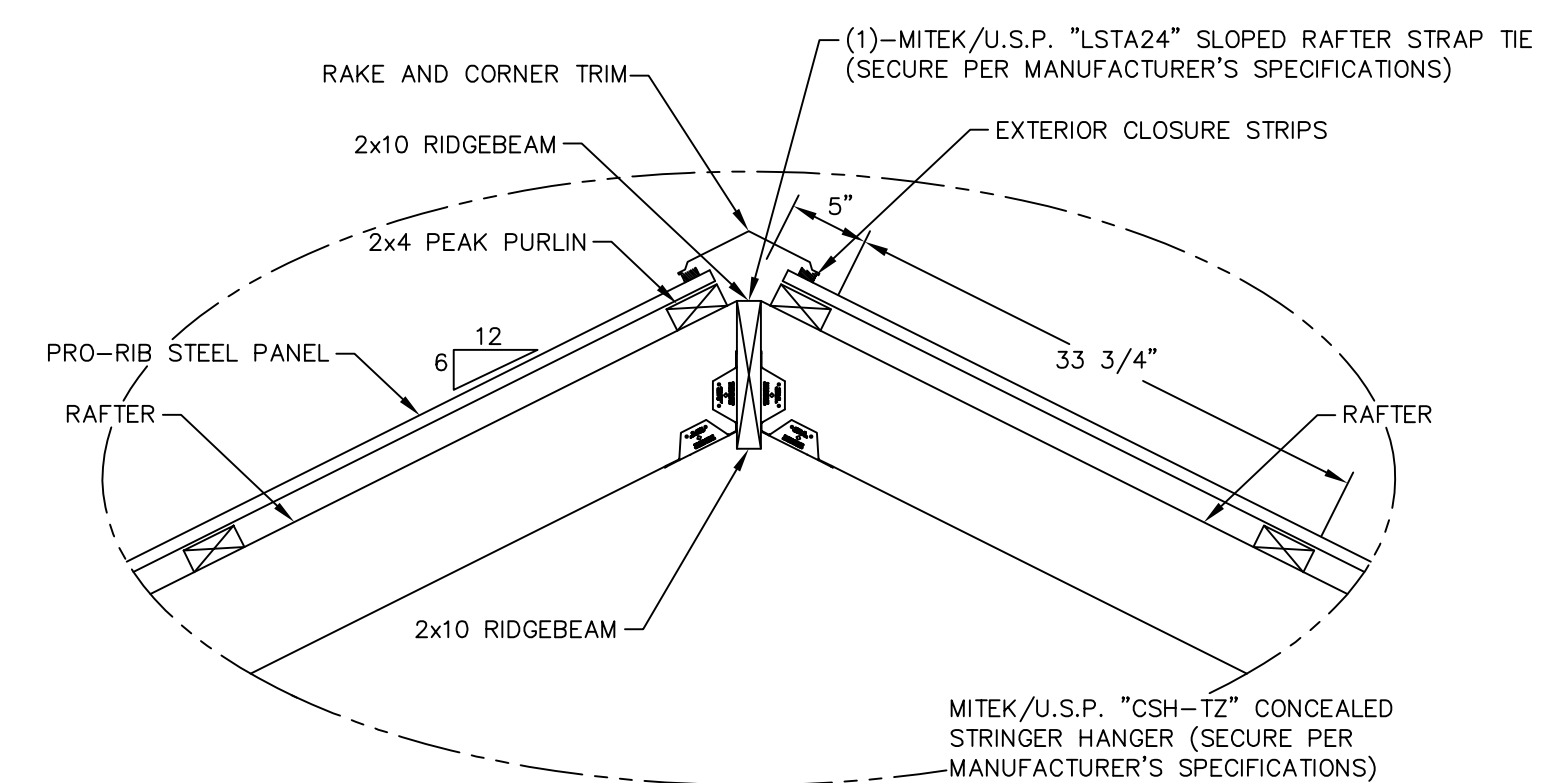
**B** ENDWALL SECTION  
SCALE: 1/2"=1'-0"



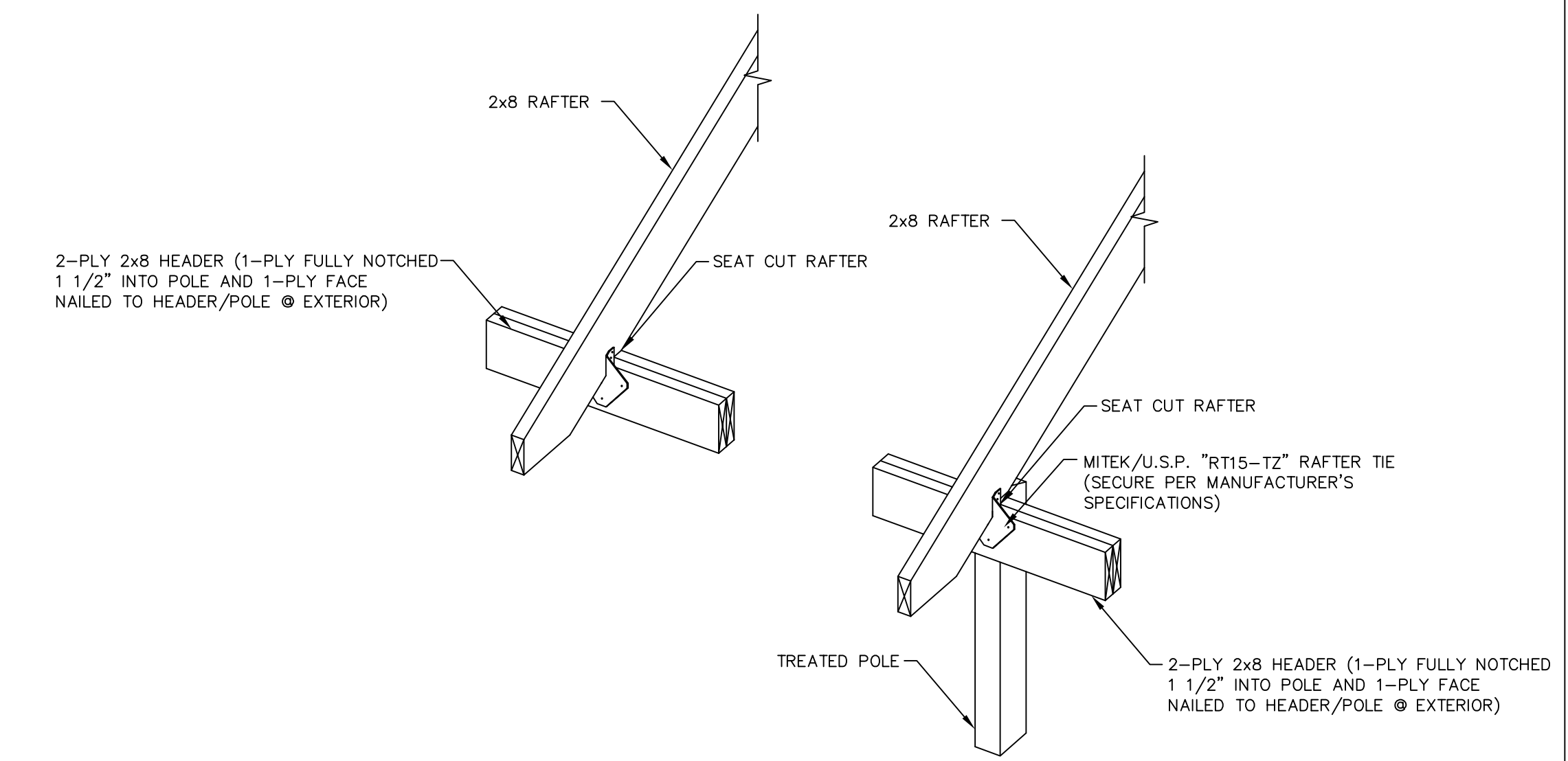
GABLE DETAIL  
SCALE: 1 1/2"=1'-0"



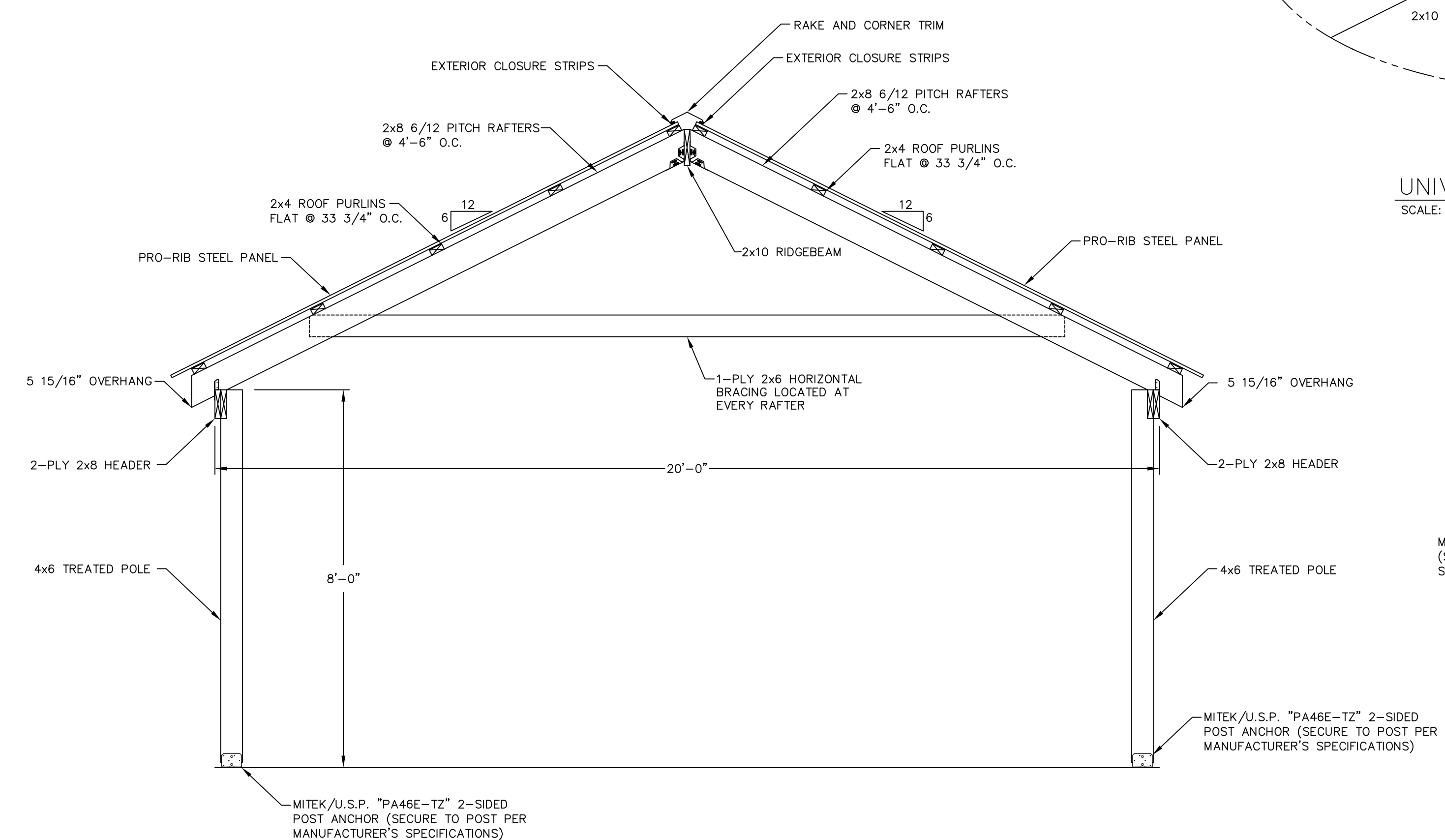
ROOF STEEL LAYOUTS  
SCALE: 1/4"=1'-0"



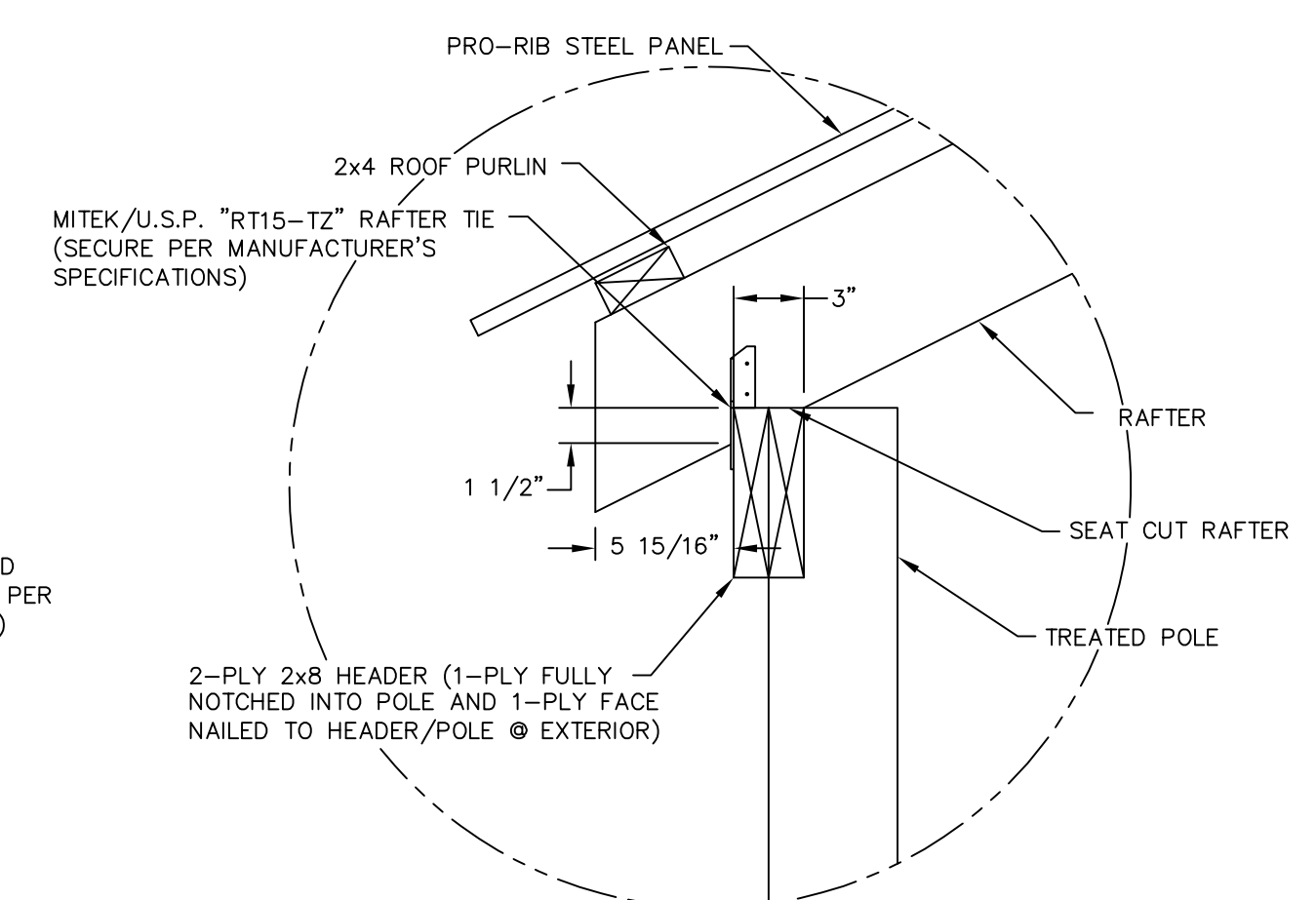
UNIVERSAL RIDGECAP DETAIL  
SCALE: 1"=1'-0"



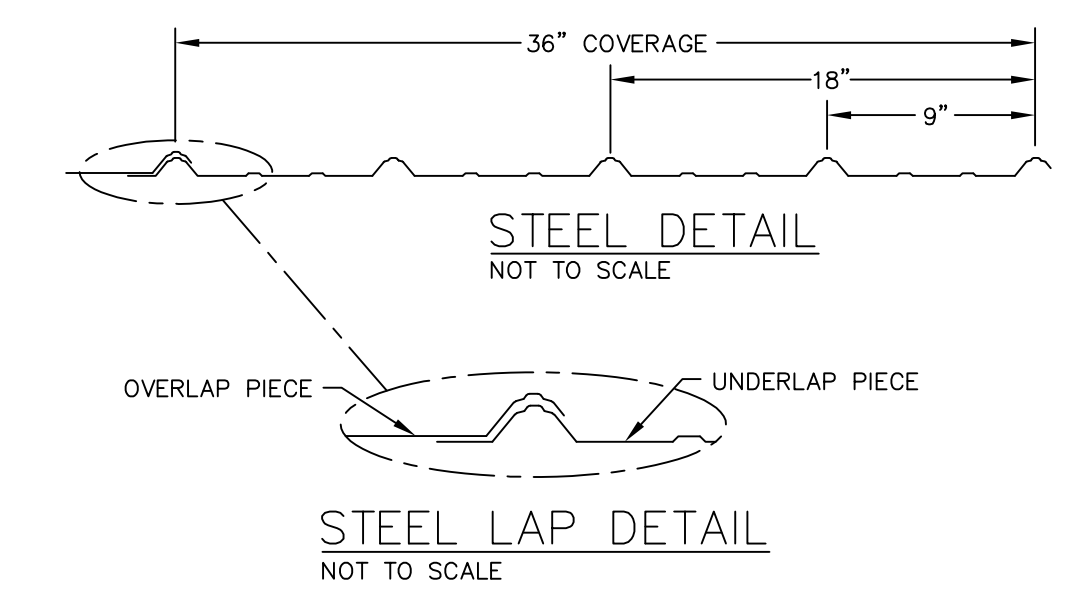
RAFTER INSTALLATION DETAIL (LOW SIDE)  
NOT TO SCALE



**A** SIDEWALL SECTION  
SCALE: 1/2"=1'-0"



5 15/16" OVERHANG DETAIL  
SCALE: 1 1/2"=1'-0"



STEEL DETAIL  
NOT TO SCALE  
STEEL LAP DETAIL  
NOT TO SCALE

**MM**  
CODE EXEMPT PRINT  
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PROJECT TITLE:  
**Pro-Port 20'  
Rafter Secured**  
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