



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

PLANNING AND ZONING COMMISSION MEETING
Tuesday, September 25, 2018 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the July 24, 2018 Planning & Zoning Commission meeting. /Move to action.
 - b. Approve minutes from the August 14, 2018 Special Planning & Zoning Commission meeting. /Move to action.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Discuss and consider a request for rezoning a portion of The Meadows, Part 4 from R-1 to R-2 (Lots 22-39). Legal Description: THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 32 OF THE MEADOWS SUBDIVISION PART II, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE N18°59'30"W, 119.27 FEET; THENCE N86°38'50"E, 14.10 FEET; THENCE N3°21'11"W, 138.68 FEET; THENCE N3°10'34"W, 60.00; THENCE S86°46'30"W, 19.31 FEET; THENCE N3°20'32"W, 135.00 FEET TO THE NORTH LINE OF SAID PARCEL G; THENCE ALONG SAID NORTH LINE S86°46'30"W, 758.80 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE S01°19'13"E, 165.54 FEET; THENCE N86°40'45"E, 347.57 FEET; THENCE S03°21'10"E, 57.06 FEET; THENCE 120.05 FEET ALONG A 182.99 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S22°08'48"E, 117.91 FEET); THENCE S40°55'59"E, 635.23 FEET; THENCE N49°03'28"W, 215.06 FEET TO THE WEST LINE OF SAID MEADOWS SUBDIVISION PART II, THENCE ALONG SAID WEST LINE OF SAID PLAT N32°16'00"W, 292.73 FEET TO THE POINT OF BEGINNING.
 - b. Set a date for a Public Hearing on the request for rezoning a portion of The Meadows, Part 4, Lots 22-39, described above./Move to action.

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Gary Slach, Emilie Walsh, Tom Dean, Vacant • **Zoning Administrator:** Terry Goerd • **Deputy City Clerk:** Leslie Brick

Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

- c. Discuss and consider a request for rezoning from IWB, LLC for a tract of land named Loethen Ridge Estates, formerly known as Pedersen Valley from R-1 to R-2, twenty seven (27) lots. Legal description: PARCEL "A" BEING DESCRIBED AS: BEING THAT PART OF LOT B IN THE SOUTHWEST QUARTER $\frac{1}{4}$ (SW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST LYING NORTH OF PEDERSEN VALLEY PART 4 AND SOUTH OF CEDARS EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PEDERSEN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE N00° 51' 11"E, 331.84 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES , AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N86° 39' 40"E, 1083.46 FEET; THENCE S01° 19' 16"E, 319.75 FEET TO THE NORTHEAST CORNER OF SAID PEDERSEN VALLEY PART 4, THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 180.00 FEET; THENCE ALONG SAID NORTH LINE S01° 19' 16"E, 50.00 FEET; THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 915.38 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 8.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- d. Set a date for a Public Hearing on the request for rezoning Loethen Ridge Estates from R-1 to R-2. /Move to action.
- e. Discuss and consider a request for rezoning a portion of Cedar's Edge Golf Course from A-1 to R-1 & R-2. Legal description R-1: BEING PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M, CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW $\frac{1}{4}$) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 644.68 FEET; THENCE N88°57'43"E, 158.00 FEET; THENCE S01°02'17"E, 445.44 FEET; THENCE N88°57'43"E, 24.74 FEET; THENCE N43°02'35"E, 277.14 FEET; THENCE N88°57'43"E, 141.44 FEET; THENCE S55°39'59"E, 149.13 FEET; THENCE S20°07'32"E, 153.79 FEET; THENCE S69°52'29"W, 348.32 FEET; THENCE S03°13'20"E, 79.95 FEET; THENCE S86°43'55"W, 193.71 FEET; THENCE S03°09'26"E, 40.96 FEET; THENCE S86°42'09"W, 439.64 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 5.76 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AND



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

Legal description R-2: BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M, CITY OF WEST BRANCH, CEDAR COUNTY IOWA DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 644.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°02'17"W, 495.00 FEET; THENCE N88°57'43"W, 343.00 FEET; THENCE S01°02'17"E, 495.00 FEET; THENCE S88°57'43"W, 343.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 3.90 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- f. Set a date for a Public Hearing on the request for rezoning a portion of Cedar's Edge Golf Course from A-1 to R-1 and R-2. /Move to action.
 - g. Discuss and create area regulation for Chapter 165.34, I-2 and CI-2.
 - h. Discussion on Outlot B, Lynch Heights.
 - i. Comprehensive Plan Update
5. City Staff Reports
 6. Comments from Chair and Commission Members
 7. The next regularly-scheduled Planning and Zoning Commission Meeting – November 27, 2018 at 7:00 p.m.
 8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Gary Slach, Emilie Walsh, Tom Dean, Vacant • **Zoning Administrator:** Terry Goerd • **Deputy City Clerk:** Leslie Brick

Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting

July 24, 2018

West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the regular meeting of the Planning & Zoning Commission at 7:00 p.m. welcoming the audience and following city staff; City Administrator Redmond Jones, Zoning Administrator Terry Goerdts and Public Works Director Matt Goodale. Commission Members Gary Slach, Ryan Bowers and Emilie Walsh were present. Tom Dean and Sally Peck was absent.

Approve Agenda/Consent Agenda/Move to action.

Approve the May 29, 2018 minutes./ Move to action.

Motion by Walsh, second by Bowers to approve the minutes. Absent: Dean and Peck. Motion carried on a voice vote.

Public Hearing/Non-Consent Agenda

Approve Amended Urban Renewal Plan. /Move to action.

Jones informed the commission of the proposed changes to the West Branch Urban Renewal Plan and outlined the following project areas highlighted in green on the map provided in the commission's meeting packet. Jones continued that in order to request TIF dollars for city projects, they must first be listed in the City's Urban Renewal Plan. Jones reported six additional areas to be added to the plan.

Jones said the first area of need is the College Street Bridge project. The project includes improvements to North Second Street and College Street, both east and west of the bridge. While the City did receive a \$1 million dollar grant to replace the dilapidated bridge, additional improvements are needed in the project (non-participating) area.

Continuing, Jones added:

- the Downtown East Redevelopment project (former Croell Redi-Mix site)
- (East side) streets (4th, 5th, 6th, Green, E. College and E. Orange) stating that those streets and infrastructure have been neglected for many years and are due improvements.
- (West side) Greenview subdivision, aging infrastructure and street improvement needs. Cedar-Johnson Road full reconstruction
- Future sub-divisions – Cedar's Edge Golf Course and The Meadows, Part 4 infrastructure potential needs.
- Additional land needed for proposed wastewater treatment facility that may be required by the DNR.

Fuller recapped the urban renewal process and requested that full legal descriptions in the form of an amendment to be forwarded to the commission upon receipt from the City Attorney of the proposed changes.

Motion by Bowers, second by Walsh to approve the amended Urban Renewal Plan with the contingency of receiving the full legal description of the amendment and updated map. AYES: Bowers, Walsh, Slach, Fuller. NAYS: None. Absent: Peck. Motion carried.

Review & approve Cedar's Edge / Little Lights on the Lane Site Plan. /Move to action.

Brian Boelk, Axiom Consultants, presented the site plan noting that this plan was for the club house and event center only. Boelk explained the following points; parking (new and overflow), street width and access, infrastructure needs, proposed new storm water detention basin and the re-aligning of two golf course holes to accommodate the golf course improvements. Boelk explained that the housing pictured on the site plan is currently still in the draft stages.

Fuller asked Boelk if any significant changes had been made to this site plan from the one submitted previously. Boelk responded that no significant changes were noted, just clean-up and items tweaked.

Walsh questioned the gray shaded areas connected to the building itself noting that it was very close to the property line. Boelk responded that those items represented paved patios and decks.

Bowers questioned if the new detention basin/pond would be constructed with this project and Boelk confirmed that it would be and that the existing pond would be filled in.

Goerdt questioned the street access and if it would be suitable for emergency vehicles as well as which portion would be public and which would be private. Boelk responded that the street would be constructed to city specs to allow for emergency vehicles, but additional discussions would be needed on the required easements.

Motion by Bowers, second by Walsh to approve Cedar's Edge / Little Lights Site Plan on the contingency of the developer meeting all of the City Engineers comments. AYES: Bowers, Walsh, Slach, Fuller. NAYS: None. Absent: Peck. Motion carried.

Discussion – Review draft site plan for The Meadows Part 4.

Chris Kofoed, KLM Investments presented the proposed site plan for Part 4 of The Meadows. Kofoed said Part 4 consists of sixty (60) residential lots, eighteen (18) R-2, and forty-two (42) R-1. Kofoed said this is their largest phase yet, and commented that The Meadows, Part 2 has already sold fifteen (15) of the twenty two (22) lots in less than one year.

Fuller asked Jones to explain the city's trail plan with regard to this project and Jones said the City would be taking over Outlot A and B (pictured on the site plan) and use them to create a trail to connect with the National Park trail. Jones also said that an existing sewer line would be abandoned as it is in disrepair and causing infiltration issues. Jones said the City is working with KLM to develop a partnership for replacing the sewer line in connection with their project. He also said this property is proposed to be added to the urban renewal plan in hopes of using TIF to possibly make Outlot A a wet basin to make it more attractive to the area.

KLM requested a special meeting for presenting the preliminary plat.

Discussion – Chapter 165.34 (I-2) and 165.37 (CI-2), revisions to area regulations

This item was tabled to a future meeting.

Discussion - Comprehensive Plan, Chapter 10, Environmental Stewardship (renamed)

Fuller presented the revised chapter and asked the commission for their comments. Fuller said he would like this chapter to be approved at the next Planning & Zoning Commission meeting.

STAFF REPORTS:

Goerdt stated that the city has issued over twenty (20) single family dwelling permits so far in 2018.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

Boelk requested a special meeting for August 14, 2018. Staff will check the room availability and schedule accordingly.

Fuller distributed information on Cedar County Great Places.

Adjourn

Motion by Walsh, second by Bowers to adjourn the Planning & Zoning Commission meeting at 8:22 p.m. Motion approved on a voice vote.

Submitted by:
Leslie Brick
Deputy City Clerk

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting
August 14, 2018
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the special meeting of the Planning & Zoning Commission at 7:00 p.m. welcoming the audience and following; Zoning Administrator Terry Goerd, Mayor Roger Laughlin. Commission Members Gary Slach, Ryan Bowers and Tom Dean were present. Emilie Walsh and Sally Peck were absent.

Approve Agenda/Consent Agenda/Move to action.

Approve the August 14, 2018 agenda.

Motion by Bowers, second by Slach to approve the agenda. Absent: Walsh and Peck. Motion carried on a voice vote.

Public Hearing/Non-Consent Agenda

Approve The Meadow, Part 4 Preliminary Plat. /Move to action.

Brian Boelk, Axiom Consultants presented an updated preliminary plat to the commission and reviewed the changes based on City Engineer Schechinger's comments. Boelk reviewed the street grades and widths, mailbox locations, mid-block crossings, easements, and sanitary sewer improvements. Boelk also noted that the preliminary plat had been divided into two parts, Part 4A and Part 4B to allow the developer to phase it based off of financial and housing demands.

Boelk confirmed that Outlot A (from Part 3A) would be constructed concurrently with Part 4 to address the storm water effects from this development.

Fuller questioned raising lots 16 and 17 that are in the flood plain. Boelk confirmed that would be addressed. Fuller also asked for clarification for the drainage plans for Outlot B. Boelk responded that the area would have storm water BMP's and determined during the construction process.

Trails were also discussed and the commission determined that they felt the trail would be best suited for the location behind the proposed properties in Outlot B rather than using the sidewalk on Dawson Drive. Larson commented that if that was what the commission wanted, they would abide. Laughlin commented that the trail system is currently being developed with regard to connectivity to other locations in the city. It was determined that a graded trail would be provided in Outlot B and the city would be responsible for the surface and maintenance of the trail once complete.

Boelk also addressed the engineer's comments on the trail connecting with the high school and said that since the school's original plan for moving their entrance has stalled, Boelk could not confirm this item without further discussions with all parties.

Fuller also noted that a change in rezoning would be needed for the proposed R-2 lots. Boelk replied that he has initiated that process with Deputy Clerk Brick.

Motion by Dean, second by Bowers to approve The Meadows, Part 4 Preliminary Plat. AYES: Dean, Bowers, Slach, Fuller. NAYS: None. Absent: Walsh and Peck. Motion carried.

Approve Comprehensive Plan, Chapter 10, Environmental Stewardship (renamed). /Move to action.

Motion by Bowers, second by Slach to approve revisions to Chapter 10. Absent: Walsh and Peck. Motion carried on a voice vote.

STAFF REPORTS:

Goerdt stated that he is being kept busy with inspections on all of the new construction.

Laughlin advised the commission that IWB, Hilltop Condominium developers has yet to secure the required storm water easement needed to complete their project. Goerdt stated that three duplex condos have been completed and that no future building permits would be issued until the easement issue had been resolved.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

Slach commented that he prefers the original proposed Greenview connection rather than Laughlin's proposal to connect further to the west. Slach also asked for a reminder to be communicated to Public Works to install the no parking signs on the south side of West Orange Street.

Dean questioned the interest in the future lots of The Meadows, Part 4. Chris Kofoed, partner of KLM Investments, responded that the groups recent phase (Part 2) has already sold 15 of the 21 available lots which has occurred in less than one year. Kofoed commented that there has been a lot of interest from builders outside of the community.

Next regular meeting of the Planning & Zoning Commission will be Tuesday, September 25, 2018.

Adjourn

Motion by Dean, second by Slach to adjourn the Planning & Zoning Commission meeting at 7:48 p.m.

Motion carried on a voice vote.

Submitted by:

Leslie Brick

Deputy City Clerk



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

REZONING APPLICATION

Applicant Information:

Name: Chris Kofoed (KLM Investments LLC)

Address: PO Box 698 West Branch IA 52358
Street or PO Box # City State Zip Code

Phone: 319-936-2052 Email: ckofoedcpa@Lcom.net

Additional Contact:

Name: Brad Larson (KLM Investments LLC)

Phone: 319-321-3673 Email: westbranchford@msn.com

Property Owner (if other than applicant):

Name: _____

Address: _____
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

Property Information:

Address (if no address, list name of closest streets): _____

Assessor's Parcel # (Attach Legal Description): 0490-13-06-305-001-0 and 0490-13-06-351-001-0

Current Zoning: R-1

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____


Signature of Applicant

9/14/2018
Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PFD" files of all materials emailed to leslie@westbranchiowa.org.
- Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.
- Other information deemed necessary by the City Staff for the review of the proposed project
- Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.

Statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Zero lot line parcels and structures are in demand right now throughout the City of West Branch, and in particular within the newly developed Meadows subdivision. This proposed change in zoning from R-1 to R-2 is in line and adjacent to the previously approved and rezoned parcels in Part 2.

For Staff Use:

- _____ Date application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date of City Council meeting to set date for Public Hearing
- _____ Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least four days and not more than 20 days prior to the Public Hearing
- _____ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning
- _____ Date of Public Hearing and vote by City Council
- _____ Date of any written protests to re-zoning request
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date

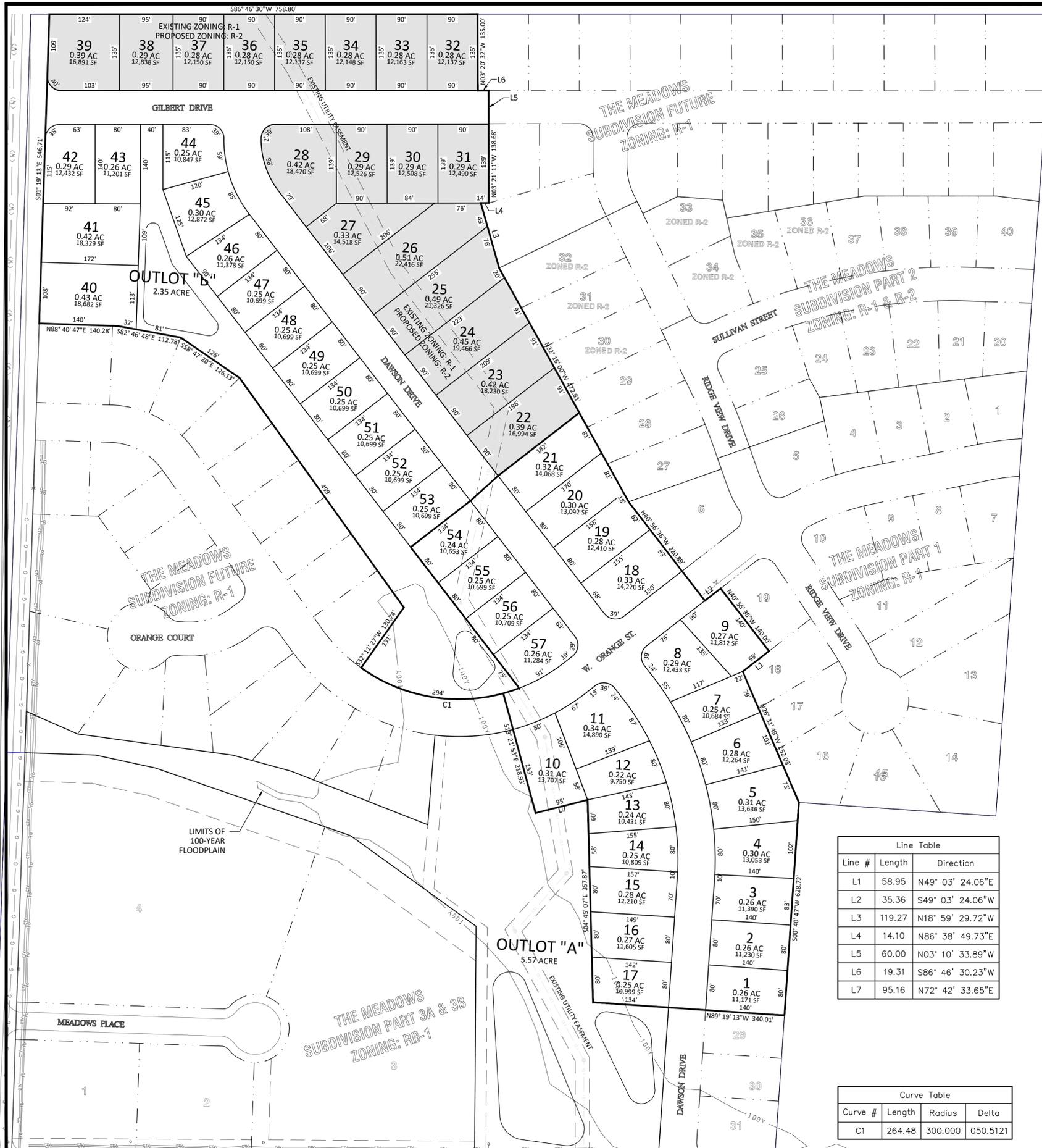
**The Meadows, Part 4
Rezoning (R-1 to R-2)
Property Owner List (w/in 200')**

West Branch - Cedar County

PARCEL ID NO.	DEED NAME	DEED ADDRESS	DEED STATE	DEED STATE	DEED ZIP
0500-13-06-302-003-0	BULLERS PAMELA D	3 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-301-004-0	BEAMES DONALD &	42 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-304-002-0	MCTAGGART WILLIAM B & MARIA V	38 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-005-0	JOENS JAMES A & DEBORAH ANN	5 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-301-006-0	CHACON CYNTHIA L	40 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-301-003-0	CORY MARTIN G	707 CEDAR JOHNSON RD	WEST BRANCH	IA	52358
0500-13-06-304-001-0	BRIDGES DAVID F & JULIE A	39 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-006-0	TVEDTE JAMES A & KOUT TERESA ANN	6 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-004-0	HARTSHORN THOMAS D & JENNIFER E	4 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-301-005-0	JOHNSTON DRU J & SCHUBERT S	41 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-389-013-0	MEADOWS DEVELOPMENT INC			IA	52358
0500-13-06-389-015-0	MUNDELL ANDREW R & JENNIFER L	408 RIDGE VIEW DR	WEST BRANCH	IA	52358
0500-13-06-389-014-0	NEW GENERATION DEVELOPMENT LLC	404 & 406 RIDGE VIEW	WEST BRANCH	IA	52358
0500-13-06-389-012-0	DARBY JACOB & JESSICA LU	308 RIDGE VIEW DR	WEST BRANCH	IA	52358

West Branch - Johnson County

PARCEL ID NO.	DEED NAME	DEED ADDRESS	DEED STATE	DEED STATE	DEED ZIP
		NUMBER	STREET		
901401001	LEHMAN FAMILY LAND LLC	3539	JOHNSON CEDAR RD NE	WEST BRANCH	IA 52358



Line #	Length	Direction
L1	58.95	N49° 03' 24.06"E
L2	35.36	S49° 03' 24.06"W
L3	119.27	N18° 59' 29.72"W
L4	14.10	N86° 38' 49.73"E
L5	60.00	N03° 10' 33.89"W
L6	19.31	S86° 46' 30.23"W
L7	95.16	N72° 42' 33.65"E

Curve #	Length	Radius	Delta
C1	264.48	300.000	050.5121

REZONING EXHIBIT

THE MEADOWS SUBDIVISION PART 4

WEST BRANCH, CEDAR COUNTY, IOWA

APPLICANT INFORMATION

OWNER:
KLM INVESTMENTS, LLC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

DEVELOPER:
MEADOWS DEVELOPMENT, INC.
920 EASTVIEW PLACE NE
IOWA CITY, IA 52240

PLAT PREPARED BY:
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240

LEGAL DESCRIPTION

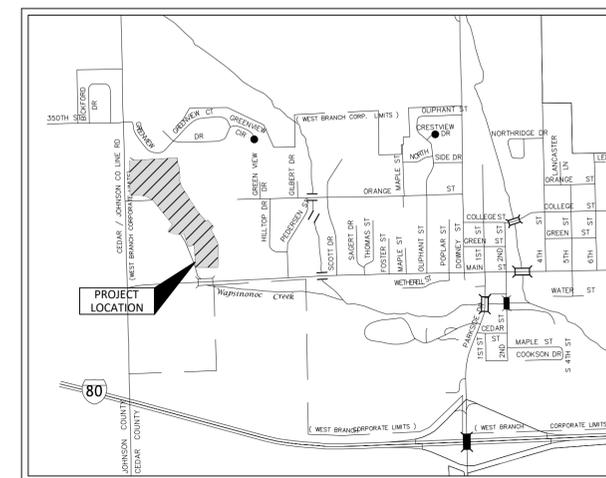
THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 32 OF THE MEADOWS SUBDIVISION PART II, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE N18°59'30"W, 119.27 FEET; THENCE N86°38'50"E, 14.10 FEET; THENCE N3°21'11"W, 138.68 FEET; THENCE N3°10'34"W, 60.00; THENCE S86°46'30"W, 19.31 FEET; THENCE N3°20'32"W, 135.00 FEET TO THE NORTH LINE OF SAID PARCEL G; THENCE ALONG SAID NORTH LINE S86°46'30"W, 758.80 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE S01°19'13"E, 165.54 FEET; THENCE N86°40'45"E, 347.57 FEET; THENCE S03°21'10"E, 57.06 FEET; THENCE 120.05 FEET ALONG A 182.99 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S22°08'48"E, 117.91 FEET); THENCE S40°55'59"E, 635.23 FEET; THENCE N49°03'28"W, 215.06 FEET TO THE WEST LINE OF SAID MEADOWS SUBDIVISION PART II, THENCE ALONG SAID WEST LINE OF SAID PLAT N32°16'00"W, 292.73 FEET TO THE POINT OF BEGINNING.

SITE INFORMATION

DEVELOPMENT CHARACTERISTICS
CURRENT ZONING IS R-1 RESIDENTIAL
PROPOSED ZONING:
LOTS 1 - 21 & LOTS 40 - 57 TO REMAIN R-1 ZONING
LOTS 22 - 39 TO BE REZONED TO R-2 ZONING

R-1 RESIDENTIAL - SINGLE FAMILY LOTS 1-21 & LOTS 40-57
R-1 RESIDENTIAL REQUIREMENTS
MINIMUM LOT AREA 7,700 SF
MINIMUM SETBACK FRONTAGE 25 FEET
FRONT YARD SETBACK 25 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET

R-2 RESIDENTIAL - TWO FAMILY LOTS 22-39
R-2 RESIDENTIAL REQUIREMENTS
MINIMUM LOT AREA 8,400 SF
MINIMUM SETBACK FRONTAGE 25 FEET
FRONT YARD SETBACK 25 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET



CITY OF WEST BRANCH, IOWA



REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR: **REZONING**
DATE ISSUED: **SEPTEMBER 2018**

PROJECT NAME: **THE MEADOWS SUBDIVISION PART 4**
CLIENT NAME: **KLM INVESTMENTS, INC**

SHEET NAME: **REZONING EXHIBIT**
PROJECT NUMBER: **18-0024**
PROJECT MANAGER: **BOELK**
SHEET NUMBER: **1**



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

REZONING APPLICATION

Applicant Information:

Name: Matt Adam (IWB, LLC)

Address: 2916 Hwy 1 North Iowa City IA 52240
Street or PO Box # City State Zip Code

Phone: 319-354-1760 Email: madam@simmonsperrine.com

Additional Contact:

Name: Mike Welch (Axiom Consultants, LLC)

Phone: 319-519-6224 Email: mwelch@axiom-con.com

Property Owner (if other than applicant):

Name: _____

Address: _____
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

Property Information:

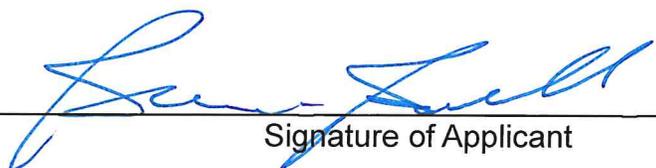
Address (if no address, list name of closest streets): _____

Assessor's Parcel # (Attach Legal Description): 0500-13-06-376-006-0

Current Zoning: R-1

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____


Signature of Applicant

9/14/2018
Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PFD" files of all materials emailed to leslie@westbranchiowa.org.
- Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.
- Other information deemed necessary by the City Staff for the review of the proposed project
- Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.
- Statement of the reasons why the applicant feels the present zoning classification is no longer valid.
We would like to build single family homes on lots narrower than 70' in width in order to provide a product that will meet the market demand currently in West Branch.

For Staff Use:

- _____ Date application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date of City Council meeting to set date for Public Hearing
- _____ Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least four days and not more than 20 days prior to the Public Hearing
- _____ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning
- _____ Date of Public Hearing and vote by City Council
- _____ Date of any written protests to re-zoning request
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date

**IWB Development
Rezoning (R-1 to R-2)
Property Owner List (w/in 200')**

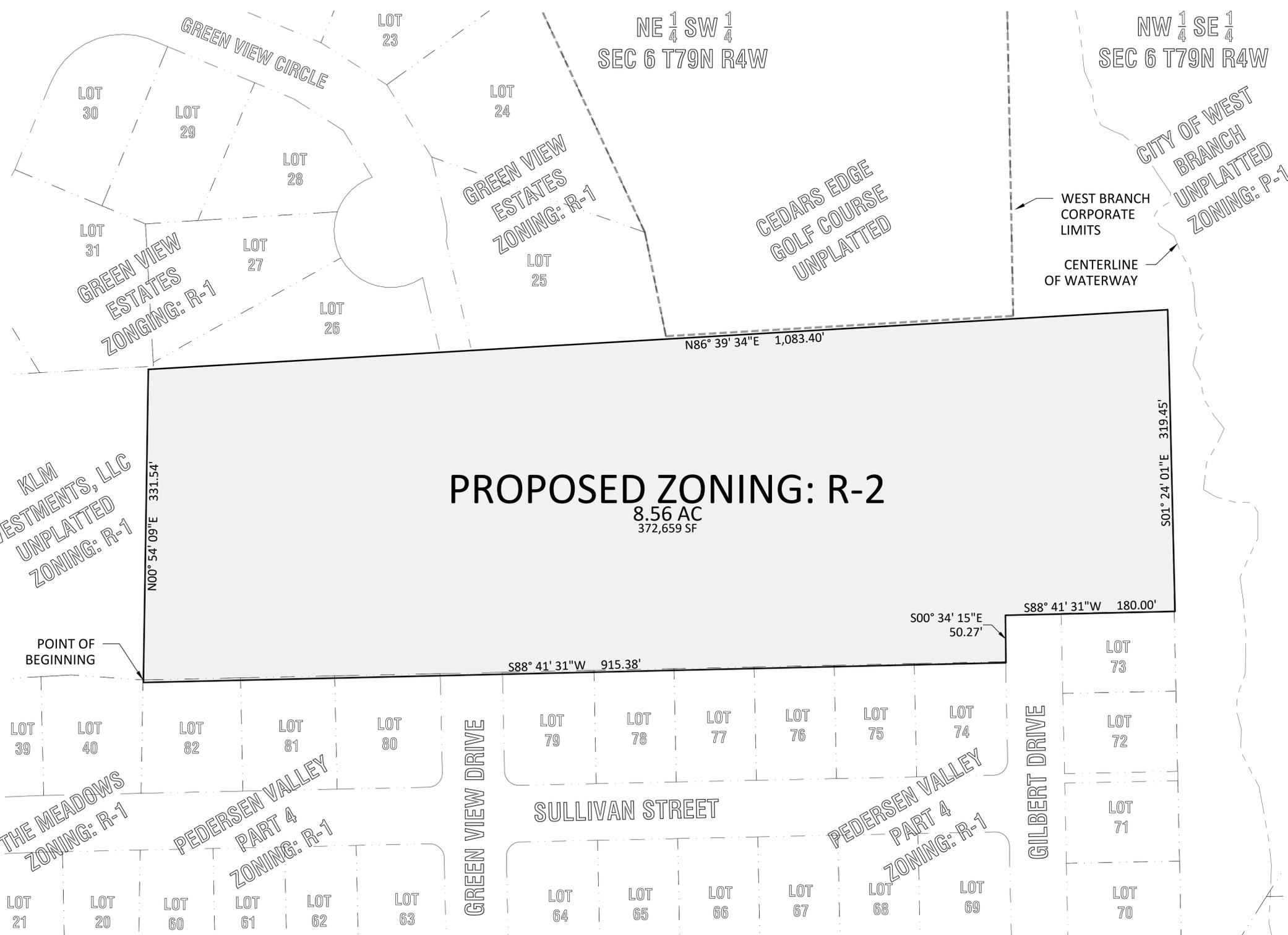
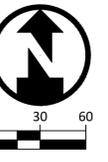
West Branch - Cedar County

PARCEL ID NO.	DEED NAME	DEED ADDRESS	DEED CITY	DEED STATE	DEED ZIP
0500-13-06-327-004-0	SALEMINK WILLARD L & KATHLEEN A	30 GREENVIEW DR	WEST BRANCH	IA	52358--000
0500-13-06-383-008-0	LYNCH RYAN P & LINDSEY N	610 SULLIVAN ST	WEST BRANCH	IA	00000-0000
0500-13-06-389-005-0	MEADOWS DEVELOPMENT INC			IA	00000-0000
0500-13-06-402-002-0	ESSINGTON CRAIG S & JENNIFER L	307 GILBERT DR	WEST BRANCH	IA	52358-0000
0310-13-06-328-003-0	CEDARS EDGE PROPERTIES LLC		WEST BRANCH	IA	00000-0000
0500-13-06-330-004-0	KOENIG BRAD & NICOLLE	605 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-389-023-0	MEADOWS DEVELOPMENT INC			IA	00000-0000
0500-13-06-330-003-0	ESBECK ALECIA ANN	607 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-383-010-0	TATGE ERIK M	606 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-402-003-0	HIERSEMAN JOHN	401 GILBERT DR	WEST BRANCH	IA	52358-0000
0500-13-06-387-003-0	MAXSON BENJAMIN F & JENNA M	702 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-329-002-0	GOETSCH JANUARY L	703 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-327-008-0	LENOCH RAELENE R & STEPHEN C	26 GREENVIEW CIR	WEST BRANCH	IA	52358--000
0500-13-06-389-004-0	MEADOWS DEVELOPMENT INC			IA	00000-0000
0500-13-06-329-001-0	PIERCE BRIAN ALAN & SHAWN ELIZABETH	705 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-383-009-0	BROWN ROBERT L II & PATRICIA R	608 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-401-001-0	CITY OF WEST BRANCH	301 SCOTT DR	WEST BRANCH	IA	00000-0000
0500-13-06-383-011-0	ADAMS MARK E	604 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-389-003-0	MEADOWS DEVELOPMENT INC			IA	00000-0000
0500-13-06-329-003-0	THEIN TODD M & TERRA M	701 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-383-012-0	PIRKEL EDWARD F	602 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-376-006-0	LAWRENCE J THOMAS & SANDRA A		WEST BRANCH	IA	00000-0000
0490-13-06-376-001-0	KLM INVESTMENTS LLC			IA	00000-0000
0500-13-06-387-002-0	RUSHTON ROBERT A & EMILY	704 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-328-004-0	LAUGHLIN ROGER R & CONNIE L	25 GREENVIEW CIR	WEST BRANCH	IA	52358--000
0500-13-06-389-021-0	NEW GENERATION DEVELOPMENT LLC	711 SULLIVAN ST	WEST BRANCH	IA	00000-0000
0500-13-06-330-005-0	HODGIN LEE H & MOLLY E	603 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-327-007-0	SCHUMP MICHAEL D	27 GREENVIEW DR	WEST BRANCH	IA	52358-0000
0500-13-06-330-001-0	MALLOY MARK CHARLES & AMANDA MARIE	611 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-383-013-0	LEGACY HOMES INC	600 SULLIVAN ST	WEST BRANCH	IA	00000-0000
0500-13-06-402-004-0	SCHUTTE CHAD W & TRACY L	403 GILBERT DR	WEST BRANCH	IA	52358-0000
0500-13-06-327-005-0	KROGMEIER ROBERT STEVEN &	29 GREENVIEW CIR	WEST BRANCH	IA	52358-0000
0500-13-06-387-001-0	BERRY STEVEN M & RHONDA L	706 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-389-022-0	MEADOWS DEVELOPMENT INC			IA	00000-0000
0500-13-06-330-002-0	BROADVIEW ACRES INC	609 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-327-003-0	KRUG KATHY J	31 GREENVIEW DR	WEST BRANCH	IA	52358--000
0500-13-06-387-004-0	MCLAIN JAMES B & GLORIA L	700 SULLIVAN ST	WEST BRANCH	IA	52358-0000
0500-13-06-328-002-0	SHULTZ JESSE G & JESSICA R	24 GREENVIEW CIR	WEST BRANCH	IA	52358--000
0500-13-06-327-002-0	MCCARTHY CHRISTINE L	32 GREENVIEW DR	WEST BRANCH	IA	52358--000
0500-13-06-327-006-0	WAITE MARC S & TABITHA L	28 GREENVIEW DR	WEST BRANCH	IA	52358--000
0500-13-06-330-006-0	HANSEN TRACY A	601 SULLIVAN STREET	WEST BRANCH	IA	00000-0000

REZONING EXHIBIT

PARCEL "A"

WEST BRANCH, IOWA



LEGAL DESCRIPTION

PARCEL "A" BEING DESCRIBED AS:
 BEING THAT PART OF LOT 8 IN THE SOUTHWEST QUARTER ¼ (SW ¼) OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST LYING NORTH OF PEDERSEN VALLEY PART 4 AND SOUTH OF CEDARS EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE ¼), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PEDERSEN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE N00° 51' 11"E, 331.84 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N86° 39' 40"E, 1083.46 FEET; THENCE S01° 19' 16"E, 319.75 FEET TO THE NORTHEAST CORNER OF SAID PEDERSEN VALLEY PART 4, THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 180.00 FEET; THENCE ALONG SAID NORTH LINE S01° 19' 16"E, 50.00 FEET; THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 915.38 FEET TO THE POINT OF BEGINNING.
 DESCRIBED PARCEL CONTAINS 8.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

APPLICANT INFORMATION

OWNER / APPLICANT:
 IWB, LLC
 MATTHEW ADAM
 2916 HWY 1 NORTH
 IOWA CITY, IOWA 52240

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 MICHAEL J. WELCH, PE
 60 E. COURT STREET
 UNIT 3
 IOWA CITY, IOWA 52240

REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR:	CITY REZONING
DATE ISSUED:	SEPTEMBER 14, 2018
CURRENT REV:	A

PROJECT NAME:	LOETHEN RIDGE ESTATES
CLIENT NAME:	IWB, LLC

REZONING EXHIBIT	PROJECT NO.:	18-0000
	SHEET NUMBER:	1 OF 1
	PROJECT MANAGER:	WELCH

SITE PLAN CONCEPT

LOETHEN RIDGE ESTATES

WEST BRANCH, IOWA

SITE INFORMATION

ZONING INFORMATION:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-2
AREA REGULATIONS FOR R-2 ZONING - SINGLE FAMILY	
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60 FEET
AREA REGULATIONS FOR R-2 ZONING - TWO-FAMILY	
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT FRONTAGE	70 FEET
SETBACKS AND YARDS FOR R-2 ZONING	
FRONT YARD	25 FEET
SIDE YARD	8 FEET
REAR YARD	25 FEET

LEGAL DESCRIPTION

PARCEL "A" BEING DESCRIBED AS:

BEING THAT PART OF LOT B IN THE SOUTHWEST QUARTER ¼ (SW ¼) OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST LYING NORTH OF PEDERSEN VALLEY PART 4 AND SOUTH OF CEDARS EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE ¼), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PEDERSEN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE N00° 51' 11"E, 331.84 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N86° 39' 40"E, 1083.46 FEET; THENCE S01° 19' 16"E, 319.75 FEET TO THE NORTHEAST CORNER OF SAID PEDERSEN VALLEY PART 4, THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 180.00 FEET; THENCE ALONG SAID NORTH LINE S01° 19' 16"E, 50.00 FEET; THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 915.38 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 8.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

APPLICANT INFORMATION

OWNER / APPLICANT:
 IWB, LLC
 MATTHEW ADAM
 2916 HWY 1 NORTH
 IOWA CITY, IOWA 52240

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 MICHAEL J. WELCH, PE
 60 E. COURT STREET
 UNIT 3
 IOWA CITY, IOWA 52240





0 50 100



AXIOM CONSULTANTS
 60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240

ENGINEER	DATE	DESCRIPTION OF CHANGES

ISSUED FOR: CITY REZONING

DATE ISSUED: SEPTEMBER 14, 2018

CURRENT REV: A

PROJECT NAME: LOETHEN RIDGE ESTATES

CLIENT NAME: IWB, LLC

SHEET NUMBER: 18-0061

PROJECT NUMBER: 18-0061

PROJECT MANAGER: WELCH

PAGE 1

REZONING APPLICATION

Applicant Information:

Name: Jerry Sexton (Sexton Construction)

Address: 19 Greenview Drive Iowa City IA 52240
Street or PO Box # City State Zip Code

Phone: 319-330-1079 Email: tjsexton1215@hotmail.com

Additional Contact:

Name: Brian Boelk (Axiom Consultants, LLC)

Phone: 319-519-6222 Email: bboelk@axiom-con.com

Property Owner (if other than applicant):

Name: _____

Address: _____
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

Property Information:

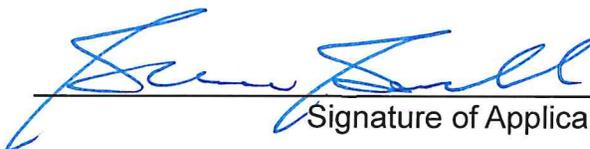
Address (if no address, list name of closest streets): _____

Assessor's Parcel # (Attach Legal Description): 0500-13-06-151-001-0

Current Zoning: A-1

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____


Signature of Applicant

9/14/2018
Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PFD" files of all materials emailed to leslie@westbranchiowa.org.
- Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.
- Other information deemed necessary by the City Staff for the review of the proposed project
- Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.
- Statement of the reasons why the applicant feels the present zoning classification is no longer valid.
To provide a residential component adjacent to and around the Cedar's Edge golf course. Rezoning from A-1 to R-1 and R-2 will provide single family options in a location next to a golf course and open space, while adjacent to existing residential development.

For Staff Use:

- _____ Date application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date of City Council meeting to set date for Public Hearing
- _____ Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least four days and not more than 20 days prior to the Public Hearing
- _____ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning
- _____ Date of Public Hearing and vote by City Council
- _____ Date of any written protests to re-zoning request
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date

**Cedar's Edge Residential
Rezoning (A-1 to R-1 and R-2)
Property Owner List (w/in 200')**

West Branch - Cedar County

PARCEL ID NO.	DEED NAME	DEED ADDRESS	DEED CITY	DEED STATE	DEED ZIP
0500-13-06-153-003-0	MESSENGER THOMAS E & ELAINE	15 GREENVIEW DR	WEST BRANCH	IA	52358
0310-13-06-151-002-0	BOGEY CREEK INC	19 GREENVIEW LN	WEST BRANCH	IA	52358
0500-13-06-153-002-0	LAKE KITTY	14 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-153-001-0	SALEMINK SCOTT ALAN & JOANNE DOROTHY	13 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-012-0	HEILMANN KRISTOPHER & SUSAN	12 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-011-0	HOFFMAN BRUCE B & DARLENE M	11 GREENVIEW CT	WEST BRANCH	IA	52358
0500-13-06-302-010-0	BELL LARRY E & SANDRA S	10 GREENVIEW CT	WEST BRANCH	IA	52358
0500-13-06-302-009-0	FOX MARY T	9 GREENVIEW CT	WEST BRANCH	IA	52358
0500-13-06-302-008-0	TYLEE JAROD & MONICA	8 GREENVIEW CT	WEST BRANCH	IA	52358
0500-13-06-302-007-0	BASS GILES W & PATRICIA G	7 GREENVIEW CT	WEST BRANCH	IA	52358
0500-13-06-302-002-0	MILLER THEODORE R JR	2 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-001-0	ZUNIGA CAROL S & TELLY	1 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-301-002-0	DYKSTRA DEREK C & PHILLIPS KELLIE L	43 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-301-001-0	O'NEIL PATRICK W & KATHARINE J	57 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-302-003-0	BULLERS JONATHAN C & PAMELA D	3 GREENVIEW DR	WEST BRANCH	IA	52358
0500-13-06-151-001-0	BOGEY CREEK INC	19 GREENVIEW LN	WEST BRANCH	IA	52358
0310-13-06-101-001-0	BROADVIEW ACRES INC	292 290TH ST	WEST BRANCH	IA	52358

West Branch - Johnson County

PARCEL ID NO.	DEED NAME	DEED ADDRESS	DEED CITY	DEED STATE	DEED ZIP
901101001	NORMAN O & PATRICIA I BICKFORD	5732 350TH ST NE	WEST BRANCH	IA	52358
901176002	NORMAN O & PATRICIA I BICKFORD	5732 350TH ST NE	WEST BRANCH	IA	52358
901180002	TROY L & AMY J BUDREAU	129 BICKFORD DR	WEST BRANCH	IA	52358
901180003	DAVID L & KAMI E POPPEN	125 BICKFORD DR	WEST BRANCH	IA	52358
901180004	JUDITH A HOFFMAN	121 BICKFORD DR	WEST BRANCH	IA	52358
901180005	PHILLIP JOHNSON	117 BICKFORD DR	WEST BRANCH	IA	52358
901180006	PAUL A & NANCY S BRUNS	113 BICKFORD DR	WEST BRANCH	IA	52358
901180007	RICKY J & JULIE Y SEXTON	109 BICKFORD DR	WEST BRANCH	IA	52358
901180008	RONALD L & LINDA K SCHIEFFER	PO BOX 771	WEST BRANCH	IA	52358
901180009	J BELKNAP	101 BICKFORD DR	WEST BRANCH	IA	52358
901181001	ROBERT J & KATHY K KNOOP	800 JOHNSON CEDAR RD NE	WEST BRANCH	IA	52358
901401001	GERALD T LEHMAN	2759 OLD HWY 34	WEST BRANCH	IA	52358

REZONING EXHIBIT

THE CEDARS EDGE SUBDIVISION

WEST BRANCH, CEDAR COUNTY, IOWA

APPLICANT INFORMATION

OWNER/DEVELOPER: SEXTON CONSTRUCTION 192 HILLTOP CIRCLE WEST BRANCH, IA 52358	ATTORNEY: DOUGLAS D. RUPPERT 122 S. LINN STREET IOWA CITY, IA 52240	PLAT PREPARED BY: AXIOM CONSULTANTS, LLC 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240
---	---	---

LEGAL DESCRIPTION - R1

BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 644.68 FEET; THENCE N88°57'43"E, 158.00 FEET; THENCE S01°02'17"E, 445.44 FEET; THENCE N88°57'43"E, 24.74 FEET; THENCE N43°02'35"E, 277.14 FEET; THENCE N88°57'43"E, 141.44 FEET; THENCE S55°39'59"E, 149.13 FEET; THENCE S20°07'32"E, 153.79 FEET; THENCE S69°52'29"W, 348.32 FEET; THENCE S03°13'20"E, 79.95 FEET; THENCE S86°43'55"W, 193.71 FEET; THENCE S03°09'26"E, 40.96 FEET; THENCE S86°42'09"W, 439.64 FEET TO THE POINT OF BEGINNING.
 DESCRIBED PARCEL CONTAINS 5.76 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

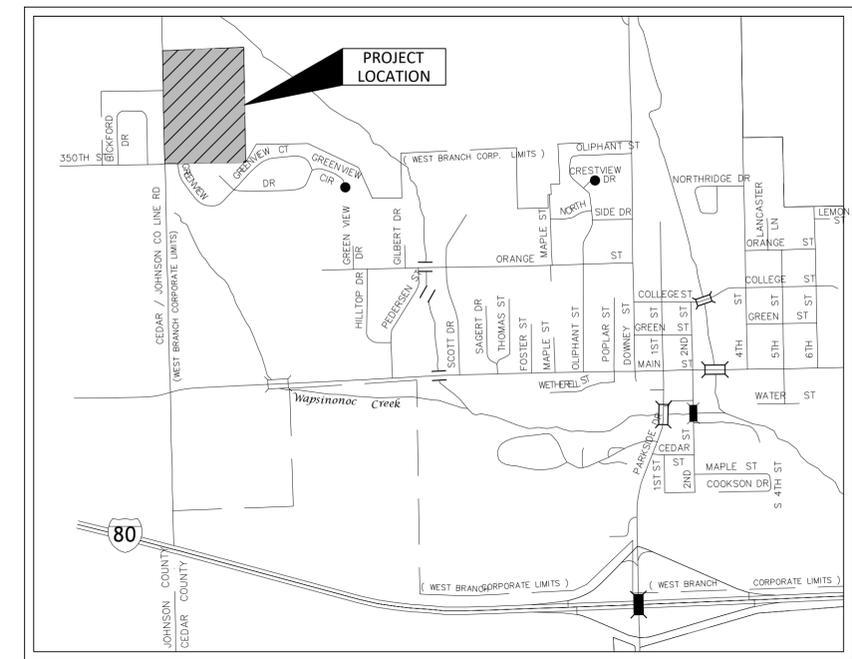
LEGAL DESCRIPTION - R2

BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M., CITY OF WEST BRANCH, CEDAR COUNTY IOWA DESCRIBED AS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 644.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°02'17"W, 495.00 FEET; THENCE N88°57'43"W, 343.00 FEET; THENCE S01°02'17"E, 495.00 FEET; THENCE S88°57'43"W, 343.00 FEET TO THE POINT OF BEGINNING.
 DESCRIBED PARCEL CONTAINS 3.90 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

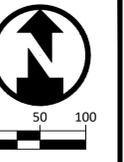
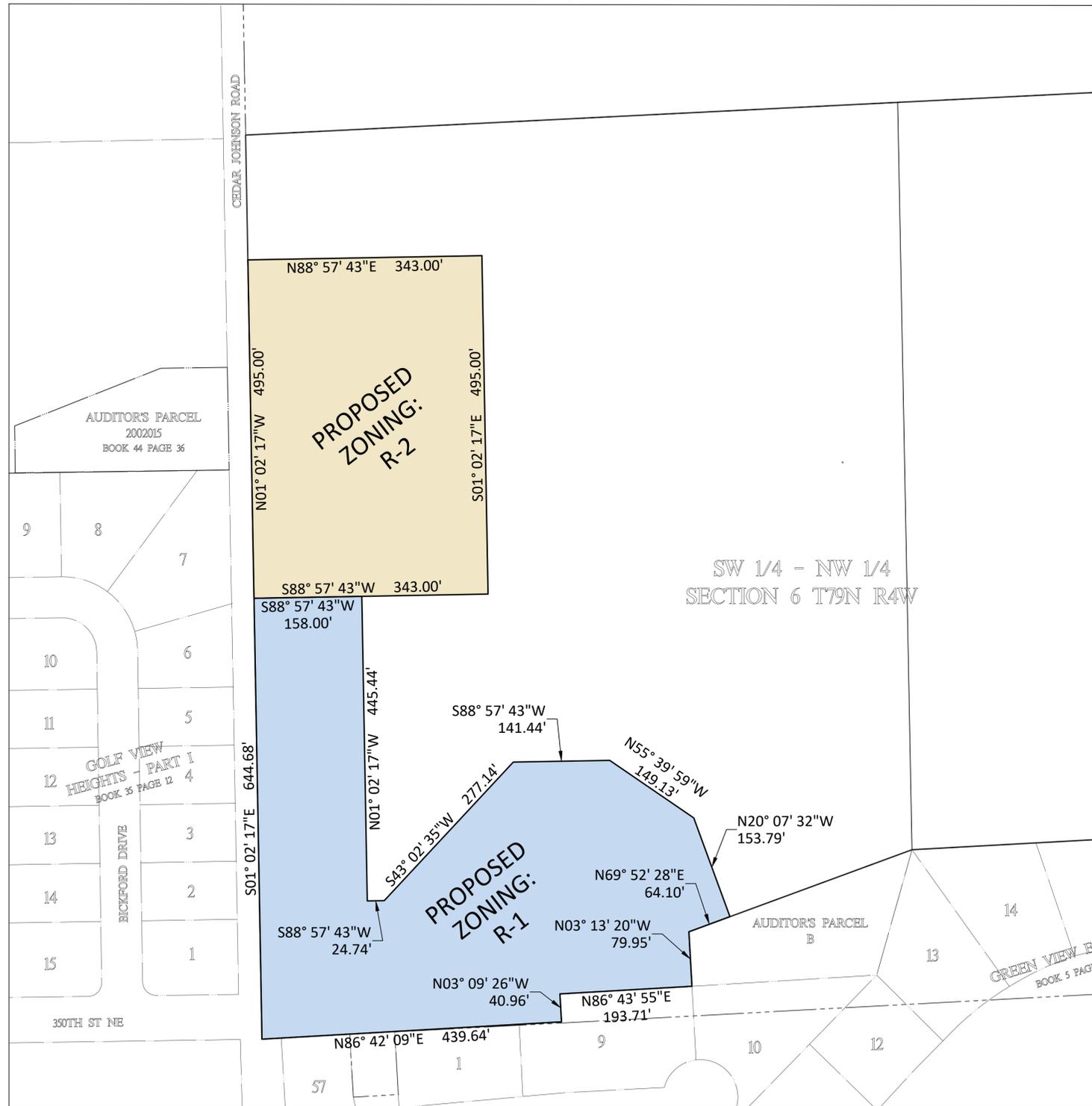
ZONING INFORMATION

CURRENT ZONING:
A AGRICULTURAL

PROPOSED ZONING:
R-1 ZONING & R-2 ZONING



CITY OF WEST BRANCH, IOWA



REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR:	CITY ZONING
PROJECT NAME:	CEDARS EDGE DEVELOPMENT
CLIENT NAME:	SEXTON CONSTRUCTION
DATE ISSUED:	9/14/2018

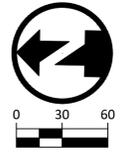
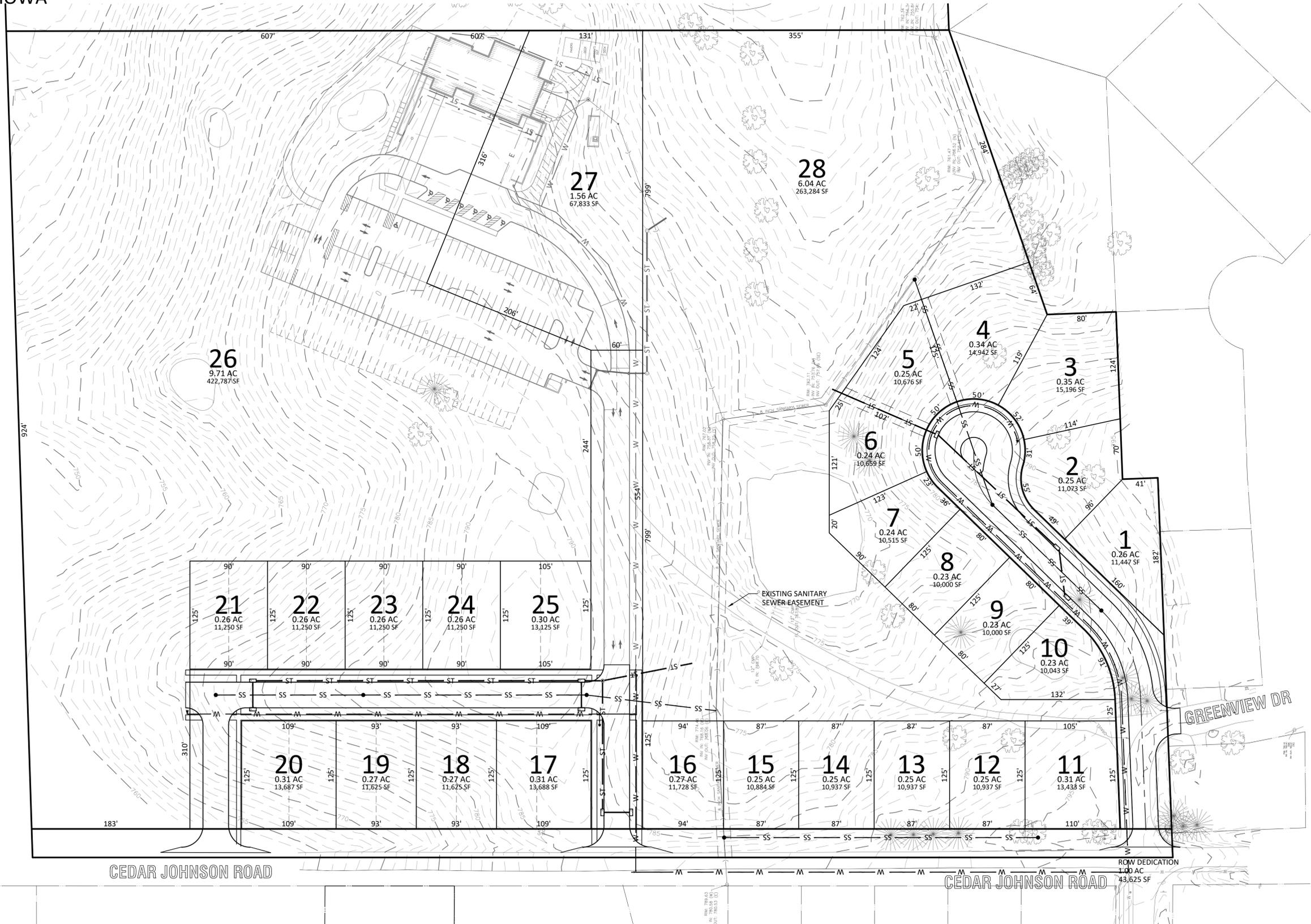
PROJECT NAME:	CEDARS EDGE DEVELOPMENT
CLIENT NAME:	SEXTON CONSTRUCTION

SHEET NAME:	REZONING
SHEET NUMBER:	PAGE 1
PROJECT NO.:	180013
PROJECT MANAGER:	DECKER

SITE PLAN CONCEPT

CEDARS EDGE

WEST BRANCH, IOWA



ENGINEER: _____

REV	DATE	DESCRIPTION OF CHANGES

ISSUED FOR: CITY REZONING	CURRENT REV: A
DATE ISSUED: SEPTEMBER 14, 2018	

PROJECT NAME: CEDARS EDGE DEVELOPMENT	CLIENT NAME: SEXTON CONSTRUCTION
---------------------------------------	----------------------------------

SHEET NUMBER: PAGE 1	PROJECT NO.: 18-0013	PROJECT MANAGER: DECKER
----------------------	----------------------	-------------------------

165.33 I-1 DISTRICT REQUIREMENTS.

1. Permitted Uses.
 - A. Advertising novelty manufacturers, assemblers or wholesalers.
 - B. Processing, assembly, handling or storage of plastic materials.
 - C. **Error! Reference source not found.** Assembly of small electrical instruments and devices, radios, phonographs and television sets, including the manufacture of small accessory parts, such as coils, condensers, transformers, crystal holders, and small products.
 - D. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries.
 - E. Laboratories, research, experimental and testing.
 - F. Building contractor facilities, yards and pre-assembly yards.
 - G. Communications stations, centers, and studios.
 - H. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials such as but not limited to bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, rubber, shell, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills) and yards.
 - I. Compounding of chemicals and allied products except fertilizer manufacturing.
 - J. Manufacture, processing and packaging of food and kindred products (except grain milling and processing, stockyards and slaughterhouses).
 - K. Wholesale trade and warehouse establishments for goods such as but not limited to automobile equipment, drugs, chemicals and allied products, dry goods and apparel, groceries and related products, electrical goods, hardware, plumbing, heating equipment and supplies, machinery, equipment and supplies, tobacco and alcoholic beverages, paper and paper products, furniture and home furnishings.

2. Area Regulations.
 - A. Lot Requirements: None.
 - B. Yard Requirements:
 - (1) Front Yards. No building shall be constructed within twenty-five (25) feet of the front lot line in the I-1 District and forty (40) feet in the I-2 District.
 - (2) Side Yards. On lots adjacent to a residential district, all buildings and incidental areas shall be located so as to provide a minimum side yard of twenty (20) feet on the side adjacent to the residential district. All other side yards shall be a minimum of eight (8) feet.
 - (3) Rear Yards. No building shall be constructed within twenty (20) feet of the rear lot line.
3. Off-street Parking and Loading Requirements. Off-street parking and loading facilities shall be provided in accordance with Sections 165.38 and 165.41.
4. Building Height and Sign Regulations. See regulations prescribed in Sections 165.42 and 165.43.

165.34 I-2 DISTRICT REQUIREMENTS.

1. Permitted Uses: Any use permitted in Industrial 1-1 District.
2. Uses Allowed by Special Exception by the Board of Adjustment: Manufacturing, fabricating and processing, which has not previously been listed provided that the proposed use will not constitute a fire hazard or emit objectionable smoke, noise, vibration, odor or dust.
3. Prohibited Non-industrial Uses. In Industrial Districts, no building may be used in whole or in part for any of the following purposes.
 - A. Residential uses or any dwelling use including hotels and motels.
 - B. Restaurant, tavern, filling station, theater or other place of commercial recreation or amusement.
 - C. School, church, hospital, sanitarium, correctional institution or other institutional use.
 - D. Cemetery.
4. Prohibited Industrial Uses:
 - A. Acid manufacture, or storage except on limited scale as an accessory to a permitted industry and under conditions specified by the Zoning Board of Adjustment.
 - B. Slaughter house and stock yard.
 - C. Manufacture of fertilizers.
 - D. Garbage, waste materials, offal, dead animal, or refuse incineration or storage.
 - E. Manufacture or storage of gun powder, fireworks or other explosives.

165.37 CI-2 DISTRICT REQUIREMENTS.

1. Permitted Uses: Any use permitted in Industrial I-1 District.
2. Uses Allowed by Special Exception by the Board of Adjustment: Manufacturing, fabricating and processing, which has not previously been listed provided that the proposed use will not constitute a fire hazard or emit objectionable smoke, noise, vibration, odor or dust.
3. Prohibited Non-industrial Uses. In Industrial Districts, no building may hereafter be used in whole or in part for any of the following purposes.
 - A. Residential uses or any dwelling use including hotels and motels.
 - B. Restaurant, tavern, filling station, theater or other place of commercial recreation or amusement.
 - C. School, church, hospital, sanitarium, correctional institution or other institutional use.
 - D. Cemetery.
4. Prohibited Industrial Uses.
 - A. Acid manufacture, or storage except on limited scale as an accessory to a permitted industry and under conditions specified by the Zoning Board of Adjustment.
 - B. Slaughter house and stock yard.
 - C. Manufacture of fertilizers.
 - D. Garbage, waste materials, offal, dead animal, or refuse incineration or storage.
 - E. Manufacture or storage of gun powder, fireworks or other explosive.

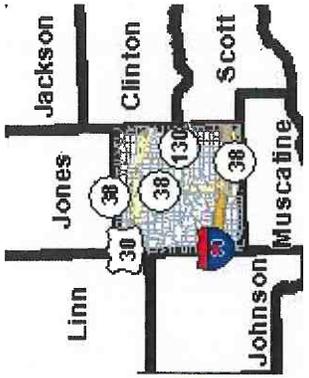
Cedar County, IA



1 in. = 110ft.

219.4 0 109.70 219.4 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Road
 - <all other values>
 - Interstate
 - US Highway
 - State Numbered Highway
- Railroad
- Address Point
- Parcel
- Parcel Number/Acres
- Leased Land
- Corporate Limit Line
- Land Hook
- Park
- Section
- County Boundary

Notes