

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[2001 W OLIVE - SIDEWALK DEFERMENT.PDF](#)
[E OLIVE REZONING.PDF](#)
[MEMO.PDF](#)
[MINUTES.PDF](#)
[SIDEWALK DEFERMENT APPLICATION PACKET.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, May 12, 2016 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair
Sharon Greer, Vice-Chair
Tammy Lawson,
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call.

Business:

1. Review and approval of the minutes from 04/14/2016
2. **PUBLIC HEARING: Rezoning** request for property generally located on the south side of E. Olive St. just west of 1001 E. Olive St.
3. Review and recommendation to Board of Adjustment on a **Special Use Permit** request for Interstate Power and Light for a utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009.
4. Review and recommendation to Board of Adjustment on a **Sidewalk Deferment** request for Interstate Power and Light for frontage along a new lot associated with the utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009.
5. Review and recommendation to Board of Adjustment on a **Sidewalk Deferment** request for Steve May for the property located at 2001 W. Olive Street.
6. Review and recommendation to City Council on a **Preliminary Plat** request for Doug Husak for the property generally located at the end of Odessa Drive within the two-mile subdivision jurisdiction.

Date Submitted & Fee Paid: 4/18/16

Hearing Date: 5/17/16

Sidewalk Deferment Application Form

24 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.ci.marshalltown.ia.us

Please type or print legibly in ink.

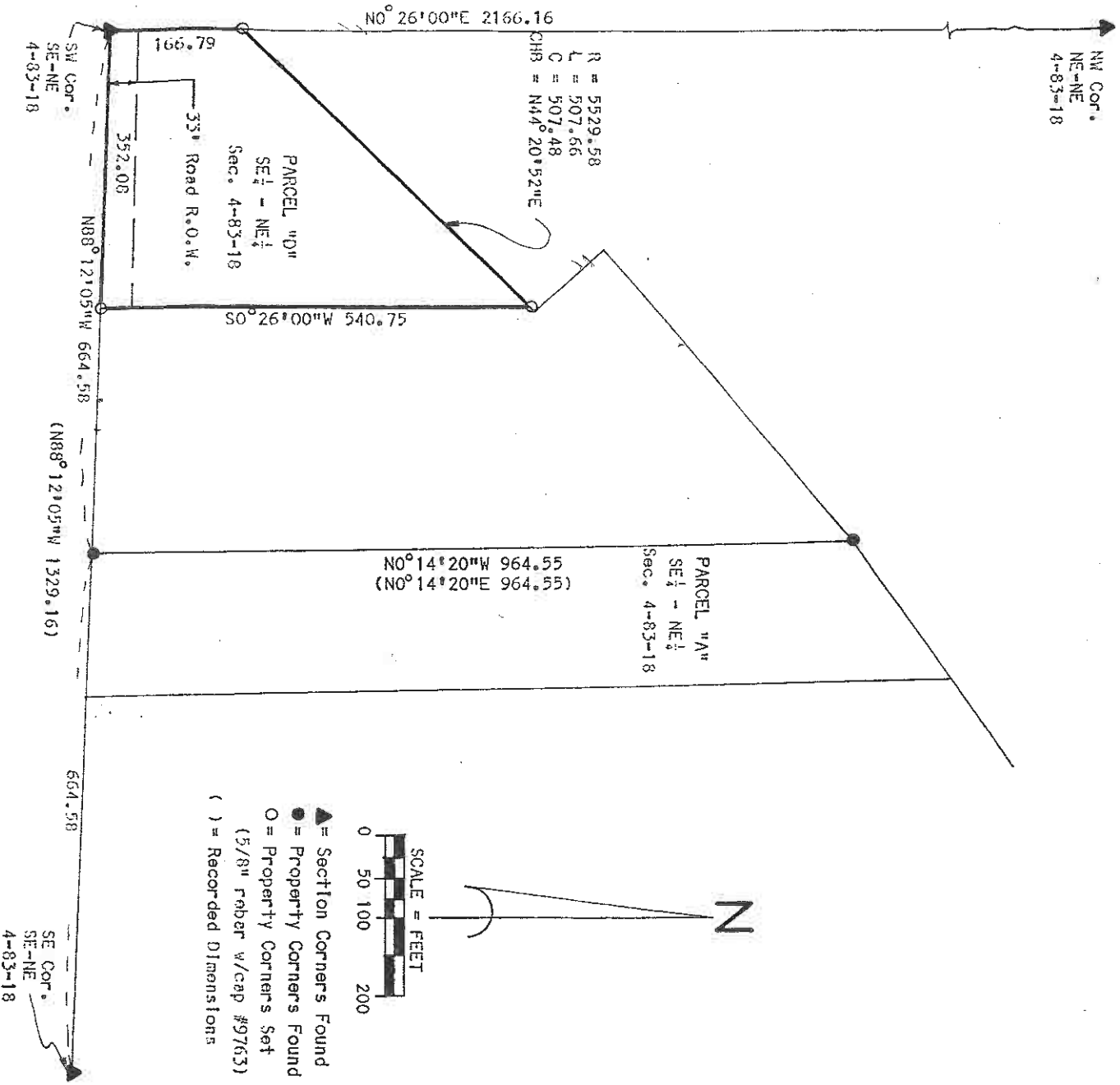
Property Address: 2001 W Olive St Marshalltown Ia 50158	
Owner or Agent: Steve May	
Mailing Address (owner or agent): 109 N 5th Ave Marshalltown Ia 50158	
Phone (owner or agent): 1-641-328-4091	Fax (owner or agent): tyler6700@hotmail.com

A deferment may only be granted if the following conditions are met:

1. Is the location of the proposed sidewalk adjacent to a street which has or will have curb and gutter;
☐ yes ☒ no
2. Does the location of the proposed sidewalk have grade and drainage problems which would significantly interfere with the construction of the sidewalk at that location (if yes, describe below or on additional paper).
Steep grade along north property side of street, approx 352'
☒ yes ☐ no
3. If the location of the proposed sidewalk is on non-residential or non-retail property, and neither 1 nor 2 above apply, answer the following:
 - a. Do pedestrian generators exist in this location (ex: School, park, church, retail center, etc.)?
☐ yes ☒ no
 - b. Do sidewalks or bike paths near the location allow for alternate pedestrian routes (if the proposed sidewalk is needed to connect area residential property to other sidewalks in the area the property is not eligible for a deferment)?
☐ yes ☒ no

Additional Comments and Information (attach additional as necessary):

Owner or Agent Signature: Steve May	Date: 4-18-16
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PLAT OF SURVEY

DESCRIPTION: Parcel "D" in the Southeast Quarter of the Northeast Quarter of Section 4, Township 83 North, Range 18 West of the 5th P.M., Marshalltown, Marshall County, Iowa. Further described as: That part of the East Half of said SE½-NE½, Section 4-83-18 beginning at the Southwest Corner of said SE½-NE½; thence NO° 26'00"E, 166.79ft along the West Line of said SE½-NE½ to the Southeastly Right of Way Line of the Chicago Northwestern Railroad; thence along said R.O.W. Northeasterly 507.66ft along a 5,529.58ft radius curve concave Southeasterly the chord being N44° 20'52"E, 507.48ft; thence SO° 26'00"W, 540.75ft to the South Line of said SE½-NE½; thence N88° 12'05"W, 352.08ft along said South Line to the Point of Beginning.

Said Parcel containing 2.86 acres Including 0.27 acres Road Right of Way.

OWNER: Erma W. Forester
R and L ENTERPRISES, INC.
2001 W. OLIVE ST.
MARSHALLTOWN, IOWA

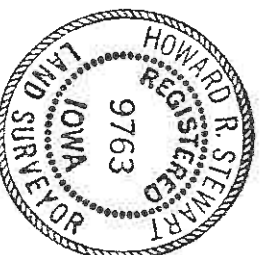
I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

HOWARD R. STEWART

I.A. NO. 9763

Date

My Registration Renewal is December 31, 1996



STEWART SURVEYING
504 TERRY TERRACE
MARSHALLTOWN, IA 50158

Date	Drawn
11-27-95	JLG
Scale	PN
1" = 200'	95157

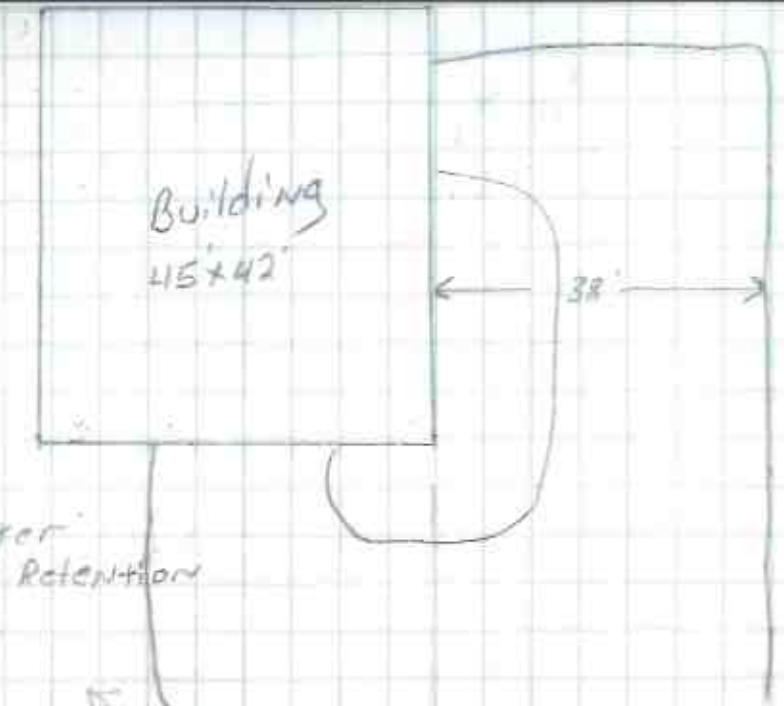
DRAFT
PLAN

1" = 20'
2001 W OLIVE ST

2.86 Acres



Timber

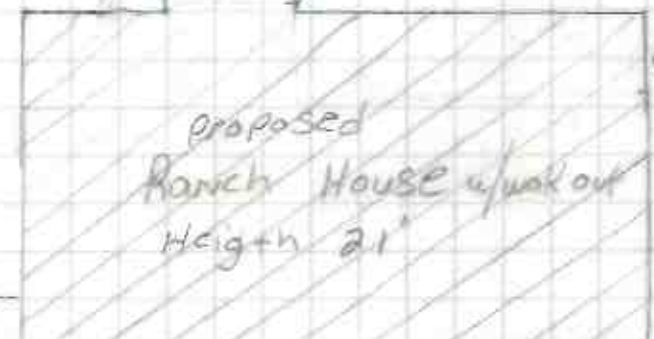


Water Retention
65'

Water flow

65.0'

10.7'



10.7' paved parking

Porch

Garage

15' drive

352' Frontage

33' Road

Proposed Variance
352'

33' Property Line

34' drive

Prop Riv

R/L

W OLIVE ST

SE Prop Riv

Date Submitted & Fee Paid: 4/7/16

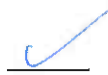
Rezoning Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.ci.marshalltown.ia.us

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

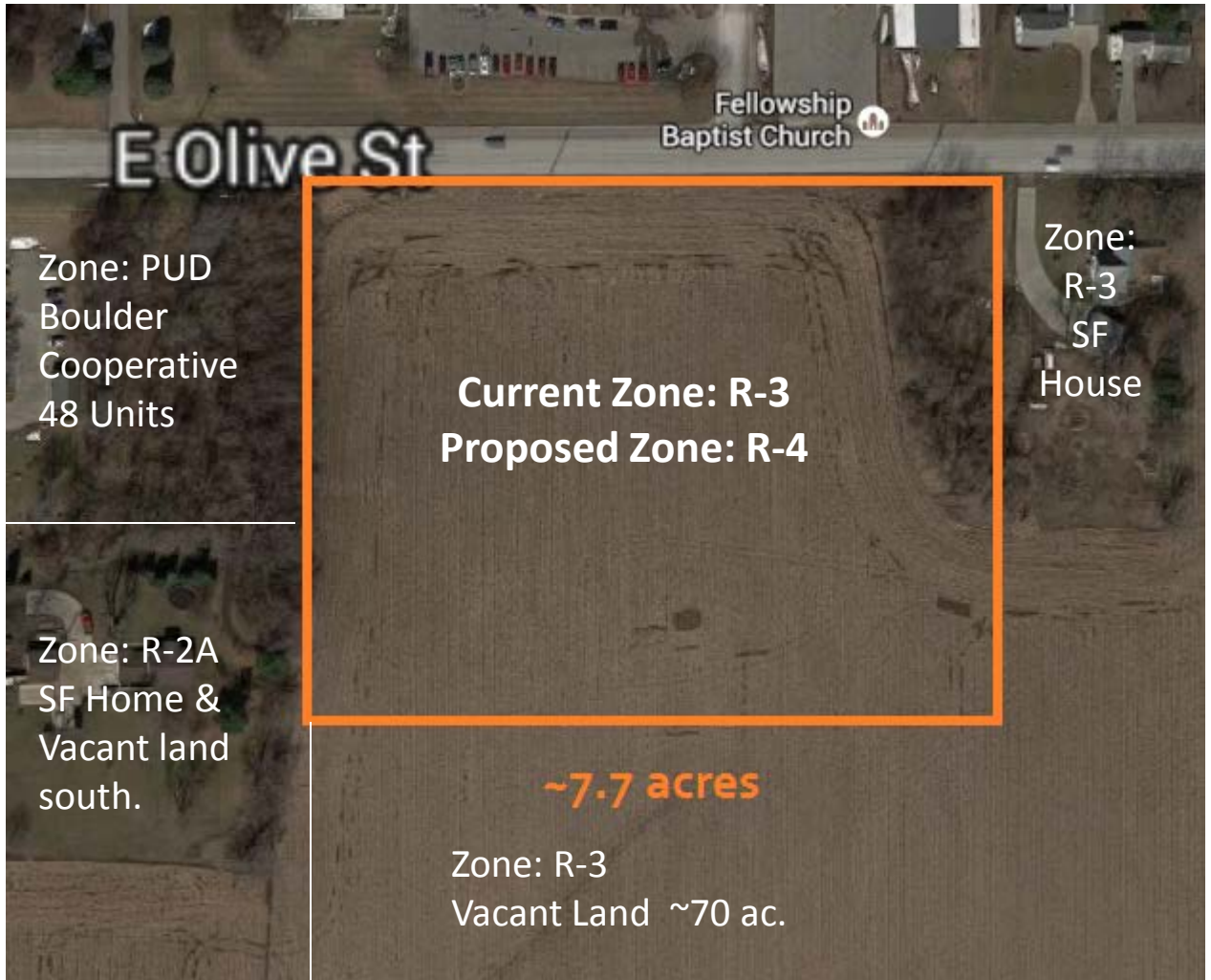
_____ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

 **Application fee.** A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address:	
Owner: <u>TSB Janesville LLC</u>	
Mailing Address: <u>303 E. 1st Janesville MN 56048</u>	
Phone: <u>507-234-5662</u>	Fax:
Current Zoning Classification: <u>R-3 medium Density</u>	
Current Use:	
Proposed Zoning Classification: <u>R-4 medium</u>	
Proposed Use:	
Please list the uses of surrounding properties:	
<u>2m m bl</u> <u>4-7-16</u>	
Signature and Date:	

Schram@schramconstruction.com



Proposed rezoning to R-4 Medium Density Residential will allow for development of land with a density of 2,500 s.f. of lot area per unit. It will also allow multiple buildings to be constructed on a single lot using private driveways and access roads under the Residential Flexibility Standards chapter of the Zoning Ordinance.

The Comprehensive Plan identified this area as Medium Density Residential so this change is compatible with the plan.

Re: concerning rezoning

From : Michelle Spohnheimer
<mspohnheimer@ci.marshalltown.ia.us>

Mon, Apr 11, 2016 06:36 PM

 1 attachment

Subject : Re: concerning rezoning

To : Joe & Diane Hunt <hunts4cy@gmail.com>

Diane, thank you for the confirmation that the rezoning request is being made with current owner consent. Sorry if this e-mail comes through twice, I was having some issues today.

The request will be reviewed by the Plan Zoning Commission this Thursday, April 14th with a public hearing and recommendation tentatively scheduled for May 12th. Following the Commission the request will go before the Council for three readings and a public hearing. May 23rd, June 13th and June 27th. Should at any point the situation change and you no longer support the request as the current owner please contact me.

Thanks,

Michelle Spohnheimer
Housing & Community Development Director
City of Marshalltown
36 N. Center Street
Marshalltown, IA 50158
Ph: 641-754-5756
Fax: 641-754-5742
mspohnheimer@ci.marshalltown.ia.us
www.ci.marshalltown.ia.us
Office Hours: Mon. - Fri. 8:30 -5:00

Marshalltown



From: "Joe & Diane Hunt" <hunts4cy@gmail.com>

To: "Michelle Spohnheimer" <mspohnheimer@ci.marshalltown.ia.us>

Sent: Monday, April 11, 2016 2:56:49 PM

Subject: concerning rezoning

We are currently discussing possible sale of land along Olive Street to a developer. We understand there is a request to rezone the site from Zone 3 to Zone 4. Based on this possible land deal, we agree to the process of rezoning the site.

Marshalltown



aac2012sm.jpg

5 KB

From : Joe & Diane Hunt <hunts4cy@gmail.com>

Mon, Apr 11, 2016 02:56 PM

Subject : concerning rezoning

To : mspohnheimer@ci.marshalltown.ia.us

We are currently discussing possible sale of land along Olive Street to a developer. We understand there is a request to rezone the site from Zone 3 to Zone 4. Based on this possible land deal, we agree to the process of rezoning the site.



James L. Lowrance, Mayor
Randy A Wetmore, City Administrator
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan & Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

A handwritten signature in black ink, appearing to be "MS", located to the right of the "FROM:" line.

DATE: May 12, 2016 – Meeting Date

PUBLIC HEARING: Rezoning request for property generally located on the south side of E. Olive St. just west of 1001 E. Olive St.

A request has been made by TSB Janesville LLC with current owner consent to rezone approximately 7.7 acres of land on the South side of E. Olive Street just west of 1001 E. Olive Street. The property is currently zoned R-3 Medium Density Residential and the request is being made to rezone the property to R-4 Medium Density Residential.

The primary differences between the R-3 and R-4 districts include density per unit and the ability to operate under the residential flexibility standards which would allow for multiple buildings to be built on a single parcel. The R-3 district would allow for 67 units on a single parcel (5,000 s.f. of lot area per unit). The R-4 district will allow for 134 units (2,500 s.f. of lot area per unit). As previously mentioned the R-4 will also allow for flexibility in number of buildings per parcel.

The request does conform to the comprehensive plan as a Medium Density Residential area.

Staff recommends approval of the request pending a public hearing with the Commission.

Review and recommendation to Board of Adjustment on a Special Use Permit request for Interstate Power and Light for a utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009

Interstate Power and Light is requesting approval of a Special Use Permit in the Planned Commercial District to construct a substation. The parcel will be created at the southern edge of the lot adjacent to Theisen's store. There will be a remaining parcel to the north available for development. South 8th Street will be constructed to the southern property line at the time of construction similar to S. 6th Street. As part of the Special Use Permit approval the Board may protective restrictions upon the development such as landscaping or buffering requirements. The Commission should make a recommendation to the Board of Adjustment which is set to consider the application on Tuesday, May 17, 2016. Staff has reviewed the request and would recommend approval of the request.

Section 3. Standards for Review.

In addition to the standards for review applicable to all requests under consideration by the Board of Adjustment, approval of a Special Use shall be granted only if the Board first determines:

That the Special Use applied for is provided in the zoning district within which the property is located.

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



That the proposed use and development will be in accordance with the intent and purpose of this Ordinance and the Comprehensive Plan.

That the proposed use and development will not have a substantial adverse effect upon adjacent property; the character of the neighborhood; traffic conditions; parking; utility and service facilities; and other factors affecting the public health, safety, and welfare.

That the proposed development or use will be located, designed, constructed, and operated in such a manner that it will not interfere with the orderly use, development and improvement of surrounding property.

That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.

Section 4. Protective Restrictions.

The Board of Adjustment may place protective restrictions on any approval in order to assure that the purpose and intent of this ordinance is fulfilled. Such protective restrictions include but are not limited to: landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational controls, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements.

Review and recommendation to Board of Adjustment on a Sidewalk Deferment request for Interstate Power and Light for frontage along a new lot associated with the utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009.

This application relates to the previously discussed Special Use Permit request. As stated S. 8th Street will be extended to the southern property line and they are requesting a deferment to the sidewalk requirements for their lot frontage since pedestrian traffic would not be encouraged and the street dead ends on the north side of Hwy. 30. When the property to the North develops sidewalk will be required along S. 8th Street at that time. Staff has reviewed the request and would recommend approval of the request.

Review and recommendation to Board of Adjustment on a Sidewalk Deferment request for Steve May for the property located at 2001 W. Olive Street.

Steve May has requested a sidewalk deferment for the property at 2001 W. Olive Street. He is building a new house at the property and due to the current street design and topography he is requesting consideration of a deferment. Staff has reviewed the request and would recommend approval of the request.

Review and recommendation to City Council on a Preliminary Plat request for Doug Husak for the property generally located at the end of Odessa Drive within the two-mile subdivision jurisdiction.

The City of Marshalltown has subdivision jurisdiction within the two-miles extended beyond the corporate City limits. This allows the City to require specific development standards to be met in areas that may be considered for annexation in the future. Doug Husak has purchased approximately 3.23 acres on the south end of Odessa Drive, a private drive in the County. He intends on building his residence and would like to sell a portion of the property to a second owner to build their residence therefore splitting the property a second time. This initiates the subdivision process. City water is available to this site however City sewer is not. The owner is requesting consideration to waive certain

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



standards required under the subdivision regulations including the sanitary and storm sewer requirements and street construction standards. It is the recommendation of City staff that the street be constructed to City standards due to the proximity of the City limits. Should annexation occur in the future the street would more likely be accepted if it is built to City standards. This portion is planned to remain private as is the remainder of Odessa Dr. The Council has the authority to waive these requirements as part of the platting process.

Subdivision Requirements

Article 1.D. Geographic Jurisdiction This ordinance shall regulate the subdivision of land within the City of Marshalltown, Iowa, and all land within an area extending two miles beyond the City Limits in accordance with the provisions of Section 354-9, Code of Iowa.

2016 Tentative Meeting Schedule

May 12, 2016	June 9, 2016	July 14, 2016	August 11, 2016
September 15, 2016	October 13, 2016	November 10, 2016	December 15, 2016

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
APRIL 14, 2016

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair, Tammy Lawson, Stephen Valbracht and Fauna Nord

Members Absent: Angela Lins-Eich and Keith Bloomquist

1. Review and approval of the minutes from 03/10/16

Approved as distributed.

2. Review rezoning request for property generally located on the south side of E. Olive St. just west of 1001 E. Olive St.

Michelle Spohnheimer, Housing & Community Development Director presented the request to rezone the property from R-3 Medium Density Residential to R-4 Medium Density Residential. Spohnheimer indicated the change is consistent with the comprehensive plan and staff recommends approval. The Commission will need to set a public hearing for May 12, 2016. Steve Troskey, CGA was also present to answer any questions on behalf of the applicant. Spohnheimer indicated that there has been one call already from the owner at 1001 E. Olive inquiring about the activity at the site. They had no initial objections.

3. Motion to set Rezoing Public Hearing for May 12, 2016.

Motion by Nord to set public hearing. Second by Valbrecht. All Aye. Motion Carried 5-0.

4. Discussion about division of properties in City limits.

Boston brought up the issue related to the division of properties creating nonconforming lots in the City limits. Boston indicated he had discussed this with the City Attorney and City staff and would like to investigate options which would not allow a split to occur unless it met City requirements. Spohnheimer explained that this has been an issue for decades and the role of the County Recorder is to record surveys and deeds which comply with the recording laws. They do not enforce City regulations. Spohnheimer indicated that our local surveying firms are familiar with City regulations as are many of the attorneys so often they will contact staff first but on occasion something will get split. As a City our enforcement power then applies when they want to do something and it is now non-conforming they may not be able to build or re-build. We have had discussions over the years with County staff about this issue and we do our best to catch situations but it can be a problem. Boston will continue to investigate how to improve the process.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director

City Of Marshalltown

Sidewalk Deferment Application Packet

36 N. Center Street, Marshalltown, IA 50158

Ph: 641-754-5756 Fax: 641-754-5742

www.ci.marshalltown.ia.us

Purpose: The Marshalltown Code of Ordinances include specific development standards for sidewalks. There are occasions, however, when the strict application of such standards may be inappropriate because of unique characteristics of the property. The deferment procedure is designed to permit adjustments to this requirement when there are unique or extraordinary circumstances applying to a parcel of land that prevent the practical installation of a sidewalk. The circumstances under which a deferment may be granted can be found in Section 26-45 of the Marshalltown Code of Ordinances.

Application Packet: Applications will not be accepted unless complete. All required items must be submitted with the application. Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

Submission Deadline: The Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment. **Please contact the zoning administrator at 641-754-5756 for meeting schedules. Attendance at all meetings is required.** The complete application with fee must be submitted by 4:00 p.m. on the deadline date to the Housing & Community Development Department Office, located at 36 N. Center St.

Board Meetings: The Plan & Zoning Commission will meet at 5:00 PM on a Thursday following the first Council meeting of the month (2nd Monday) and make a recommendation to the Board of Adjustment. The Board of Adjustment considers the facts presented by the applicant in the application and testimony given at the public hearing, and makes the final decision, based on the standards in the Ordinance. The Board of Adjustment meetings are held at 5:00 p.m. on the third Tuesday of each month in the City Council Chambers, second floor at 10 W. State Street. Attendance at the meetings is required.

It is the burden of the property owner to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. The concurring vote of three (3) members of the Board is necessary to decide any issue before the board regardless of the number of members present at the meeting. The Board is a five (5)-member board. Appeals to the decision of the Board of Adjustment can be made in District Court.

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

✓ **A site plan, drawn in ink and to scale, which clearly shows the variance being sought. This site plan shall not be larger than 11" X 17." And must include:**

- Dimensioned property lines indicating any easements;
- Location & identification of adjacent streets and alleys;
- Location and size of all existing and proposed buildings and structures (include distances to all property lines and distances between buildings and structures.);
- Dimensioned driveways and parking areas; and
- Any other pertinent information necessary to fully understand the need for a deferment.

✓ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

✓ **Application fee.** A \$250 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

Date Submitted & Fee Paid: 3/28/16

Hearing Date: 5/17/16

Sidewalk Deferment Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.ci.marshalltown.ia.us

Please type or print legibly in ink.

Property Address:

15-83-18 Parcel B/A NE NE EX HWY - See Attached Map

Owner or Agent:

Interstate Power and Light Company - Andrew Pollard

Mailing Address (owner or agent):

200 1st St SE, Cedar Rapids, IA 52402

Phone (owner or agent):

319-786-4740

Fax (owner or agent):

319-786-4567

A deferment may only be granted if the following conditions are met:

1. Is the location of the proposed sidewalk adjacent to a street which has or will have curb and gutter; ☒ yes ☐ no
2. Does the location of the proposed sidewalk have grade and drainage problems which would significantly interfere with the construction of the sidewalk at that location (if yes, describe below or on additional paper). ☐ yes ☒ no
3. If the location of the proposed sidewalk is on non-residential or non-retail property, and neither 1 nor 2 above apply, answer the following:
 - a. Do pedestrian generators exist in this location (ex: School, park, church, retail center, etc.)? ☐ yes ☒ no
 - b. Do sidewalks or bike paths near the location allow for alternate pedestrian routes (if the proposed sidewalk is needed to connect area residential property to other sidewalks in the area the property is not eligible for a deferment)? ☐ yes ☒ no
4. Is the property in a residential area where there is no sidewalk within one block or 360 feet and there are additional hardships involved with constructing a sidewalk (i.e. extensive landscaping, structure placement or grading.) ☐ yes ☒ no

Additional Comments and Information (attach additional as necessary):

Owner or Agent Signature:

Andrew R. Pollard

Date:

3/28/16

April 25, 2016

To: City of Marshalltown
Michelle Spohnheimer
36 N. Center St.
Marshalltown, IA 50158

RE: Alliant Energy Substation Purchase/ Sidewalk Deferment

Dear Mrs. Spohnheimer,

Alliant Energy is requesting a sidewalk deferment on a parcel of ground that we are purchasing from the Theisens development company, see attached exhibit A.

Alliant would request that we are not required to construct sidewalks back to our substation site at this time or during the construction of our site.

Safety is a major concern to Alliant Energy and we feel it is in the best interest to the entire community to not have foot traffic back to our site.

Also without knowing what construction might occur on the parcel to the North we feel this construction of a sidewalk might be premature and should be deferred until a later date.

Please accept this permit and let me know if you have any questions or comments. You can reach me on my office phone at, 319-786-4740 or with my email at andrewpollard@alliantenergy.com

Thanks,

Andrew Pollard
Real Estate and Right of Way Contractor

DATE SUBMITTED & FEE PAID: 3/28/16
HEARING DATE: 5/17/16



Special Use & Home Occupation Special Use Permit Application

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.
- ☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.
- ☐ **Legal description of the property.** *Pending Plat* The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: Vacant Land off of Iowa Ave and South 8th St

Owner: Interstate Power and Light Company

Mailing Address: 200 1st Ave SE, Cedar Rapids, IA 52401

Phone: 319-786-4740 Andrew Pollard

Email: andrewpollard@alliantenergy.com

Owner's Agent (if applicable): Andrew Pollard - Real Estate and Right of Way

Agent Address: 200 1st Ave SE, Cedar Rapids, IA 52401 Floor 9

Agent Phone: 319-786-4740

Agent Email: andrewpollard@alliantenergy.com

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: *Andrew R. Pollard*

Date: *3/28/16*

April 25, 2016

To: City of Marshalltown
Michelle Spohnheimer
36 N. Center St.
Marshalltown, IA 50158

RE: Alliant Energy Substation Purchase

Dear Mrs. Spohnheimer,

Alliant Energy is requesting a special use permit for a parcel of land SW of the current Theisens store off of Iowa Ave. This parcel will be subdivided from the parent track as shown in attached exhibit A.

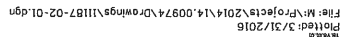
The purpose for this site is that Alliant will be constructing a new distribution electric substation to feed the Southern portion of Marshalltown with electricity. This substation will help in the retirement of a few smaller existing substations around the area.

This site is ideal in location because of the proximity to the electric transmission lines to the South of this site as well as our existing distribution system to the North of Iowa Ave.

Please accept this permit and let me know if you have any questions or comments. You can reach me on my office phone at, 319-786-4740 or with my email at andrewpollard@alliantenergy.com

Thanks,

Andrew Pollard
Real Estate and Right of Way Contractor

[illegible]

SCALE: 1" = 40'-0"

