



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

**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 17, 2015
Re: Resolution Setting a Public Hearing on a Right-of-Way Vacation Plat for Right of Way in Block 70 (Spring Street, E. 4th Street, and Poplar Street)

INTRODUCTION: A 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.

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.

HNI owns all the adjoining property to the RoW being proposed for vacation. 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.

RECOMMENDATION/RATIONALE: Prior to City Council action on this request, a public hearing is required. It is recommended that the attached resolution setting a public hearing on the proposed right of way vacation.

BACKUP INFORMATION:

1. Resolution
2. Public Hearing Notice
3. Plat of Survey
4. Site Map

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

Prepared by Andrew Fangman, 215 Sycamore St. Muscatine, IA, 52761 (563) 262-4141

RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING TO CONSIDER THE VACATION OF AN
ALLEY RIGHT-OF-WAY REMNANT N IN THE CITY OF MUSCATINE, IOWA**

WHEREAS, a request has been to vacate a portion of existing alley right-of-way situated within in the City of Muscatine, Iowa; and

WHEREAS, the Planning and Zoning Commission of the City of Muscatine has recommended approval; the vacation of the alley right-of-way that is described as follows:

A part of the twenty foot alley located in Block 16 of the Original Town adjacent to Lots 1, 2, 9, 10 and the west half of lots 3 and 8 in the City of Muscatine, Muscatine County, Iowa.

WHEREAS, the City Council should now set a time and place for a public hearing upon said vacation of the above-mentioned alley right-of way.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, January 7, 2016, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 17th day of December, 2015.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING TO CONSIDER THE VACATION OF RIGHT-
OF-WAY IN THE CITY OF MUSCATINE, IOWA**

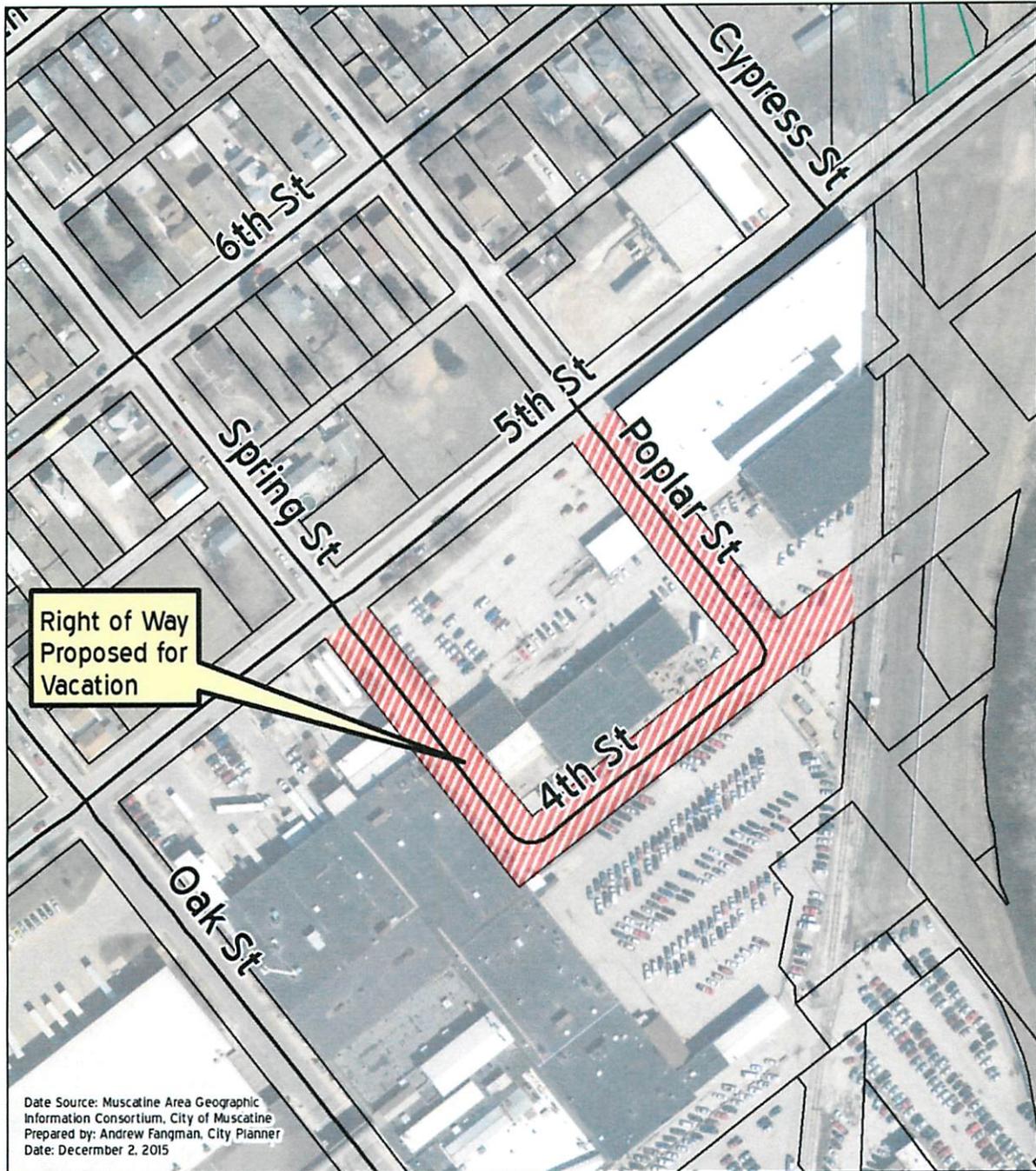
**Public Notice is hereby given that the City Council for the City of
Muscatine, Iowa, will conduct a Public Hearing on the vacation of certain right-of-
way within in the City. The right-of-way being considered for vacation is described
as:**

**ALL OF SPRING STREET AND POPLAR STREET LOCATED BETWEEN THE
SOUTHERLY LINE OF 5TH STREET AND THE NORTHERLY LINE OF 4TH
STREET AND ALL OF 4TH STREET FROM THE WESTERLY LINE OF
SPRING STREET TO THE WESTERLY LINE OF THE IOWA, CHICAGO &
EASTERN RAILROAD RIGHT OF WAY, IN THE ORIGINAL TOWN, CITY OF
MUSCATINE, MUSCATINE COUNTY, IOWA. PARCEL "Q" CONTAINS 1.53
ACRES AND SUBJECT TO EASEMENTS OF RECORD.**

**This Public Hearing will be conducted on Thursday, January 7, 2016, at 7:00 p.m. in
the City Council Chambers at City Hall.**

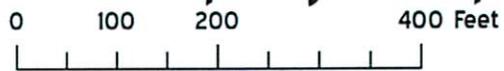
**All interested persons are invited to attend and comment on the proposed vacation
of right-of-way at that time.**

Gregg Mandsager, City Clerk



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

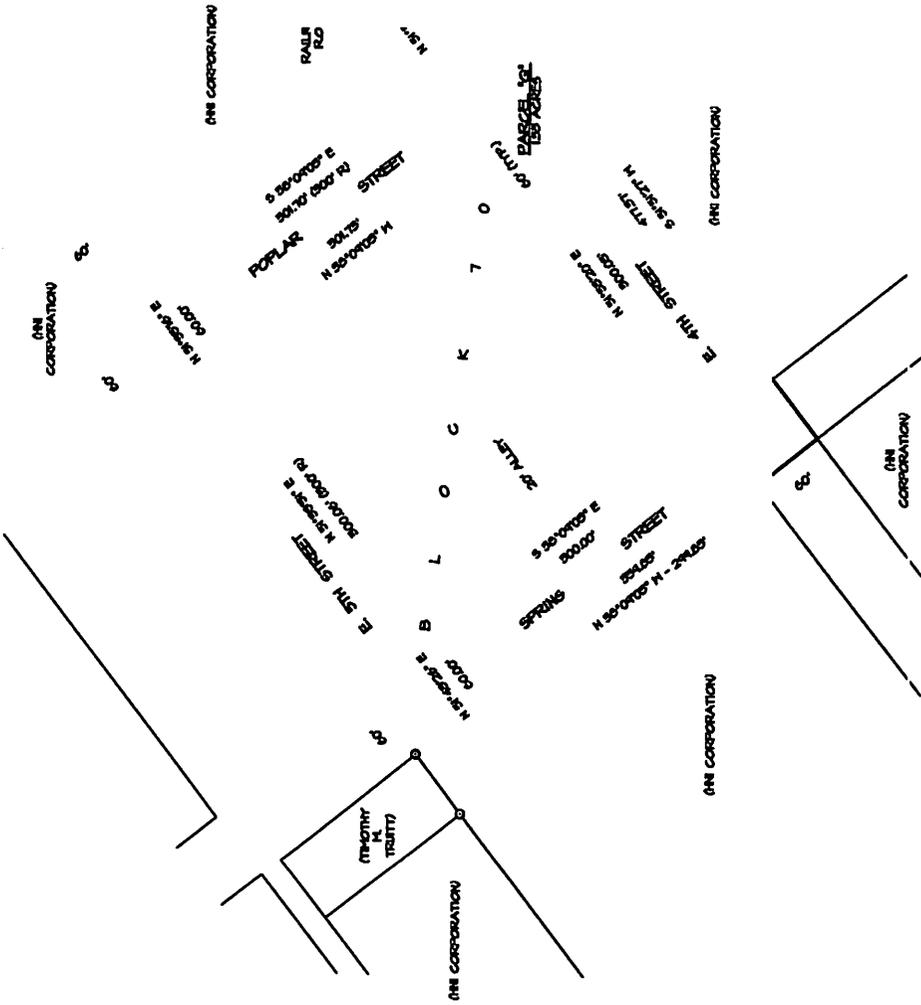




00 00

BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

(DMA CHICAGO
EASTERN RAILROAD CORP.)



NOTE:
VACATED SPRING, POPLAR AND E. 4TH STREET
AREAS TO BE DEDICATED AS A UTILITY EASEMENT.

LEGEND:

- FOUND REBAR MYTELON CAP ROSS
- FOUND 1" IRON PIPE
- FOUND HALL

PROPRIETOR, CITY OF MUSCATINE

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



Gary J. Wilshire

Date: _____ Page No. 12018

My license renewal date is December 31, 2015

Pages or sheets covered by this seal: 1

The utility easements as shown are acceptable to the
OWNER:

CENTURIAK, LC	Yes	Date
INDUCE POWER AND LIGHT, AN ALUMINUM ENERGY COMPANY	Yes	Date
MUSCATINE POWER & WATER	Yes	Date
Transmission & Distribution	Yes	Date
Water Production & Distribution	Yes	Date
Construction	Yes	Date

LAND DESCRIPTION - Right-of-Way Vacation

ALL OF SPRING STREET AND POPLAR STREET LOCATED BETWEEN THE SOUTHERLY LINE OF 6TH STREET AND THE NORTHERLY LINE OF 4TH STREET AND ALL OF 4TH STREET FROM THE WESTERLY LINE OF SPRING STREET TO THE WESTERLY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD RIGHT OF WAY, IN THE ORIGINAL TOWN CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. PARCEL 'Q' CONTAINS 1.53 ACRES AND SUBJECT TO EASEMENTS OF RECORD.