



City of Muscatine

ZONING BOARD OF ADJUSTMENTS

Thursday, December 4, 2025

The Zoning Board of Adjustment meets on the 1st Thursday of each month at 5:30 p.m. in City Hall Council Chambers.

December 4, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER/ROLL CALL

2. MISSION STATEMENT

3. APPROVAL OF MINUTES

A. September 2, 2025

4. VARIANCE APPEAL

A. Variance Appeal No. ZBAV06-2025, filed by Austin Williams to change the current variance to a multi-purpose event center to allow events such as weddings, friend and family gatherings, craft shows, church gatherings, dances, and concerts on top of the current variance for the property located at 701 Orange St. The current variance is number 815 allowing for the building to be currently as a dance studio, business, and living space. This location is in the R-4 Two Family Residence zoning district which as per City Code Section 10-7-1 does not permit the uses described above.

5. ADJOURNMENT

MINUTES
September 2, 2025 – 5:30 p.m.
Zoning Board of Adjustment
Muscatine City Hall – Council Chambers

Present: Ryan Streck, Larry Murray, Robert McFadden, Nancy Jensen, and Julie Wolf
Excused:
Staff: April Limburg, Planner, Community Development

Chairperson Julie Wolf opened the meeting at 5:30 p.m. and read the mission statement.

Minutes: Larry Murray motioned to approve the July 1, 2025 minutes; Robert McFadden seconded. All ayes, motion carried.

Conditional Use No. ZBACU01-2025 to allow for the garage portion of the building located at 3800 Park Ave West to be use as an auto repair service for a business is not a permissive use but a conditional uses per City Code 10-11-2(A). However, the living quarters is not a permissive but can be a conditional use per City Code 10-11-2(I). Applicate tabled the discussion for a future meeting.

Variance Appeal No. ZBAV05-2025, filed by North Construction located at on Parcel 0827276003 to construction two-unit condos. Each unit will consist of 3 bedrooms and 2 bathrooms with an attached garage. Per City Code Section 10-6-1 (D) two family dwellings are not a permissive use in the R-1 single family district. Ramiro Vazquez, 1707 Foster St, was present to discuss the possible construction of two condo units on a vacant parcel ID 0827276003 at the end of Myrtle Ln. The condos will be 3 bedrooms with 2 bathrooms. Each condo will be sold as the developer understands the need for housing in the community. Each unit will have an attached garage. Building the condos would be cheaper than building a new a single-family residence. Andrew Allison, 404 Myrtle Ln, had concerns with the condo causing the surrounding properties to decrease in value. He also had concerns with the utilities (mainly the sewer system), drainage, the curb and gutters. Susan Allison, 404 Myrtle Ln, had concerns with the rezoning of the property as well as the coming and going of more people in the neighborhood as the area is quiet. Patricia Carver, 418 Woodcrest Ln, had concerns with the lot and wasn't sure which lot was being discussed. Robert Ferreira, 316 Myrtle Ln, has concerns with the street being a dead-end street, elevation change with issues of hauling the material in and out of the area, general concerns with the condition of the road in general, snow removal, concerns with the lot size, condos not fitting into the current standard of homes in the area, and not being handicap accessible. Dave Wangberg, 2813 Mulberry Ave, had concerns with the utilities, lack of sidewalks, and traffic. Tom Lobianco, 2815 Mulberry Ave, had concerns with traffic. Staff advised the Commission letters were sent to the adjacent property owners within 200 feet of the application address as this did come up. Staff also advised the Commission; the placement of the condos do meet all of the setback requirements.

Variance died to a lack of motion.

Meeting adjourned at 6:15 p.m.

ATTEST:

Respectfully Submitted,

Julie Wolf, Chairperson
Zoning Board of Adjustment

April Limburg, Secretary
Planner

COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: November 19, 2025

Re: ZBAV06-2025

INTRODUCTION: A request to change the current variance.

BACKGROUND: Austin Williams applied for a variance to update the use of the building located at 701 Orange St to a multi-purpose event center to be rented out allowing events such as weddings, friend and family gatherings, craft shows, seminars, etc. The current variance is appeal case no. 815 allowing for the building to be currently as a dance studio, business, and living space. This location is in the R-4 Two Family Residence zoning district which as per City Code Section 10-7-1 does not permit the uses described above.

Aerial of 701 Orange St



The main open room of the buildings square footage is 6,584 which does not include the bathrooms, hallway or mezzanine area. Per Beacon, the total square footage is 9,700 (8,400 sf for the main open room and 1,300 sf for the living space). Changing the use of the building does trigger several building codes in which the Building Inspectors have addressed with the applicants. As the way the building is currently the current occupancy is limited to 49 people.

Changing the use to a multi-purpose event center would change the occupancy to 299 people per the Building and Fire Codes. The applicant has been in contact with both the fire and the building departments to ensure the proper steps are taken to comply with code standards.

If the variance is approved to change the use of the building, another concerns the lack of parking both in the lot and off street. The property has 17 parking spaces. Per City Code 10-27-2 (H) there is to be 1 parking space per 80 sf of activity area for a ballet, martial arts, dance and gymnastics school/academy/studio or other like establishments. The change from an occupancy of 49 people to 299 people, would mean a total of 75 off street parking spots would be need.

The applicant has proposed using 20 parking spaces at Hy-Vee located at 510 E 6th St. In order to do so Per City Code Section 10-27-7(B) the parking spaces required for any other building or use may be located on an area within 300 ft of said building and two or more owners of buildings may join together in providing the required parking areas. Where the required parking spaces are not located on the same lot with the building or use served, the usage of the lot or tract upon which said parking spaces are provided shall be restricted by an instrument of record describing the premises for which said parking is provided and assuring the retention of such parking so long as required by this Ordinance. The applicant does have a signed formal agreement with Hy-Vee.

The applicant has also proposed a shuttling service from his property located at 2848 180th St in Muscatine. He has or will be reaching out to owners of Muscatine Mall to see if an agreement for parking can be worked out. The applicant is also looking into have off street parking at the Riverfront which will depend on other events and uses in the Downtown area.

There are currently a total of 48 homes in a block radius of the property. At least 12 of them do not have off street parking.

Below are photos taken on Saturday, March 20, 2021 during the recent craft show.



Vehicles parked at the intersection of E 7th St and Orange St. There is a sign stating No Parking Here to Corner.



Vehicles parking at Oak St and E 7th St

Vehicle parking at Orange and E 7th St



View of vehicles parking on the street.





Vehicles lining the street during craft show.





APPEAL FOR VARIANCE APPLICATION

Community Development Department • Planning and Zoning • Zoning Board of Adjustment
215 Sycamore St Muscatine, IA 52761 • PH 563.262.4141 • FAX 563.262.4142
www.muscatineia.gov/26/Community-Development

PROPERTY INFORMATION

Property Address: 701 Orange Street Muscatine, Iowa 52761

Owner Name: Austin Williams

Business Name: Bearded Ventures LLC

Address: 2848 180th Street Muscatine, Iowa 52761

Phone: 563-260-3683

Email: beardedventures2023@gmail.com

APPEAL INFORMATION

Proposed Variance Description for Appeal: Parking requirements and the allowed use for the R4 zoning district.

To update the use of this property in the R4 zoning district as a "multi-purpose event center" can be rented for a multitude of types of event such as parties, weddings, seminars, craft shows, etc.

Parking is limited on site (21 spaces), however with remote parking (agreements w/ local businesses (Hyvee 20 spaces and another property I own 200 spaces) and shuttle service available for self-hosted events, the impact to residents and street traffic could be limited.

SUBMISSION REQUIREMENTS

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

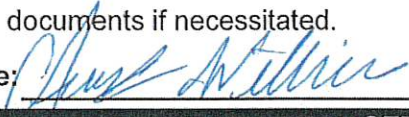
Application must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.

If applicable, a Site Plan must be submitted with the application.

FILING FEE IS \$150.00

SIGNATURE

I hereby certify all the information submitted above is correct, I acknowledge that I reviewed this application and provided all required documents if necessitated.

Appellant Signature: 

Date: 11/02/2026

OFFICE USE ONLY

Date Filed: _____ Date Fee Paid: _____ Receipt No.: _____

Appeal Case No.: _____ Meeting Date: _____

Property is located on Lot _____ Block _____ Addition _____ in the _____ Zoning District.

Appeal for Variance Requirement Explanation: _____

Approved by: _____ Date Approved: _____ Date Notice Sent: _____

Appeal for Variance: Offering solutions to parking requirements and the allowed use for the R4 zoning district by describing use of the building.

This appeal is to update the use of this property in the R4 zoning district as a "multi-purpose event center". The goal is that can be rented for a multitude of types of event such as parties, weddings, seminars, craft shows, etc. The craft show will be self-hosted and on a fairly regular schedule. Other events would be scheduled ahead and would not provide the same traffic as a mercantile event.

Intent/Description of Space

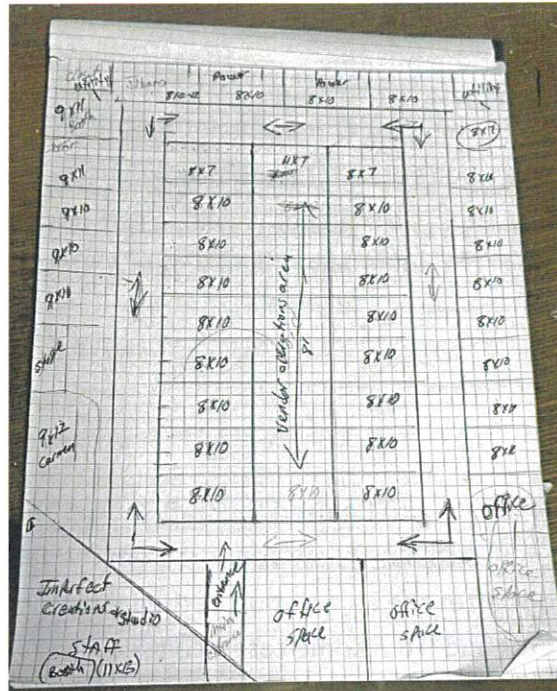
The main proposition is for the building to be used for craft shows. These shows would be held twice a month to give opportunities to our fellow vendors from the farmers market an option to have an outlet for their goods after the completion of the farmers market. There are fewer opportunities through the winter and from some research there overall is a demand for this type of event/venue in Muscatine.

The second proposition is for a general event center that can be rented through the year for various types of events to give residents an option to host an event such as a wedding, party or seminar.

Craft Show Description

There is ample space inside the building but have determined that we will maintain approximately 43 vendor spaces. Vendors will be parking remotely and be shuttled to the event or dropped off after set up to maintain all available parking spots for customers only. Craft show events will be held twice per month and last approximately six hours to serve customers. There will be set up and tear down for vendors before and after each event.

Based on interest in craft show events it is expected to serve approximately fifty people per hour of operation. The choice of the vendor layout was made with the limited parking in mind for the events. The goal of the layout is to direct customers in an efficient manner around the marked pathways. We feel that flowing the customers around and out will help them in and out in a timely manner to ensure enough turnover between new and old. A higher turnover rate will help reduce congestion in the building and parking lots.

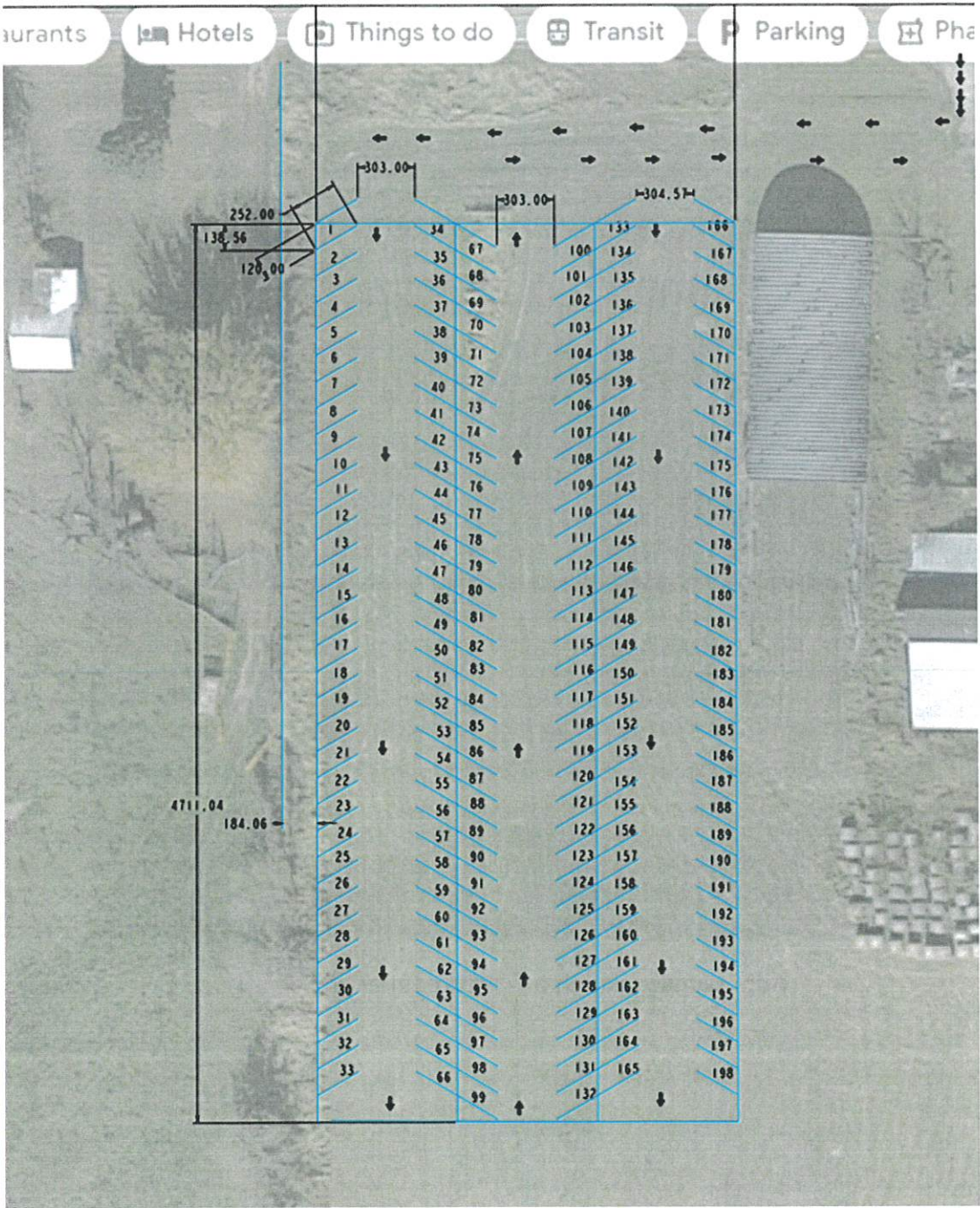


Vendor Layout of Open Floor Plan

Parking Solution for Craft Shows

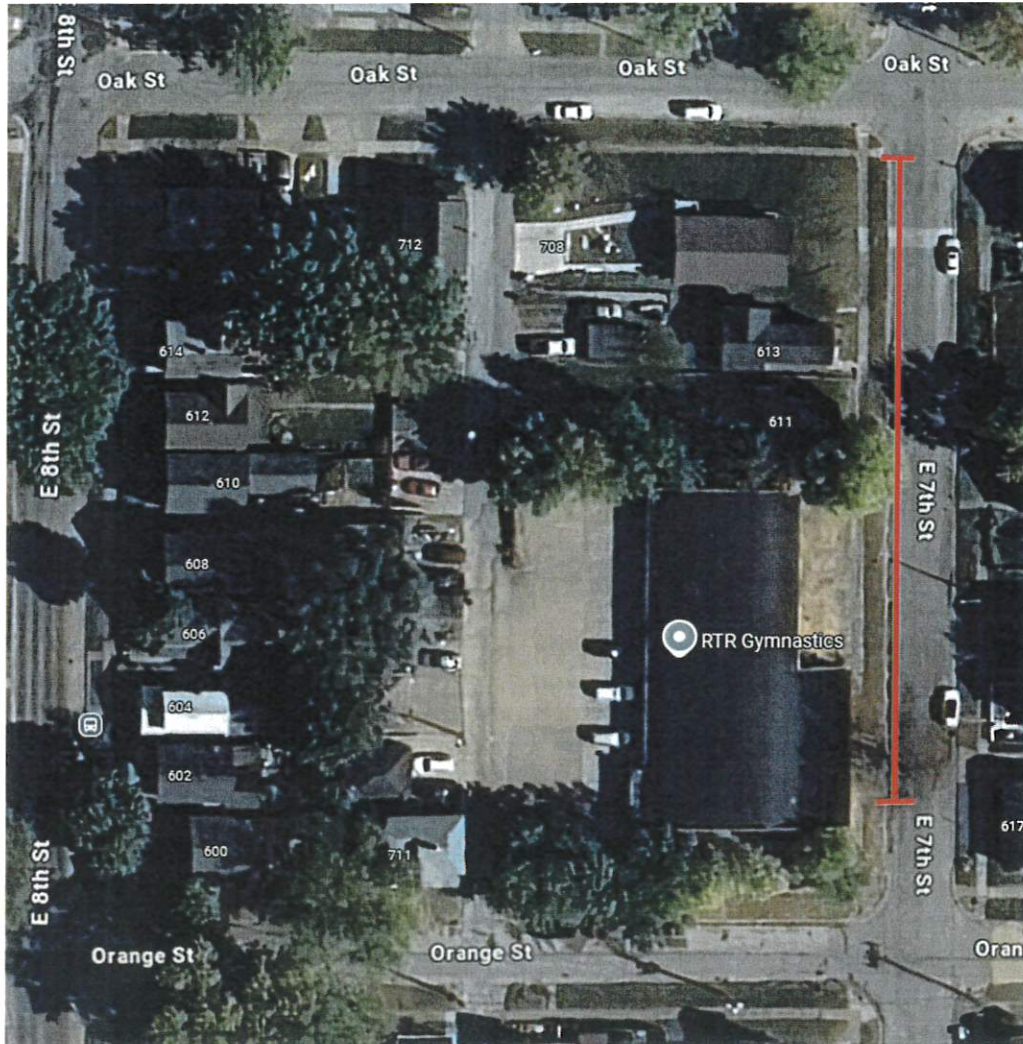
Parking is limited on site, however with remote parking, agreements with local business, and shuttle service available for self-hosted events, the impact to residents and street traffic could be limited. As stated above, the goal for parking available would only be for customers to help maintain ease of access. Vendors will be parking remotely and shuttled to the site. This will make all of the 21 spots available onsite to customers. We also have an agreement with Hyvee Mainstreet that would allow 20 of their spots to be used giving a total of 41 spots in close proximity to the site available to customers.

I also have an additional property with a layout of 198 spots that would be available for remote parking. Same as above, we would shuttle overflow from my property to 701 Orange Street to bolster the amount of spots available.



Remote parking at property I own

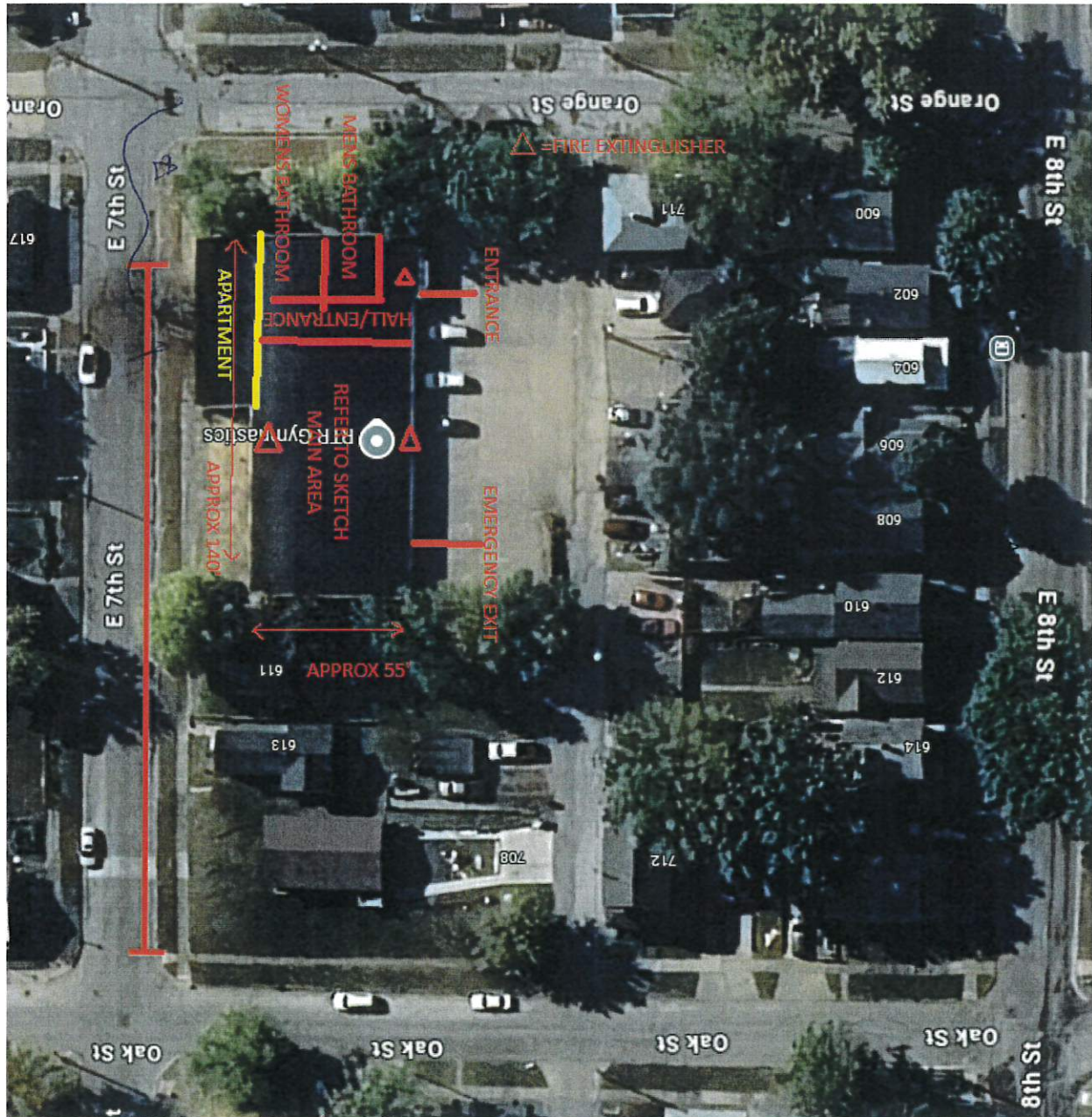
Another option that would be helpful would be to allow special event parking on a portion of the 7th street hill as currently parking is not allowed due to the hill and the intersection. I would propose use from Oak Street up to the no parking sign near Orange Street which would still give several car lengths before the intersection of 7th and Orange. Pictured below is a simple diagram of the proposed section to allow only for special event parking which would be the craft shows.



Approximate sketch of 7th Street Parking

Building Details

Above in the description of the event center would be a typical layout for these events. Vendors would choose how to use their individual space and not infringe on the 6ft walkways. Otherwise the floor plan is open in the main section of the building.



Private events would not have as strict of a layout and would use tables and folding chairs on site to accommodate seating arrangements. We would recommend layouts of furniture to keep in mind egress from the building in the case of emergency and access for emergency services.

Possible Code Requirements

There was questioning about sprinkler systems being required for this building based on the square footage, but that would only apply to new construction buildings. According to MFD this would only impact the total occupancy allowed for the building. They have set this number to 299 occupants without a sprinkler system installed. We also do not have a kitchen to prepare food, and have also made clear to vendors that no cooking will be allowed inside the building and any food items will have to be pre-prepared and warmers to be used. It is also obvious but no open flames, candles, or ignition sources would be allowed.

Conclusion

Much thought has been put in to utilize the space in a way that is efficient and has the least impact on residents and also provide a useful addition to spaces in Muscatine that residents can use and enjoy. We want to help support small businesses and use the building for functions and craft shows to support local residents. A full building rental is not always an option for many small businesses so many of our fellow vendors and small businesses can appreciate a space outside the farmers market to support themselves. Not only would this building support residents of Muscatine, it will also revitalize a space that many residents remember fondly as a skating rink and can live again for a different purpose.

Bearded Ventures LLC
701 Orange Street
Muscatine, Iowa 52761

Formal Statement of Parking Agreement

This is a formal statement of the agreement between Bearded Ventures LLC and Hy-Vee Mainstreet for allowing parking during craft show events hosted by Bearded Ventures LLC that are held approximately twice per month.

This agreement outlines the Hy-Vee Mainstreet guarantees the availability of a minimum of twenty parking spots for exclusive use during all events held at 701 Orange Street.

Signed	Signed
	
Printed and Date	Printed and Date
Austin Williams 11/14/2025	Justin Henneman 11-18-25
Bearded Ventures LLC Representative	Hy-Vee Mainstreet Representative