



City of Oskaloosa, Iowa

Development Services Department

220 South Market Street, Oskaloosa, IA 52577

Phone: (641) 673-7472

SITE PLAN APPLICATION

SITE PLAN APPLICATION WILL NOT BE REVIEWED BY STAFF UNLESS SUBSTANTIALLY COMPLETE

Project Information

Project Name: Facilities Operation Building

Site Address: 604 2nd Ave. West

Site Legal Description: See attached.

Current Site Zoning: GC - General Commercial District

Current Land Use: Vacant Lot

Proposed Land Use: Facilities Operation

Total Area: 6.03 acres (or) 262,689 square feet

Project Description: New Facilities Operation Building with associated site improvements.

Application Fee Amount:
\$100.00

Contact Information:

Public Works Dept.

Shawn Christ

shawn.christ@oskaloosaiowa.org

Water & Wastewater Dept.

Kelly Hefner

khefner@oskaloosawater.org

Building Official

Mike Flahive

mike.flahive@oskaloosaiowa.org

Development Services

Dept. Shawn Christ

shawn.christ@oskaloosaiowa.or

Contact Information

Owner: Gridco, LLC 641-673-0411

Name 100 1st Ave West Oskaloosa, Iowa Phone

Address 100 1st Ave West Oskaloosa, Iowa Email

Applicant: Eric Stout - Musco Corporation 641-295-6303

Name 100 1st Ave West Oskaloosa, Iowa Phone

Address 100 1st Ave West Oskaloosa, Iowa Email

Engineer: Garden & Associates, Ltd 641-672-2526

Name 1701 3rd Ave. East Suite 1 Phone

Address 1701 3rd Ave. East Suite 1 Email

Architect: Neumann - Design Build Solutions; Matthew D. Keller 515-471-8671

Name 1435 Ohio Street Des Moines, Ia 50314 Phone

Address 1435 Ohio Street Des Moines, Ia 50314 Email

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OFFICE USE ONLY

Date Received:

Date Fee Paid:

Building Permit No.

Applicant Signature: E. A. Stout Date: 9-16-2022

Owner Signature: Jeff Neumann Date: 9-16-2022

Gridco, LLC

LEGAL DESCRIPTION 604 2nd AVE WEST OSKALOOSA, IOWA:

The West 8 feet of Out Lot Twenty-two of the Original Plat of the City of Oskaloosa, Iowa; Lots One, Two, Three and the East 75 feet of Lot Four of Central Addition to the City of Oskaloosa, Iowa and all vacated railroad right-of-ways lying therein; the North 128.25 feet of Block One of Talbott's Addition to the City of Oskaloosa, Iowa and all vacated railroad right-of-ways lying therein, Block Two of Talbott's Addition to the City of Oskaloosa, Iowa and all vacated railroad right-of-ways lying therein; and that part of Lot Four of Central Addition to the City of Oskaloosa, Iowa, together with a part of Kossuth Street (now known as South F Street) lying westerly of and adjoining said Lot Four being bounded as follows: on the North by the South line of First Avenue, on the East by the West line of the East 75 feet of said Lot Four, on the South by the North line of Second Avenue, and on the West by a line parallel with and distant 25 feet easterly, measured at right angles, from the centerline of the Chicago and North Western Transportation Company Spur Track I.C.C. No. 215, as said spur track was located; that part of Second Avenue West described as commencing at the Northwest corner of Block Two of Talbott's Addition thence East 433.5 feet, thence North 66 feet, thence West 433.5 feet, thence South 66 feet to the Point of Beginning; that part of South E Street lying between Blocks One and Two of Talbott's Addition to the City of Oskaloosa, Iowa, and more particularly described as follows:

Commencing at the Southwest corner of Southeast Quarter of Section 13, Township 75, Range 16; thence North 66 feet; thence West 102 feet; thence North 128.25 feet to the point of beginning; thence North 128.25 feet; thence East 102 feet; thence North 66 feet; thence West 424.7 feet; thence South 66 feet; thence East 256.7 feet; thence South 256.5 feet; thence East 33 feet thence North 128.25 feet; thence East 33 feet to the point of beginning all in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) Section 13, Township Seventy-five (75) North, Range Sixteen (16) West of the 5th PM in the City of Oskaloosa, Mahaska, County, Iowa.

South 128.25 Feet of Block 1 of Talbott's Addition to the City of Oskaloosa, Iowa and the East 33 Feet of vacated South E Street lying adjacent to and west of said portion of Block 1.

Lots 1 and 2 in Block 2 of Kalbachs Addition to the City of Oskaloosa, Iowa.