

CITY OF MUSCATINE

APPEAL UNDER THE ZONING ORDINANCE

NOTE: This appeal must be typewritten and filed within thirty (30) days of the decision or refusal of the Zoning Administrator, from which this appeal is taken.

Board of Adjustment Case No.: 906

Filed: May 21, 2013

BOARD OF ADJUSTMENT
CITY OF MUSCATINE, IOWA

Ladies and Gentlemen:

On May 21, 2013, the undersigned applied for (a building/an occupancy) permit to operate an irrigation sales and service business.

Located on Lot _____ Block _____ Addition _____
Address 5112 Hwy 61 So., #1319326002 & #1319351002 in the AG Zoning District.

This permit was refused because (this is to be completed by the Zoning Administrator):

The proposed use is not clearly defined in the ordinance, a review by the Board to determine the appropriateness of the use is requested. (City Code 10-22-2(D)(1C).

The above decision of the Zoning Administrator is hereby appealed on the grounds that

The permit should be granted for the reasons set forth in Exhibit "B" attached.

Very truly yours,

APPELLANT SIGNATURE

Gary R. Allison for Steve Sutter

PRINT NAME

226 E. 2nd Street Suite 2

ADDRESS

563-263-1800

PHONE

Fee Paid: 05/21/13

Receipt No.: 89234

Date of Hearing: 06/04/13

Notice Sent: 05/29/13

Approved by Steve Boka: Yes

Filing fee is \$150.00.

Exhibit "B"



**LANDMARK
IRRIGATION**

30995 Old Hwy 61
PO Box 37
Taylor MO 63471
573-393-2497
fax 573-393-0110

Landmark Irrigation, Inc.-Iowa Store

Letter of Intention to open a **Valley Irrigation Dealership** in Muscatine, Iowa

My name is Steve Sutter, and with my wife Deb, our 2 sons Clinton and Craig, and Craig's wife Angela, own and operate Landmark Irrigation, Inc. in Taylor, Missouri. Landmark Irrigation, Inc. has been in business in Missouri, Iowa, and Illinois for 23 years, selling and servicing Valley Irrigation systems. With the current Southeast Iowa Valley dealer retiring August 1, 2013, Landmark Irrigation has been selected by Valmont Industries to open a Valley Dealership in the Muscatine, Iowa area.

After careful consideration, Landmark Irrigation has selected the Green Thumbers' property for the location of our new store front in Southeast Iowa. We are pleased to explain our business intentions utilizing this property as our base of operations in Iowa.

Plan A will be: We will build offices for salesmen, bookkeeping, and a service manager in the existing building. The building will be modified to correct age defects and insulate it to be heated and air conditioned. We will paint and repair trim to give a new updated look.

Plan B as an alternate will be: We will remove the existing building, and build a new facility directly northeast of the present building.

The center pivot irrigation business involves meeting with the customer, designing an irrigation system on CAD computer system, RTK/GPS surveying for accuracy, designing well and pump water supply, and engineering the electrical or diesel power requirements. These elements are included in a proposal to the customer and presented to him at the office or at his farmstead.

The irrigation system is uniquely designed and manufactured at Valmont Industries facility and shipped directly to the farmer's field. Our crews install the concrete pivot foundation, and erect the irrigation system in the field. Well pipe, water pumps, electrical cable, and water line are all ordered from individual suppliers and typically shipped to our business facility. From there they are delivered to the farmer's field for installation by our crews.

We stock a good supply of repair parts for the irrigation systems, including replacement structural pipes, trusses and drive unit parts. Some of these parts are typically stored in a secure fenced outdoor area. Some equipment may be stored in this fenced outdoor area.

It is a requirement of Valmont Industries that we keep our facility and grounds in immaculate appearance and condition.

We maintain service personnel and service vehicles to support the sale of irrigation systems and to maintain existing irrigation systems in our designated area. We take pride in our vehicle appearance and use the shop facility to maintain our equipment, as well as repair customers' gearboxes, motors, and valve/connector pipe assemblies. These repairs are consistent with typical repairs done in a farmers' own shop.

We intend to use the agricultural land to irrigate agricultural crops to showcase our irrigation systems and their unique features and functions.

Optimistically, we would like to be functioning in this facility by August 1, 2013. We will hire skilled people from the community to fill positions at our facility. Our short term goal is to have one of our experienced employees relocate to the Muscatine area, and to hire 4-5 additional employees from the area. Ultimately, our work force would be 10-15 full or part time positions.

We are careful to respect the rights of our neighboring land and home owners, and will work to preserve the peaceful neighborhood atmosphere. We will strive to be a positive influence in the community. Thank you.

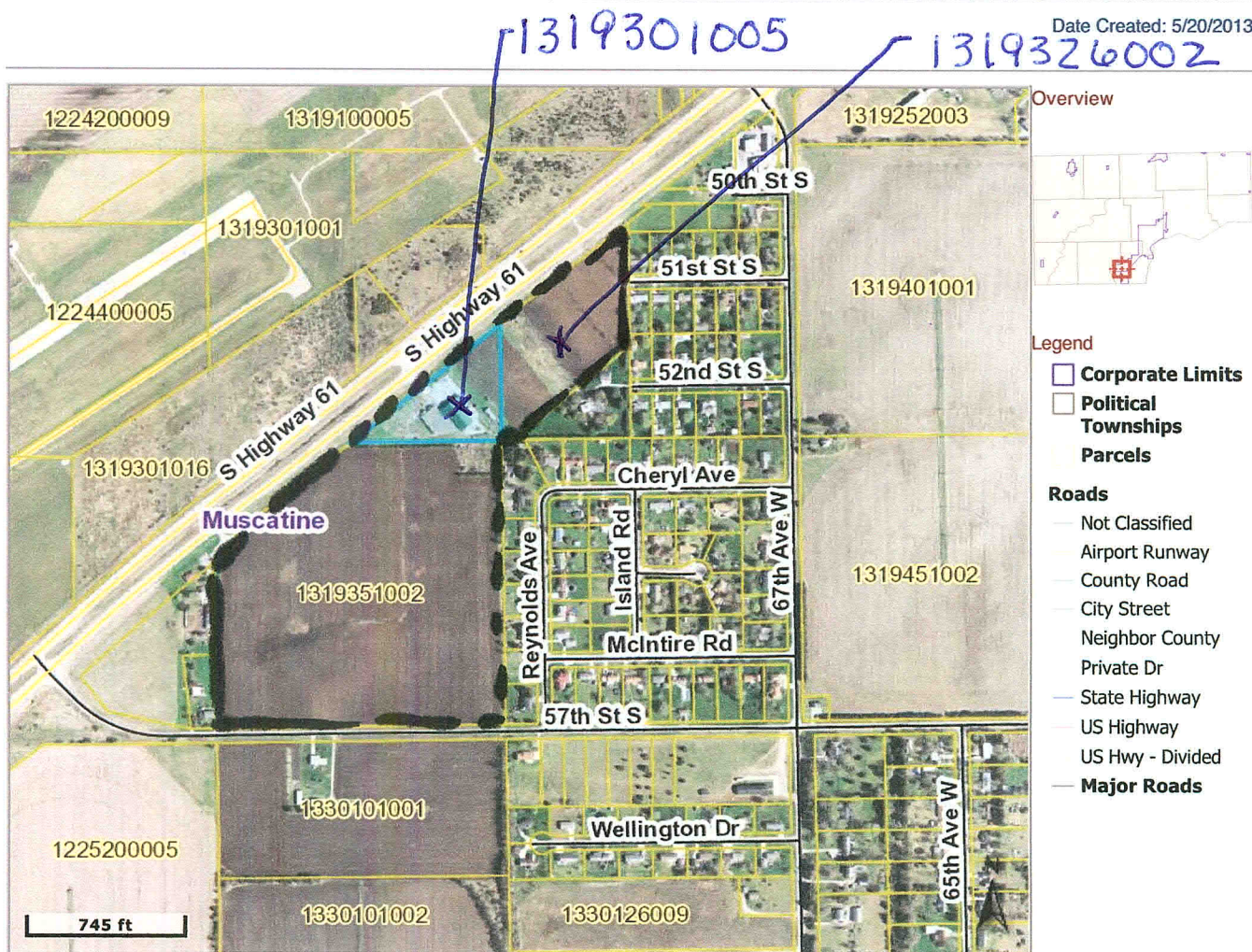
Steve Sutter

Landmark Irrigation, Inc.

Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 5/20/2013



Legend

- Corporate Limits
- Political Townships
- Parcels

Roads

- Not Classified
- Airport Runway
- County Road
- City Street
- Neighbor County
- Private Dr
- State Highway
- US Highway
- US Hwy - Divided
- Major Roads

Parcel ID	1319301005	Alternate ID	n/a	Owner Address	CEDAR STREET INVESTMENTS LLC
Sec/Twp/Rng	19-76-2	Class	C - COMMERCIAL		301 E 2ND ST
Property Address	5112 HWY 61 S MUSCATINE	Acreage	n/a		MUSCATINE IA 52761

District	MCLMU - MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSCATINE FIRE
Brief Tax Description	PT S OF RD NW SW (Note: Not to be used on legal documents)

Last Data Upload: 5/18/2013 2:47:33 AM

Real Estate Described as Parcel Numbers:
1319351002, 1319301005, and 1319326002 as
shown on Plat above.



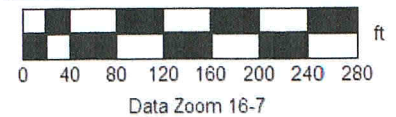
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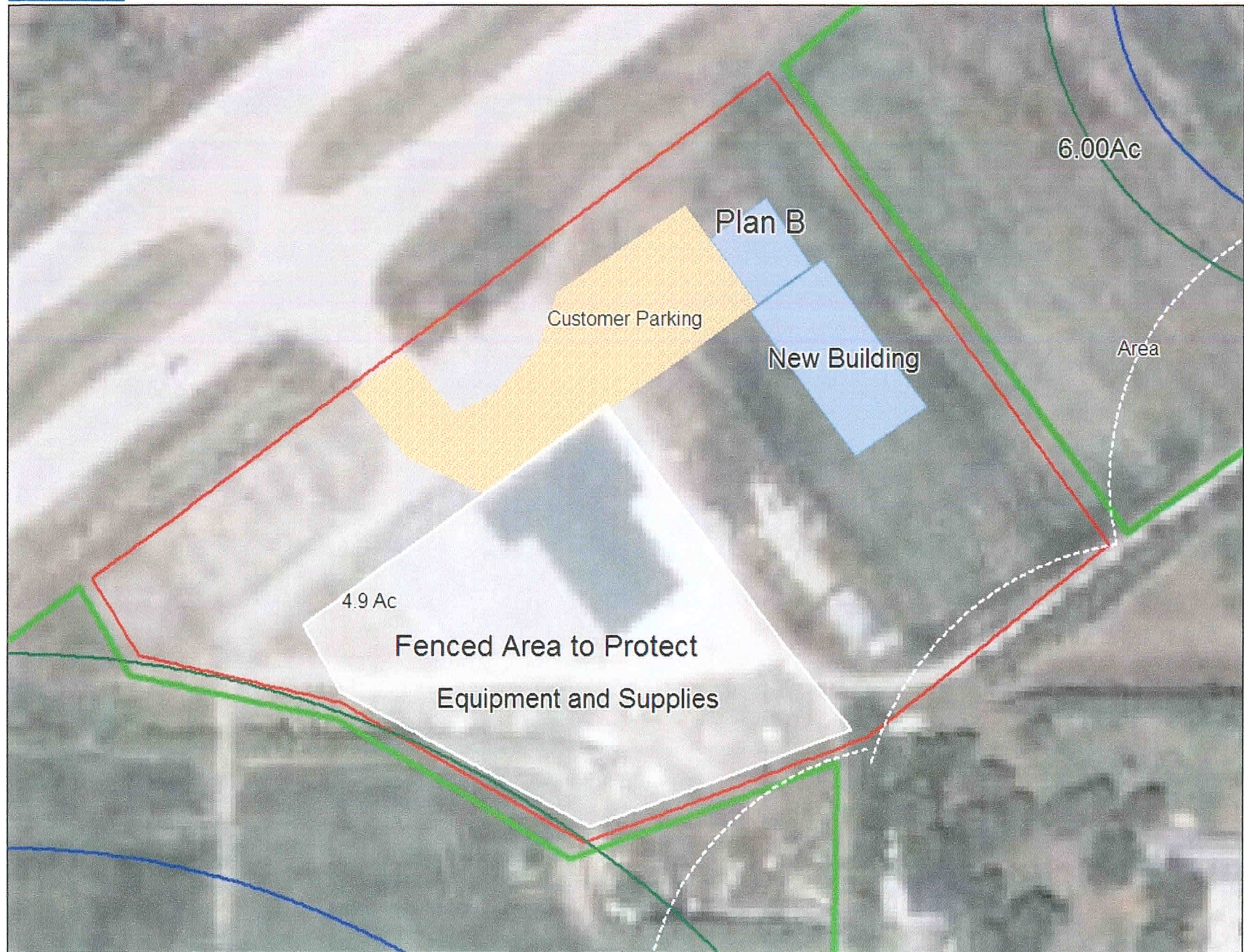


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