

**COUNCIL ACTION FORM**

**SUBJECT: VACATION OF RIGHT-OF-WAY ADJACENT TO 635 AGG AVENUE AND CONVEYANCE TO THE OWNERS**

**BACKGROUND:**

City of Ames staff was approached by Steven and Sarah Walter, owners of 635 Agg Avenue, regarding the vacation and conveyance of 100' X 7' of public right-of-way (ROW) adjacent to their property. See Attachment A for a map of the location. A letter sent by Mr. Walter (Attachment B) states their reason for this request, which is to construct a new garage addition. The valuation according to the City's standard formula (Attachment C) is \$3,165.75, which is based on adjacent land values minus 10% for quit claim deed and 15% for maintaining an easement. The other adjacent property owners at 2114 Country Club Blvd, Melissa and Patrick Rowan, have indicated in a signed letter (Attachment D) that they do not wish to purchase any portion of this ROW area, if vacated.

Utility companies have been contacted with City of Ames Electric and Century Link responding that they have existing infrastructure in this ROW area. Therefore, as a condition of vacation and conveyance, a public utility easement will be established over the entire vacated area as indicated on the vacation and easement plats (Attachment E).

**ALTERNATIVES:**

1. a. Set the date of public hearing as June 11, 2019 for the 1<sup>st</sup> reading to approve the vacation of the 100' X 7' public ROW adjacent to 635 Agg Avenue.  
  
b. Set the date of public hearing as July 9, 2019 to approve the conveyance of the vacated public ROW to the owners of 635 Agg Avenue (Steven and Sarah Walter) for \$3,165.75 as determined by the City's standard formula.
2. Reconsider vacation of the 100' X 7' ROW adjacent to 635 Agg Avenue.

**MANAGER'S RECOMMENDED ACTION:**

This ROW area is not wide enough to serve as a vehicular alley or be developed individually. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

**The new public utility easement will be received from the owner prior to the June 11, 2019 public hearing.**

Attachment A



Location of Proposed Vacation of Public ROW:  
(100' x 7' ROW area adjacent to 635 Agg Ave)



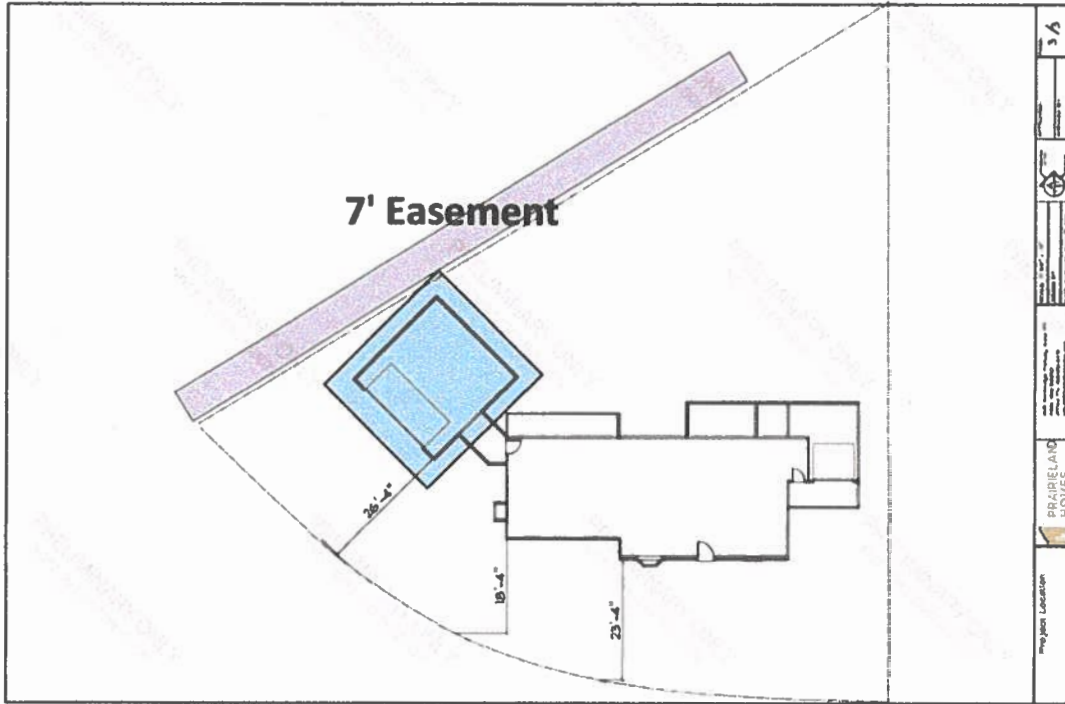
1 inch = 100 feet  
Date: 4/30/2019

# Attachment B

## Land Purchase Proposal - 635 Agg Ave. Ames, IA 50014

Currently we are looking to add on to our house by adding a two-car attached garage. This will help increase the functionality of our house while also increasing the value, and in turn increasing the value of the neighborhood.

Below is a proposed rendering of what we are looking to add, highlighted in blue. This was prepared for us by Joe Strotman with Prairieland Homes. This is not a final design, just preliminary plans.

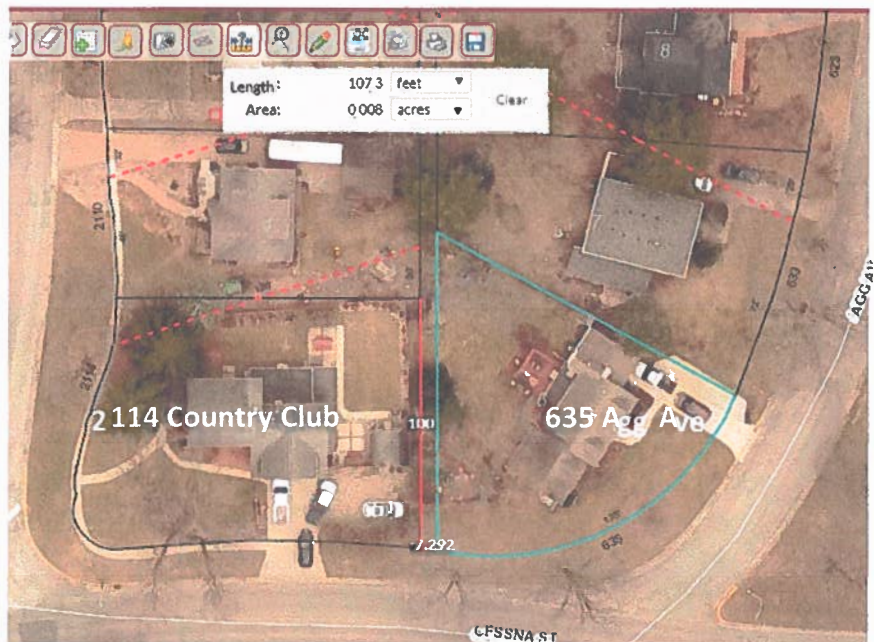


To maximize the functionality of this new addition, we are looking to maximize the size of garage we can build.

We are seeking to purchase an easement currently owned by the city that is between the properties of 635 Agg and 2114 Country Club. The dimensions of this easement are 100' long by 7' wide. This area is highlighted in purple above.

Below is the view from Beacon Assessment website showing the area we would like to purchase.

The total length of our West property line is 130', but the last 30' are currently being utilized by the neighbors to the Northwest of us.



Additional rendering from Prairieland Homes



← Addition



# ATTACHMENT C

## PROPOSED SALE OF CITY LAND

7' x 100' public ROW area adjacent to 635 Agg Ave

Address	Assessed SF	Assessed 2019 Land Value	\$/SF
633 Agg Ave	9,465	\$56,700	\$5.99
635 Agg Ave	10,250	\$64,900	\$6.33
2110 Country Club Blvd	8,219	\$55,600	\$6.76
2114 Country Club Blvd	11,350	\$57,000	\$5.02

<b>Average SF Cost</b>	<b>\$6.03</b>
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ROW Adjacent to:	Sale Area (SF)	Value of Sale Area	Value (Less 10% for Deed & 15% for Easement)
635 Agg Ave	700	\$4,221	\$3,165.75

Attachment D

I Pat Rowan and Melissa Rowan understand that my neighbors Steven Walter and Sarah Walter are looking to purchase the 7' x 100' easement between the properties of 2114 Country Club and 635 Agg Ave. I do not have interest in purchasing this property.



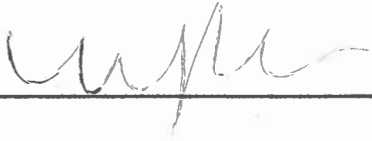
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Signed



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Dated



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Signed



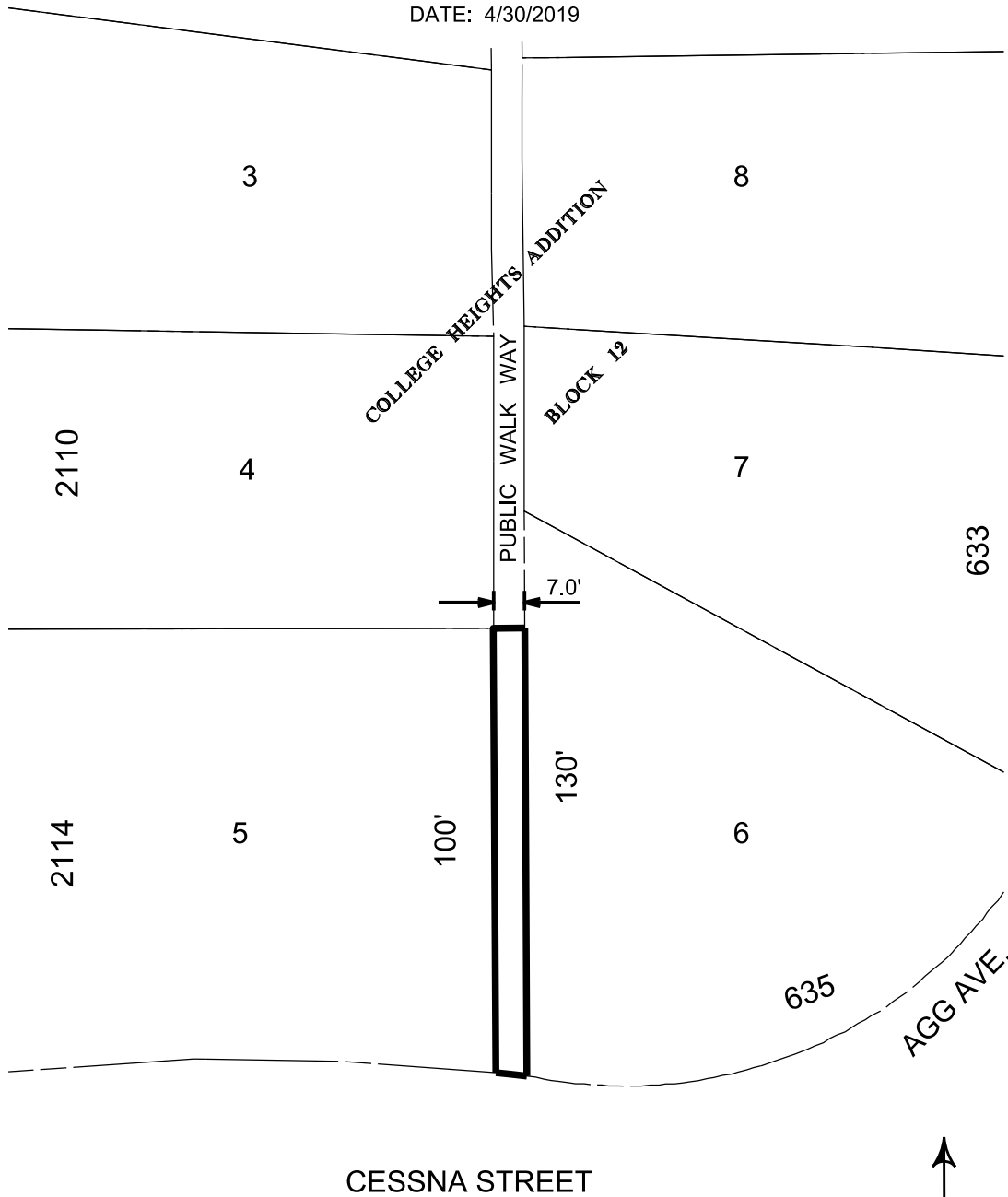
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Dated

# EXHIBIT 'A'

## VACATION PLAT CITY OF AMES, IOWA ENGINEERING DIVISION

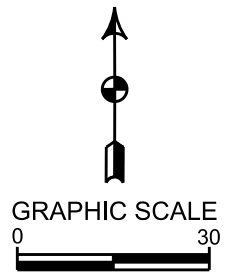
DATE: 4/30/2019



LEGAL DESCRIPTION

THE PUBLIC WALK WAY ADJOINING LOT FIVE, BLOCK 12, COLLEGE HEIGHTS  
ADDITION TO AMES, IOWA.

R.Myron Daringer.2019.635 Agg Ave.

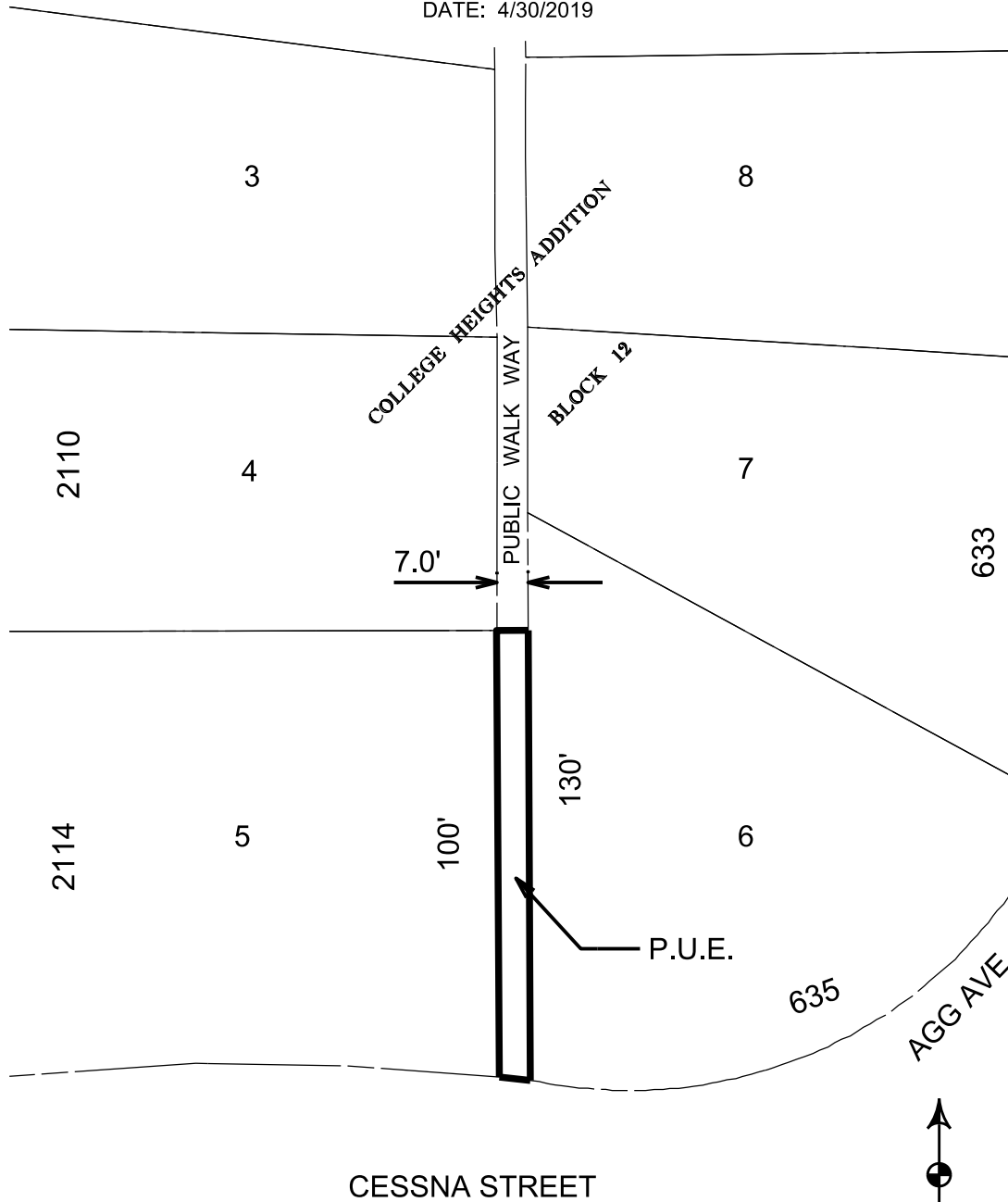


DATE	04/30/19
SCALE	1" = 30'
DRAWN	MD
FIELD BOOK	1
SHEET 1 OF 1	

# EXHIBIT 'B'

## EASEMENT PLAT CITY OF AMES, IOWA ENGINEERING DIVISION

DATE: 4/30/2019



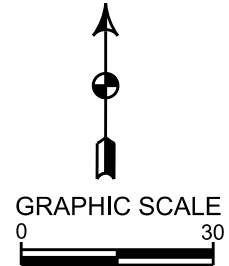
P.U.E. = PUBLIC UTILITY EASEMENT

**NOTE:** THE CITY OF AMES, IOWA HAS THE PERPETUAL RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR AND USE UTILITY SERVICES AND APPARATUS UPON, UNDERGROUND, OVER AND ACROSS THE EASEMENT LANDS SHOWN ON THIS PLAT.

### LEGAL DESCRIPTION

THE VACATED PUBLIC WALK WAY ADJOINING LOT FIVE, BLOCK 12, COLLEGE HEIGHTS ADDITION TO AMES, IOWA.

R.Myron Daringer.2019.635 Agg Ave.



DATE	04/30/19
SCALE	1" = 30'
DRAWN	MD
FIELD BOOK	1
SHEET 2 OF 2	