



COMMUNITY DEVELOPMENT MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: December 10, 2015
Re: Right-of-Way Vacation Plat for Right of Way in Block 70 (Spring Street, E. 4th Street, and Poplar Street) and Potential Property Exchange

INTRODUCTION: A vacation plat for 1.53 acres of right of way, primarily in Block 70 of Original Town, has been filed by HNI Corp, this right of way include portions of Spring Street, E. 4th Street, and Poplar Street, it is being proposed that the City of Muscatine exchange this to be vacated right of way for 1.63 currently owned by HNI along Mad Creek, between 5th Street and Washington Street..

BACKGROUND: On December 1, 2015 HNI Corporation filed vacation plat for 1.53 acres of right of way, primarily in Block 70 of Original Town, has been filed, this right of way include portions of Spring Street, E. 4th Street, and Poplar Street.

HNI owns all the adjoining property, and desires to acquire this property to allow for the further expansion of their facilities in this area. Only property owned by HNI can be accessed from the RoW being proposed for vacation. HNI has made significant recent investments in storm sewer, water main, and paving improvements in the RoW being proposed for vacation.

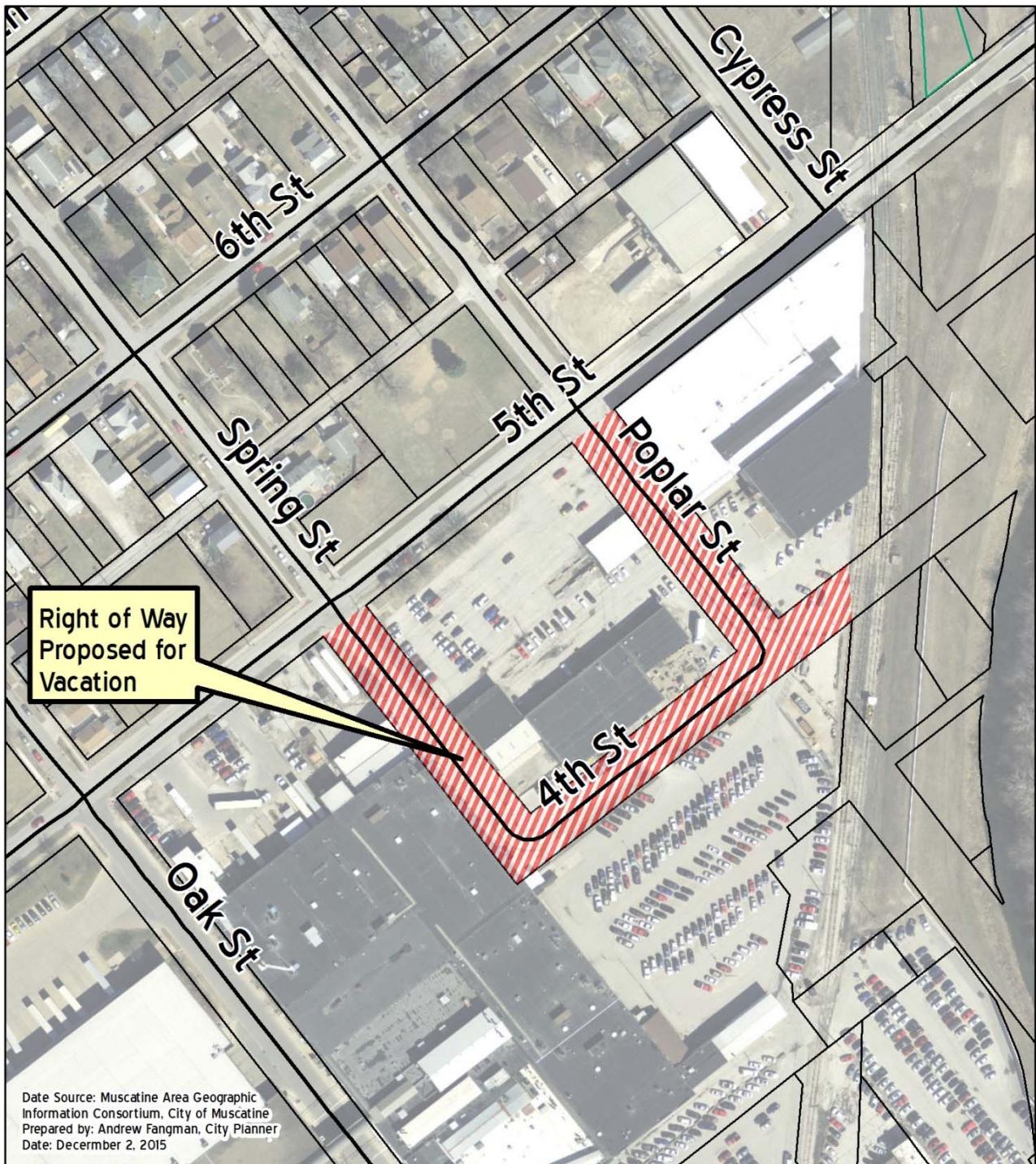
The City of Muscatine Traffic Committee and, the Planning and Zoning Commission, and Staff all recommend approval of the proposed right of way vacation as there is no current or anticipated public use for this right-of-way. Additionally allowing for the continued expansion of the existing HNI facilities in this area, will help strength Muscatine's economy.

HNI has communicated that they are willing to exchange the right of way being proposed for vacation for four parcels currently owned by HNI, these parcel totaling 1.63 acres, are located along Mad Creek, between 5th Street and Washington Street (see attached map). Each of these four parcels already has a City owned infrastructure on it, either the Mad Creek Levee or a portion the Public Works Lower Yard. Additionally the proposed route for the Mad Creek Trail passes through one of the parcels. Given the amount of existing and planned infrastructure located on these parcels, there is a public benefit to the City acquiring title to the.m

BACKUP INFORMATION:

1. Map of Right of Way Proposed for Vacation
2. Map of Parcels Proposed for Acquisition by the City of Muscatine

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain



MUSCATINE

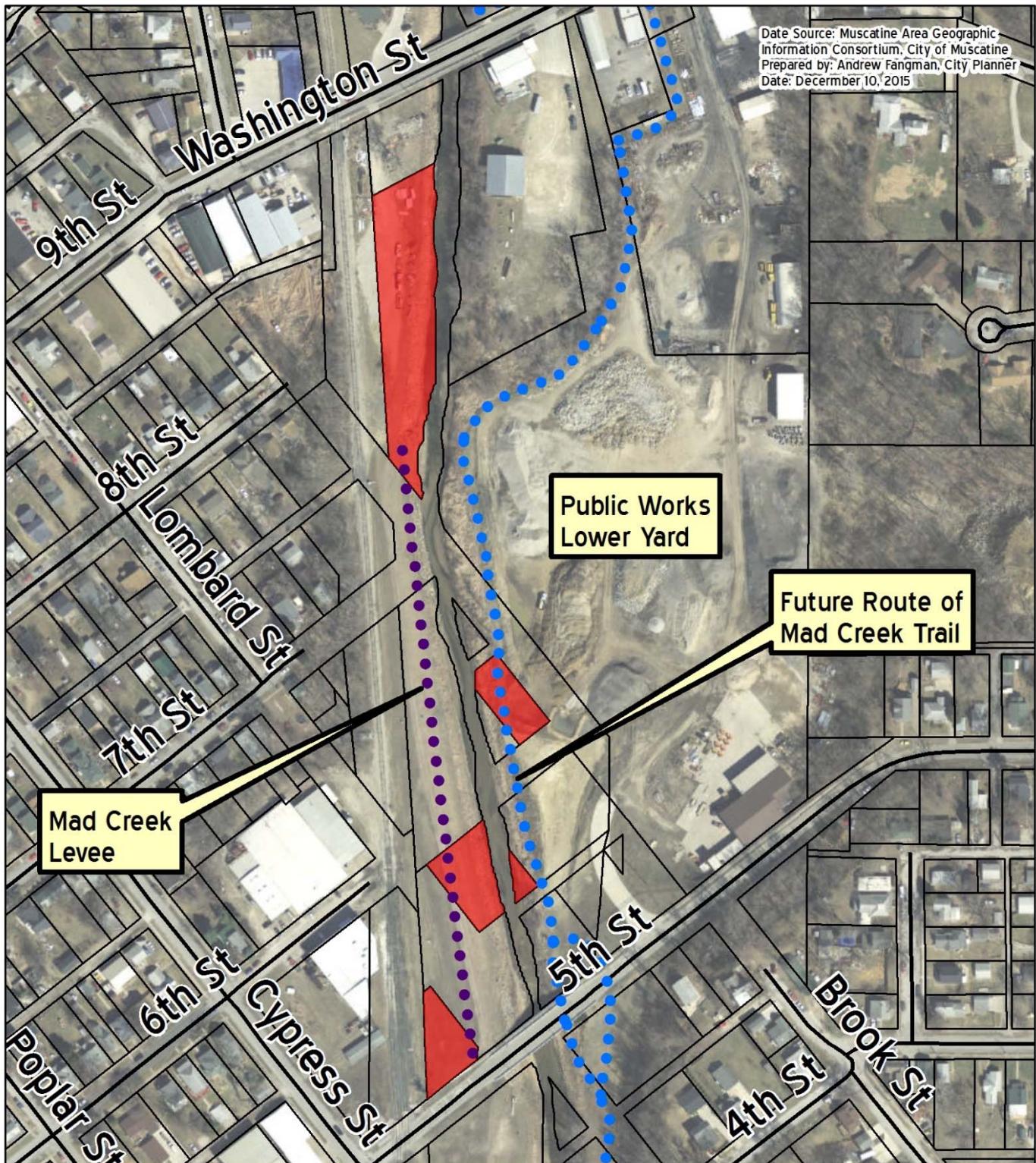
A vacation plat for 1.53 acres of right of way, as indicated on this map, has been filed by HNI Corporation.

Right of Way Vacation E. 4th, Spring, & Poplar

0 100 200 400 Feet



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HNI Parcels Proposed for Acquisition

HNI Parcels Proposed for Acquisition

0 100 200 400 Feet