

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment

Conditional Use Case No.: 276

Filed: April 27, 2016

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On April 27, 2016, the undersigned applied for a Conditional Use Permit to replace deteriorated rip-rap along the inside harbor wall at the Muscatine Boat Harbor.

Located on lot Block Addition Address Muscatine Boat Harbor
 in the Zoning District.

This constitutes a Conditional Use as
The location of work is in a flood plain and requires a flood plain development permit. City Code 10-4-5 (B).

Very truly yours,

APPELLANT SIGNATURE

Andrew Fangman, City Planner

PRINT NAME

City of Muscatine, 215 Sycamore Street

ADDRESS

PHONE

Fee Paid: N/A
Receipt No.:
Date of Hearing: 05/03/2016
Notice Sent:
Approved by Andrew Fangman: Yes

Filing fee is \$200.00.

APPLICANT, OR REPRESENTATIVE FOR, MUST BE PRESENT AT MEETING FOR ACTION TO BE TAKEN.

- CHECK LIST**
- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
 - Letter of explanation for request.
 - Site plan.
 - Names & addresses of property owners within 200 feet of property lines.

Application # FPDP 16-001

Date 4-27-16

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 City of Muscatine Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

City of Muscatine
Owner or Agent _____ Date _____
215 Spacemore St
Address _____
Telephone 563. 282. 4141

Legacy Corp
Builder _____ Date _____
16322 Barstow Rd
Address East Moline, IL 61244
Telephone 309-203-1094

1. Location: _____ 1/4, _____ 1/4, Section _____, Range _____, Township _____
Street Address Muscatine Boat Harbor

2. Type of Development:
Filling _____ Grading _____ Excavation _____ Routine Maintenance X
Minor Improvement _____ Substantial Improvement _____ New Construction _____

3. Description of Development: Replacement of deteriorated rip-rap along the inside harbor wall at the Muscatine Boat Harbor

4. Premises: Size of site 120' ft. x 5' ft. Area of site 6000 sq ft
Estimated cost \$ 98,980 Principal use _____
Accessory uses (storage, parking, etc.) Boat Harbor

5. Addition or modification to nonconforming use? Yes _____ No X
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 X No _____

a. Elevation of the Base (100-year) Flood 556.5 ft, NGVD

b. Elevation/floodproofing requirement _____ ft, NGVD

c. Elevation of the proposed development 556.5 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. _____

Panel number of FIRM 19139 CO 191D

9. Other permits required?

Corps of Engineers 404 Permit: Yes _____ No 1

Iowa Department of Natural Resources: Yes _____ No _____

Other _____

All provisions of the City of Muscogee, 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 15 Day of April, 2016.

Signature of Developer/Owner _____

[Signature]
Authorizing Official
City Planner

MEMORANDUM

TO: Gregg Mandsager, City Administrator

FROM: Richard Klimes, Director of Parks and Recreation 

DATE: April 15, 2016

RE: Proposed Resolution Accepting Bid and Approving Contract and Performance Bond for the Muscatine Harbor Rip-Rap Maintenance Project

INTRODUCTION:

Please accept this memo and the attached proposed Resolution Accepting Bid and Approving Contract and Performance Bond for the Muscatine Harbor Rip-Rap Maintenance Project.

BACKGROUND:

The City of Muscatine was awarded and accepted the Iowa Department of Natural Resources R.E.A.P. (Resource Enhancement and Protection) Grant in December of 2015.

The R.E.A.P. Grant is comprised of three projects along the Mississippi River on the Muscatine Riverfront: 1.) Additional rip-rap will be placed along the trail from roughly Pearl City Station to the Millennium Plaza area. 2.) Rip-rap will be replaced along the inside harbor wall at the Muscatine Boat Harbor., and 3.) The Long Dock at the Muscatine Boat Harbor will be replaced with a new dock system.

The second phase of the R.E.A.P. Grant Project as explained in the attached memo will be to replace rip-rap along the inside harbor wall at the Muscatine Boat Harbor.

RECOMMENDATION:

The City's Purchasing Policy was used to solicit for qualified responsive and responsible vendors to submit bids as specified for the R.E.A.P. Grant Phase II – Harbor Rip-Rap Maintenance Project.

We received ten (10) bids that meet the minimum requested specifications. The bid results are on the attached memo from Nick Gow, Superintendent of Parks. At this time, the City Staff would recommend that the City Council approve a purchase order to Legacy Corporation of IL in an amount not to exceed \$98,980.00 for the Muscatine Harbor Rip-Rap Maintenance Project which is the second of three phases of the R.E.A.P. Grant.

The FY 15/16 Budget has \$70,000.00 approved for this phase of the R.E.A.P. Grant projects.

As explained in the attached memo, there were three additional park related projects in the FY 15/16 Budget that were under budget and could be used to cover the overage in this project.

The FY 15/16 approved budget has \$90,000.00 budgeted for the R.E.A.P. Grant projects. The R.E.A.P. Grant award of \$125,000.00 combined with the City approved budget will fund the estimated \$215,000.00 total R.E.A.P. Grant project costs.

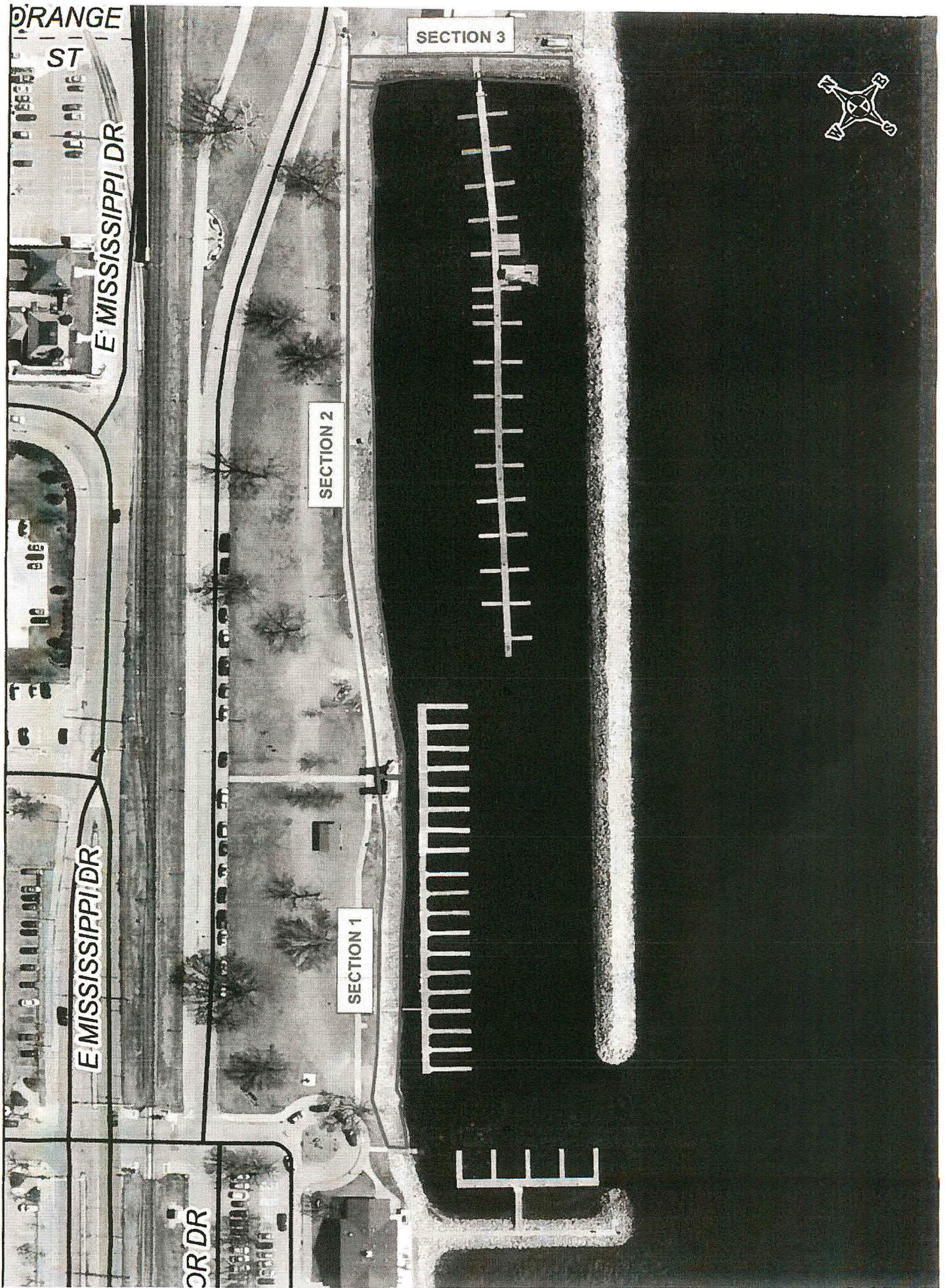
**Muscatine Parks and Recreation Department
Scope of Services
Harbor Wall Rip-Rap Maintenance**

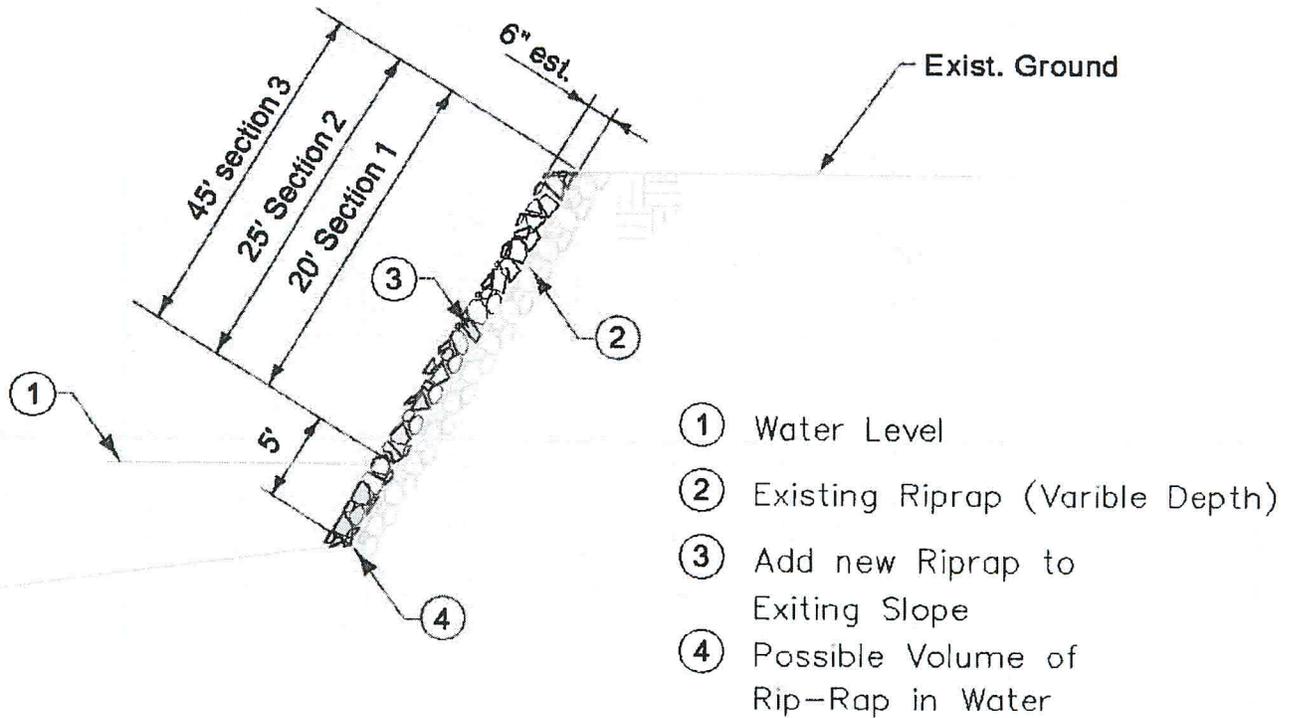
Scope of Services:

Below is a list of minimum services required for this project:

- The placement of rip-rap materials provided and delivered to the site by the City of Muscatine for approximately 1200' length, 5' width and 1' depth for approximately 222 cubic yards of material
- The cost of all materials, delivery to the site and placement of Class E revetment per Iowa DOT specifications on Section 1 for approximately 307' length, 20' width and 1' depth for approximately 380 cubic yards of material
- The cost of all materials, delivery to the site and placement of Class E revetment per Iowa DOT specifications on Section 2 for approximately 683' length, 25' width and 1' depth for approximately 632 cubic yards of material
- The cost of all materials, delivery to the site and placement of Class E revetment per Iowa DOT specifications on Section 3 for approximately 202' length, 45' width and 1' depth for approximately 336 cubic yards of material
- Repair all construction damages to the site including but not limited to: repairing ruts from vehicles, seeding turf areas damaged from construction and replacing damaged sidewalk along harbor wall caused from construction

HARBOR WALL MAINTENANCE 2016





SECTIONS

No Scale.

Notes:

1. Newly Added Riprap is to fill in and around existing Riprap, not to fill in over existing Riprap.
2. Volume of added Riprap in water is 0.10 cubic yards per linear foot..



**HABOR WALL
 TYPICAL SECTION
 MUSCATINE BANK REPAIR
 PROJECT: HARBER WALL MAIN PROJECT**

DRN:	RDW
DWG	STD 2016-1
DATE:	2/24/2016
SCALE:	NO SCALE
SHEET	1 OF 1