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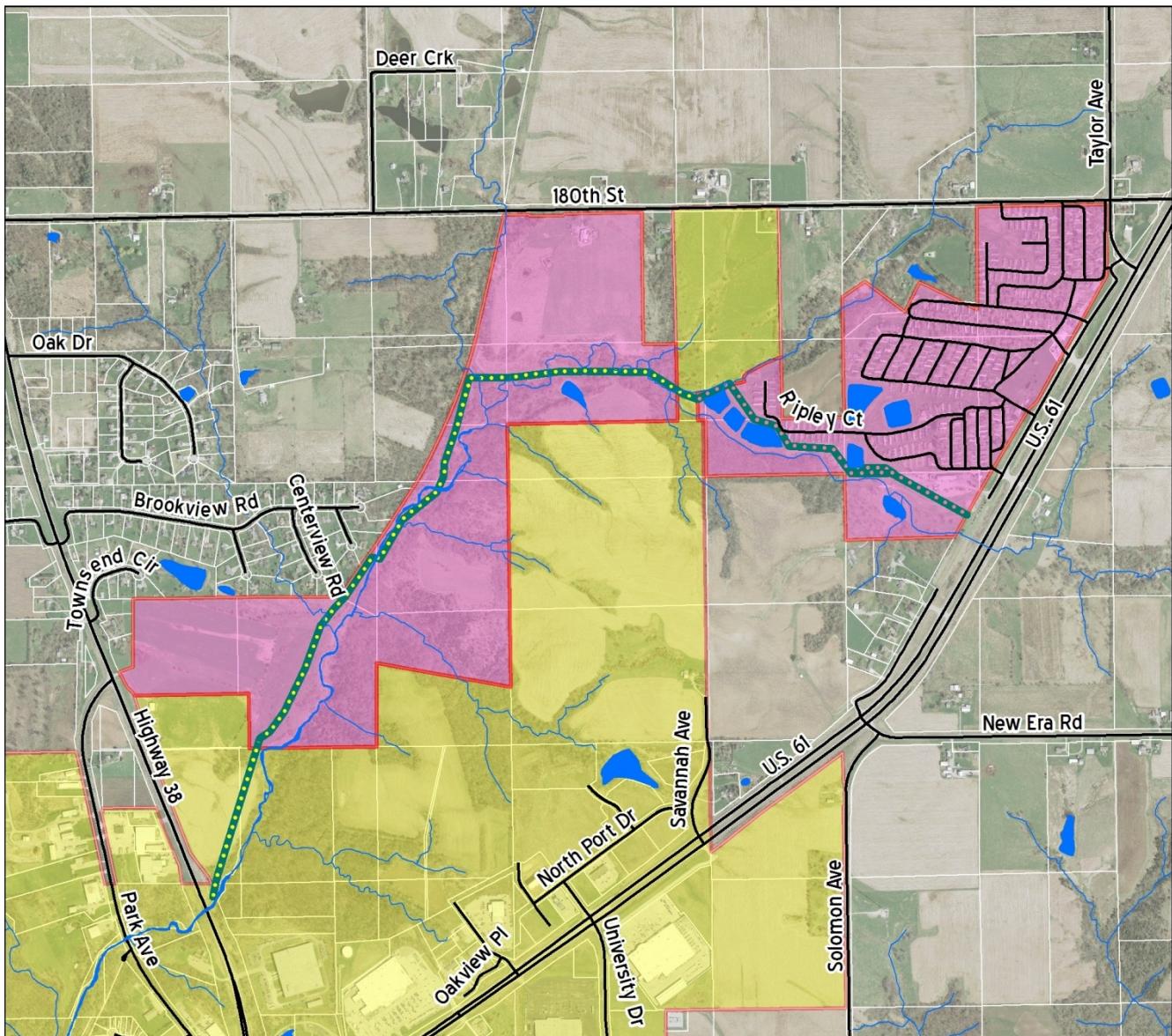
COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission Members
From: Andrew Fangman, City Planner
Date: September 11, 2012
Re: Voluntary Annexation - Ripley's Mobile Home Park and Nearby Areas

The City of Muscatine has entered onto an agreement with Ripley's Inc. to extend sanitary gravity sewer from Park Avenue West to Ripley's Mobile Home Park. The mobile home park is under court order to modify their existing failing lagoon system to meet regulations established by the Iowa Department of Natural Resources. Options to extend this sanitary sewer were reviewed, including a pump station, but the recommendation from staff and engineers focused on utilizing gravity flow to the existing Mad Creek line. This agreement also included a voluntary annexation agreement. Voluntary annexation agreements have also been signed with four other property owners through which the new sewer line will flow through or that could easily be served by it. This annexation would add approximately 370.7 acres, 22 parcels, and 865 people to the City of Muscatine.



Proposed Annexation Related to the Extension of the Mad Creek Sewer



Current City Limits



Area Proposed For Annexation



Proposed Gravity Sewer Line



Proposed Gravity Sewer (Potential Extension)

0 0.125 0.25 0.5 Miles

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: September 6, 2012

