



City Hall, 215 Sycamore  
Muscatine, IA 52761-  
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**COMMUNITY DEVELOPMENT  
MEMORANDUM**

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** December 2, 2015  
**Re:** Right-of-Way Vacation Plat for Right of Way in Block 70 (Spring Street, E. 4<sup>th</sup> 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. 4<sup>th</sup> Street, and Poplar Street.

**BACKGROUND:** On December 1, 2015 HNI Corporation filed a vacation plat for 1.53 acres of right-of-way, primarily in Block 70 of Original Town. This right-of-way includes portions of Spring Street, E. 4<sup>th</sup> 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 right-of-way being prosed for vacation. Only property owned by HNI can be accessed from the right-of0-way being proposed for vacation. HNI has made significant recent investments in storm sewer, water main, and paving improvements in the right-of-way being proposed for vacation.

**RECOMMENDATION/RATIONALE:**

The City of Muscatine Traffic Committee and staff recommend approval of the proposed vacation as there is no current or anticipated public use for this right-of-way.

**BACKUP INFORMATION:**

1. Site Map
2. Vacation Plat
3. Ordinance

"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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING A PORTION OF THE SPRING STREET, E. 4TH STREET, and poplar street RIGHT-OF-WAY IN THE CITY OF MUSCATINE, IOWA.**

**WHEREAS**, the Planning and Zoning Commission of the City of Muscatine has recommended approval of the vacation of a portion of right-of-way the City of Muscatine, Iowa; and

**WHEREAS**, the City Council of the City of Muscatine has conducted a public hearing on said vacation request;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, AS FOLLOWS:**

Section I. The following described real estate be vacated by the City of Muscatine, Iowa:

**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.**

Section II. Any Ordinance or part thereof in conflict or inconsistent with the provisions of this Ordinance is hereby repealed.

**PASSED, APPROVED AND ADOPTED this 7<sup>th</sup> day of January, 2016.**

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

\_\_\_\_\_  
**Diana Brodersen, Mayor**

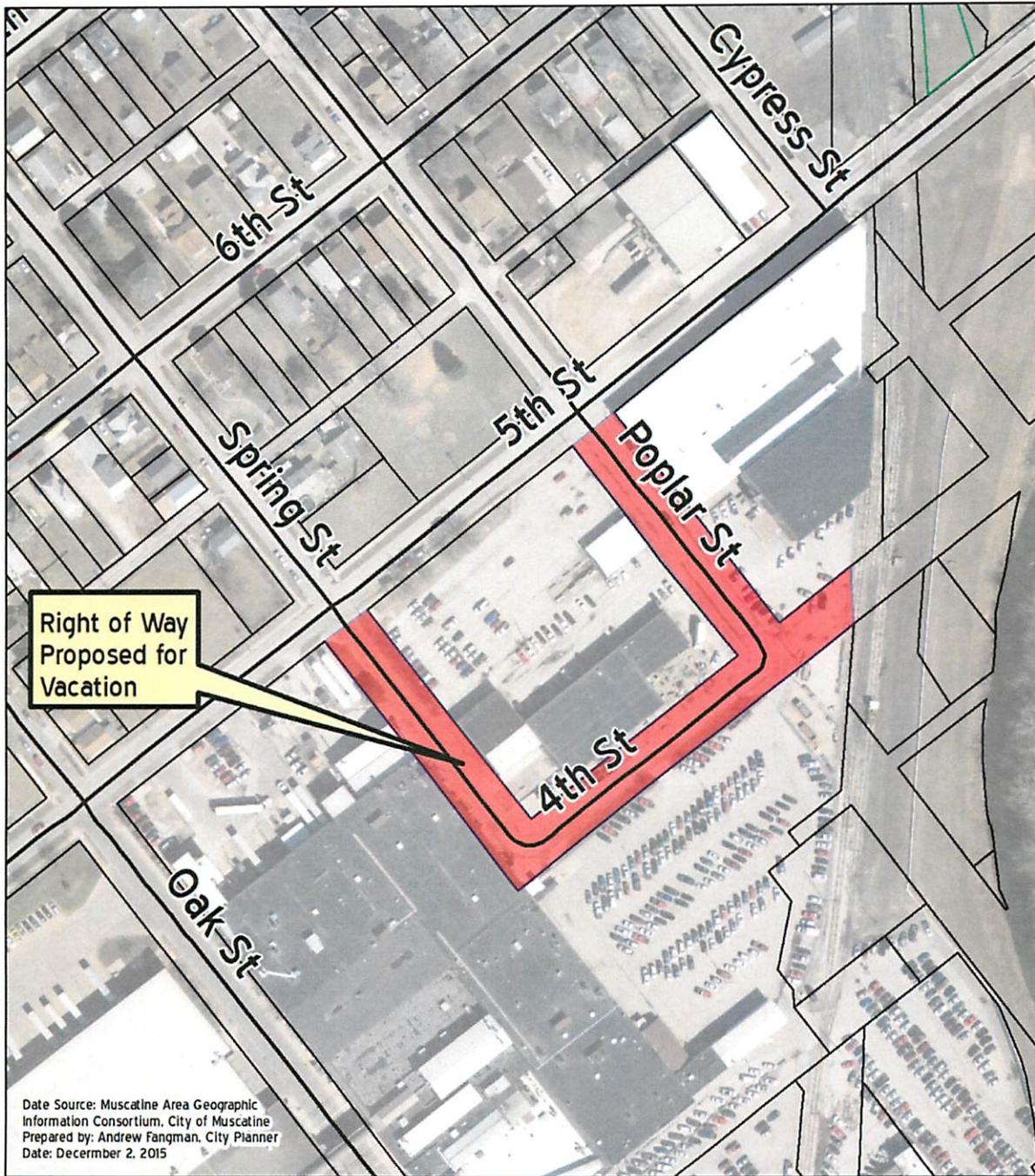
**Attest:**

\_\_\_\_\_  
**Gregg Mandsager, City Clerk**

1<sup>st</sup> Reading \_\_\_\_\_

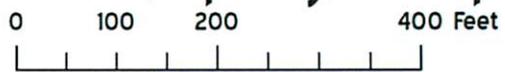
2<sup>nd</sup> Reading \_\_\_\_\_

3<sup>rd</sup> Reading \_\_\_\_\_



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

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



**LAND DESCRIPTION** Right of - of Vacation

ALL OF SPRING STREET AND POPULAR STREET LOCATED BETWEEN THE SOUTHERLY LINE OF 5TH STREET AND THE NORTHERLY LINE OF 4TH STREET AND ALL OF 4TH STREET FROM THE WESTERN LINE OF SPRING STREET TO THE WESTERN LINE OF TO A, CHICAGO & EASTERN RAILROAD RIGHT OF WAY, IN THE ORIGINAL TO CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. PARCEL "C" CONTAINS 1.68 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

