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COMMUNITY DEVELOPMENT

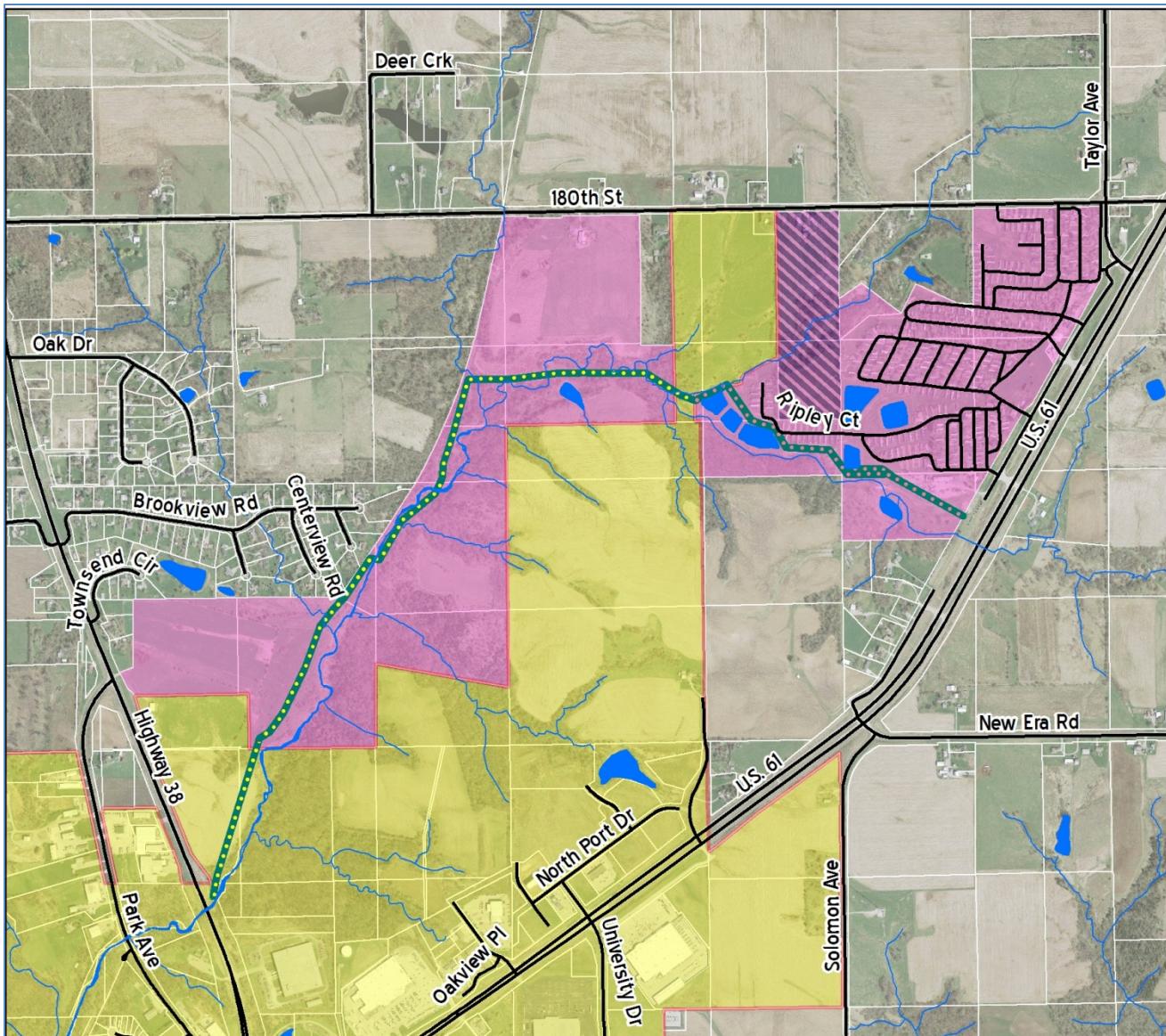
Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Planning and Zoning Commission Members
From: Andrew Fangman, City Planner
Date: November 13, 2012
Re: Voluntary Annexation • Addition to Previously Discussed Voluntary Annexation Proposal for Ripley's Mobile Home Park and Nearby Areas

At the its meeting on September 11, 2012, the Planning and Zoning Commission reviewed and recommended approval of a voluntary annexation request from five property owners that was related to the agreement between Ripley's Development Corp. 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 whose properties the new sewer line will flow through or could easily be served by.

Since the Commission has reviewed this request Vickie Mott has requested that the 29.49 acres on parcels that she owns be included in this proposed voluntary annexation. The subject parcels are located on the south side of 180th Street and are adjacent to the current City of Muscatine Corporate Limit Line to the west and are adjacent to Ripley's Mobile Home Park to the east. With the addition of these two parcels this annexation would add approximately 400 acres, 24 parcels, and 865 people to the City of Muscatine. See map on following page for details.



Proposed Annexation Related to the Extension of the Mad Creek Sewer

0 0.125 0.25 0.5 Miles

- Proposed Gravity Sewer (Potential Extension)
- Proposed Gravity Sewer Line
- Current City Limits
- Area Proposed For Annexation
- Area Added to Proposed Annexation Since 9-11-2012

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: November 7, 2012

