



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
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## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** September 11, 2012  
**Re:** Right-of-Way Vacation Plat for a Portion of Alley #1 Located off of Mulberry Ave.

**INTRODUCTION:** A vacation plat for a portion (2,992 square feet) of Alley #1 has been filed.

**BACKGROUND:** On August 17, 2012 HNI Corporation filed vacation plat for a portion of Alley #1 off of Mulberry in Block 16. HNI owns all the adjoining property to this portion of Alley #1, including a portion of Alley #1 previously vacated and sold to HNI. There is an ingress-egress easement that extends from this portion of Alley #1 to residence that fronts Mississippi Drive. The current utility and adjoin property access easements will remain in place, adjacent home owners will be ensured continued access to their properties. HNI intends to construct and then maintain the vacated alley as access to a parking lot.

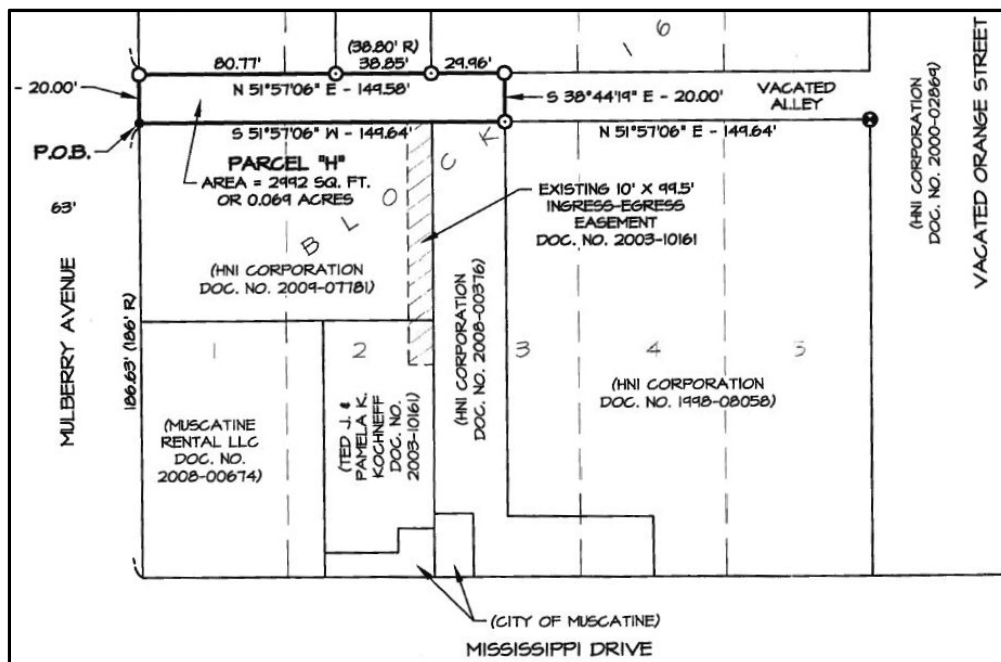
#### RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed alley vacation as there is no current or anticipated public use for this right-of-way.

#### BACKUP INFORMATION:

##### 1. Submittal Letter

##### 2. Plat



Proposed Right-of-Way Vacation

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



8/17/12

Mr. Steve Boka  
Director of Community Development  
City Hall  
215 Sycamore Street  
Muscatine, IA 52761

Dear Steve:

HNI Corporation is requesting to have alley #1 from Mulberry Avenue east to existing HNI property vacated. The current utility and adjoining property access easements will remain in place. HNI will work with the adjacent home owners to ensure continued access to their property. HNI Corporation will then construct and maintain this area as access to a member parking lot.

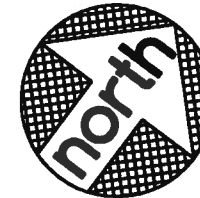
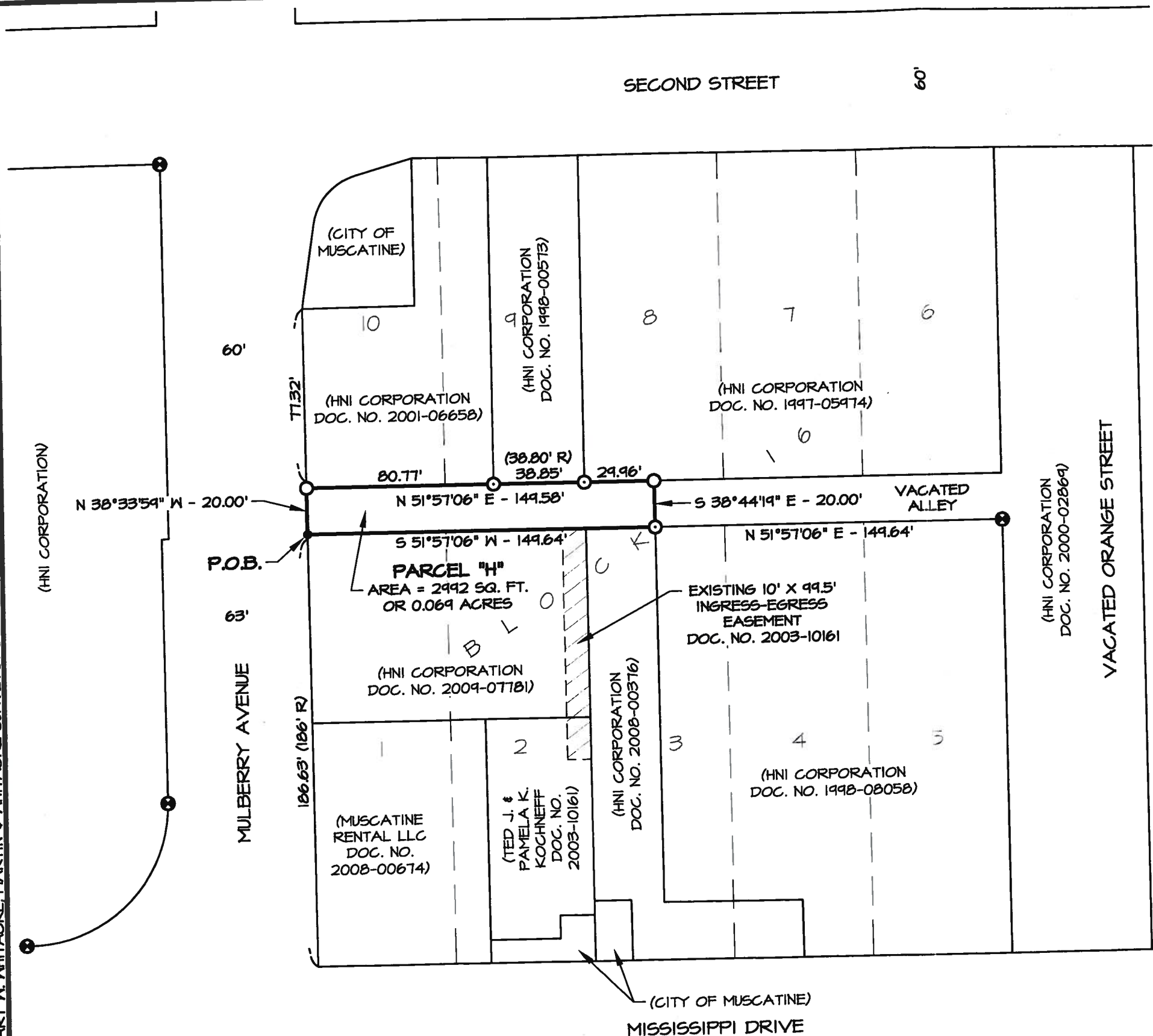
Please place this item on the agenda for Planning & Zoning and/or council as necessary.

Cordially,

Glenn Stelzner  
Corporate Facilities Manager

Enclosure - Plat (8 copies)

Cc: Stan Askren  
Gary Carlson



# BASIS OF BEARINGS

## IOWA STATE PLANE COORDINATE SYSTEM

### SOUTH ZONE

### LEGEND

- SET 1/2" X 36" REBAR WYELLOW CAP #10316
  - FOUND 1/2" REBAR WYELLOW CAP #10316
  - ⊗ FOUND "X" IN CONCRETE
  - FOUND NAIL
- (NAME) PROPERTY OWNER
- (R) R DENOTES RECORD DATA IF OTHER  
THAN ACTUAL FIELD MEASUREMENT

PROPRIETOR: CITY OF MUSCATINE, IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

laws of the State of Iowa.  
Gary W. Whitacre  
 Gary W. Whitacre  
 Date AUGUST 17, 2012 Reg. No. 10316  
 My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1



**Martin & Whitacre  
Surveyors & Engineers, Inc.**

**P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA**

**HNI CORPORATION** VACATION PLAT  
PART OF ALLEY ONE IN BLOCK 16 IN THE CITY OF MUSCATINE, IO

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO
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