



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, January 25, 2022 • 7:00 p.m.

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

<https://zoom.us/j/829677991> or
dial in phone number 1-312-626-6799 with Meeting ID 829 677 991

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the November 23, 2021, Planning & Zoning Commission meeting.
 - b. Approve minutes from the December 13, 2021 Special Planning & Zoning Commission meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Nominate _____ for Chairperson for the Planning & Zoning Commission for 2022. /Move to action.
 - b. Nominate _____ for Vice Chairperson for the Planning & Zoning Commission for 2022. / Move to action.
 - c. Nominate _____ for Secretary for the Planning & Zoning Commission for 2022.
 - d. Public Hearing – Consider a request of rezoning for The Meadows Part 5 from R-1 to R-2 and accept comments from the public on the matter.
 - e. Motion to approve the rezoning request of The Meadows Part 5 from R-1 to R-2. /Move to action.
 - f. Review draft concept / preliminary plat from Dub Bee LLC (located on the northeast corner of W. Main Street and Cedar-Johnson Rd.)
 - g. Review and provide comments for an Extra-territorial jurisdiction (development occurring within 2 miles of city limits)- Final Plat of the Sara Park Subdivision.
5. Old Business
 - a. Discuss sign requirements for HCI District. (Terry Goerd)
6. City Staff Reports
 - a. Building Incentive stats
7. Comments from Chair and Commission Members.
8. Next regular Planning & Zoning Commission meeting Tuesday, March 22, 2022.
9. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Brad Bower, Matt Van Scoyoc, Jim Hoffman • **Zoning Administrator:** Terry Goerd

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean

City Administrator: Vacant **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** John Hanna

• **Public Works Director:** Matt Goodale

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

City of West Branch Special Planning & Zoning Commission Meeting

November 23, 2021

West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller called the Planning & Zoning Commission meeting to order at 7:00 p.m. Roll call: Commission members present: Ryan Bowers, Jim Hoffman, Matt Van Scoyoc, Brad Bower, Salli Peck and Emilie Walsh. City Staff present: City Clerk Leslie Brick, Zoning Administrator Terry Goerdts and Fire Chief Kevin Stoolman. Staff attending via Zoom: City Engineer Dave Schechinger.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the November 23, 2021 Planning & Zoning Commission meeting. / Move to action.
Motion by Bowers, second by Bower to approve the agenda.

Approve the minutes from the September 28, 2021 Planning & Zoning Commission meeting. / Move to action.

Motion by Fuller to approve the minutes. Motion carried on a voice vote.

Approve the minutes from the October 12, 2021 Special Planning & Zoning Commission meeting. / Move to action.

Motion by Fuller to approve the minutes. Motion carried on a voice vote.

PUBLIC HEARING/NON-CONSENT AGENDA

Review Parkside Hills, Lot 9 Site Plan.

Chad Kuene, Developer of Parkside Hills the site plan for Lot 9 of Parkside Hills which consists of several cluster townhomes situated on a private drive that will be maintained by a home owners association. Kuene said this same design was constructed in Tiffin known as Prairie Village. Kuene said each town home allows for three parking stalls so on street parking should not be an issue. Schechinger said a pre-application conference had been held with staff and all items had been substantially satisfied. He added that due to the grade of the property, an engineered retaining wall may be required during the construction phase and recommended approval. Fuller asked Kuene if six foot sidewalks were considered rather than the five foot ones shown on the site plan. Kuene replied that the five foot sidewalks met the site plan requirements. Bowers asked if the Outlot A was still planning on being maintained by the homeowner's association and Kuene replied that it will be. There were no other comments from the commission.

Motion to approve the Site Plan. Lot 9 for Parkside Hills. / Move to action.

Motion by Bowers, second by Bower to approve the site plan. AYES: Bowers, Bower, Hoffman, Walsh, Peck, Van Scoyoc, Fuller. NAYS: None. Motion carried.

Review Parkside Hills, Lot 12 Site Plan.

Kuene stated this site plan, much like Lot 9, consists of several clusters of town homes. Kuene said this lot will be serviced by a public street known as Sycamore Street which will include public sidewalks. Kuene said on street parking will be allowed as well as additional parking has been added on the south end of Lot 12 for overflow. Schechinger said a pre-application conference was held for this site plan as well and all items have been addressed and recommended approval. Bowers asked Schechinger if a mid-block crossing should be required on the south west corner of the lot, but Schechinger replied it would not be required. There were no other comments from the commission.

Motion to approve the Site Plan. Lot 12 for Parkside Hills. / Move to action.

Motion by Walsh, second by Bowers to approve the Lot 12 site plan. AYES: Walsh, Bowers, Fuller, Van Scoyoc, Peck, Bower, Hoffman. NAYS: None. Motion carried.

Review draft Site Plan for Dawson Plaza, The Meadows Part 4A, Lot 1, 2 & 3 (RB-1).

Brian Boelk, Axiom Consultants on behalf of The Meadows Development Inc (Kofoed, Larson & Mente), presented a draft site plan for the proposed Dawson Plaza to be constructed on lots 1,2 & 3 of The Meadows Part 4A. Boelk said the group is collaborating with Progressive Rehabilitation to construct a four unit building with Progressive Rehab to own one unit for their physical therapy business and lease a larger section for operating a fitness center that would be open to the public. The proposed building would face Dawson Drive with parking on the west side of the building. Boelk said the other units are intended for professional office space (medical or dental offices), but that no other tenants have made commitments at this time. Boelk added that the proposed building would be constructed on three lots and that an auditor's parcel would be requested. Scott Thoma of Progressive Rehab said he had conversations with Mayor Laughlin, Parks & Rec Director Russell and school officials while developing the concept of the fitness center that will meet the needs of the community, school and city. Thoma said the facility would be run by Progressive Rehab and have 24 hour access and would require a paid membership. Thoma said he was excited to bring a much desired amenity to West Branch. The commission was supportive of the idea but raised several concerns regarding what type of lighting would be used so as to not disrupt the nearby residential homes and provide safety for members, whether or not the site plan would allow for ample parking for a 24 hour business, how landscaping would be incorporated to provide screening to the neighboring residential properties and if the traffic on Dawson Drive and Main Street would need to be addressed. Boelk took note of the commission's comments and said the group is looking to keep the project moving forward and requested a special Planning & Zoning meeting in December for approval of the site plan. The commission agreed to schedule a meeting if all comments by the commission and city engineer had been satisfied.

Consider a request of rezoning for The Meadows Part 5 from R-1 to R-2 and schedule public hearing. / Move to action.

Boelk, on behalf of The Meadows Development Inc., requested the commission to consider a request to rezone the next phase of The Meadows, Part 5. Boelk said the parcel that the rezoning is requested is the property east of Prairie View Drive in The Meadows, Part 4B which will connect to Loethen Ridge. Boelk said the current zoning is R-1 and the developers are requesting a R-2 zoning. The commission had no objections with the request and stated the public hearing would be held at their next meeting on January 25, 2022.

OLD BUSINESS:

Signs for the HCI District (Zoning Administrator – Terry Goerdts)

Goerdts said he took sample of ordinances from other cities that sit along I-80 to come up with some possible language to add to the Code. Goerdts provided some regulations for the commission to discuss at their next regular meeting.

STAFF REPORTS:

Goerdts said several homes are being completed by D.R. Horton LLC – Iowa in the Loethen Ridge Estates subdivision. He said the homes are very nice and urged the commission to visit the model home on Prairie View Drive. Brick announced that Adam Kofoed, the new City Administrator would be starting on November 30th and would attending future commission meetings and taking an active role in all zoning matters going forward.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

A request was made for staff to provide number of permits for new homes since the start of the building incentive plan.

Adjourn

Motion by Fuller, second Walsh to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 8:04 p.m.

Submitted by:

Leslie Brick

City Clerk

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

**City of West Branch Special Planning & Zoning Commission Meeting
December 13, 2021**

West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller called the Planning & Zoning Commission meeting to order at 7:00 p.m. Roll call: Commission members present: Jim Hoffman, Brad Bower, and Salli Peck. Absent: Emilie Walsh
City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Terry Goerd, Commission members attending via Zoom: Ryan Bowers, Matt Van Scoyoc. Absent: City Engineer Dave Schechinger.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the December 13, 2021 Special Planning & Zoning Commission meeting. /Move to action.

Motion by Bower, second by Hoffman to approve the agenda.

PUBLIC HEARING/NON-CONSENT AGENDA

Motion to approve the Site Plan for Dawson Plaza. The Meadows Part 4A. Lot 1, 2 & 3 (RB-1) Lot 11 for Parkside Hills. / Move to action.

Boelk presented a revised site plan to the commission and noted the following updates; increased landscaping on the north and east side of the property, included a photometrics plan to address any lighting concerns, and noted that he was able to adjust the parking lot to add one additional parking spot on both the north and south end of the parking lot to meet the required 28 spaces. Fuller reviewed the site plan checklist prepared by the city engineer to ensure that all requirements have been satisfied. One item was left to be determined by the City Council and that was whether or not the city would require an escrow for a future sidewalk connection on the south side of the property should a sidewalk connection be made on the northside of Main Street.

Motion by Bower, second by Hoffman to approve the site plan. AYES: Bower, Hoffman, Peck, Van Scoyoc, Bowers, Fuller. NAYS: None. Absent: Walsh. Motion carried.

Adjourn

Motion by Bowers second Hoffman to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:22 p.m.

Submitted by:

Leslie Brick

City Clerk

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSAL TO REZONE AN APPROXIMATE 7.92 ACRE PARCEL IN THE MEADOWS SUBDIVISION, WEST BRANCH, IOWA.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the Planning & Zoning Commission of the City of West Branch in the Council Chambers at 110 N. Poplar Street, at 7:00 o'clock P.M., on Tuesday, January 25, 2022. Said public hearing shall be to consider the proposal of rezoning an approximate 7.92-acre parcel, legally described as follows:

THE MEADOWS SUBDIVISION PART 5 BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHEAST FRACTIONAL QUARTER (NE ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554 PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL G N86°46'49"E, 1017.99 FEET TO THE NORTHWEST CORNER OF LOT 25 OF LOETHEN RIDGE ESTATES AS RECORDED IN BOOK 1553, PAGE 129 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID LOETHEN RIDGE ESTATES S00°54'09"W, 331.54 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID LOETHEN RIDGE ESTATES; THENCE N86°03'04"W, 75.92 FEET ALONG THE NORTH LINE OF THE MEADOWS SUBDIVISION PART 2 AS RECORDED IN BOOK 1387, PAGE 78 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE S86°46'30"W, 234.26 FEET; THENCE ALONG SAID NORTH LINE S77°42'45"W, 246.67 FEET; THENCE ALONG SAID NORTH LINE N15°39'23"W, 32.45 FEET; THENCE ALONG SAID NORTH LINE N88°48'26"W, 80.24 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 68.43 FEET; THENCE ALONG SAID NORTH LINE N28°56'30"W, 23.66 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 271.17 FEET TO THE EAST LINE OF SAID MEADOWS SUBDIVISION PART 4B; THENCE ALONG SAID EAST LINE N18°57'41"W, 118.97 FEET; THENCE ALONG SAID EAST LINE N86°46'30"E, 13.79 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 198.71 FEET; THENCE ALONG SAID EAST LINE S86°46'30"W, 19.26 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 135.10 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.92 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

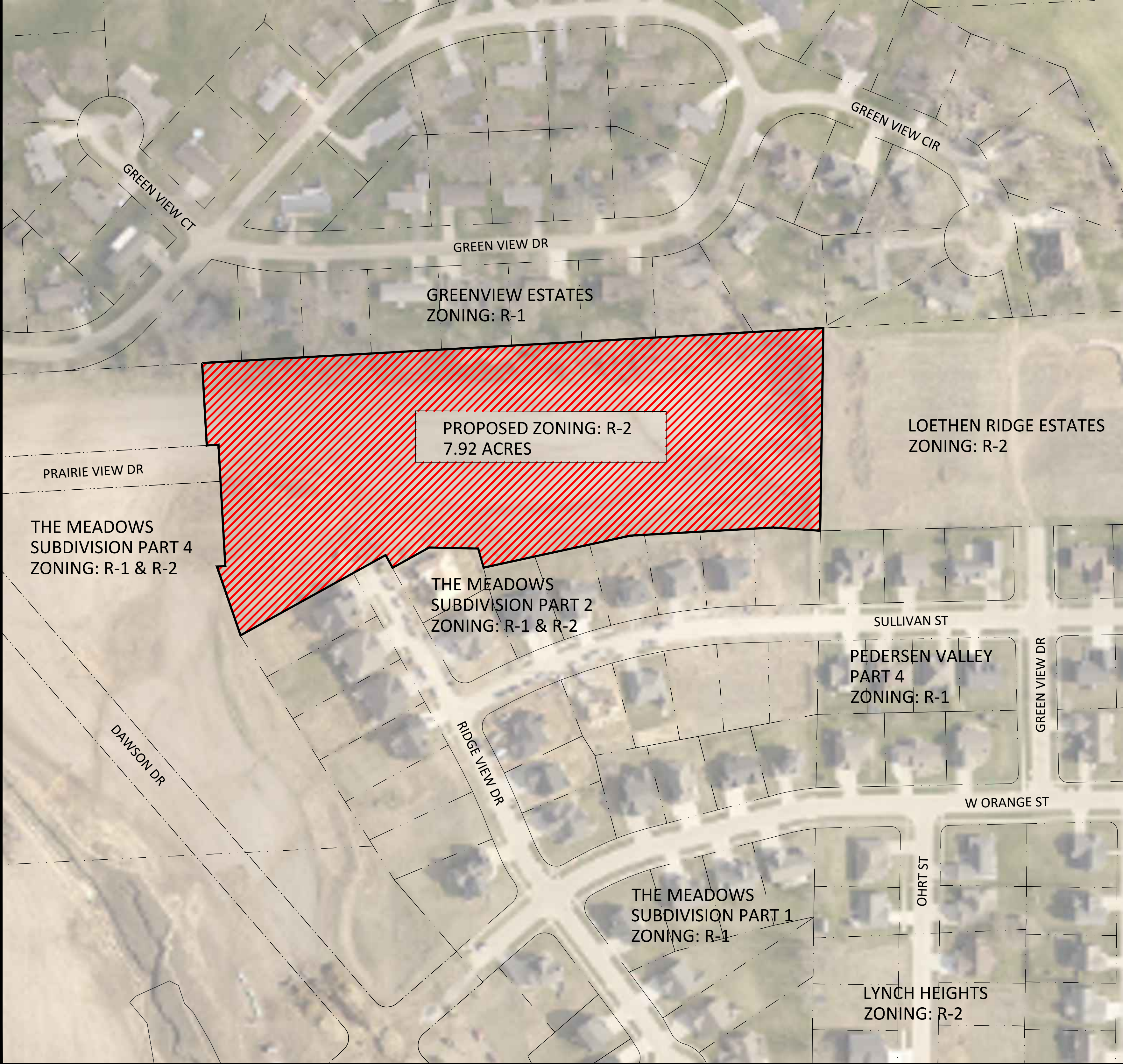
From R-1 Residential District to R-2 Residential District.

All interested persons are invited to attend these meetings and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch City Clerk.

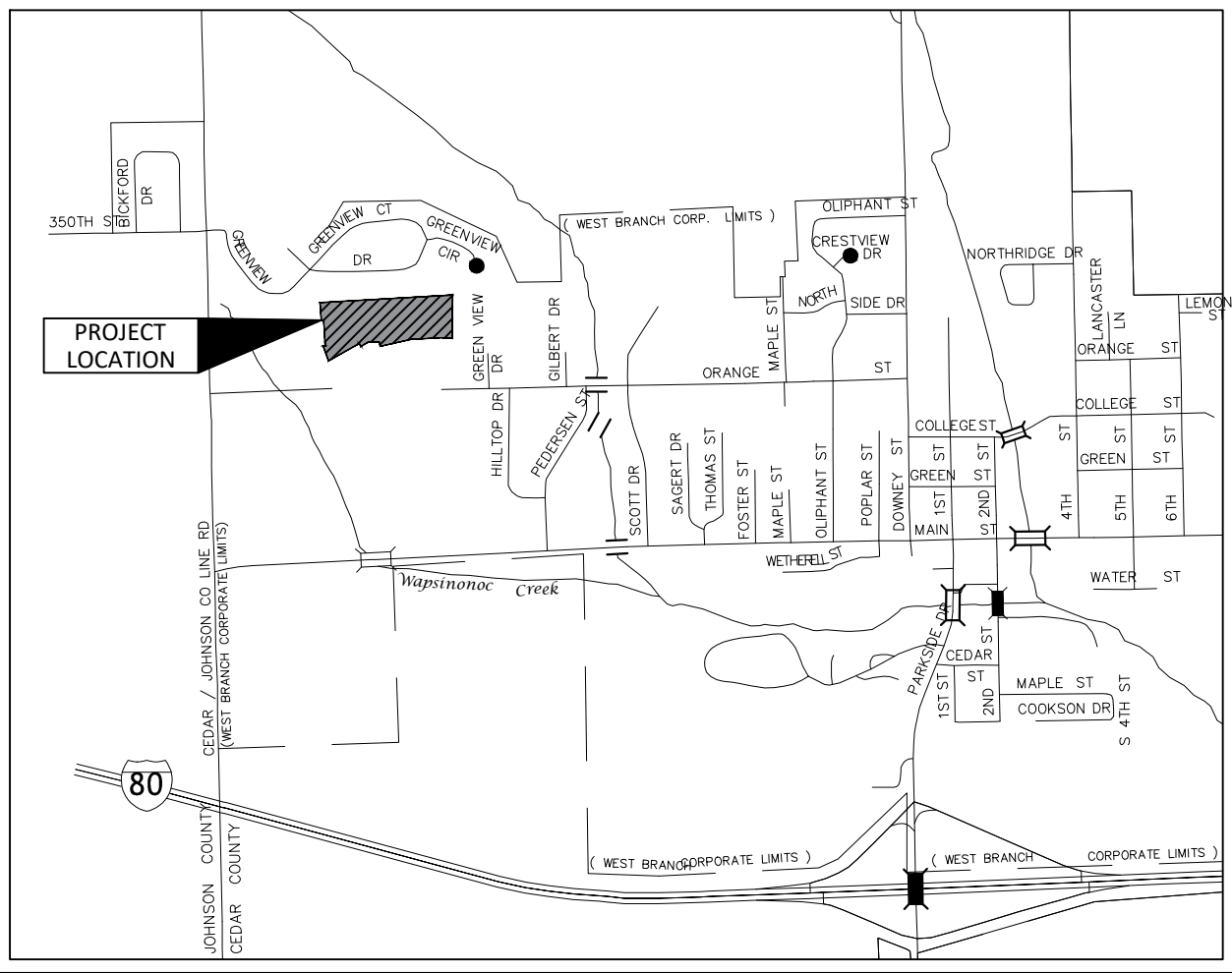
Leslie Brick, City Clerk,
by Direction of the City Council

REZONING EXHIBIT

THE MEADOWS SUBDIVISION PART 5
WEST BRANCH, CEDAR COUNTY, IOWA



PROJECT VICINITY MAP - CITY OF WEST BRANCH



CITY OF WEST BRANCH, 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

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

LEGAL DESCRIPTION:

THE MEADOWS SUBDIVISION PART 5 BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHEAST FRACTIONAL QUARTER (NE ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554 PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL G N86°46'49"E, 1017.99 FEET TO THE NORTHWEST CORNER OF LOT 25 OF LOETHEN RIDGE ESTATES AS RECORDED IN BOOK 1553, PAGE 129 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID LOETHEN RIDGE ESTATES S00°54'09"W, 331.54 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID LOETHEN RIDGE ESTATES; THENCE N86°03'04"W, 75.92 FEET ALONG THE NORTH LINE OF THE MEADOWS SUBDIVISION PART 2 AS RECORDED IN BOOK 1387, PAGE 78 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE S86°46'30"W, 234.26 FEET; THENCE ALONG SAID NORTH LINE S77°42'45"W, 246.67 FEET; THENCE ALONG SAID NORTH LINE N15°39'23"W, 32.45 FEET; THENCE ALONG SAID NORTH LINE N88°48'26"W, 80.24 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 68.43 FEET; THENCE ALONG SAID NORTH LINE N28° 56'30"W, 23.66 FEET; THENCE ALONG SAID NORTH LINE S61° 03'30"W, 271.17 FEET TO THE EAST LINE OF SAID MEADOWS SUBDIVISION PART 4B; THENCE ALONG SAID EAST LINE N18°57'41"W, 118.97 FEET; THENCE ALONG SAID EAST LINE N86°46'30"E, 13.79 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 198.71 FEET; THENCE ALONG SAID EAST LINE S86°46'30"W, 19.26 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 135.10 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.92 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

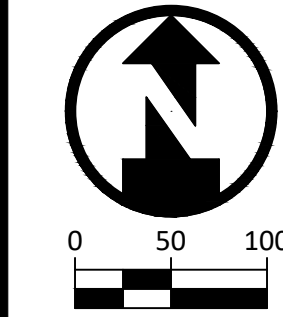
ZONING:

CURRENT ZONING:

R-1 SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING:

R-2 TWO-FAMILY RESIDENTIAL

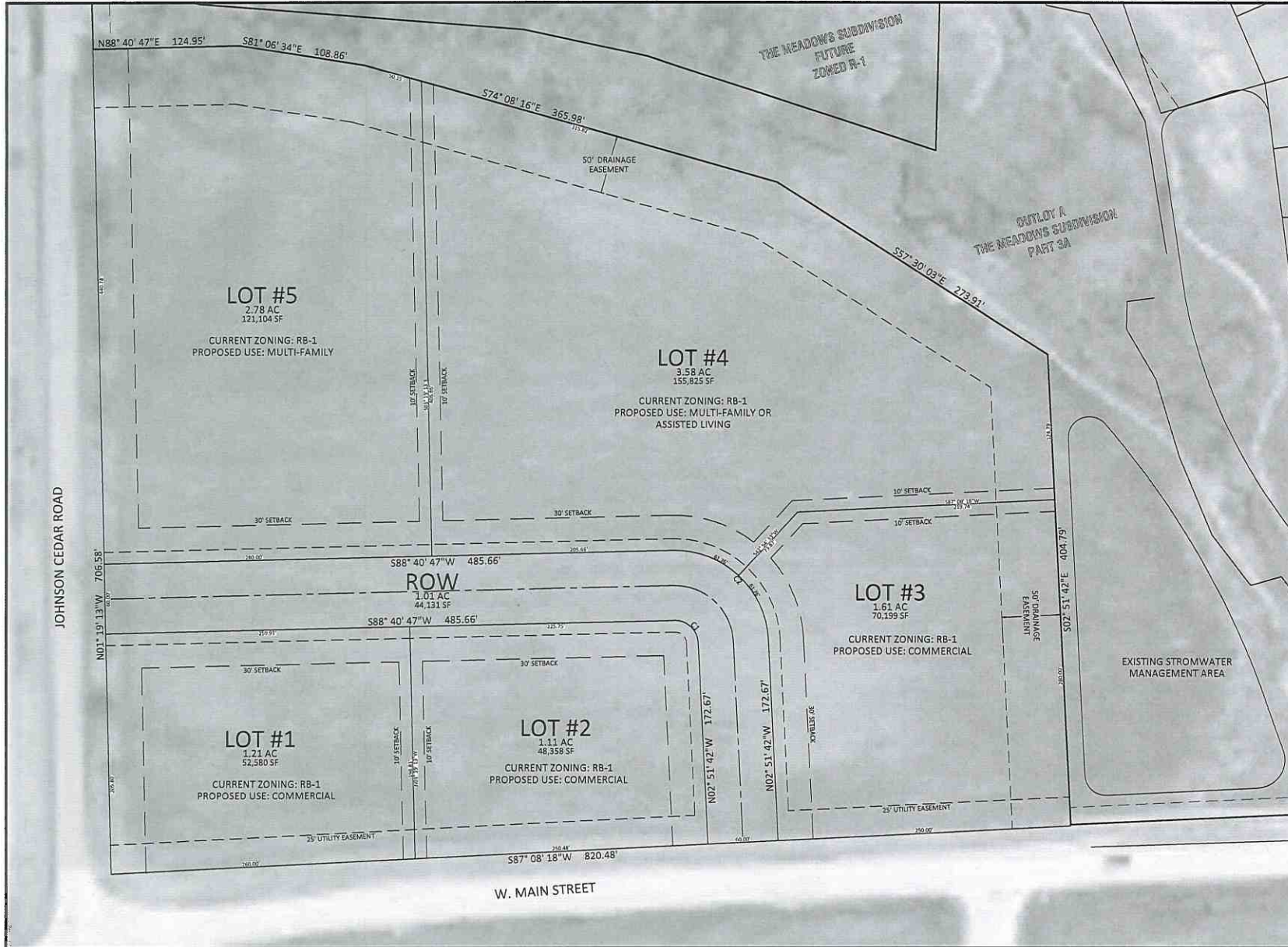


DRAWING LOG		DATE		
DESCRIPTION OF CHANGES		12-08-2021		
REZONING EXHIBIT				
REV	1			

PROJECT NAME:	THE MEADOWS SUBDIVISION PART 5
CLIENT NAME:	WEST BRANCH, CEDAR COUNTY, IA
CLIENT NAME:	KLM INVESTMENTS, LLC

SHEET NO.:	210224
DESIGN PROFESSIONAL:	BOELK

DRAFT



NOT FOR CONSTRUCTION

SHEET NAME:
PRELIMINARY PLAT CONCEPT

PROJECT NO.:	DESIGN PROFESSIONAL:
22-0009	BOELK

PROJECT NAME:
MEADOWS PART 3
COMMERCIAL DEVELOPMENT

CLIENT NAME:
GARY WEHRLE

DRAWING LOG	DESCRIPTION OF CHANGES
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DESCRIPTION OF CHANGES

DATE _____

DATE _____



ENGINEER:



AXIOM
CONSULTANTS
WWW.AXIOM-CON.COM | (312) 519-6220

166.03 PLATTING REQUIRED AND FEES.

Every owner of any tract or parcel of land who has subdivided or shall hereafter subdivide or plat the same for the purpose of laying out an addition, subdivision, building lot, or lots, acreage or suburban lots within the City or, pursuant to Section 354.9 of the *Code of Iowa*, to any land located within two miles of the corporate limits, shall cause plats of such area to be made in the form, and containing the information, as hereafter set forth before selling any lots therein contained or placing the plat on record. The City may, by resolution, waive its right to review any subdivision outside its City limits or waive the requirements of any of its standards or conditions of approval, and if such resolution is made, shall certify the resolution, which shall be recorded with the plat.

1. Fees. At the time said preliminary or final plat is filed with the Clerk, a fee of \$300.00, unless waived by resolution of the Council, shall be paid to the Clerk.
2. Additional Costs. The subdivider shall also be responsible for payment of the actual costs of the City Engineer's review for preliminary and final plats or additional engineering reviews necessitated by the submission of an incomplete plat or plat that fails to meet the minimum requirements for plats set by ordinance or written City policy adopted by the Council. The costs and fees shall be paid by the subdivider within 30 days of receipt of the costs by the subdivider. Failure to pay these costs and fees when assessed to the subdivider may be cause for denial of the plat or subdivision or any further plats or subdivisions submitted by the applicant.

FINAL PLAT
SARA PARK SUBDIVISION
CEDAR COUNTY, IOWA
DESCRIPTION

A PORTION OF AUDITOR'S PARCEL "B", LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE N88°53'13"E, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 1121.66 FEET TO THE **POINT OF BEGINNING**; THENCE N02°43'11"W, 351.72 FEET; THENCE N88°00'08"E, 464.14 FEET TO THE NORTHWEST CORNER OF LOT 1, ALBAUGH ACRES, CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 770, PAGES 1-13 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE S02°15'11"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 358.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32; THENCE S88°53'13"W, ALONG SAID SOUTH LINE, 461.36 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.77 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

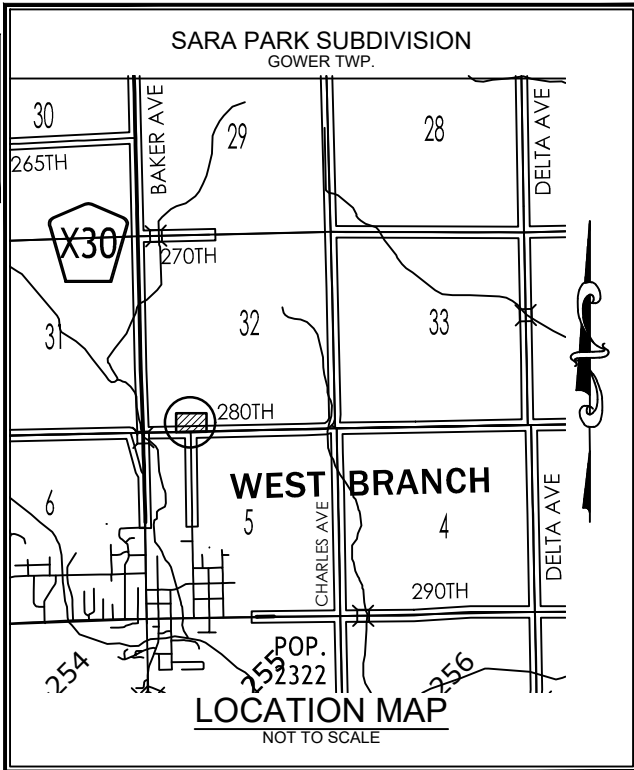
OWNERS' ATTORNEY:
CHRIS SURLS
DENDINGER LAW FIRM, PLC
409 CEDAR STREET
TIPTON, IOWA 52772

PLAT APPROVED BY:	
CEDAR COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

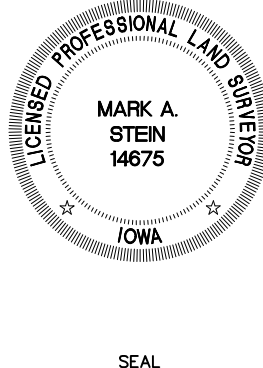
FOUND 5/8"Ø REBAR
WITH YELLOW, PLASTIC
CAP NO. 14675

RAYMOND P. SLACH &
NANCY A. SLACH

PLAT OF SURVEY
AUDITOR'S PARCEL "C"
CEDAR COUNTY, IOWA
AS RECORDED IN BOOK F
PAGE 106 IN THE RECORDS
OF THE CEDAR COUNTY
RECORDER'S OFFICE



- NOTES:
- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (LIBRARY CALIBRATION) USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - 2) RECORD BEARINGS ARE NOT LISTED BECAUSE OF A DIFFERENT BASIS OF BEARING FROM EARLIER RECORDED PLATS (BOOK F, PAGE 106 AND BOOK 770, 1-13).



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.

MARK A STEIN
P.L.S. Iowa Lic. No. 14675

My license renewal date is December 31, 20 ____.

Pages or sheets covered by this seal:

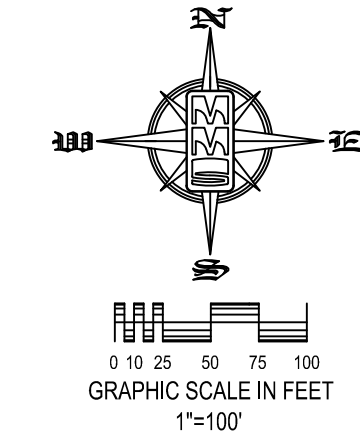
Signed before me this ____ day of ____, 20 ____.

Notary Public, in and for the State of Iowa.

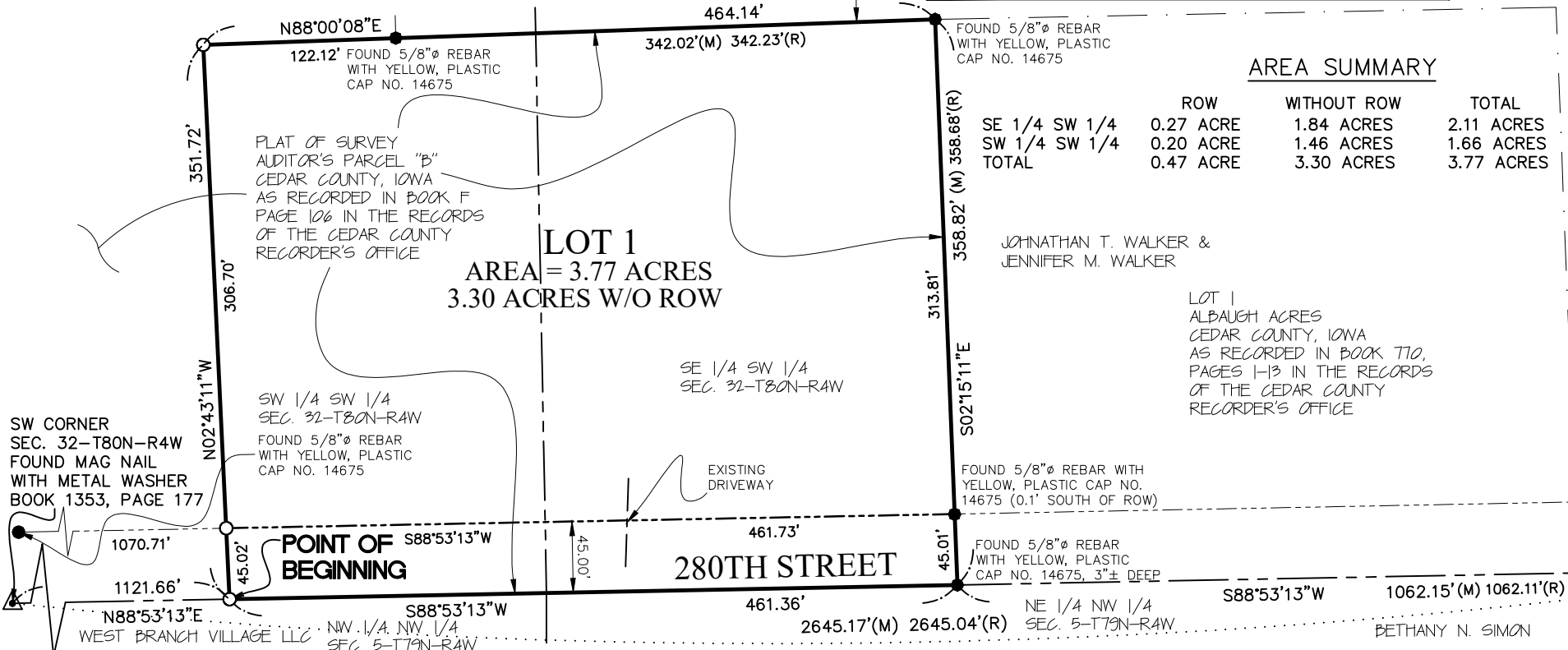
LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



WILLIAM E. STARR &
ANITA D. STARR



AREA SUMMARY

	ROW	WITHOUT ROW	TOTAL
SE 1/4 SW 1/4	0.27 ACRE	1.84 ACRES	2.11 ACRES
SW 1/4 SW 1/4	0.20 ACRE	1.46 ACRES	1.66 ACRES
TOTAL	0.47 ACRE	3.30 ACRES	3.77 ACRES

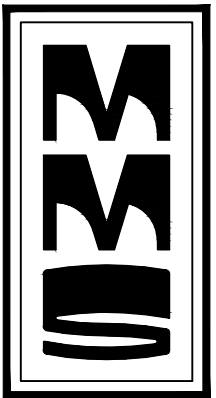
JOHNATHAN T. WALKER &
JENNIFER M. WALKER

LOT 1
ALBAUGH ACRES
CEDAR COUNTY, IOWA
AS RECORDED IN BOOK 770,
PAGES 1-13 IN THE RECORDS
OF THE CEDAR COUNTY
RECORDER'S OFFICE

FOUND 5/8"Ø REBAR WITH
YELLOW, PLASTIC CAP NO.
14675 (0.1' SOUTH OF ROW)

FOUND 5/8"Ø REBAR
WITH YELLOW, PLASTIC
CAP NO. 14675, 3"± DEEP

BETHANY N. SIMON



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date Revision

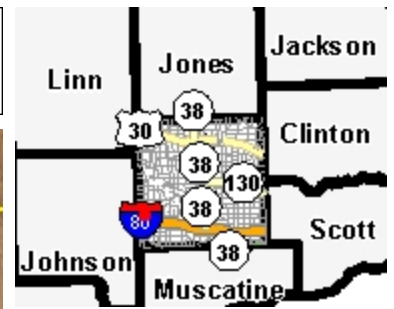
FINAL PLAT
SARA PARK SUBDIVISION

A PORTION OF AUDITOR'S
PARCEL "B", LOCATED IN THE
S 1/2 OF THE SW 1/4 OF SEC. 32
T80N-R4W OF THE 5TH P.M.,
CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	12/20/2021
Surveyed by:	JRD
Field Book No:	1325
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM
Sheet No:	1
Project No:	6168-002
of:	1

Cedar County, IA



Legend

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



Notes

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

HCI Sign regulations

165.43(5.)

5. Permitted Signs in HCI Zoning Districts

- a. Fascia Signs: Fascia signs shall have a maximum square footage of 15% of the sign wall area. It shall not extend above the roof surface.
- b. Monument Signs: Monument signs are required to be set back a minimum of 5' from the property line. Sign shall not exceed 6' on height. The maximum sign size shall be two square feet for each linear foot of lot frontage not to exceed 200sf or 100sf per sign face.
- c. Freestanding Signs: Freestanding signs shall be set back from the property line a minimum of 5'. Signs shall not be lower than 10' above grade and shall not exceed 65' above grade. The maximum size of a freestanding sign is not limited. Freestanding signs shall be designed by a licensed professional and plans shall be stamped.
- d. Canopy signs: Canopy signs shall not have a maximum height or area.
- e. Awning Signs: Awning signs shall have a maximum height of the top of the first story and shall not be limited in size.
- f. Window Signs: Window signs shall have a maximum square footage of 25% of the window glazing area.
- g. All signs permitted in a Residential District.

165.43(6.)

6. Prohibited Signs in all Zones.

- a. Animated signs, excluding barber pole signs that do not exceed three feet in height and nine inches in diameter and excluding time and temperature signs and excluding changeable message signs.
- b. Hazardous signs
- c. Obsolete signs
- d. Portable signs, including signs on wheels
- e. Roof signs, unless complying with the City Building Code
- f. Search lights
- g. Spinners or other similar devices
- h. Swinging lights
- i. Signs not anchored for wind load except real estate or like signs.

City of West Branch Growth since inception of the Building Incentive Program

Program Effective May 4, 2015 through June 30, 2022

Year	# of permits issued	Total # of dwellings
2015	36	5
2016	46	11
2017	68	13
2018	75	36
2019	77	28
2020	90	39
2021	95	51
2022	2	2
Total	489	185

123 homes are eligible for the Building Incentive Reimbursement