



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

COMMUNITY DEVELOPMENT

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

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: August 10, 2021
Re: Combined Preliminary/Final Plat- Hetzler Corner 17 Subdivision (PZS-22)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a two lot subdivision in unincorporated Muscatine County on Highway 38, near its intersection with 170th Street. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND: Dennis Hetzler has filed a combined preliminary/final plat for Hetzler Corner 17 a 75.33-acre two lot subdivision on Highway 38. The subject area is zoned A-1 Agricultural. The purpose of the subdivision is to allow for 60.23 to be split of and sold.

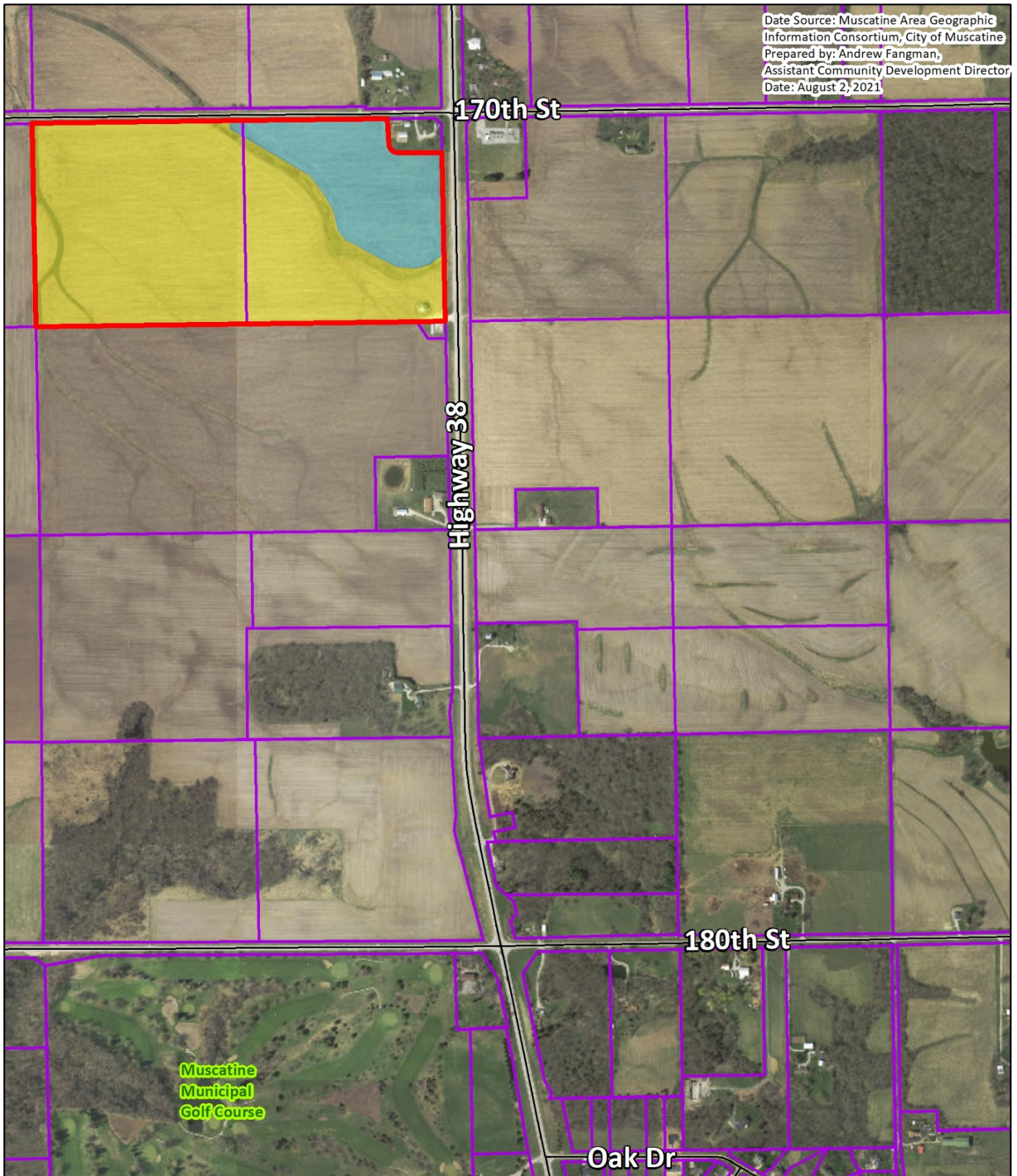
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Blessings Point Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan





BACKUP INFORMATION:

1. Plat

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: August 2, 2021



Legend

- | | | | |
|--|----------------|---|-----------------------|
|  | Subject Area |  | Proposed Lot 2 |
|  | Proposed Lot 1 |  | Existing Parcel Lines |

Hetzler Corner 17 Subdivision

1,000 500 0 1,000 Feet





HETZLER CORNER 17

PRELIMINARY/FINAL PLAT

AREA
GROSS = 11.02 ACRES
NET = 7.533 ACRES
R.O.M. = 1.04 ACRES

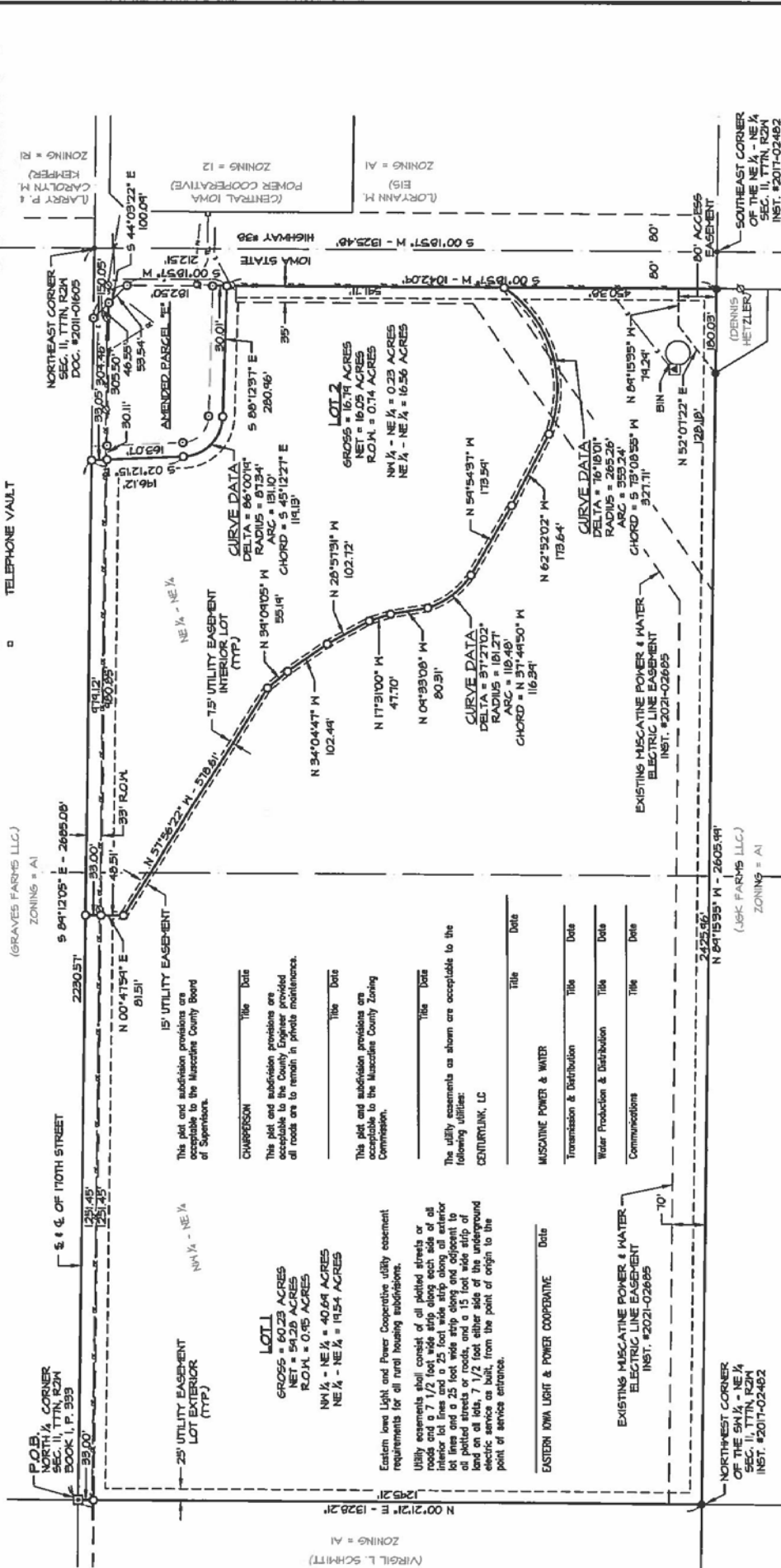
R2W

ZONING
A-1 AGRICULTURAL DISTRICT
OWNER/DEVELOPER
DENNIS R. HETZLER
1671 HIGHWAY 30
MUSCATINE, IA 52761

SETBACKS
FRONT YARD, 50'
SIDE YARD, 10'
REAR YARD, 40'
*EXCEPT AS RESTRICTED BY EASEMENTS

LEGEND
BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14

- SET 1/2" X 36" REBAR W/ YELLOW CAP #10316
- FOUND 1/2" REBAR W/ CAP #10315
- FOUND 1/2" REBAR W/ YELLOW CAP #10316
- FOUND PK NAIL
- FOUND 1" REBAR OVER CONCRETE MONUMENT
- (NAME)
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND COMMUNICATIONS LINE
- ELECTRIC TRANSFORMER
- POWER POLE
- TELEPHONE VAULT



SURVEY COMPANY/RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)283-7691

SURVEYOR: GARY K. WHITACRE
PROPRIETOR: DENNIS HETZLER
REQUESTOR: DENNIS HETZLER
LOCATION: N 1/2 OF THE NE 1/4 OF SEC. 11, T11N, R2W IN MUSCATINE COUNTY, IOWA
SURVEY TYPE: PRELIMINARY/FINAL PLAT
FILE NO.: 17-000
BOOK: 17-000
SHEET: 1 OF 1



I hereby certify that this land surveying document was prepared 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.

Gary K. Whitacre
Date: _____
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

LAND DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 11; THENCE SOUTH 69°12'05" EAST 2230.57 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 AND THE CONTIGUOUS OF 170TH STREET; THENCE SOUTH 02°12'16" EAST 146.12 FEET TO THE BEGINNING OF AN 87.54 FOOT RADIUS CURVE CURVING NORTHEAST TOWARD THE 111.13 FOOT CHORD BEARS SOUTH 45°12'25" EAST; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 151.10 FEET; THENCE SOUTH 08°12'37" EAST 590.96 FEET TO THE WEST RIGHT OF WAY OF IOWA HIGHWAY 30; THENCE SOUTH 09°18'57" WEST 1042.09 FEET ALONG SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 09°15'35" WEST 2405.99 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 09°21'21" EAST 1326.21 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 77.02 ACRES AND SUBJECT TO EASEMENTS OF RECORD.