



# City of Muscatine



## AGENDA ITEM SUMMARY

DATE: 8-19-21

City Council

### STAFF

---

Andrew Fangman, Assistant Community Development Director

### SUBJECT

---

A Resolution to Approve the Combined Preliminary/Final Plat- for Hetzler Corner 17 Subdivision

### EXECUTIVE SUMMARY

---

Dennis Hetzler has filed a combined preliminary/final plat for Hetzler Corner 17, a 75.33-acre two lot subdivision on Highway 38. Due its location being within two miles of the city limits of the City of Muscatine, the Muscatine City Council must approve the subdivision.

### STAFF RECOMMENDATION

---

Staff recommends approval of the attached resolution.

### BACKGROUND/DISCUSSION

---

Dennis Hetzler has filed a combined preliminary/final plat for Hetzler Corner 17 a 75.33-acre two lot subdivision on Highway 38. The subject area is zoned A-1 Agricultural. The purpose of the subdivision is to allow for 60.23 to be split off and sold. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

On August 10, 2021, the Planning and Zoning Commission voted unanimously to recommend approval of this vacation request.

### CITY FINANCIAL IMPACT

---

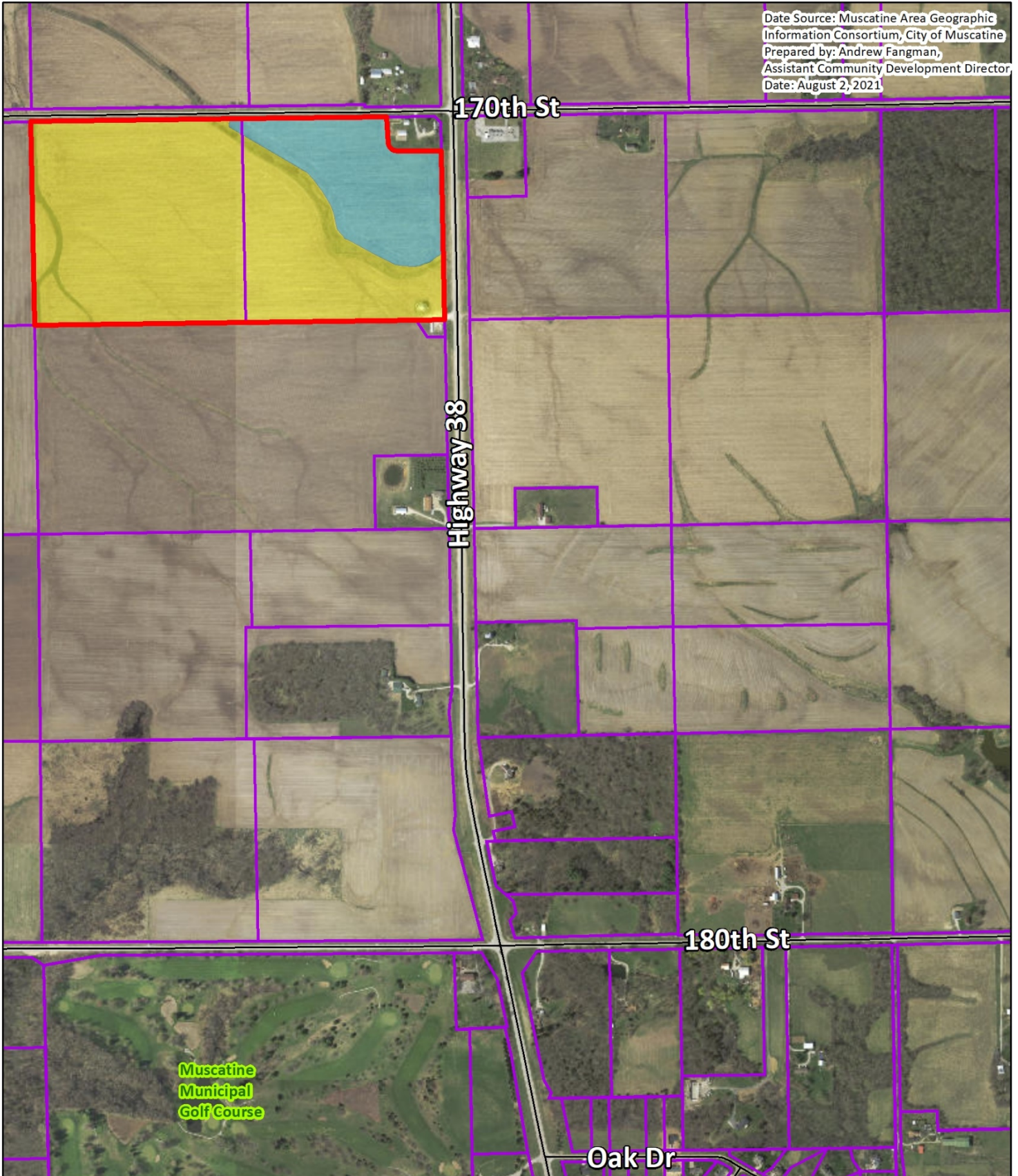
None.

### ATTACHMENTS

---

1. Map
2. Plat
3. Resolution

Date Source: Muscatine Area Geographic  
Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman,  
Assistant Community Development Director,  
Date: August 2, 2021



Legend





## **EXHIBIT A**

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

### **RESOLUTION NO. 2021-0300**

#### **A RESOLUTION APPROVING THE FINAL PLAT OF HETZLER CORNER 17 SUBDIVISION**

**WHEREAS**, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within two miles of the Corporate Limits of the City of Muscatine, County of Muscatine, State of Iowa, which plat lays out and subdivides a tract of real estate into **2** lots; to wit:

LAND DESCRIPTION - A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 11; THENCE SOUTH 89°12'05" EAST 2230.57 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 AND THE CENTERLINE OF 170TH STREET; THENCE SOUTH 02°12'15" EAST 196.12 FEET TO THE BEGINNING OF AN 87.34 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE 119.13 FOOT CHORD BEARS SOUTH 45°12'25" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 131.10 FEET; THENCE SOUTH 88°12'37" EAST 280.96 FEET TO THE WEST RIGHT OF WAY OF IOWA HIGHWAY 38; THENCE SOUTH 00°18'57" WEST 1042.09 FEET ALONG SAID WEST RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 89°15'35" WEST 2605.99 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 00°21'21" EAST 1328.21 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 77.02 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

**WHEREAS**, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds that the plat fully complies with the Statutes of the State of Iowa and the Ordinances of the City of Muscatine, Iowa, relative to plats, additions, and subdivisions within two miles of the Corporate Limits of the City of Muscatine, Iowa, and said plat is conducive to an orderly development of the City of Muscatine, Iowa, and not in conflict with the rights-of-way of any extension of any streets or alleys now established; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds the final plat **Hetzler Corner 17 Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **Hetzler Corner 17 Subdivision** is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

**PASSED, APPROVED, AND ADOPTED 19<sup>th</sup> Day of August, 2021.**

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

Attest:

\_\_\_\_\_  
Diana L. Broderon, Mayor

\_\_\_\_\_  
Carol Webb, City Clerk