



City Hall, 215 Sycamore St.  
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**COMMUNITY DEVELOPMENT**

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

**MEMORANDUM**

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** September 20, 2012  
**Re:** Request to set a Public Hearing – 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 by HNI Corporation.

**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 two residences that fronts Mississippi Drive. The current utility easements and access easements for the home along Mississippi Drive easements will remain in place. HNI intends to construct and then maintain the vacated alley as an access route to a parking lot. The Planning and Zoning Commission reviewed and voted to recommend approval this request to vacate a portion of Alley #1, during their September 11, 2012 meeting.

**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 vacation of a portion of Alley #1 be approved.

**BACKUP INFORMATION:**

1. Resolution
2. Public Hearing Notice
3. Plat of Survey

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

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

**AN ORDINANCE VACATING CERTAIN RIGHT-OF-WAY  
IN THE CITY OF MUSCATINE, IOWA.**

**WHEREAS,** the Planning and Zoning Commission of the City of Muscatine has recommended the vacation of public right-of-way 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, 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:

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.

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 4th day of October, 2012.**

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

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

ATTEST:

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

1<sup>st</sup> Reading \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_  
3<sup>rd</sup> Reading \_\_\_\_\_  
Publication \_\_\_\_\_