



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: August 13, 2013
Re: Wolfe's Second Subdivision– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Wolfe's Second Subdivision.

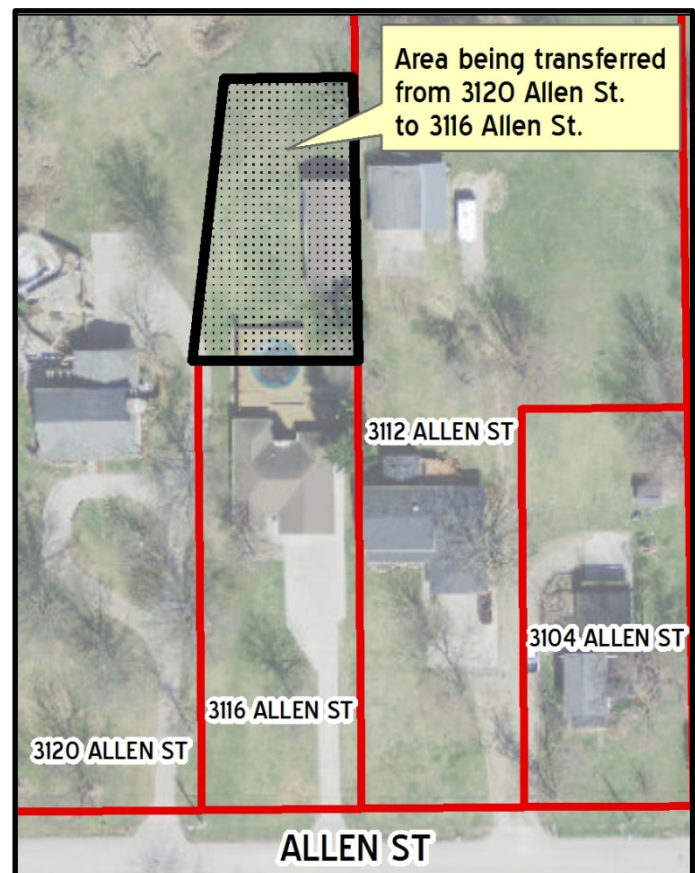
BACKGROUND: On August 5, 2013 a preliminary/final plat for a 1 subdivision, located on Allen Street was filed. If approved this subdivision will transfer approximately 10,700 square feet of land from the parcel located at 3120 Allen Street to the parcel 3116 Allen Street. No new parcels will be created as result of this subdivision, nor is it likely to result in any new construction. An ingress-egress easement is included for the portion of the existing driveway to 3120 Allen Street that extends onto the parcel containing 3116 Allen Street.

RECOMMENDATION/RATIONALE

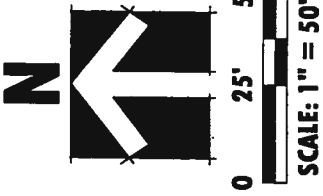
Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being used. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

BACKUP INFORMATION:

1. Plat Map



**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**



LEGEND	
	SET NO. 4 REBAR W/ YELLOW CAP "VSP" #7550
	FD SURVEY MONUMENT
	MEASURED DISTANCE / BEARING
	BOUNDARY OF SURVEY
	SECTION LINE
	RIGHT-OF-WAY LINE
	EXISTING LOT LINES

NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR - 0.999934

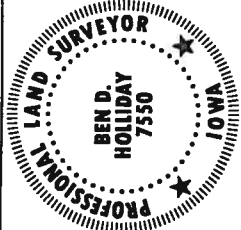
UTILITY NOTE:
NO NEW OR ADDITIONAL UTILITY EASEMENTS ARE REQUIRED FOR THIS PLAT OF SUBDIVISION

CITY OF MUSCATINE PLANNING & ZONING

BY: _____ DATE _____
PLANNING & ZONING

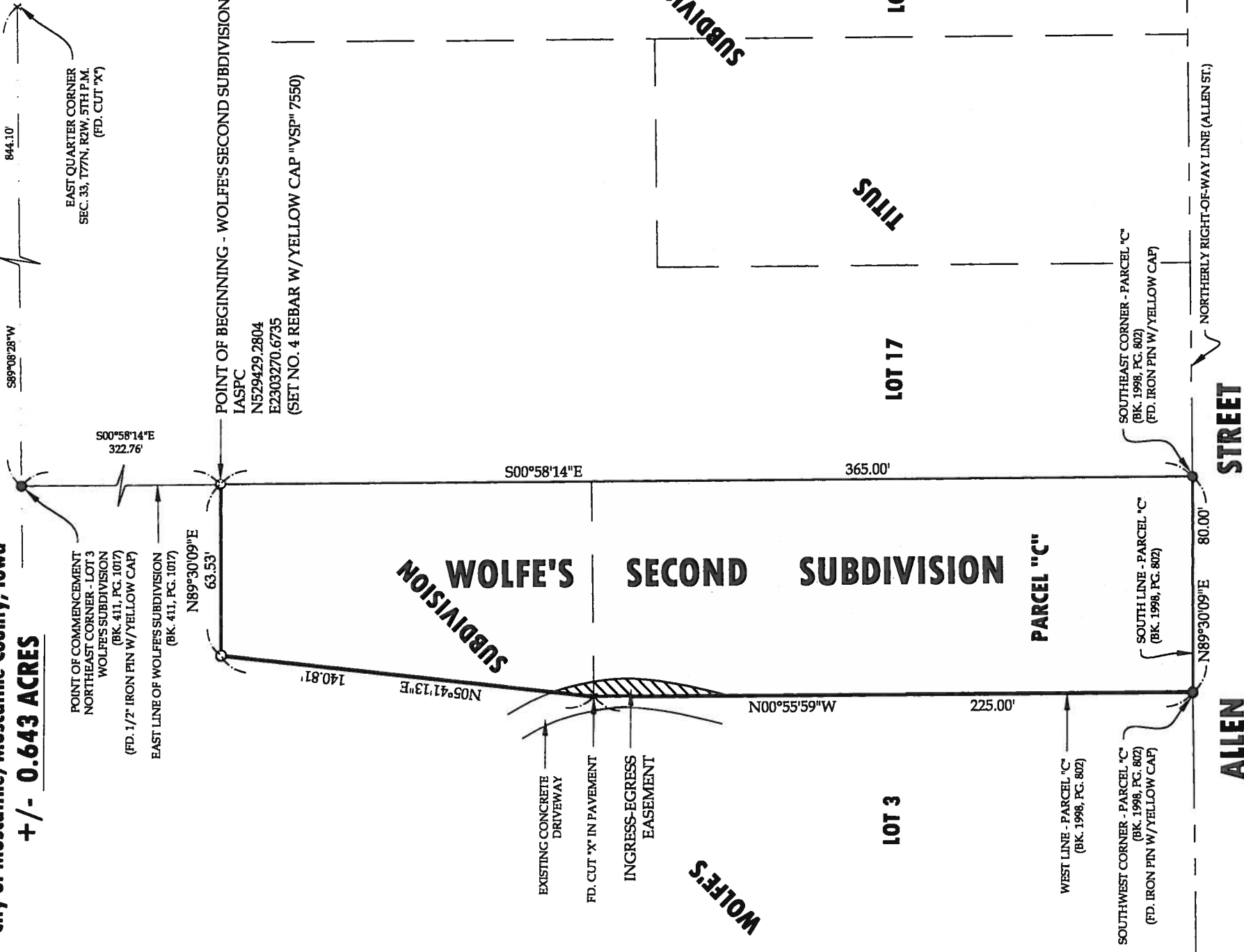
CITY OF MUSCATINE MUNICIPAL

BY: _____ DATE _____
CITY OFFICIAL



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME 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.

BEN D. HOLLIDAY
LICENSE NUMBER 7550
MY LICENSE RENEWAL DATE IS: _____
PAGES OR SHEETS COVERED BY THIS SEAL: _____
DATE _____



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING ALL OF PARCEL "C" OF WOLFE'S SUBDIVISION AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 1998, PAGE 802, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF WOLFE'S SUBDIVISION AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 411, PAGE 1017 (FD. 1/2" IRON PIN W/YELLOW CAP); THENCE SOUTH 00°58'14" EAST, 322.76 FEET ALONG THE EAST LINE OF SAID WOLFE'S SUBDIVISION TO THE POINT OF BEGINNING (SET NO. 4 REBAR W/YELLOW CAP "VSP" 7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUING SOUTH 00°58'14" EAST, 365.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL "C" (FD. BENT IRON PIPE); THENCE SOUTH 89°30'09" WEST, 80.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "C" AND THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEN STREET TO THE SOUTHWEST CORNER OF SAID PARCEL "C" (FD. IRON PIN W/CAP #7550); THENCE NORTH 00°55'59" WEST, 225.00 FEET ALONG THE WEST LINE OF SAID PARCEL "C" TO THE NORTHWEST CORNER OF SAID PARCEL "C" (FD. CUT "X" IN CONCRETE DRIVEWAY); THENCE NORTH 05°41'13" EAST, 140.81 FEET; THENCE NORTH 89°30'09" EAST, 63.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.643 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

APPLICANT

BRIAN M. JR. & JAMIE I. WOLFE
3116 ALLEN STREET
MUSCATINE, IA. 52761
(563) 263-5406

APPLICANT'S ATTORNEY

EICHELBERGER LAW OFFICE PC (JOHN EICHELBERGER)
2206 LUCAS STREET
MUSCATINE, IA. 52761
(563) 263-6900

ZONING CLASSIFICATION

R-2 RESIDENTIAL	LOT WIDTH	FRONT YARD DEPTH	SIDE YARD DEPTH	REAR YARD DEPTH
ONE-FAMILY DWELLING	80 FT.	25 FT.	10 FT.	25 FT.
MAX. BLDG. HT. = 35 FT.				

