



**CITY COUNCIL WORKSESSION
THURSDAY, AUGUST 14, 2025 - 6:00 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR STREET, WEST BRANCH, IOWA**

<https://zoom.us/j/5814699699>

or dial in phone number 1-312-626-6799 with Meeting ID 581 469 9699.

1. Call to order
2. Roll call
3. Discussion –
Mayor presentation of updates to the Parkside Hills Plan and discussion with Developer/Contractor
4. Comments from Mayor and Council Members
5. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Jodee Stoolman, Tom Dean, Jerry Sexton, Mike Horihan
City Administrator Adam Kofoed • **City Clerk** Alycia Horras • **Finance Officer** Heidi Van Auken • **Police Chief** Greg Hall
Fire Chief Kevin Stoolman • **Public Works Director** Matt Goodale • **Library Director** Jessica Schafer
Parks & Recreation Director Erin Laughlin

DESCRIPTION:
LOTS 10, 11, AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION, TO WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING at the Southeast Corner of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office; Thence S81°57'34"W, along the South Line of said Parkside Hills, 2.06 feet; Thence S71°39'30"W, along said South Line, 158.42 feet; Thence S89°35'43"W, along said South Line, 163.59 feet; Thence N68°48'05"W, along said South line, and the South Line of Parkside Hills - Second Addition, in accordance with the Plat thereof Recorded in Book 1673 at Pages 3-11 of the Records of the Cedar County Recorder's Office, 1294.32 feet, to the Southwest Corner of said Parkside Hills - Second Addition; Thence N00°23'24"N, along the West Line of said Parkside Hills - Second Addition, 314.42 feet, to the Northwest Corner of said Parkside Hills - Second Addition; Thence N89°24'33"E, along the North Line of said Parkside Hills - Second Addition, 100.62 feet; Thence Southeasterly, 220.14 feet, along said North Line, on a 470.00 foot radius curve, concave Southwesterly, whose 218.13 foot chord bears S77°10'21"E; Thence S63°45'16"E, along said North Line, 37.62 feet; Thence Southeasterly, 248.56 feet, along said North Line, and the North Line of Lot 13, of said Parkside Hills, on a 530.00 foot radius curve, concave Northeasterly, whose 246.29 foot chord bears S77°11'23"E; Thence N89°22'29"E, along said North Line of Lot 13, a distance of 258.31 feet, to the Northeast Corner of said Lot 13; Thence Southeasterly, 31.42 feet, along the East Line of said Lot 13, on a 20.00 foot radius curve, concave Southwesterly, whose 28.28 foot chord bears S45°37'31"E; Thence S00°37'31"E, along said East Line, 264.80 feet; Thence Southeasterly, 118.99 feet, along said East Line, and the North Line of Lot 11 of said Parkside Hills, on a 100.00 foot radius curve, concave Northeasterly, whose 112.09 foot chord bears S34°42'48"E; Thence S68°48'05"E, along said North Line, 147.79 feet; Thence Southeasterly, 1.95 feet, along said North Line, on a 84.50 foot radius curve, concave Northeasterly, whose 1.95 foot chord bears S89°23'32"E; Thence Southeasterly, 12.08 feet, along said North Line, on a 20.00 foot radius curve, concave Southwesterly, whose 11.90 foot chord bears S52°40'49"E; Thence Northeasterly, 164.75 feet, along said North Line, the North Line of Lot 10 of Parkside Hills - Third Addition, in accordance with the Plat thereof Recorded in Book 1770 at Pages 204-211 of the Records of the Cedar County Recorder's Office, on a 65.00 foot radius curve, concave Northwesterly, whose 124.06 foot chord bears N72°00'43"E; Thence N00°35'54"W, along said West Line, 334.20 feet; Thence Northeasterly, 2.67 feet, along said West Line, on a 100.00 foot radius curve, concave Southwesterly, whose 2.67 foot chord bears N00°02'19"E, to the Northwest Corner of said Parkside Hills - Third Addition; Thence Northeasterly, 37.01 feet, along the North Line of said Parkside Hills - Third Addition, on a 20.00 foot radius curve, concave Southwesterly, whose 31.95 foot chord bears N53°41'25"E; Thence Southeasterly, 175.68 feet, along said North Line, on a 930.00 foot radius curve, concave Northeasterly, whose 175.41 foot chord bears S78°42'25"E, to the Northwest Corner of Parkside Hills - Fourth Addition, in accordance with the Recorded Plat thereof; Thence S01°02'25"E, along the West Line of said Parkside Hills - Fourth Addition, 434.00 feet, to the Southwest Corner of said Parkside Hills - Fourth Addition; Thence N89°24'06"E, along the South Line of said Parkside Hills - Fourth Addition, 10.16 feet; Thence N31°35'06"E, along said South Line, 64.45 feet; Thence N79°24'19"E, along said South Line, 77.50 feet, to the Southeast Corner thereof, and the Northeast Corner of Outlot "A", of said Parkside Hills - Third Addition; Thence S01°02'25"E, along the East Line of said Outlot "A", and the East Line of Lot 10, of said Parkside Hills, 172.37 feet, to the POINT OF BEGINNING.

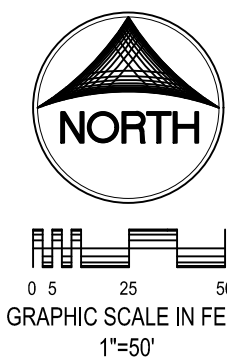
Also,
Outlot "A" of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office.
Said Tract of Land contains 12.83 Acres, and is subject to easements and restrictions of record.

PARKSIDE HILLS WEST BRANCH, IOWA

PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

APPLICANT:
GENESIS DEVELOPMENT GROUP LLC
32 HUMMINGBIRD LN
IOWA CITY, IA 52245

APPLICANT ATTORNEY:
JAMES D HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IA 52240



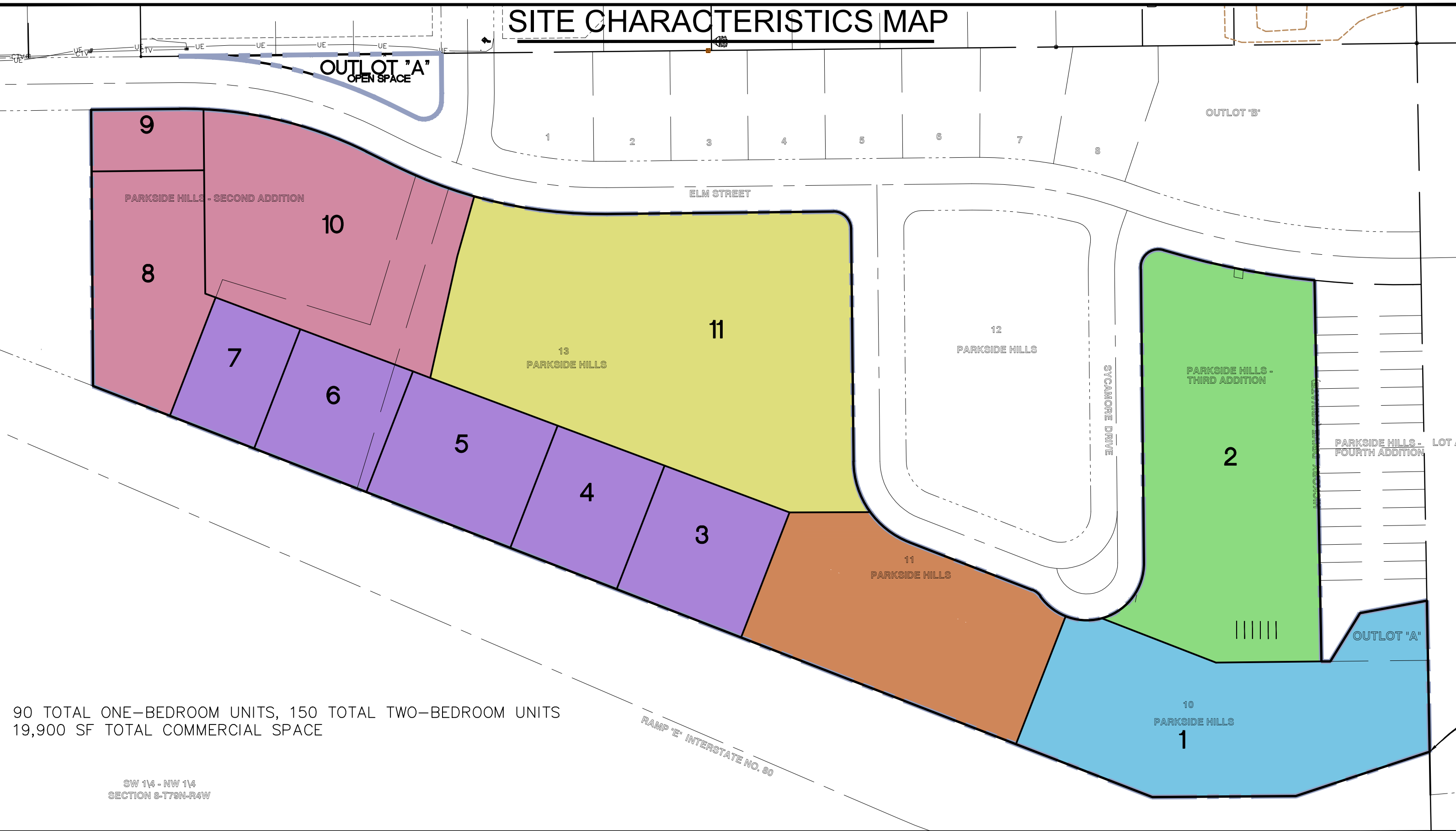
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
www.mmsconsultants.net

Date	Revision
07-24-2025	PER CITY COMMENTS - ADP
07-25-2025	REVISED PARKING - ADP

PROPERTY EXHIBIT

SITE CHARACTERISTICS MAP



90 TOTAL ONE-BEDROOM UNITS, 150 TOTAL TWO-BEDROOM UNITS
19,900 SF TOTAL COMMERCIAL SPACE

DSW 114 - NW 114
SECTION 9-T7W-94W

PROPOSED LOTS

LOT 1
SITE CHARACTERISTICS
SITE AREA 1.68 AC
RESIDENTIAL UNITS 24 UNITS
(24 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
24 TWO-BEDROOM UNITS 36 SPACES
TOTAL REQUIRED SPACES 36 SPACES
PROVIDED OUTDOOR PARKING 38 SPACES
TOTAL PROVIDED PARKING 38 SPACES

LOT 2
SITE CHARACTERISTICS
SITE AREA 2.06 AC
RESIDENTIAL UNITS 48 UNITS
(30 ONE-BEDROOM, 18 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
30 ONE-BEDROOM UNITS 45 SPACES
18 TWO-BEDROOM UNITS 27 SPACES
TOTAL REQUIRED SPACES 72 SPACES
PROVIDED CARPORT PARKING 34 SPACES
PROVIDED OUTDOOR PARKING 32 SPACES
EXISTING PARKING 7 SPACES
TOTAL PROVIDED PARKING 73 SPACES

LOTS 3-7
SITE CHARACTERISTICS
SITE AREA 2.38 AC
RESIDENTIAL UNITS 60 UNITS
(60 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
60 TWO-BEDROOM UNITS 90 SPACES
TOTAL REQUIRED SPACES 90 SPACES
PROVIDED OUTDOOR PARKING 93 SPACES
TOTAL PROVIDED PARKING 93 SPACES

LOTS 8-10
SITE CHARACTERISTICS
SITE AREA 2.42 AC
RESIDENTIAL UNITS 60 UNITS
(12 SPACES PER ROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
60 ONE-BEDROOM UNITS 90 SPACES
12 SPACES PER ROOM 12 SPACES
TOTAL REQUIRED SPACES 154 SPACES
PROVIDED ELM STREET PARKING 27 SPACES
PROVIDED OUTDOOR PARKING 136 SPACES
TOTAL PROVIDED PARKING 163 SPACES

LOT 11
SITE CHARACTERISTICS
SITE AREA 2.97 AC
RESIDENTIAL UNITS 64 UNITS
(60 TWO-BEDROOM, 24 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
60 TWO-BEDROOM UNITS 90 SPACES
24 TWO-BEDROOM UNITS 48 SPACES
TOTAL REQUIRED SPACES 138 SPACES
PROVIDED ELM STREET PARKING 32 SPACES
PROVIDED CARPORT PARKING 48 SPACES
PROVIDED OUTDOOR PARKING 66 SPACES
TOTAL PROVIDED PARKING 146 SPACES

EXISTING LOT

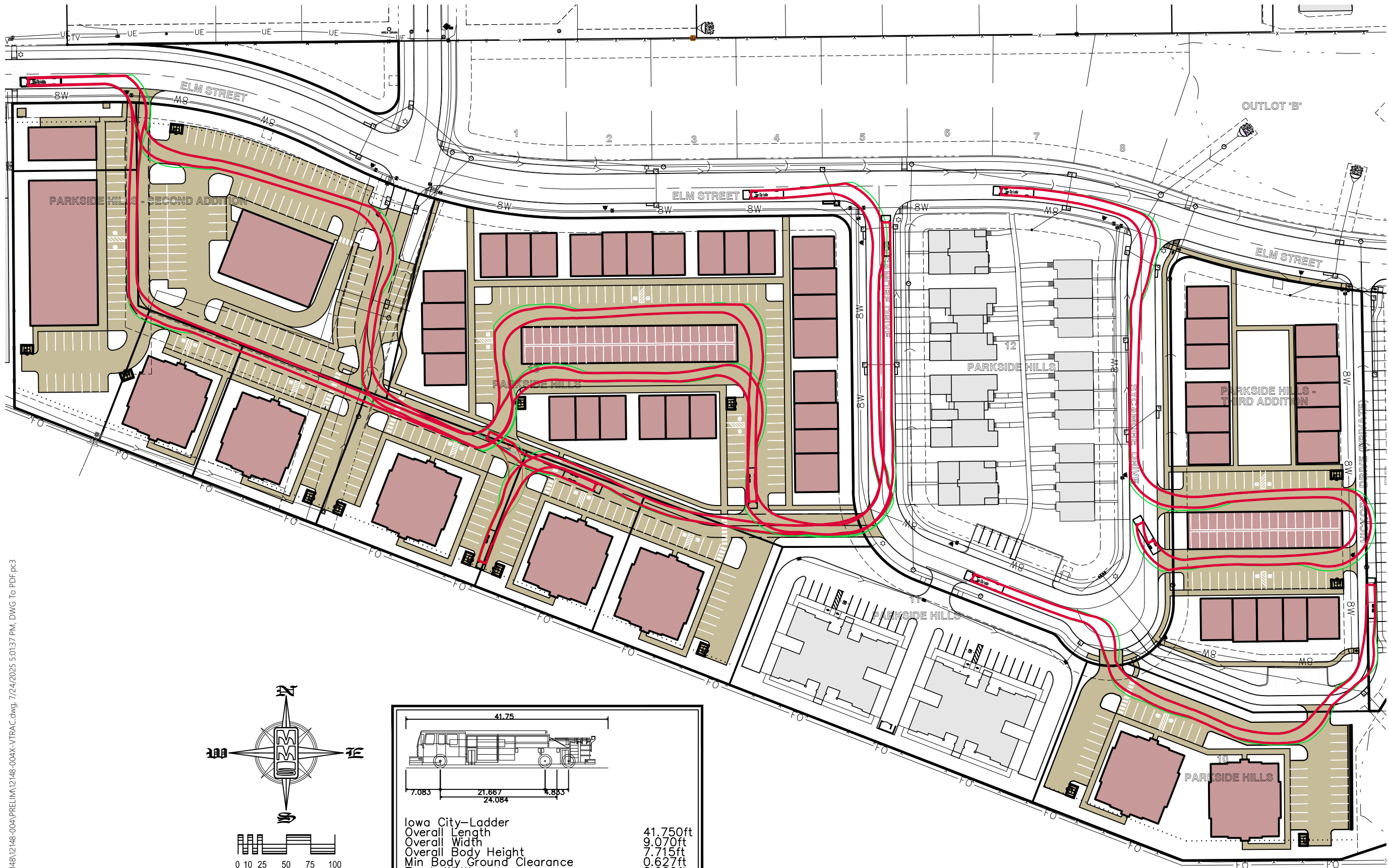
LOT 11 PARKSIDE HILLS
SITE CHARACTERISTICS
SITE AREA 1.31 AC
RESIDENTIAL UNITS 24 UNITS
(24 TWO-BEDROOM)
PARKING REQUIREMENTS (1.5 PER UNIT)
24 TWO-BEDROOM UNITS 36 SPACES
TOTAL REQUIRED SPACES 36 SPACES
PROVIDED CARPORT PARKING 24 SPACES
PROVIDED OUTDOOR PARKING 24 SPACES
TOTAL PROVIDED PARKING 48 SPACES

PARKSIDE HILLS

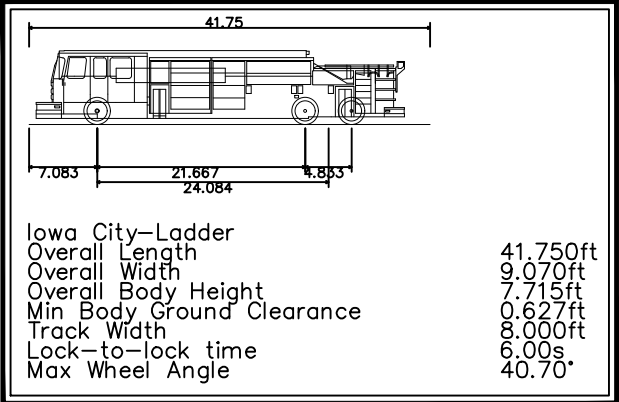
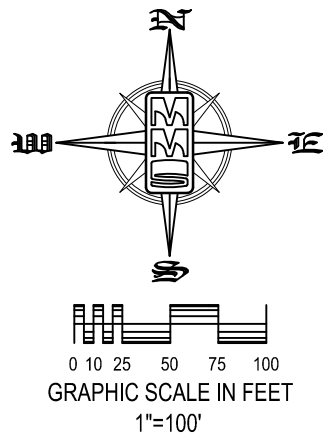
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07-16-2025
Designed by: JDM Field Book No:
Drawn by: ADD Scale: 1"=50'
Checked by: JDM Sheet No:
Project No: 12148-004



G:\12148\12148-004\PRELIM\12148-004X-VTRAC.dwg, 7/24/2025 5:01:37 PM, DWG To PDF.pc3



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
------	----------

VEHICLE TRACKING EXHIBIT-FIRE ACCESS

PARKSIDE HILLS

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	7/24/2025
Designed by:	JDM
Field Book No:	
Drawn by:	BAH
Scale:	1"=100'
Checked by:	RLA
Sheet No:	1
Project No:	12148-004
of:	1