

Agenda Packet

NORFOLK PLANNING COMMISSION

Tuesday, June 8, 2021
7:30 a.m.

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**NOTICE OF MEETING
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Tuesday, June 8, 2021, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

An agenda for such meeting, kept continually current, is available at the City of Norfolk Administration Building, located at 309 N 5th Street, Norfolk, Nebraska during normal business hours.

AGENDA
NORFOLK PLANNING COMMISSION
June 08, 2021

CALL TO ORDER

1. 7:30 a.m. Call meeting to order.
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Roll call.

CURRENT BUSINESS

4. Approval of full agenda. **Motion**
5. Consideration of approval of the minutes of the May 18, 2021 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

6. Public hearing to consider the West Highway 275 Phase II Redevelopment Area.
7. Consideration of recommendation of the West Highway 275 Phase II Redevelopment Area. **Motion**

PLATS/SUBDIVISIONS

8. Consideration of recommendation of the final plat of The Pines Subdivision. **Motion**
9. Consideration of recommendation of the final plat of Wyndham Hills 4th Addition. **Motion**

OTHER BUSINESS

10. Open topics on any concerns the Commission has towards current and future planning for the City; no action can be taken on matters discussed.

PLANNING COMMISSION MEETING

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 18th day of May, 2021, beginning at 7:30 a.m.

The Planning Commission Chair, Dan Spray, called the meeting to order and informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Roll call found the following Commission Members present: Dan Spray, Kyle Deets, Brandon Franklin, Dirk Waite, Mary Hammond, Martin Griffith, Jacob Thone, and Matt Gilmore. Absent: Melissa Figueroa.

Staff members present were: City Planner, Val Grimes; and City Engineer, Steven Rames.

Chair Dan Spray presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Current Business

Commissioner Gilmore moved, seconded by Commissioner Waite to approve the full agenda.

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Commissioner Griffith moved, seconded by Commissioner Deets to approve the May 4, 2021 meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Resolution No. 2021PC-5

Conditional Use Permit – Oversized Accessory Building
2804 E. Norfolk Avenue, Lukas & Amber Pinkelman

Chair Spray read into record the terms of the Conditional Use Permit.

Commissioner Waite moved, seconded by Commissioner Deets to approve Resolution No. 2021PC-5 for a Conditional Use Permit for an Oversized Accessory Building on property addressed as 2804 E. Norfolk Avenue.

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Resolution No. 2021PC-6

Conditional Use Permit – Storage & Warehousing of Non-hazardous Materials
211 W. Madison Avenue & 207 S. 3rd Street, Volkman Plumbing & Heating, Inc.

Chair Spray read into record the terms of the Conditional Use Permit.

Commissioner Deets moved, seconded by Commissioner Gilmore to approve Resolution No. 2021PC-6 for a Conditional Use Permit for Storage & Warehousing of Non-hazardous Materials on properties addressed as 211 W. Madison Avenue & 207 S. 3rd Street.

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Public Hearing

Public Hearing

Amend the Official City Code

Enact Ch. 13, Art. XVII of the Official City Code to regulate short-term rentals in Permits and Business Regulations

Chair Spray opened the public hearing at 7:36 a.m. to consider an amendment to the Official City Code to enact Chapter 13, Article XVII of the Official City Code to regulate short-term rentals in Permits and Business Regulations; to amend Section 27-2 of the Code to amend the definition of “hotel” and add a definition for “short-term rentals” in the Zoning Code; and to enact Section 27-284 to address short-term rentals in the Zoning Code.

Planner Grimes explained that examples of short-term rentals would include Airbnb, Vrbo or somebody renting out a house for a length of time not to exceed 30 consecutive days. Grimes noted that it is being recommended that short-term rentals, both inside City limits and the extraterritorial jurisdiction, be licensed every year which would make it easier for taxes to be tracked and paid. She also stated that the City inspectors will go inspect to make sure the dwellings are safe (using a checklist) after an application is received. There has been discussion with Council & subcommittee of an annual registration fee of \$150; it has not been adopted yet.

Grimes also explained that they used Lincoln as an example when writing Code since Norfolk didn’t have its own section of Code relating to short-term rentals. She noted that per Lincoln’s Code, short-term rentals are a residential, not a commercial, use and that Norfolk would adopt the same interpretation.

Commissioner Deets inquired if applicants would have to apply to get inspections on an annual basis. Grimes explained that the process would most likely be an auto-renewal unless complaints had been filed. She also noted that applicants have to list a contact person that would be available at any time and could respond within 45 minutes.

Commissioner Gilmore asked if the City had been having issues with short-term rentals. Planner Grimes noted that with the current Code, short-term rentals are illegal. She explained that by adopting this Code amendment, it would make the current short-term rentals legal.

Commissioner Waite asked if the applicant needed to be the owner of the property or if the dwelling could be sublet by a tenant. Planner Grimes explained that either the owner or a tenant could rent out a room; however, there would need to be a consent statement signed by the owner if the tenant was the applicant.

No one spoke either in favor or in opposition to the request and Chair Spray closed the public hearing at 7:48 a.m.

Commissioner Waite moved, seconded by Commissioner Thone to recommend approval of an amendment to the Official City Code to enact Chapter 13, Article XVII of the Official City Code to regulate short-term rentals in Permits and Business Regulations; to amend Section 27-2 of the Code to amend the definition of “hotel” and add a definition for “short-term rentals” in the Zoning Code; and to enact Section 27-284 to address short-term rentals in the Zoning Code.

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Public Hearing

Amend the Official City Code
Amend the Land Use Matrix in Section 27-601

Chair Spray opened the public hearing at 7:37 a.m. to consider an amendment to the Official City Code to amend the Land Use Matrix in Section 27-601 of the Code to create a new category of use which will be conditional with an existing, valid residential conditional use permit; to remove bed and breakfast inns as a conditional use in District B-P; and to add short-term rentals to the Land Use Matrix.

Planner Grimes explained that short-term rentals would be outright permitted in residential zoning districts (including A – R-O, as well as C-2). She also noted that a new category of Conditional Use was created for properties with an existing, valid Conditional Use Permit in O-D, C-1, and C-2A zoning districts. She informed Commissioners that C-3 and I-1 had also been proposed as Conditional Use districts since there can only be considered a residential in that zoning district with a watchman Conditional Use Permit (CUP).

No one spoke either in favor or in opposition to the request and Chair Spray closed the public hearing at 7:48 a.m.

Chair Spray stated that the purpose of a watchman CUP was for the owner of the business to have residential space in their business and that it wouldn't allow much room for additional living space. He recommended removing the proposed option of C-3 and I-1 with an active Watchman CUP from the Land Use Matrix.

Commissioner Waite moved, seconded by Commissioner Hammond to recommend approval of an amendment to the Official City Code to amend the Land Use Matrix in Section 27-601 of the Code to create a new category of use which will be conditional with an existing, valid residential conditional use permit; to remove bed and breakfast inns as a conditional use in District B-P; and to add short-term rentals to the Land Use Matrix with the recommendation of removal of C-3 and I-1 districts from the proposed Land Use Matrix.

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Waivers

Sidewalk Waiver

2812 E. Benjamin Avenue, Bruce Strong

Chair Spray explained that this application was for a property neighboring Erik Wilson's property which had gone through the waiver process a couple of meetings prior. He reminded Commissioners that there were plans to work with the City to build a trail in this area and that Wilson was given a two year waiver, but Council had changed it to three years. Chair Spray recommended using the same conditions in the Waiver Resolution for Strong that were used for Wilson.

Commissioner Waite moved, seconded by Commissioner Griffith to recommend approval of a sidewalk waiver requested by Bruce Strong for property located at 2812 E. Benjamin Avenue with the following conditions:

- Sidewalk must be constructed within a three-year timeframe
- Applicant will work with the City to put in 10' trail and agrees to the assessment for his portion
- Site plan include provisions & grading for future installation & no landscaping or other development that would prohibit future installation

Roll Call: Commission Members: Ayes: Spray, Deets, Franklin, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Figueroa. Motion carried (8-0).

Other Business

City Planner Valerie Grimes presented the April 2021 Building Permit Report.

There was no other discussion and Chair Spray declared the meeting adjourned at 7:55 a.m.

Elizabeth Lienemann, Norfolk Planning Commission Secretary

Dan Spray, Norfolk Planning Commission Chair

Public Hearing

The Planning Commission of the City of Norfolk, Nebraska will hold a public hearing on Tuesday, June 8, 2021 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska to hear comments regarding the West Highway 275 Phase II Redevelopment Area.

The map can be found at:

<https://norfolkne.gov/government/departments/planning-and-development/blight-studies-and-redevelopment-projects/west-highway-275-phase-2-redevelopment-area.html>

Publish (May 21 and May 28, 2021)

2 P.O.P.'s

City of Norfolk

Blight and Substandard Determination Study prepared by Northeast Nebraska Economic Development District on April 14, 2021

West Highway 275 Phase II Redevelopment Area
Adopted by Norfolk City Council on: ?????????? ??, 2021



West Hwy 275 Phase II Redevelopment Area

Table of Contents:

Executive Summary	2
Community Development Law	2-3
Objective Criteria	3-4
Subjective Criteria	4
Study Area	4-5
Findings of Substandard Area Qualifying Conditions	5-6
Findings of Blighted Criteria Qualifying Conditions	6-9
Conclusion	9-10
Exhibits 1 Study Area Map	11
Exhibits 2 Parcels and Legal Description	12
Exhibits 3 Age of Properties Table	13
Exhibits 4 Pictures of Study Area	14-19

Executive Summary

The purpose of this study is to determine if all or part of the designated “West Hwy 275 Phase II Redevelopment Area” which is more or less 267.8 acres of land, is deteriorated and substandard and blighted according to the Community Development Law established in Nebraska Statute 18-2102. The study area meets the substandard and blighted criteria as defined by section 18-2103(31) and 18-2103(3) of the Nebraska Community Development Law; therefore, the area has been determined to be blighted and substandard.

Community Development Law

18-2102. Legislative findings and declarations.

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, unsanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable lands uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated

through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

18-2103(31). Substandard areas shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and over-crowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

18-2103(3). Blighted area shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe condition, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or contributes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use, and (b) in which there is at least one of the following conditions; (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred per cent of the village as blighted.

Objective Criteria

State statute establishes a series of five quantitative or “objective” criteria. An area must meet at least one of these initial criteria.

- ***Underemployment.*** The qualifying condition is an unemployment rate in the designated area that is at least 120% of the state or national average. Block group data from the 2010 Census, as well as subsequent geographic area studies available through the Nebraska Department of Labor, were utilized to determine qualifying areas under this standard.
- ***Average age of residential or commercial units in the area.*** The qualifying condition is an average age that is at least forty (40) years old.
- ***Per capita income.*** The qualifying condition is a per capita income for the area that is lower than the average per capita income of the municipality in which the area is designated. Block group data from the 2010 Census was utilized to indicate the presence of this criterion.
- ***Population.*** The qualifying condition is that the area has had either stable or decreasing population based on the last two decennial censuses. Block group data from 1990, 2000, and 2010 was examined to indicate the presence of this criterion.

- **Unimproved land.** Compliance with this standard involved examining the corporate limits and defining areas within those limits which remain unimproved. The qualification is if more than half of the plotted and subdivided property in the area has been within the city for forty years and has remained unimproved during that time.

Subjective Criteria

If an area met one of the objective qualifying requirements, it would then be subject to further review under the “Subjective Criteria” section of the statute. If one or more of these qualifiers was met, the area in question was determined to be “blighted and substandard.” The subjective criteria include the following:

- A substantial number of deteriorated or deteriorating structures,
- The existence of defective or inadequate street layout,
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
- Unsanitary or unsafe conditions,
- Deterioration of site or other improvements,
- Diversity of ownership,
- Tax or special delinquency exceeding the fair value of the land,
- Defective or unusual conditions of title,
- Improper subdivision or obsolete platting,
- The existence of conditions which endanger life or property by fire and other causes, or
- Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

The Study Area:

The West Hwy 275 Phase II Redevelopment Area contains an estimated 267.8 acres of land that is located outside of the city limits of Norfolk, Nebraska. The Redevelopment Area shall be described as follows:

A TRACT OF LAND IN PART OF THE SOUTH HALF (S1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWO (2) WEST AND PART OF THE SOUTH HALF (S1/2) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., NORFOLK, MADISON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 1 WEST; THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, TO THE INTERSECTION OF SAID SOUTH LINE AND THE EXTENSION EAST LINE OF LOT 2, DIVOTS ADDITION; THENCE NORTH, ALONG SAID EAST LINE OF LOT 2, DIVOTS ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 2, DIVOTS ADDITION; THENCE WEST, ALONG THE NORTH LINE OF DIVIOTS ADDITION, TO THE NORTHWEST CORNER OF LOT 1, DIVOTS ADDITION SAID POINT BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH, ALONG SAID WEST LINE OF THE

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER; THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 2 WEST; THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER ALSO BEING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 1 WEST; THENCE NORTH, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 267.8 ACRES, MORE OR LESS. (Exhibit 1, page 11, map of redevelopment area; Exhibit 2, page 12, property list)

Findings

Substandard Area Criteria-Documentation of Qualifying Conditions

1. Dilapidation or Deterioration

The results of the field survey conducted on April 14, 2021 determined that of the total structures assessed, 19 of the 27 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 70.37% of the total structures in the redevelopment area. (Exhibit 4, pages 14-19, pictures of study area)

The Dilapidation and Deterioration factors are so pervasive as to predominate the redevelopment area, and such factors are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare.

2. Age or Obsolescence

An analysis of property records available from the Madison County Assessor's office and online at <http://www.madison.gisworkshop.com> was conducted to document the age of buildings within the

study area. There were 16 buildings with an age listed. The average age of construction was estimated to be 55.81 years, with 68.75% of the buildings over 40 years of age. (Exhibit 3, page 13, property list with age)

The Age or Obsolescence factor is so pervasive as to predominate the redevelopment area, and such factor is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare.

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

A field analysis was conducted on April 14, 2021 determined that this factor does not predominate the redevelopment area.

4. Other conditions.

- a. High density of population or overcrowding;**
- b. The existence of conditions which endanger life or property by fire and other causes;**
- c. Any combination of such factors (other than dilapidation, deterioration, or age or obsolescence) which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.**

The average age of construction was estimated to be 55.81 years, with 68.75% of the buildings over 40 years of age. The existence of aged flammable materials, deteriorating electrical systems, and faulty heating systems increases the potential threat of fire. Inadequate roofing and old wiring can also provide for dangerous conditions. The field survey also identified various amounts of overgrown-dried vegetation and combustible items stored in the study areas creating a substantial fire hazard. The study also identified items such as barrels, and overgrown weeds. Any combination of such factors are conditions that could endanger life or property by fire (Exhibit 3, page 13, property list with age and Exhibit 4, pages 14-19 image of the area)

The study area does meet the existence of conditions which endanger life of property by fire and other cause.

Blighted Criteria-Documentation of Qualifying Conditions

1. A substantial number of deteriorated or deteriorating structures.

A field analysis was conducted on April 14, 2021 to determine if parcels within the redevelopment area have significant combination of deteriorating factors present. The field survey included a detailed evaluation of the exteriors of the structures.

During analysis, the buildings were given a condition rating. The building condition rating is based on the following criteria:

Dilapidated: In need of more than one major repair, for example, to the roof, foundation, windows, and/or siding, etc. Severe visible damage to the foundation automatically leads to a classification of dilapidated. These structures are usually considered to be beyond rehabilitation.

Poor: Had multiple visible signs of deterioration, especially to the windows, siding, roof, and porch. Asbestos shingles/siding automatically leads to a classification of poor. Could be rehabilitated, but substantial cost would be involved.

Fair: Usually had at least one or more visible signs of deterioration to the windows, siding, roof, etc. Not a significant amount of damage, but some work would be required to list the building for top dollar.

Average: Structure had no substantial signs of building deterioration. However, cosmetic flaws were visible, such as outdated fixtures or very minor paint damage. This would require very little to no cost to sell the building for top dollar.

Excellent: Structure shows absolutely no signs of deterioration. No cosmetic flaws were visible. Only a very small percentage of structures will fall into this category.

Building Condition	Excellent	Average	Fair	Poor	Dilapidated
Total: 27	3	5	2	2	15

Of the total structures assessed, 19 of the 27 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 70.37% of the total structures in the redevelopment area. (Exhibit 4, pages 14-19, pictures of study area)

The study area meets the criteria of a substantial number of deteriorated or deteriorating structures, which criteria substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

2. The existence of defective or inadequate street layout.

The study area does not meet the criteria of a defective or inadequate street layout.

3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.

The study area does not meet the faulty lot layout in relation to size, adequacy, accessibility or usefulness criteria of blighted.

4. Unsanitary or unsafe conditions.

The results of the field survey conducted on April 14, 2021 determined that there is a predominance of conditions that are unsanitary or unsafe. The overwhelming presence of debris, abandoned vehicles, propane tanks, miscellaneous areas of tall weed growth. In addition, vacant and dilapidated buildings were identified creating unsafe and unsanitary conditions. (Exhibit 4, pages 14-19 pictures of study area)

The study area meets the criteria of a substantial number of unsanitary or unsafe conditions, which criteria substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

5. Deterioration of site or other improvements.

The results of the field survey conducted on April 14, 2021 determined that there is a predominance of conditions that are unsanitary or unsafe. The overwhelming presence of debris, abandoned vehicles, propane tanks, miscellaneous areas of tall weed growth. In addition, vacant and dilapidated buildings

were identified creating unsafe and unsanitary conditions. (Exhibit 4, pages 14-19 pictures of study area)

The study area does meet the criteria of substantial deterioration of site or other improvements, which criteria substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

6. Diversity of ownership.

The study area does not meet the diversity of ownership criteria.

7. Tax or special assessment delinquency exceeding the fair value of the land.

The study area does not meet the tax or special delinquency criteria.

8. Defective or unusual conditions of title.

The study area does not meet the defective or unusual conditions of title criteria.

9. Improper subdivision or obsolete platting.

The study area does not meet the improper subdivision or obsolete platting criteria.

10. The existence of conditions that endanger life or property by fire and other causes.

The average age of construction was estimated to be 55.81 years, with 68.75% of the buildings over 40 years of age. The existence of aged flammable materials, deteriorating electrical systems, and faulty heating systems increases the potential threat of fire. Inadequate roofing and old wiring can also provide for dangerous conditions. The field survey also identified various amounts of overgrown-dried vegetation and combustible items stored in the study areas creating a substantial fire hazard. The study also identified items such as barrels, and overgrown weeds. Any combination of such factors are conditions that could endanger life or property by fire (Exhibit 3, page 13, property list with age and Exhibit 3, pages 14-19 image of the area)

The study area does meet the existence of conditions that endanger life or property by fire and other causes criteria.

11. Any combination of such factors (other than deteriorated or deteriorating structures, defective or inadequate street layout, unsanitary or unsafe conditions, or deterioration of site or other improvements), which substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

The study area does not meet the existence of a combination of other factors which are detrimental to the public health, safety, morals, or welfare in its present condition and use.

12. In addition to the above-described factors, at least one or more of the following conditions exist:

i) Unemployment.

The study area does not meet the criteria of at least 120% of the state or national average.

ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least 40 years old.

An analysis of property records available from the Madison County Assessor's office and online at <http://www.madison.gisworkshop.com> was conducted to document the age of buildings within the study area. There were 16 buildings with an age listed. The average age of construction was estimated to be 55.81 years, with 68.75% of the buildings over 40 years of age. (Exhibit 3, page 13, property list with age)

The study area does meet the qualifying condition for average age.

iii) Unimproved land.

The study area does not meet the criteria of more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time.

iv) Per capita income.

The study area does not meet the per capita income qualification that that the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

v) Population.

The study area does not meet the criteria of either stable or decreasing population based on the last two decennial censuses.

Conclusion

The purpose of this study is to determine if all or part of the designated study area is substandard and blighted. In order to make the determination of substandard and blighted, state statute establishes a series of criteria.

Substandard Factors

The Nebraska Community Development law identifies six substandard factors. A review of Madison County Assessor's office property data and site inspection of the "**West Hwy 275 Phase II Redevelopment Area**" by Northeast Nebraska Economic Development District staff identified a presence of four substandard factors which have been met:

1.) Dilapidation/deterioration
2.) Age or obsolescence
4. b) The existence of condition which endanger life or property by fire and other causes
5. Deterioration of site or other improvements.

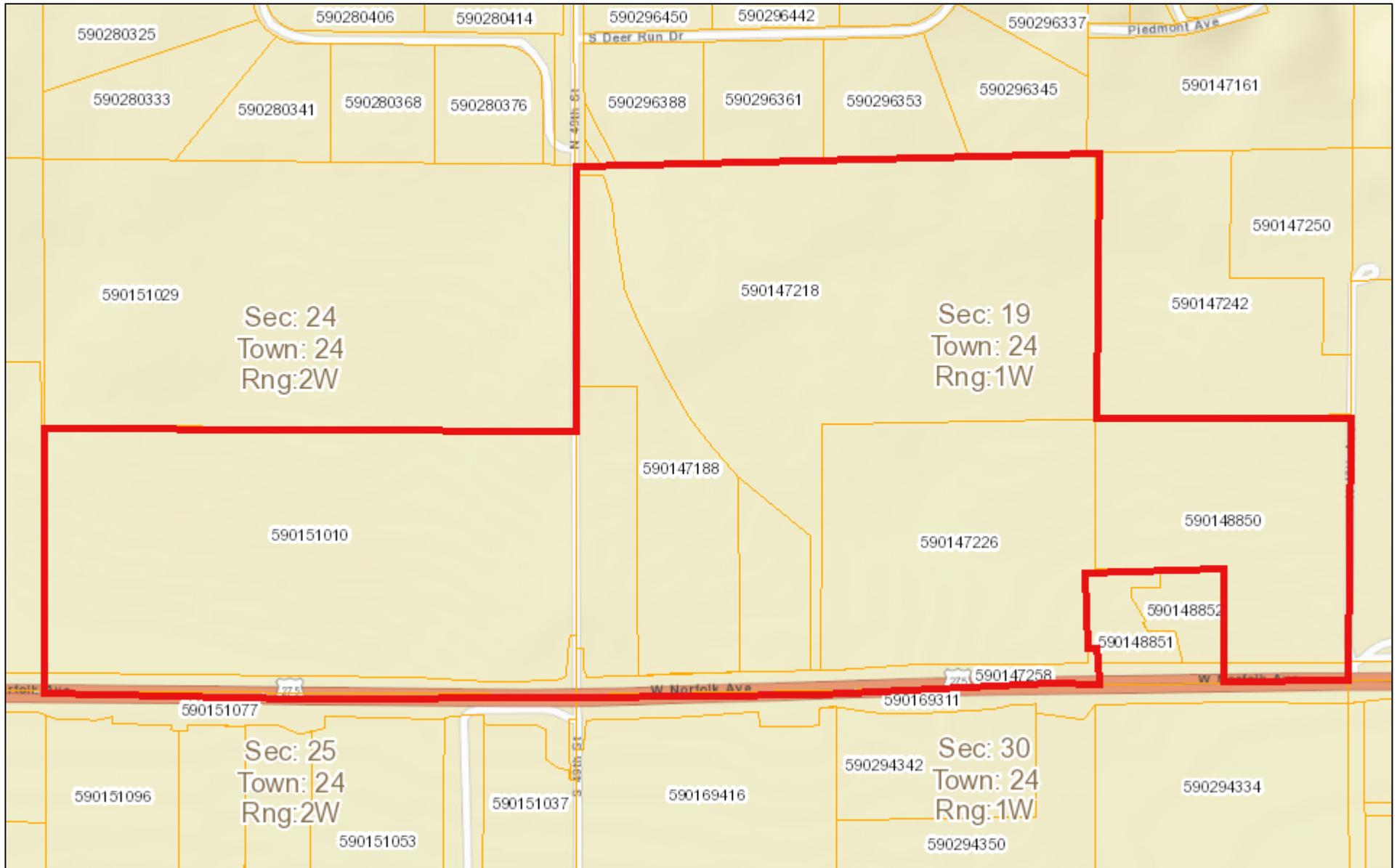
Blight Factors

The Nebraska Community Development law identifies sixteen blight factors. A review of Madison

County Assessor property data and site inspection of the “**West Hwy 275 Phase II Redevelopment Area**” by NENEDD staff identified a presence of five blight factors. If the area met at least one of the first eleven qualifying requirements, it would then be subject to review of item twelve in order to determine if the area meets at least one of the other five conditions required within the statute. In this instance, it has been determined that the following blighted criteria have been met:

- 1) **A substantial number of deteriorated or deteriorating structures.**
- 4) **Unsanitary or unsafe conditions.**
- 5) **Deterioration of site or other improvements.**
- 10) **The existence of conditions that endanger life or property by fire and other causes.**
- 12) (ii) **Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least forty (40) years old.**

Having met the substandard and blighted criteria as defined by section 18-2103 (31) and 18-2103 (3) of the Nebraska Community Development Law, **this study has determined that the West Hwy 275 Phase II Redevelopment Area is both substandard and blighted under the provisions identified and the general plan as required.**

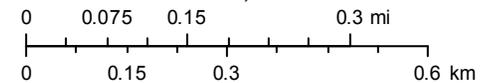


May 13, 2021

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:11,209



Parcel #	Legal description
590147196	PT W 1/2 NW 1/4 SW 1/4 & PT W 1/2 SW 1/4 SW 1/4 19-24-1
590147188	PT W 1/2 SW 1/4 19-24-1
590147218	NE 1/4 SW 1/4 & PT W 1/2 SW 1/4 19-24-1
590147234	PT W 1/2 SW 1/4 less PT to State 19-24-1
590151010	PT SW 1/4 & PT S 1/2 SE 1/4 24-24-2
590148850	PT SW 1/4 SE 1/4 19-24-1
590147226	SE 1/4 SW 1/4 Less HWY 19-24-1

# of Properties	Parcel	Year Built	Type of Property	Age
1	590147196	1952	Single-Family	69
2		1952	Garage	69
3		1952	Garage	69
4		1980	Building	41
5	590147234	1949	Service Station	72
6		1950	Shed	71
7	590151010	1935	Single-Family	86
8		1935	Garage	86
9		1935	Single-Family	86
10		1935	Garage	86
11		1935	Garage	86
12	590148850	2019	Hotel	2
13		1996	Building	25
14	590147226	2006	Event Center	15
15		2005	Commercial Bld	16
16		2007	Commercial Bld	14
				893
Total	893 / 16 =	55.81		













SUBDIVISION APPLICATION

For Office Use Only	Date Rec'd _____
	Fee \$ _____
	Rec'd by _____

Name of Subdivision: The Pines

Preliminary Final

Applicant: Roco Development, LLC 1000 Westbrook Drive Norfolk, NE 68701
 Name 402-841-8793 Address skarma262@hotmail.com
 Phone _____ Email _____

*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

Contact: Stephen E Karmazin 1000 Westbrook Drive Norfolk, NE 68701
 (other than Name Address
 Applicant) 402-841-8793 skarma262@hotmail.com
 Phone _____ Email _____

Current Zoning: R-R

General Location/Address: North of Eisenhower from approximately 43rd to 49th Streets

Legal Description: PT SW 1/4 7-24-1 96.54 AC

Property Area, Square Feet and/or Acres: 96.54 Acres


 Signature of Owner
Stephen E Karmazin
 Printed Name of Owner

OR

 Authorized Agent

 Printed Name of Authorized Agent

LOT ADDRESS TABLE

Table with 3 columns: LOT NUMBER, ADDRESS, SIZE (SQ. FT.)

LINE TABLE

Table with 3 columns: NAME, LENGTH (FT), DIRECTION

CURVE TABLE

Table with 5 columns: NAME, DELTA, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD ANGLE

LEGAL DESCRIPTION: THE PINES SUBDIVISION

THAT PART OF SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7;

THENCE N86°10'32"E FOR A DISTANCE OF 560.35 FEET TO A POINT ALONG THE SOUTH SECTION LINE OF SECTION 7;

THENCE N01°53'22" W A DISTANCE OF 1381.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY-OF-WAY LINE OF POPPY DRIVE;

THENCE S86°36'16"W A DISTANCE OF 529.30 FEET WESTERLY ALONG THE SOUTH RIGHT-OF-WAY-OF-WAY LINE OF POPPY DRIVE TO A POINT ON THE EAST RIGHT-OF-WAY-OF-WAY LINE OF NORTH 49TH STREET;

THENCE N01°58'19"W A DISTANCE OF 60.09 FEET ALONG SAID EAST RIGHT-OF-WAY-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF POPPY DRIVE;

THENCE N87°01'56"E A DISTANCE OF 528.51 FEET ALONG THE NORTH RIGHT-OF-WAY OF POPPY DRIVE TO A 3/4 INCH REBAR AND DIVIDING LINE BETWEEN A 14.44 ACRE PARCEL TO THE WEST AND A 20.01 ACRE PARCEL TO THE EAST;

THENCE N86°51'33"E A DISTANCE OF 776.43 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF POPPY DRIVE AND THE SOUTHEAST CORNER OF SAID 20.01 ACRE PARCEL AND A 5/8 INCH REBAR;

THENCE N01°58'33"W A DISTANCE OF 1122.95 FEET TO A POINT LOCATED ON THE EAST-WEST QUARTERLINE OF SAID SECTION 7 AND THE NORTHEAST CORNER OF A 20.01 ACRE PARCEL;

THENCE N86°48'31"E A DISTANCE OF 1265.83 FEET ALONG THE EAST-WEST QUARTERLINE TO THE CENTER OF SAID SECTION 7;

THENCE S02°18'30"E A DISTANCE OF 1943.43 FEET SOUTH ALONG THE NORTH-SOUTH QUARTERLINE TO A POINT LOCATED ON THE NORTH LINE OF LOT 1 STECH'S ADDITION SAID POINT BEING 0.74' WEST OF AN EXISTING 3/4 INCH REBAR;

THENCE S85°56'16"W A DISTANCE OF 329.27 FEET TO THE NORTHWEST CORNER OF LOT 2 STECH'S ADDITION AND A 3/4 INCH REBAR;

THENCE S02°18'57" E A DISTANCE OF 591.46 FEET ALONG THE WEST LINE OF LOT 2 STECH'S SUBDIVISION TO A CAPPED REBAR LS-458 ON THE NORTH RIGHT OF WAY LINE OF WEST EISENHOWER AVENUE;

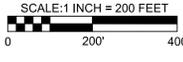
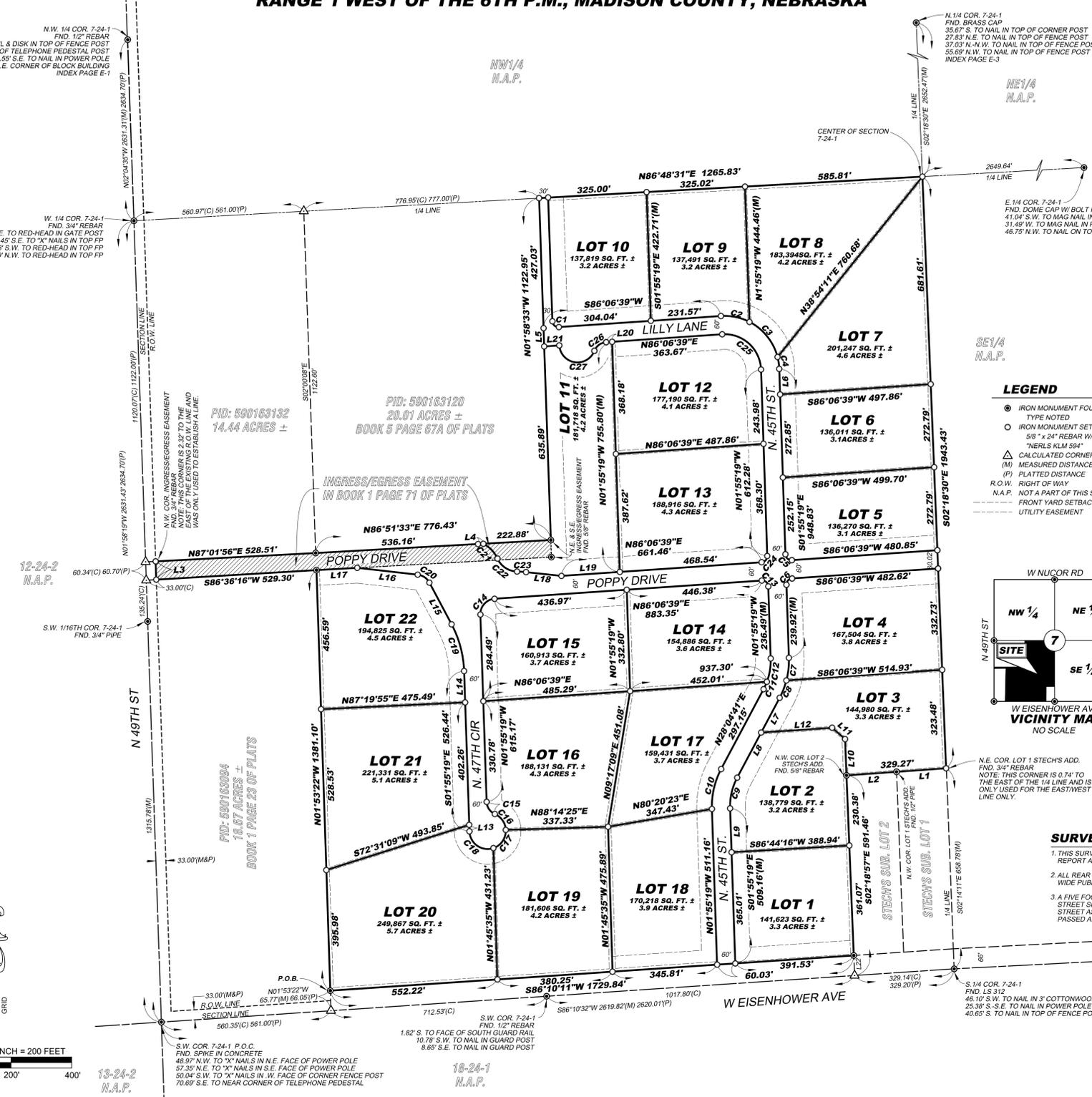
THENCE S86°10'11"W WESTERLY ALONG WEST EISENHOWER AVUENE NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1729.84 FEET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS APPROXIMATELY ±96.10 ACRES MORE OR LESS (4186205 sq. ft.)

FINAL PLAT

OF THE PINES SUBDIVISION

THAT PART IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA



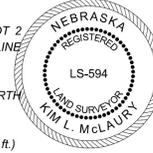
SURVEYOR'S CERTIFICATION:

I, KIM L. McLAURY, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HAVE DIRECTED AND SUPERVISED THAT THAT PART OF SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, SAID TRACT OF LAND

I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS 22 TO BE HEREINAFTER KNOWN AS THE PINES SUBDIVISION TO MADISON COUNTY, NEBRASKA, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA AS SHOWN ON THE PLAT HEREIN.

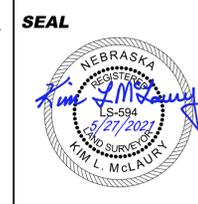
I, KIM L. McLAURY, NEBRASKA REGISTERED LAND SURVEYOR NO. 594, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE CAUSED TO BE MADE A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE, CORRECT AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

Kim L. McLaury 5/27/2021



KIM L. McLAURY NEB. REG. L.S. NO. 594

DATE: 5/27/2021



NEBRASKA ONE-CALL TOLL FREE 1-800-331-5666 TWO WORKING DAYS BEFORE YOU DIG



McLaury Engineering, Inc. Elk Point, South Dakota

THE PINES SUBDIVISION

FINAL PLAT

SCALE: 1" = 200' DATE: 5/21/2021 JOB NO: 42201002 DRAWN BY: NEH APPROVED BY: KLM SHEET 1 OF 1

DEDICATION & WAIVER

WE, ROAD DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN. I HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND TO BE HEREINAFTER KNOWN AS THE PINES SUBDIVISION, THAT PART IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA.

I DO HEREBY DEDICATE THE STREETS, AVENUES, DRIVES, ROADS, AND PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO ON THE PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

I DO HEREBY PROVIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE OF 5 FEET ALONG THE SIDE LOT LINES AND 10 FEET ALONG THE REAR LINE OF EACH LOT IN THE ADDITION AS SHOWN ON THE PLAT HEREIN.

I HEREBY WAIVE ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF STREETS AND ALLEYS TO ESTABLISHED GRADES.

DATED THIS DAY OF 2021

STEPHEN E. KARMAZIN, PRESIDENT

ACKNOWLEDGMENT OF NOTARY:

STATE OF COUNTY OF

ON THE DAY OF 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY,

TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

NOTARY PUBLIC

NOTARY PUBLIC (PRINTED NAME)

MY COMMISSION EXPIRES ON THE DAY OF 20 A.D.

MORTGAGE NOTE: ELKHORN VALLEY BANK AND TRUST, 1010 OMAHA AVE., NORFOLK, NEBRASKA, 68701. THE HOLDER OF A MORTGAGE ON A PORTION OF THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY CONCUR WITH THE REPLACING OF SAID REAL ESTATE AS THE PINES SUBDIVISION AS SHOWN.

SIGNED DAY OF 2021 KAYLA STRATHMAN, ELKHORN VALLEY BANK

ACKNOWLEDGMENT OF NOTARY:

ON THE DAY OF 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, APPEARED KAYLA STRATHMAN, ELKHORN VALLEY BANK, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME

AND AFFIXED MY OFFICIAL SEAL AT NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN NOTARY PUBLIC

NOTARY PUBLIC, STATE OF COUNTY OF

MY COMMISSION EXPIRES ON THE DAY OF 20 A.D. NOTARY PUBLIC (PRINTED NAME)

CITY OF NORFOLK PLANNING COMMISSION APPROVAL:

THE FOREGOING AND WITHIN PLAT, APPROVED BY PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS DAY OF 2021.

DAN SPRAY, CHAIRMAN

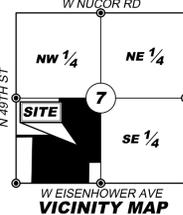
CITY OF NORFOLK MAYOR & CITY COUNCIL APPROVAL:

THE FOREGOING AND WITHIN PLAT, APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS DAY OF 2021.

BRIAN NA DUERST, CLERK JOSH MOENNING, MAYOR

LEGEND

- IRON MONUMENT FOUND TYPE NOTED
IRON MONUMENT SET
CALCULATED CORNER
MEASURED DISTANCE
RIGHT OF WAY
FRONT YARD SETBACK
UTILITY EASEMENT



NOTE: THIS CORNER IS 0.74' TO THE EAST OF THE 1/4 LINE AND IS ONLY USED FOR THE EASTWEST LINE ONLY.

SURVEYOR'S NOTES:

- 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. ALL REAR LOT LINES HAVE 10-FOOT WIDE AND SIDE LOT LINES HAVE A 5-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT.
3. A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OF SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A PLATTED STREET AS PROVIDED FOR BY ORDINANCE NO. 5617 OF THE CITY OF NORFOLK PASSED AND APPROVED ON JUNE 3, 2019

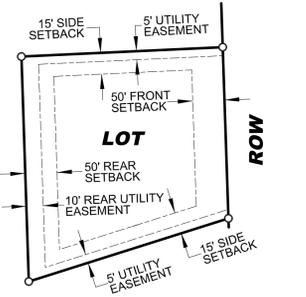
ZONING:

R-R - RURAL RESIDENTIAL

SETBACKS R-R

- 50' - FRONT YARD
15' - SIDE YARD
50' - REAR YARD

TYPICAL LOT SETBACKS & UTILITY EASEMENTS



For Office Use Only	Date Rec'd _____
	Fee \$ _____
	Rec'd by _____

SUBDIVISION APPLICATION

Name of Subdivision: Wyndham Hills Phase IV

Preliminary Final

Applicant: Whitecliff 1000 W. Norfolk Ave, Norfolk, NE
 Name Address
(402) 379-3236 robertdover@doversite.com
 Phone Email

*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

Contact: Robert Dover 1000 W. Norfolk Ave, Norfolk, NE
 (other than Name Address
 Applicant) 402.649.8600
 Phone Email

Current Zoning: R1

General Location/Address: Dover Dr & 30th Street

Legal Description: TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BEING A PART OF THE SOUTHWEST 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SEC 17, T24N, R1W OF THE 6TH P.M., MADISON COUNTY, NEBRASKA

Property Area, Square Feet and/or Acres: 251,637 SF

Robert Dover Digitally signed by Robert Dover
Date: 2020.10.29 09:49:57 -05'00'

Signature of Owner

Authorized Agent

OR

Printed Name of Owner

Printed Name of Authorized Agent

FINAL PLAT OF WYNDHAM HILLS 4TH ADDITION

**TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA
BEING A PART OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH,
RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA**

(PARCEL ID: 590035470)

DEDICATION & WAIVER

WE, WHITECLIFF DEVELOPMENT, INC., A NEBRASKA CORPORATION, ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN. WE HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND TO BE HERINAFTER KNOWN AS WYNDHAM HILLS 4TH ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA. WE DO HEREBY DEDICATE THE STREETS, AVENUES, DRIVES, ROADS, AND PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO ON THE PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

WE DO HEREBY PROVIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE OF 5 FEET ALONG THE SIDE LOT LINES AND 10 FEET ALONG THE REAR LINE OF EACH LOT IN THE ADDITION AS SHOWN ON THE PLAT HEREIN.

WE HEREBY WAIVE ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF STREETS AND ALLEYS TO CONFORM TO ESTABLISHED GRADES.

WHITECLIFF DEVELOPMENT, INC.
A NEBRASKA CORPORATION

ERICA DOVER-DAAKE
DIRECTOR

ACKNOWLEDGMENT OF NOTARY:

ON THE _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, APPEARED ERICA DOVER-DAAKE, WHITECLIFF DEVELOPMENT, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME

AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

NOTARY PUBLIC

NOTARY PUBLIC, STATE OF _____

COUNTY OF _____

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC (PRINTED NAME)

MORTGAGE NOTE:

ELKHORN VALLEY BANK AND TRUST, 1010 OMAHA AVE, NORFOLK, NEBRASKA, 68701, THE HOLDER OF A MORTGAGE ON A PORTION OF THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY CONCUR WITH THE REPLATTING OF SAID REAL ESTATE AS "WYNDHAM HILLS 4TH ADDITION" AS SHOWN.

SIGNED _____ DAY OF _____, 2021.

TARA BUELL-KORTH, ELKHORN VALLEY BANK

ACKNOWLEDGMENT OF NOTARY:

ON THE _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, APPEARED TARA BUELL-KORTH, ELKHORN VALLEY BANK, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME

AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

NOTARY PUBLIC

NOTARY PUBLIC, STATE OF _____

COUNTY OF _____

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC (PRINTED NAME)

PLANNING COMMISSION APPROVAL:

THE FOREGOING AND WITHIN PLAT, APPROVED BY PLANNING COMMISSION OF THE CITY OF NORFOLK.

MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2021.

DAN SPRAY, CHAIRMAN

MAYOR & CITY COUNCIL APPROVAL:

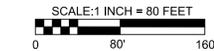
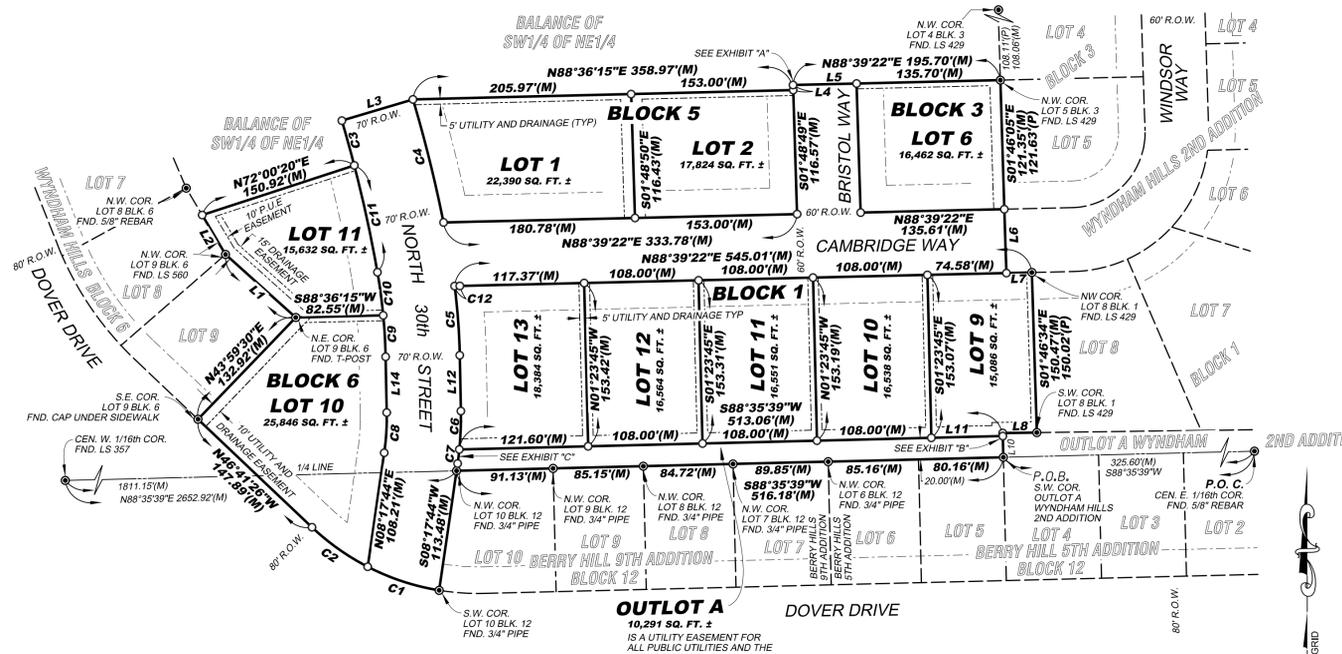
THE FOREGOING AND WITHIN PLAT, APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE

CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2021.

ATTEST:

BRIAN NA DJERST, CLERK

JOSH MOENNING, MAYOR



SURVEYOR'S NOTES:

- ALL REAR LOT LINES HAVE 10-FOOT WIDE AND SIDE LOT LINES HAVE A 5-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT.
- A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OF SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A PLATTED STREET AS PROVIDED FOR BY ORDINANCE NO. 5617 OF THE CITY OF NORFOLK PASSED AND APPROVED ON JUNE 3, 2019

SETBACKS R1

- 25'- FRONT YARD
- 25'- STREET SIDE YARD
- 7'- INTERIOR YARD
- 20% OF DEPTH OF THE LOT OR 30' WHICHEVER IS LESS - REAR YARD

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

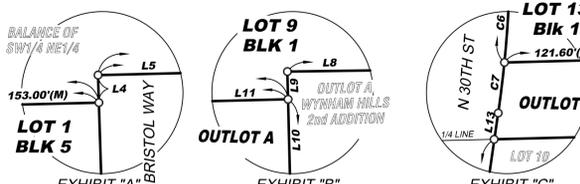
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S88°35'39"W, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID LINE ALSO BEING THE SOUTH LINE OF OUTLOT A OF WYNDHAM HILLS 2ND ADDITION, A DISTANCE OF 325.60 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A, AND THE POINT OF BEGINNING; THENCE S88°35'39"W, CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF SAID BERRY HILL 5TH & 9TH ADDITION, A DISTANCE OF 516.18 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 12, BERRY HILL 9TH ADDITION; THENCE S08°17'44"W, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 113.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND THE NORTH LINE OF DOVER DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH; THENCE ALONG THE NORTH LINE OF SAID DOVER DRIVE AND SAID CURVE AN ARC DISTANCE OF 136.88 FEET, SAID CURVE HAVING A RADIUS OF 228.48 FEET AND A CENTRAL ANGLE OF 34°04'30"; THE CHORD OF SAID CURVE BEARS N63°43'41"W A DISTANCE OF 133.89 FEET; THENCE N46°41'26"W, TANGENT TO LAST DESCRIBED CURVE AND ALONG SAID NORTH LINE OF DOVER DRIVE, A DISTANCE OF 147.89 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N43°59'30"E, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 132.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE N48°12'29"W, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 4.79 FEET; THENCE N88°39'22"E, A DISTANCE OF 195.70 FEET TO NORTHWEST CORNER OF LOT 5, BLOCK 3, WYNDHAM HILLS 2ND ADDITION; THENCE N01°46'51"W, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 121.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S01°53'00"E, ALONG THE WEST LINE OF WYNDHAM HILLS 2ND ADDITION, A DISTANCE OF 60.00 FEET; THENCE N88°39'22"E, ALONG SAID WEST LINE, A DISTANCE OF 24.06 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 1, WYNDHAM HILLS 2ND ADDITION; THENCE S01°46'34"E, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 150.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S89°18'44"W, ALONG THE NORTH LINE OF OUTLOT A, WYNDHAM HILLS SECOND ADDITION, A DISTANCE OF 32.19 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A; THENCE S01°24'45"E, ALONG THE WEST LINE OF OUTLOT A, A DISTANCE OF 22.87 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 6.01 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, HEREBY CERTIFY THAT ON _____ MAY 18, 2020 COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION OF A TRACT OF LAND CONSISTING OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Kim L. McLaury
KIM L. McLAURY
NEB. REG. L.S. NO. 594

DATE: 5/28/2021



CURVE TABLE

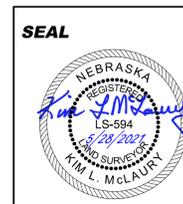
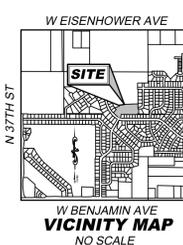
NAME	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD ANGLE
C1	17°53'28"	228.48	71.34	71.05	N71°49'13"W
C2	16°11'04"	228.48	64.54	64.32	N54°46'58"W
C3	01°58'36"	1265.00	43.64	43.64	N15°35'31"W
C4	05°06'55"	1335.00	119.18	119.14	S14°01'21"E
C5	06°20'03"	590.00	65.22	65.19	S04°19'01"E
C6	06°54'12"	300.00	36.14	36.11	S02°18'06"W
C7	02°32'28"	300.00	13.30	13.30	S07°01'30"W
C8	09°26'43"	230.00	37.92	37.87	N03°14'22"E
C9	04°17'39"	520.00	38.97	38.96	N03°17'49"W
C10	04°30'24"	520.00	40.90	40.89	N07°41'51"W
C11	04°39'10"	1265.00	102.73	102.70	N12°16'38"W
C12	29°07'15"	10.00	5.08	5.03	S74°05'55"W

LOT ADDRESS TABLE

LOT NUMBER	ADDRESS	SIZE (SQ. FT.)
LOT 9, BLOCK 1	2905 CAMBRIDGE WAY	15,386
LOT 10, BLOCK 1	2907 CAMBRIDGE WAY	16,538
LOT 11, BLOCK 1	2911 CAMBRIDGE WAY	16,551
LOT 12, BLOCK 1	2913 CAMBRIDGE WAY	16,564
LOT 13, BLOCK 1	1902 N 30th STREET	18,384
	2915 CAMBRIDGE WAY	
LOT 6, BLOCK 3	1900 BRISTOL WAY	16,462
	2906 CAMBRIDGE WAY	
LOT 1, BLOCK 5	1904 N 30th STREET	22,390
	2914 CAMBRIDGE WAY	
LOT 2, BLOCK 5	1901 BRISTOL WAY	17,824
	2912 CAMBRIDGE WAY	
LOT 10, BLOCK 6	1901 N 30th STREET	25,646
	3006 DOVER DRIVE	
LOT 11, BLOCK 6	1903 N 30th STREET	15,632
OUTLOT A	N/A	10,291

LINE TABLE

NAME	LENGTH	DIRECTION
L1	88.90	N45°12'29"W
L2	43.06	N30°46'57"W
L3	70.00	N73°25'12"E
L4	4.79	N01°49'07"W
L5	60.00	N88°39'22"E
L6	60.00	S01°53'00"E
L7	24.06	N88°39'22"E
L8	32.19	S89°18'44"W
L9	2.87	S01°24'45"E
L10	20.00	S01°24'45"E
L11	67.45	S88°35'39"W
L12	52.41	N01°09'02"W
L13	6.94	S08°17'44"W
L14	52.41	S01°09'02"E



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CITY OF NORFOLK
WYNDHAM HILLS 4TH ADDITION

SCALE: 1" = 80' DATE: 05/19/2021 JOB NO: 42200501
DRAWN BY: JRL APPROVED BY: KLM SHEET 1 OF 1