



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:** 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

**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, October 4, 2012, 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 20th day of September, 2012.**

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

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

ATTEST:

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

**PUBLIC NOTICE**

**NOTICE OF TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER  
THE VACATION OF AN ALLEY RIGHT-OF-WAY REMNANT WITHIN THE  
CITY OF MUSCATINE, IOWA**

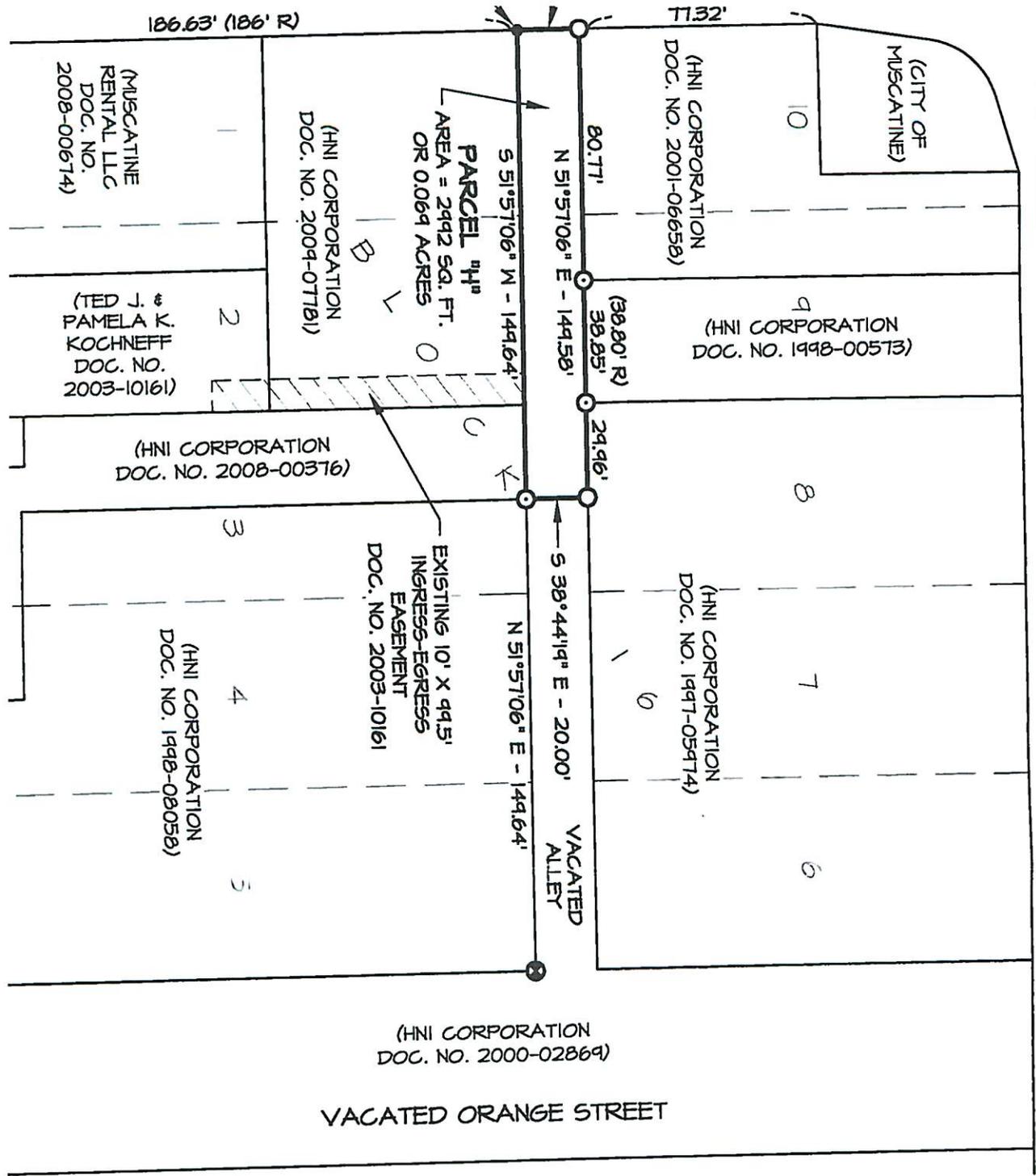
**Public Notice is hereby given that the City Council for the City of Muscatine, Iowa, will conduct a Public Hearing on the vacation of certain alley right-of-way within in the City. The alley right-of-way being considered for vacation is described as:**

**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.**

**This Public Hearing will be conducted on Thursday, October 4, 2012, 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.**

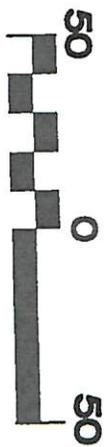
**Gregg Mandsager, City Clerk**



SECOND STREET

8

(HNI CORPORATION  
DOC. NO. 2000-02864)  
VACATED ORANGE STREET



BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE  
SOUTH ZONE

LEGEND

- SET 1/2" X 36" REBAR W/
- ⊙ FOUND 1/2" REBAR WYELL
- ⊗ FOUND "X" IN CONCRETE
- FOUND NAIL
- (NAME) PROPERTY OWNER
- (R) R DENOTES RECORD DATA  
THAN ACTUAL FIELD MEASUREMENT

PROPRIETOR: CITY OF MUSCATINE

I hereby certify that this plan was prepared and the related information by me or under my direct supervision that I am a duly licensed professional engineer of the State of Iowa.

Gary W. Whitacre  
Date AUGUST 17 2012  
My license renewal date is