



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman  
**Date:** January 14, 2014  
**Re:** Vacation of a Portion of 9th Street between Cedar St. and Mulberry Ave.

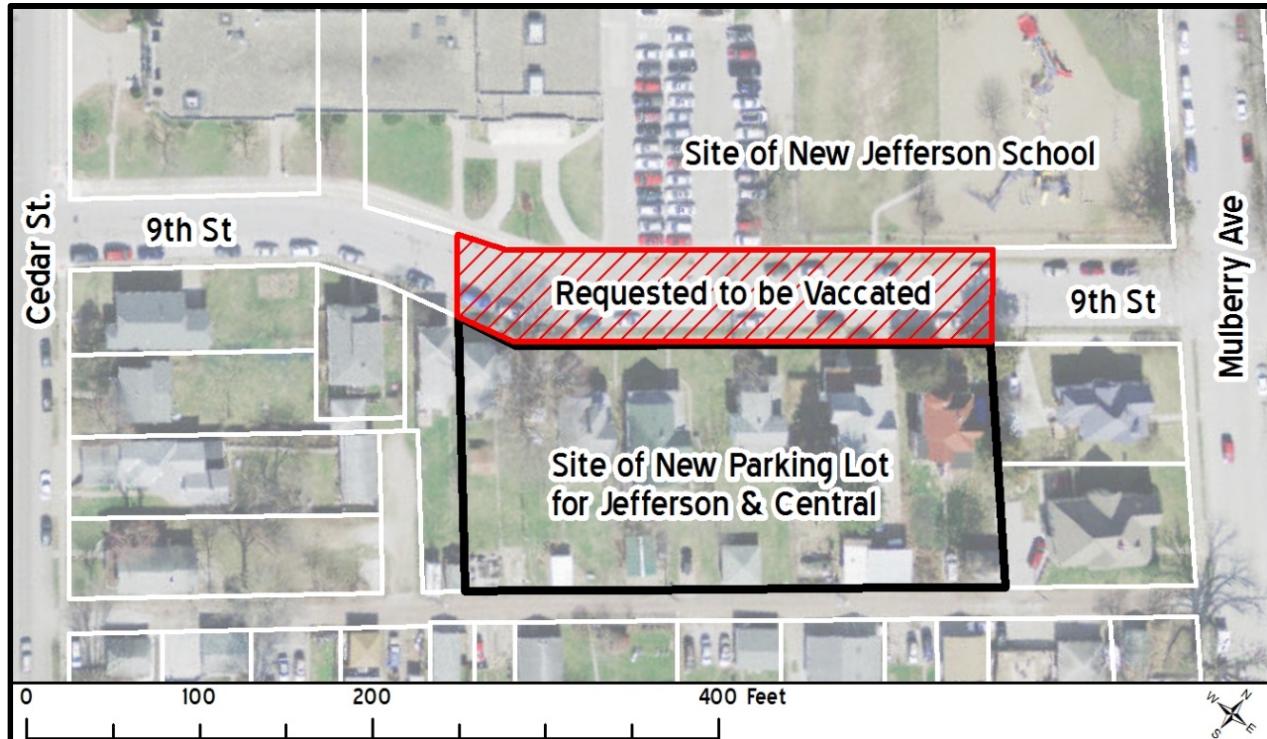
**INTRODUCTION:** On January 7, 2014, the Muscatine Community School District has submitted a right-of-way vacation plat that vacates a 17,084 square feet portion of 9<sup>th</sup> Street located between Cedar Street and Mulberry Avenue.

**BACKGROUND:** The Muscatine Community School District has submitted a right-of-way vacation plat that vacates a 17,084 square feet portion of 9<sup>th</sup> Street located between Cedar Street and Mulberry Avenue. The intent is to accommodate the construction of a new Jefferson School. The new school will be on the north side and parking for both new Jefferson and Central Middle schools will be located on the south side of the portion of 9<sup>th</sup> Street that is being requested to be vacated.

**RECOMMENDATION/RATIONALE:** Staff recommends that Commission begin to review and consider this request, and not take official action on the request prior to its February meeting, so that all nearby property owners can be properly notified.

**BACKUP INFORMATION:**

1. Plat
2. Draft Site Plan



# GOEDKEN LAW OFFICE

ATTORNEY AT LAW  
319 E. 2<sup>nd</sup> St., SUITE 301  
MUSCATINE, IOWA 52761

DUANE J. GOEDKEN  
dgoedken@machlink.com

TEL. NO. (563) 264-8926  
FAX NO. (563) 264-0812

January 7, 2014

Mr. Steve Boka  
Muscatine Plan & Zoning Commission  
City of Muscatine, Iowa

(Hand Delivered)

Dear Steve:

RE: School District's Application to Partially Vacate E 9<sup>th</sup> St.

I will be representing the Muscatine Community School District regarding the District's request to the City to vacate a portion of E Ninth Street adjacent to Jefferson and Central Middle Schools.

In support of this request is a letter application from Jerry Riibe, the Superintendent of the District. Attached to his letter is a two-page Vacation Plat prepared by the District's Engineering Firm.

I am submitting on behalf of the District a list of the property owners, together with their addresses, who own property within 200 feet of the portion of the Street requested to be vacated. A plat from MAGIC is also attached. The handwritten numbers on the plat correspond to numbers assigned to the property owners on the list.

I am also enclosing a check from the District in the amount of \$200.00 payable to the City of Muscatine. This check covers the filing fee for the vacation request.

If you need anything further, please advise.

Very truly yours,

GOEDKEN LAW OFFICE

  
Duane J. Goedken



Muscatine Community School District  
2900 Mulberry Ave  
Muscatine, Iowa 52761

Phone: (563) 263-722  
Fax: (563) 263-772

January 7, 2014

Mr. Steve Boka  
Muscatine Planning & Zoning Commission  
City of Muscatine, IA  
(Hand Delivered)

Dear Mr. Boka:

**RE: Muscatine Community School District Request For Partial vacation of East Ninth St.**

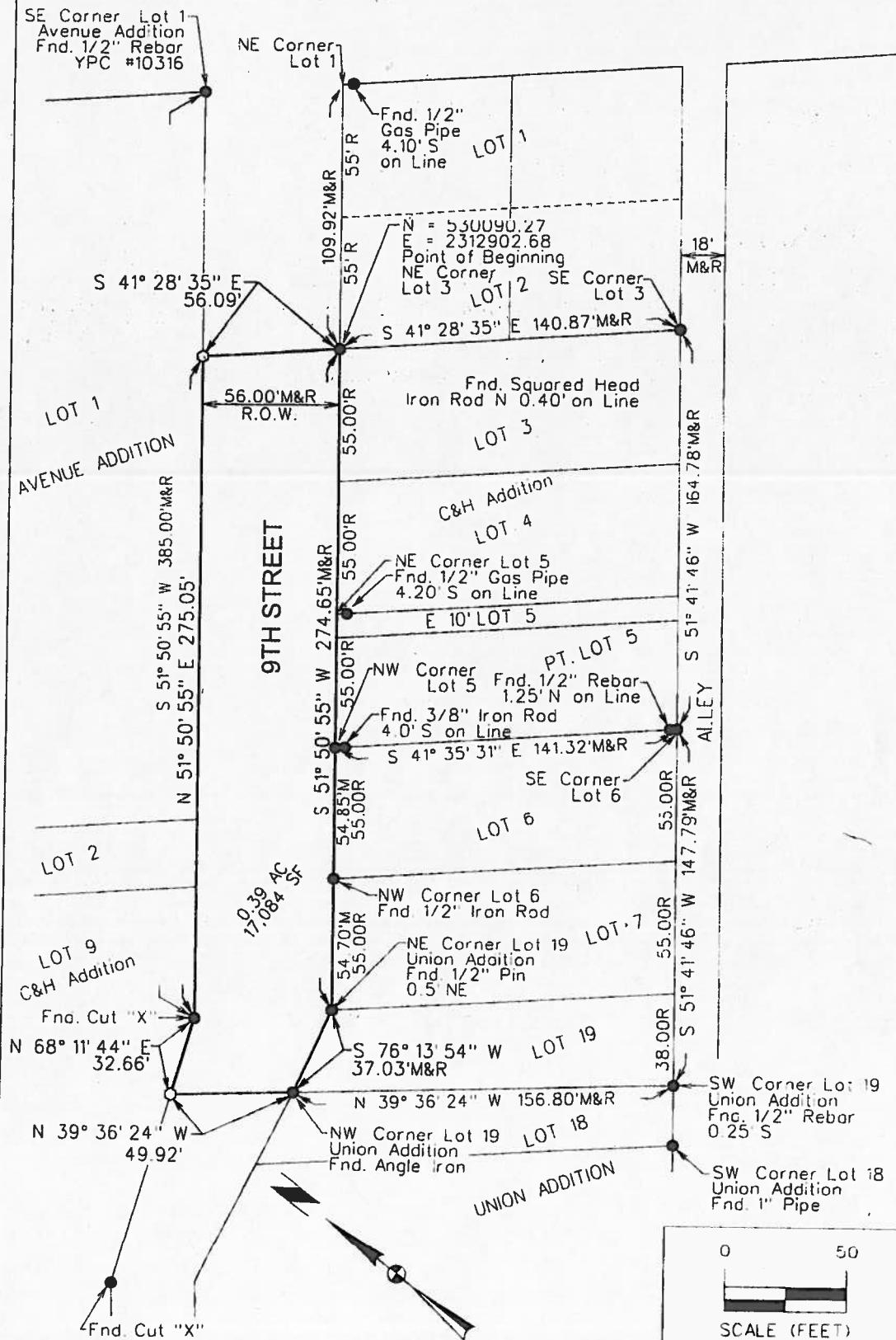
The Muscatine Community School District has authorized me to submit to the City of Muscatine an application to vacate a portion of East Ninth Street, adjacent to Jefferson School and Central Middle School. The portion of the Street requested to be vacated is identified on the two-page Vacation Plat prepared by our Engineering Firm and attached to this application. The District modified the drawing slightly to more clearly show the portion of the Street to be vacated. The vacation request is an integral part of the long-range plan developed by the District for the construction of the new Jefferson School.

The District requests that this matter be placed on the agenda of the Muscatine Planning & Zoning Commission meeting scheduled for January 14, 2014. When the hearing is scheduled, the District will make its personnel and consultants available to answer any questions the City has regarding this application. In the interval, if any questions arise or any additional information is desired, please feel free to contact me at your convenience.

Respectfully submitted,

  
Jerry Riibe  
Superintendent

# VACATION PLAT



REQUESTED BY MUSCATINE COMMUNITY SCHOOLS  
VACATION PLAT



SNYDER & ASSOCIATES, INC.  
Engineers and Planners

2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

SHEET 2 OF 2

PN: 1120941A

PM: EDG

DATE 11/04/13

TECH: KRG



FEH Associates Inc.  
Architects | Town Planners | Surveyors | Engineers

1000 Mulberry Ave, IA 52761

Muscatine Community School District

Jefferson Elementary  
Muscatine Community School District  
Project Number  
A101

Keynotes



Sheet Name

Jefferson Elementary

100



100' 200' 300' 400' 500'

