



City Hall, 215 Sycamore St.
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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: November 9, 2021
Re: Combined Preliminary/Final Plat-
Muscatine Highway 61 South Subdivision (PZS-23)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a two-lot subdivision in unincorporated Muscatine County on the west side of the U.S. 61 Bypass between Mittman Road and Hershey Avenue. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND: Cedar Street Investments has filed a combined preliminary/final plat for Muscatine Highway 61 South Subdivision a two-lot subdivision on the U.S. 61 Bypass. The subject area is zoned I-2 Heavy Industrial. The purpose of the subdivision is to allow for the two lots being split from the parent parcel to be sold.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Muscatine Highway 61 South 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




MUSCATINE

PZS-23


Muscatine Highway 61

South Subdivision

 Parent Parcel

 Proposed New Lots

 Parcel Lines

 Muscatine City Limit

0 250 500 1,000 Feet



Hershey Ave

U.S. 61 Bypass

Newcomb Blvd

Houser St

Musser St

U.S. 61 Bypass

Mittman Rd

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: November 3, 2021

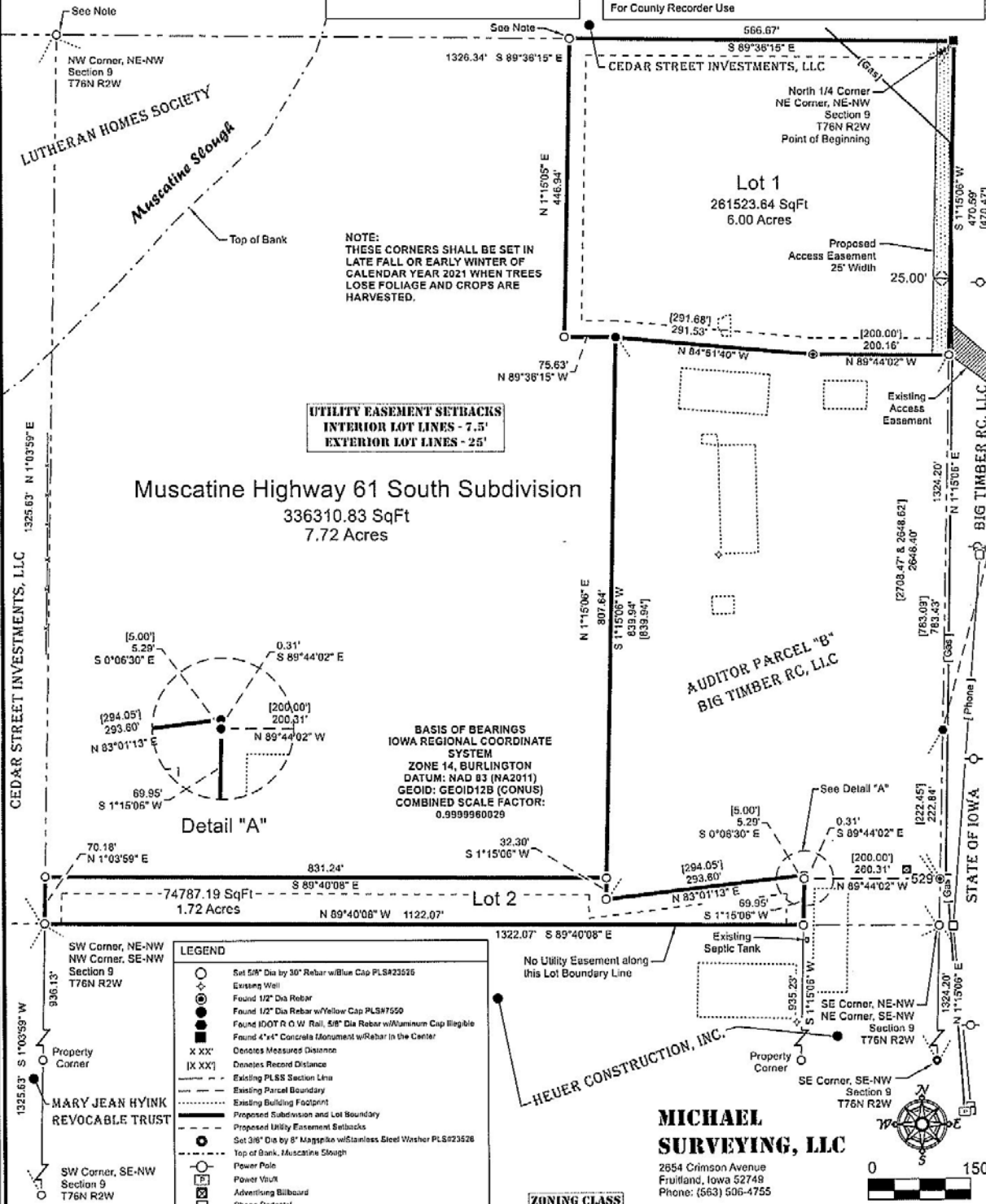
PRELIMINARY / FINAL SUBDIVISION PLAT

Muscatine Highway 61 South Subdivision
Part of Government Lot 3 located in the Northeast Quarter of the
Northwest Quarter of Section 9, Township 76 North, Range 2 West,
of the 5th Principal Meridian

Index Legend

Location: Section 9, T76N, R2W
Gov't Lot 3, NE-NW
Requester: Pat Mealy
Proprietor: Cedar Street Investments, LLC
301 E. 2nd Street
Muscatine, Iowa 52761
Surveyor: Dennis Michael, PLS No. 23526
Company: Michael Surveying, LLC
Return to: Dennis Michael
2654 Crimson Avenue
Fruitland, Iowa 52749
dennis@michaelsurveyingllc.com
(563) 506-4755

For County Recorder Use



UTILITY EASEMENT SETBACKS
INTERIOR LOT LINES - 7.5'
EXTERIOR LOT LINES - 25'

Muscatine Highway 61 South Subdivision
336310.83 SqFt
7.72 Acres

Detail "A"

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE
SYSTEM
ZONE 14, BURLINGTON
DATUM: NAD 83 (NA2011)
GEOID: GEOID12B (CONUS)
COMBINED SCALE FACTOR:
0.99999560029

LEGEND

- Set 5/8" Dia by 36" Rebar w/Blue Cap PLS#23526
- Existing Well
- Found 1/2" Dia Rebar
- Found 1/2" Dia Rebar w/Yellow Cap PLS#7550
- Found 1/2" Dia Rebar w/Black Cap PLS#7550
- Found 4"x4" Concrete Monument w/Rebar in the Center
- X XX' Denotes Measured Distance
- [X XX'] Denotes Record Distance
- Existing PLSS Section Line
- Existing Parcel Boundary
- Existing Building Footprint
- Proposed Subdivision and Lot Boundary
- Proposed Utility Easement Setbacks
- Set 3/8" Dia by 8" Magnalok w/Stainless Steel Washer PLS#23526
- Top of Bank, Muscatine Slough
- Power Pole
- Power Vise
- Advertising Billboard
- Phone Pedestal



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.

Signed: *Dennis C. Michael* Date: Sept. 23, 2021.
Dennis C. Michael, PLS No. 23526
My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: Sheets 1 and 2.

ZONING CLASS
I-2

SETBACKS
FRONT - 40'
SIDE - NONE
REAR - NONE

**MICHAEL
SURVEYING, LLC**

2654 Crimson Avenue
Fruitland, Iowa 52749
Phone: (563) 506-4755

FILE NAME

Cedar Street Investment Survey.rvt

SCALE	DATE	DRAWN BY
150 F/In	9-23-2021	DM
JOB	REVISION	SHEET
210828-1	1/1	1/2