



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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COMMUNITY DEVELOPMENT

MEMORANDUM

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

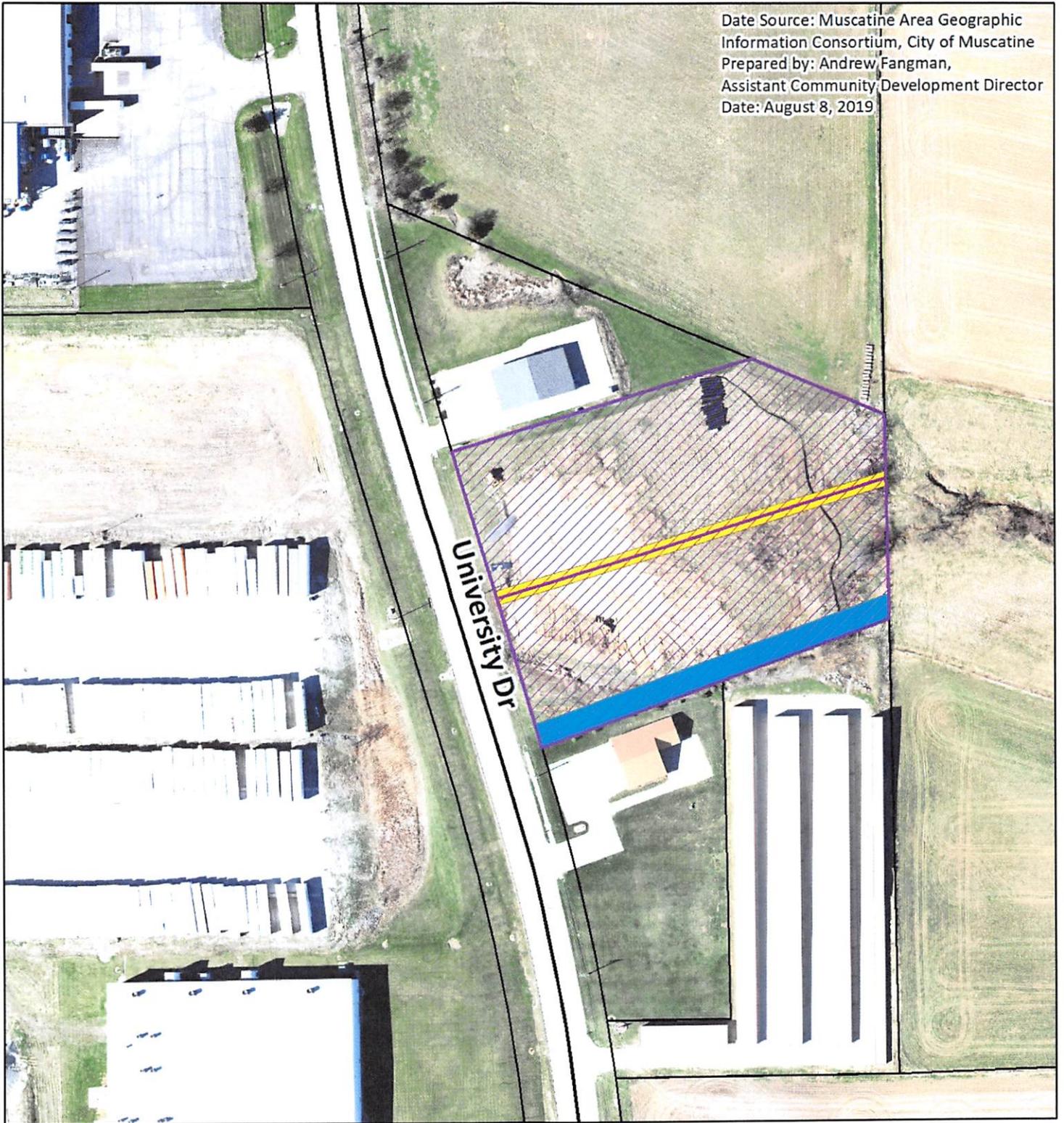
**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, Assistant Community Development Director  
**Date:** August 13, 2019  
**Re:** Utility Easement Vacation – (PZVE-10) Lots 4C and 4B of Sunrise Subdivision (East of University Drive)

**INTRODUCTION:** A request to vacate certain utility easements has been submitted by University Storage LLC.

**BACKGROUND:** University Storage has submitted a utility easement vacation plat, that would if approved by City Council, would vacate a 15' wide utility easement that is comprised of two adjoining 7.5' utility easement on Lots 4C and 4B of Sunrise Subdivision, as illustrated in the attached map. The intent is to vacate unused and unneeded utility easements and allow for development across the boundary between Lot 4C and Lot B. The applicant is also proposing to dedicate a 25' wide easement, along the south edge of Lot 4C, to accommodate the construction of a storm sewer line and any other potential future utility extensions.

**RECOMMENDATION/RATIONALE:** Prior to City Council action of the request, a public hearing is required. It is recommended that the attached resolution setting a public hearing, for 7:00 p.m. on Thursday, September 19, 2019, regarding the proposed vacation of certain utility easements.

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman,  
Assistant Community Development Director  
Date: August 8, 2019



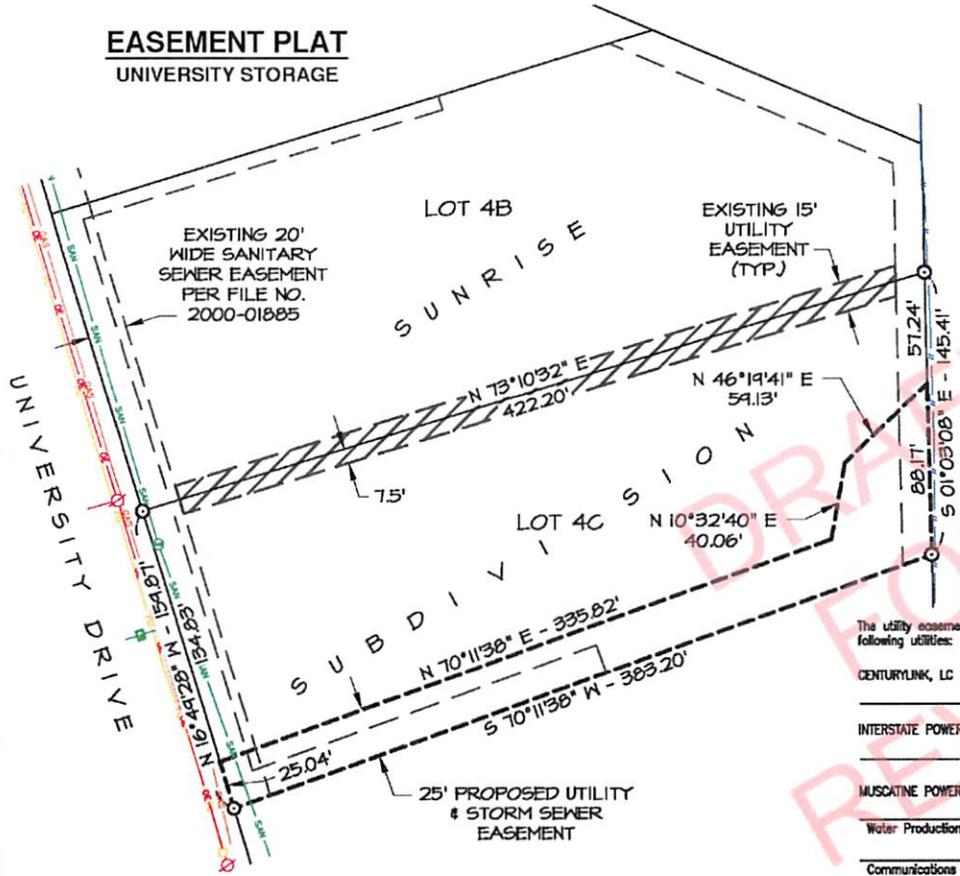
### PZVE-10 Proposed Vacation of Certain Utility Easements at Lots 4C & 4B of Sunrise Subdivision

- Proposed New Utility & Stormwater Easement
- Utility Easements Proposed for Vacation
- Lots 4C & 4B
- Parcel Lines

0 25 50 100 150 200



**EASEMENT PLAT**  
UNIVERSITY STORAGE



**BASIS OF BEARINGS**  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE

**LAND DESCRIPTION -**

A PERMANENT EASEMENT BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.  
THE SOUTHERLY 25 FEET OF LOT 4C IN SUNRISE SUBDIVISION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date
EASTERN IOWA LIGHT & POWER COOPERATIVE	Title	Date

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 Professional Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre  
Date \_\_\_\_\_ Reg. No. 10316  
My license renewal date is December 31, 2019  
Pages or sheets covered by this seal: 1



**SURVEY COMPANY / RETURN TO:**  
**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**  
P.O. BOX 413 MUSCATINE, IOWA 52761  
INFO@MARTIN-WHITACRE.COM (563)263-7691  
SURVEYOR: GARY W. WHITACRE  
PROPRIETOR(S): UNIVERSITY STORAGE LLC

## **PUBLIC NOTICE**

**REQUEST THE REQUEST TO VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 4C AND LOT B OF SUNRISE SUBDIVISION (EAST SIDE OF UNIVERSITY DRIVE)**

**Public Notice is hereby given that the City Council for the City of Muscatine, Iowa, will conduct a Public Hearing to review a request for the vacation of certain utility easements at Lot 4B and Lot 4C of Sunrise Subdivision in the City of Muscatine, Iowa described as:**

**Two adjoining 7.5' public utility easements 7.5' that were established along the south line of Lot 4B and the north line of Lot 4C, of Riverbend Sunrise Subdivision in the City of Muscatine, Iowa.**

**This Public Hearing will be conducted on Thursday, September 19, 2019, at 7:00 p.m. in the City Council Chambers at City Hall, 215 Sycamore Street.**

**All interested persons are invited to attend and comment on the project at that time.**

**Gregg Mandsager, City Clerk**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING THE TIME AND PLACE TO  
CONDUCT A PUBLIC HEARING ON A REQUEST THE REQUEST TO  
VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 4C AND LOT B OF  
SUNRISE SUBDIVISION (EAST SIDE OF UNIVERSITY DRIVE)**

**WHEREAS**, a request has been received for the vacation of certain utility easements at Lot 4B and Lot 4C of Sunrise Subdivision described as:

Two adjoining 7.5' public utility easements 7.5' that were established along the south line of Lot 4B and the north line of Lot 4C, of Riverbend Sunrise Subdivision in the City of Muscatine, Iowa; and

**WHEREAS** The intent is to vacate unused and unneeded utility easements and allow for development across the boundary between Lot 4C and Lot 4B; and

**WHEREAS**, a public hearing must be conducted by the City Council of Muscatine on the vacation of this utility easement.

**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, September 5, 2019, 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 5th day of September, 2019.**

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

\_\_\_\_\_  
**Diana L. Broderson, Mayor**

**Attest:**

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