

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment  
Conditional Use Case No.: 261

Filed: October 18, 2012

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen,

On October 18, 2012, the undersigned applied for a Conditional Use Permit to reconstruct a building on his property.

Located on Parcel #0826426018 Addition: Muscatine Industrial Sites No. 1  
Address: adjacent to 1516 Isett Avenue in the M-1 Zoning District.

This constitutes a Conditional Use as the request is to construct a building in a designated flood hazard area.

Very truly yours,

Doug Reist  
1516 Isett Avenue  
Muscatine, IA 52761  
563-264-2231

Fee Paid: \$200.00 on 10/18/12  
Receipt No.: 84491  
Date of Hearing: 11/06/12  
Notice Sent: 10/30/12  
Approved by Steve Boka: Yes



Gary Whitacre, President  
Matt Krause, Sec/Treas

October 17, 2012

Mr. Steve Boka  
Zoning Director  
City of Muscatine

RE: Reist property building construction permit

Mr. Boka;

We are acting as a consultant to Mr. Doug Reist who wishes to reconstruct a building on his property, Parcel ID #0826426018. The site was previously developed and located within the area designed by the City as a Flood Plain on the August 28, 2012 mapping. The proposed building site is located on a 0.66 acre parcel. According to the map, a portion of that lot is within the 100 yr flood zone and the floodway zone.

Mr. Reist plans to construct the proposed building over the footprint of the previous building. According to the mapping, the building will be located outside of the floodway. The proposed building will have a finished floor of (BFE plus one foot) 568.5. The building construction will have a similar cross sectional area of the previous building and therefore will not affect the existing flood profile.

A minor volume of fill (approx. 150 cubic feet of gravel) will need to be placed to allow for a smooth transition to the new building floor. An equivalent volume of earth will be removed between the building and creek bed. Removal of this volume of fill will mitigate the effects of filling.

If you have any questions or comments please call me at 563-263-7691 or  
email:ashutt@martinwhitacre.com

Sincerely;

MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC.

A handwritten signature in blue ink that reads "Adam Shutt".

Adam Shutt, P.E.

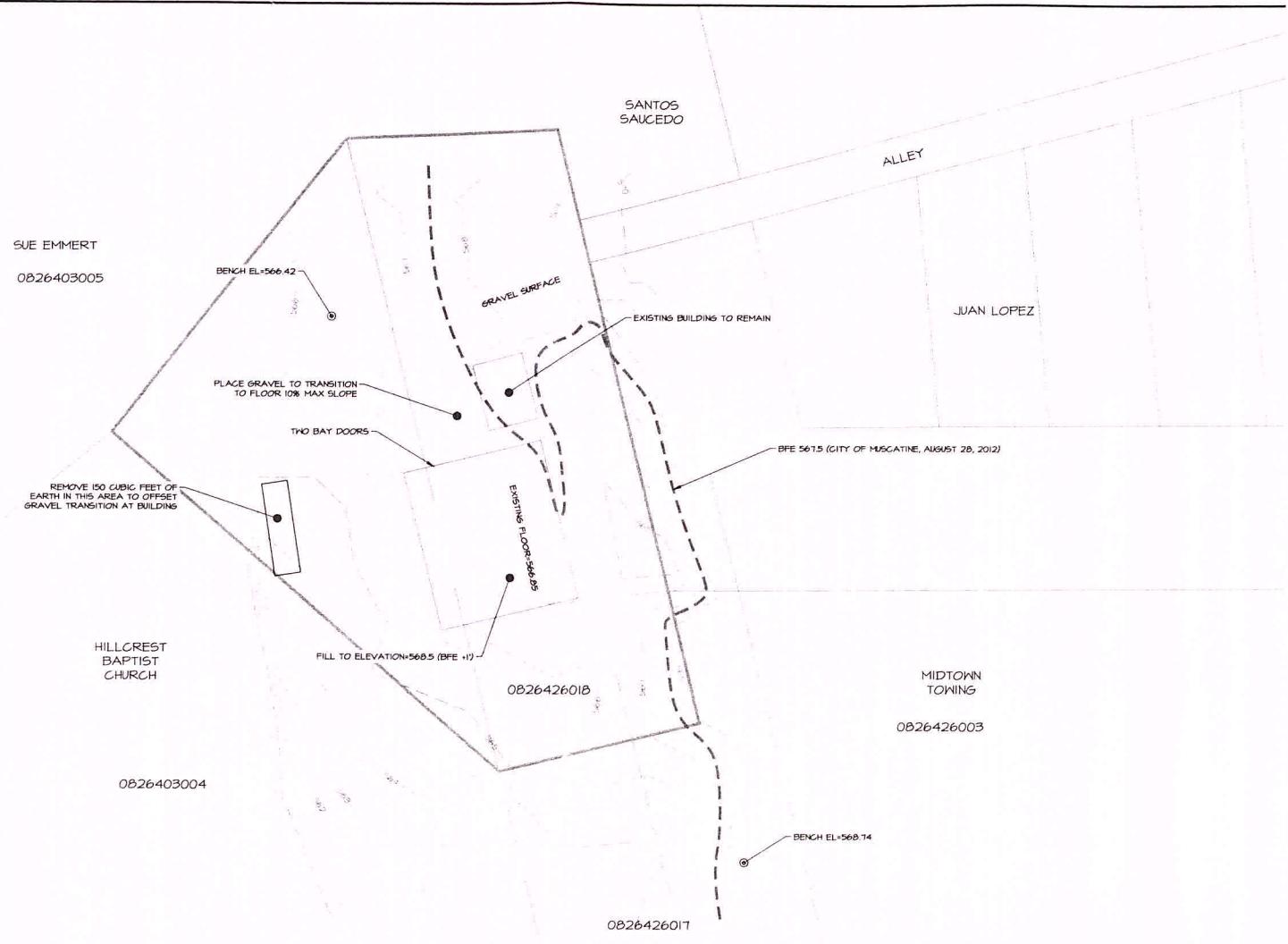
Encl.: Flood Plain Development Permit/Application  
Site Plan

Cc: Greg Johnston w/encl.  
Doug Reist w/encl.

#7583 flood plain letter

1508 Bidwell Road P.O. Box 413 Muscatine, Iowa 52761  
Phone: 563/263-7691 Fax: 563/263-0048

e-mail: info@martin-whitacre.com  
web site: http://www.martin-whitacre.com



NO.	REVISIONS	INITIALS	DATE

DRAWN BY: AHS  
 APPROVED:



**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**  
 P.O. BOX 413  
 MUSCATINE, IOWA  
 VOICE (563) 263-7691 FAX (563) 263-0048 EMAIL info@martin-whitacre.com

MIDTOWN TOWING  
 MUSCATINE, IOWA  
 FLOOD PLAIN REVIEW  
**SITE PLAN**  
 PROJECT NO. 7583.12

## FLOOD PLAIN DEVELOPMENT PERMIT/APPLICATION

Application # FPDP 12-001Date 10/16/12

TO THE ZONING ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

<u>Doug Reist</u>	<u>10/16/12</u>	<u>Mike Styck</u>	<u>10/16/12</u>
Owner or Agent	Date	Builder	Date
1516 Isett Avenue		Muscatine, IA 52761	
Muscatine, IA 52761		Address	
Address		Telephone	
Telephone	<u>563/264-2231</u>	Telephone	<u>563/263-4452</u>

1. Location: SE 1/4, NE 1/4, Section 26, Range 77, Township 2W  
Street Address

## 2. Type of Development:

Filling  Grading \_\_\_\_\_ Excavation  Routine Maintenance \_\_\_\_\_

Minor Improvement \_\_\_\_\_ Substantial Improvement  New Construction \_\_\_\_\_

3. Description of Development: Construction of a building utilizing  
existing building footprint.

4. Premises: Size of site \_\_\_\_\_ ft. x \_\_\_\_\_ ft. Area of site 0.66 Acres  
 Estimated cost \$ \_\_\_\_\_ Principal use \_\_\_\_\_  
 Accessory uses (storage, parking, etc.) \_\_\_\_\_

5. Addition or modification to nonconforming use? Yes  No \_\_\_\_\_  
 Assessed value of structure \$ \_\_\_\_\_.

6. Property located in a designated Floodway (FW District)? Yes  No \_\_\_\_\_

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE FLOOD (100-year) ELEVATION.

7. Property located in a designated Floodway Fringe (FF, FP, or SF District)?  
 Yes  No \_\_\_\_\_

- a. Elevation of the Base (100-year) Flood 567.5 ft, NGVD
- b. Elevation/floodproofing requirement 568.5 ft, NGVD
- c. Elevation of the proposed development 568.5+ ft, NGVD

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.

8. Source of Base Flood Elevation Data if not available on FIRM. City of

Muscatine Flood Zone Map, August 28, 2012

Panel number of FIRM \_\_\_\_\_

9. Other permits required?

Corps of Engineers 404 Permit:

Yes \_\_\_\_\_ No  X

Iowa Department of Natural Resources:

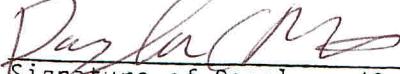
Yes \_\_\_\_\_ No  X

Other \_\_\_\_\_

All provisions of the City of \_\_\_\_\_, Flood Plain Management Ordinance (Ordinance Number \_\_\_\_\_) shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 19 \_\_\_\_.

  
Signature of Developer/Owner

Authorizing Official