

# Agenda Packet

## NORFOLK PLANNING COMMISSION

Tuesday, August 22, 2023  
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, August 22, 2023, 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 5<sup>th</sup> Street, Norfolk, Nebraska during normal business hours.



AGENDA  
NORFOLK PLANNING COMMISSION

August 22, 2023

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 August 8, 2023 Planning Commission meeting.
6. Consideration of Resolution No. 2023PC-6, approving a Conditional Use Permit for a storage facility on property addressed as 1806 East Omaha Avenue. **Resolution 2023PC-6**

PUBLIC HEARINGS

7. Public hearing to consider the Downtown Area Study.
8. Consideration of recommendation of the Downtown Area Study. **Motion**

PLATS/SUBDIVISIONS

9. Consideration of Recommendation of the Final Plat of Leon's Addition. **Motion**

OTHER BUSINESS

10. July 2023 Building Permit Report
11. Open topics on any concerns the Commission has towards current and future planning for the City. No action can be taken on matters discussed.

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## 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 8th day of August, 2023, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Dan Spray, Brandon Franklin, Kaycee Kube, Martin Griffith, Jordan Mason, and Cody Ronnfeldt. Absent: Chad Bryant, and Dirk Waite.

Staff members present were: Valerie Grimes, City Planner; Anna Allen, Assistant City Engineer; Steven Rames, City Engineer; Andrew Colvin, City Administrator; Sarah Wortmann, Planning Commission Secretary; and Katelyn Palmer, Permits Technician.

Planning Commission Chair, Dan Spray presided and the Planning Commission Secretary Katelyn Palmer digitally recorded the audio of the proceedings.

Chair 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.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

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### Current Business

Commissioner Griffith moved, seconded by Commissioner Ronnfeldt to approve the full agenda.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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Commissioner Kube moved, seconded by Commissioner Griffith to approve the July 18, 2023 meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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**Public Hearings and Related Action**

Public Hearing

Conditional Use Permit - Storage Facility  
1806 E Omaha Ave | Bernard & Carol Wrede

Chair Spray opened the public hearing at 7:32 a.m. to consider a request from Bernard G & Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust, for a Conditional Use Permit for a storage facility on property addressed as 1806 East Omaha Avenue.

Bernard Wrede, Applicant, explained that he would like to renew his Conditional Use Permit to run with the land. He renewed previously in October of 2022, but only renewed as Perpetual. He stated he is limited on what he can do with it in the future, and if he were to retire, it will be hard to sell the property, etc. without having it run with the land.

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:34 a.m.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for a storage facility on property addressed as 1806 East Omaha Avenue, with no changes to conditions and making it perpetual.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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Public Hearing

Zoning Change – R-2 to C-3  
221 Jackson Ave | Garth & Krista Ferris

Chair Spray opened the public hearing at 7:36 a.m. to consider a zoning change from R-2 (One and Two Family Residential District) to R-1 (Single Family Residential District) on property addressed as 221 Jackson Ave.

Garth Ferris, Applicant, explained he's trying to purchase a piece of land beside him, to obtain more land and to possibly build on.

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:38 a.m.

Chair Spray stated it is R-2 zoning right now. City Planner, Val Grimes, explained that in the past, it was changed to R-2 from R-1, as the contractor was going to build a duplex. A single family home was built, after the zone change was already put in place. Chair Spray asked if changing to R-1 if there would be any complications down the road.

Commissioner Ronnfeldt moved, seconded by Commissioner Franklin to consider a zoning change from R-2 (One and Two Family Residential District) to R-1 (Single Family Residential District) on property addressed as 221 Jackson Ave.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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#### Ferris-Kielty Addition – Final Plat

City Planner, Val Grimes, explained they will be shifting lot lines. LaVern Schroeder, representing the applicant, explained that there was also access added to the East, to access the south lot.

Commissioner Kube moved, seconded by Commissioner Ronnfeldt to recommend approval of the final plat of Ferris-Kielty Addition.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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#### Public Hearing

##### Zoning Change – R-1 and C-3 to C-3

404 S 25<sup>th</sup> St. & 2607 Westside Ave | Roger L. Bader, Krik M. Bader & Jackie A. Mayer, and Elkhorn Valley Bank & Trust

Chair Spray opened the public hearing at 7:42 a.m. to consider a request from Roger L. Bader, Kirk M. Bader & Jackie A. Mayer and Elkhorn Valley Bank & Trust, to consider a zoning change from R-1 (Single Family Residential District) and C-3 (Service Commercial District) to C-3 (Service Commercial District) on property addressed as 404 S. 25<sup>th</sup> St. & part of 2607 Westside Ave.

City Planner, Val Grimes, explained that Elkhorn Valley Bank & Trust owns two lots, which are zoned C-3, and Roger Bader owns the lot to the West, which is zoned R-1. After splitting the southern half off, and leaving the house on its own lot, Elkhorn Valley Bank will combine all 3 lots, and rezone to all C-3.

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:44 a.m.

Commissioner Kube moved, seconded by Commissioner Griffith to recommend approval of a zoning change from R-1 and C-3 to C-3 on property addressed as 404 S. 25<sup>th</sup> St. & part of 2607 Westside Ave.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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Elkhorn Valley Bank & Trust – Bader Addition – Final Plat

City Planner, Val Grimes, verified that Elkhorn Valley Bank will combine all lots into one, and that access to the house and bank will each stay the same.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the final plat of Elkhorn Valley Bank & Trust - Bader Addition.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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Public Hearing

Zoning Change – R-3, C-1 and C-3 to C-3

701 S 13<sup>th</sup> St, 707 S 13<sup>th</sup> St and 1229 W Pasewalk Ave | Double TV Properties, LLC

Chair Spray opened the public hearing at 7:46 a.m. to consider a request from Double TV Properties, LLC, to consider a zoning change from R-3 (Multiple Family Residential District), C-1 (Local Business District) and C-3 (Service Commercial District) to C-3 (Service Commercial District) on property addressed as 701 S. 13th St, 707 S. 13th St, and 1229 W. Pasewalk Ave.

Troy Uhlir, Applicant, explained that he currently owns 4 lots, in which they will be rezoning all to C-3, to clean up and rebuild Burger King. Once the new building is up, they will remove and demo the old Burger King. That corner will then be cleaned up according to the Highway Corridor Overlay standards.

Neil Harrison, 1227 Taylor Ave, questioned why he received the notice, and asked if his property taxes would change because of this. Chair Spray confirmed that according to State Statue, everyone within 300' must be notified, and that this will not affect anything of his.

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:49 a.m.

Commissioner Griffith moved, seconded by Commissioner Franklin to recommend a zoning change from R-3, C-1 and C-3 to C-3 on property addressed as 701 S. 13th St, 707 S. 13th St, and 1229 W. Pasewalk Ave.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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#### Burger King's Addition – Final Plat

LaVern Schroeder, representing the applicant, explained we will be combining all 3 lots together and cleaning up the property to build a new building.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the final plat of Burger King's Addition.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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#### Public Hearing

Zoning Change – C-3 to C-2  
300 W Braasch Ave | Braasch Avenue, LLC

Chair Spray opened the public hearing at 7:52 a.m. to consider a request from Braasch Avenue, LLC, to consider a zoning change from C-3 (Service Commercial District) to C-2 (Central Commercial District) on property addressed as 300 W Braasch Ave.

Jose Nuno, Applicant, explained he is wanting a zone change from C-2 to C-3 for parking requirements, for constructing a restaurant and event center for use of the building, which will have two floors. He will be rezoning to C-2, as that requires no parking, as he's tried negotiating with VFW to use their parking lot, and they will not. He stated that there will be side street parking and possibly be able to use the parking lot behind them, owned by Norfolk Iron and Metal. Nuno stated he's expecting approximately 200 people for the restaurant and approximately 600-800 for the event center.

Ronald Albin, 108 S 13<sup>th</sup> St., spoke in opposition of this as they have parking right up the current building. He stated in the last 15 years, the VFW has had nothing but problems with prior owners and will not enter any kind of parking agreement. They will put up a sign for no parking, they will have vehicles towed and will call the police department if there are any vehicles parked there.

Commissioner Ronnfeldt asked how often the parking is utilized there. Albin stated approximately 7 days out of the week, the parking lot is full.

Chair Spray verified that it sounds like it doesn't matter what type of business goes in that building, that the VFW will have a problem with. Albin agreed.

Garry Murren, 2201 Sheridan Dr, also spoke in opposition of this zone change. He asked what the regulation was for parking requirements. City Planner, Val Grimes, confirmed that with C-2 zoning, you don't need any parking because it's downtown. Murren stated that with all the parking problems downtown, we still won't let them use the VFW parking lot.

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 8:03 a.m.

Chair Spray discussed that everything around this property is Industrial and Commercial zoned. Commissioner Kube stated there is plenty of public parking downtown, as well as street parking. Commissioner Griffith also stated that many restaurants and bars downtown utilize parking.

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to recommend a zoning change from C-3 to C-2 on property addressed as 300 W Braasch Ave.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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### **Plats/Subdivisions**

#### Tunink's Addition – Final Plat

LaVern Schroeder, representing the applicant, explained that with the recent selling of the business, they are subdividing the lot in to two parcels, so the application can still own part of the property.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the final plat of Tunink's Addition.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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## Waivers

### Sidewalk Waiver 711 S 37<sup>th</sup> St | Clausen Air Inc

City Planner, Valerie Grimes explained that Clausen Air is requesting the west side sidewalk be waived.

City Engineer, Steven Rames, explained that the City trail will come down 37<sup>th</sup> Street on the west side, and cross over to the East at the intersection of Bradford Avenue.

Commissioner Kube moved, seconded by Commissioner Mason to recommend approval of the sidewalk waiver requested by Clausen Air Inc at property addressed as 711 S 37<sup>th</sup> St.

Roll Call: Commission Members: Ayes: Spray, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Bryant, and Waite. Motion carried (6-0).

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## Other Business

There was no other discussion and Chair Spray declared the meeting adjourned at 8:13 a.m.

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Katelyn Palmer, Norfolk Pro Tem Planning Commission Secretary

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Dan Spray, Norfolk Planning Commission Chair



By the City of Norfolk, 309 N. 5<sup>th</sup> Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2023PC-6

WHEREAS, Bernard G. Wrede and Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for a storage facility on property addressed as 1806 East Omaha Avenue, which is legally described as follows:

A tract of land lying wholly in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 24 North, Range 1 West of the 6<sup>th</sup> P.M., Madison County Nebraska, and more particularly described as follows:

Referring to the North Quarter corner of said Section 36; thence proceeding West, along the North line of said Section 36, on an assumed bearing of South 89 degrees 49 minutes 15 seconds West, 799.83 feet; thence South 00 degrees 06 minutes 54 seconds East, 422.38 feet to a point on the Northerly right-of-way of Nebraska State Hwy. No. 24, which is the point of beginning; thence North 89 degrees 51 minutes 01 seconds East, 316.11 feet; thence North 00 degrees 00 minutes 00 seconds East, 378.68 feet to a point on the Westerly right-of-way of former Nebraska State Hwy No. 24; thence South 76 degrees 41 minutes 00 seconds East, along said Westerly right-of-way 225.0 feet; thence South 28 degrees 13 minutes 32 seconds East, along said Westerly right-of-way, 304.58 feet; thence South 40 degrees 17 minutes 49 seconds East, along said Westerly right-of-way, 365.32 feet; thence South 28 degrees 23 minutes 45 seconds East, along said westerly right-of-way, 673.13 feet to a point on the Northerly right-of-way of Nebraska State Hwy. No. 24; thence North 76 degrees 30 minutes 16 seconds West, along said Northerly right-of-way, 586.73 feet to the P.C. of a curve to the right having a radius of 869.93 feet; thence along said Northerly right-of-way on said curve, 841.44 feet (Chord Bearing=North 48 degrees 48 minutes 42 seconds West, Chord Distance 809.93 feet) to the P.T. of said curve; thence North 21 degrees 36 minutes 06 seconds West, along said Northerly right-of-way, 152.46 feet to the point of beginning; and

WHEREAS, the property described above is presently included in Zoning District I-3, Limited Industrial District and County Industrial Tract; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on August 8, 2023 receiving input and data from the APPLICANT and the general public concerning the Conditional Use Permit;

NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Planning Commission of the City of Norfolk, Nebraska that Bernard G & Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust, is hereby granted a Conditional Use Permit for a storage facility on property subject to the following terms and conditions:

1. Plans shall be submitted to the Planning & Development Dept., and approved, prior to the issuance of a building permit;
2. Pursuant to the Norfolk City Code, the Conditional Use Permit shall run with the land;
3. Failure to observe and maintain the conditions and restrictions of the Conditional Use Permit shall be considered a violation of The Code of the City of Norfolk, Nebraska subject to penalty as provided herein and may be grounds for review including alteration or termination of the permit;
4. All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed and the Conditional Use Permit granted herein shall be subject to the provisions of the Norfolk City Code that provide for an appeal to be taken within 15 days of the decision of the Planning Commission, and;
5. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 22<sup>nd</sup> day of August, 2023.

ATTEST:

\_\_\_\_\_  
Dan Spray  
Planning Commission Chair

\_\_\_\_\_  
Katelyn Palmer  
Planning Commission Secretary Pro Tem

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle  
City Attorney

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023 by Dan Spray, Planning Commission Chair and Katelyn Palmer, Planning Commission Secretary Pro Tem of the City of Norfolk.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Printed

## Public Hearing

The Planning Commission of the City of Norfolk, Nebraska will hold a public hearing on Tuesday, August 22, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska to hear comments regarding the Norfolk Downtown Area Study.

The map can be found at:

<https://norfolkne.gov/government/departments/planning-and-development/blight-studies-and-redevelopment-projects/downtown-area-study.html>

Publish (August 4 and August 11, 2023)  
2 P.O.P.'s

2023

# City of Norfolk Downtown Area Study



JEO Consulting Group, Inc.

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## **Introduction**

### ***Purpose of the Study***

This Norfolk Downtown Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Norfolk's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Norfolk finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Norfolk Downtown Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, physical and other constraints, buildings, and structures within the designated study area in the City of Norfolk to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Norfolk to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Norfolk must adhere to Nebraska Community Development Law.

**Nebraska Revised State Statutes**

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

*It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, 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 land uses...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...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 area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102*

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

*The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.*

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:



*The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105*

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

**Substandard area** means 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 overcrowding, 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, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

**Blighted area** means 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 conditions, 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 constitutes 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) 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 percent of the village as blighted;*



## **Substandard and Blight Eligibility Analysis**

### **Designated Study Area**

The designated study area is property within the corporate limits for evaluation pursuant to the Community Development Law. The area is a commercial and residential district. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Norfolk can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Norfolk can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Norfolk is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Norfolk can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

### **Substandard and Blight Conditions**

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. **Dilapidation/deterioration\***  
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
  - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Age or obsolescence**  
Estimate age of structures (40+ years criteria)
3. **Inadequate provision for ventilation, light, air, sanitation, or open spaces**  
Overall sight conditions
  - Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.
4. **Other substandard conditions**
  - (a) High density of population and overcrowding (census); or
  - (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
  - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures\***  
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
  - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**  
Condition of streets/inadequate access including sidewalks
  - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**  
Conditions associated with accessibility/usefulness of the lots
  - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**  
Conditions which pose a threat to public health and safety
  - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**  
Field observation of age and condition of public utilities, debris, and inadequate public improvements
  - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**  
The total number of unduplicated owners
  - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**  
Examination of public records to determine the status of taxation of properties
  - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**  
Examine public records to determine any defective or unusual title defects
  - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**  
Examine public records to determine improper subdivision and obsolete platting
  - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**  
Examine conditions which endanger life or property

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
- 11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**
- Economic and/or socially undesirable land uses
- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
- 12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
  - (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
  - (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
  - (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
  - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

\*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

#### **No Problem**

No structural or aesthetic problems are visible.

#### **Adequate Condition**

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

#### **Deteriorating Condition**

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind- or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

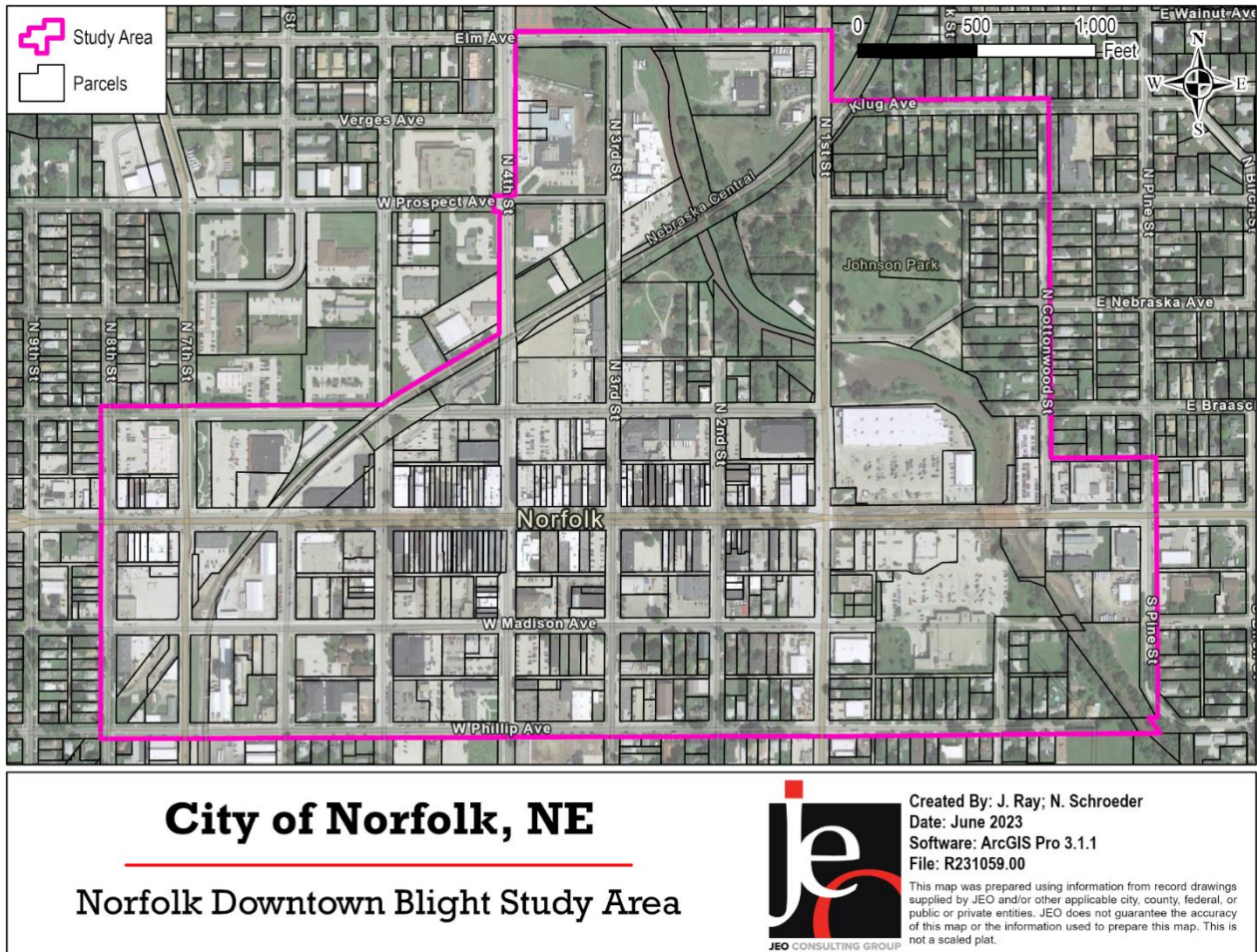
**Dilapidated Condition**

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

## Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the "Designated Study Area" which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



**City of Norfolk, NE**

**Norfolk Downtown Blight Study Area**



Created By: J. Ray; N. Schroeder  
Date: June 2023  
Software: ArcGIS Pro 3.1.1  
File: R231059.00

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## **Recommended Blight and Substandard Area**

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 217.74 acres. The following legal description delineates the Recommended Area:

A PARCEL OF LAND LOCATED IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, STOVERS SUBDIVISION; THENCE EAST ON THE SOUTH RIGHT OF WAY LINE OF WEST PHILLIP AVENUE, A DISTANCE OF 4450 FEET, MORE OR LESS, TO THE EAST LINE OF PINE STREET; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF PINE STREET, A DISTANCE OF 1160 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, RUHLAWS AND BUSSEYS SUBURBAN LOTS; THENCE WEST, A DISTANCE OF 66 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RUHLAWS AND BUSSEYS SUBURBAN LOTS; THENCE WEST ON THE SOUTH LINE OF LOTS 1 THROUGH 8 INCLUSIVE OF SAID BLOCK 1, A DISTANCE OF 370 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF NORTH COTTONWOOD STREET, A DISTANCE OF 1500 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF EAST KLUG AVENUE; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF EAST KLUG AVENUE, A DISTANCE OF 915 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF NORTH 1<sup>ST</sup> STREET; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF NORTH 1<sup>ST</sup> STREET, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF ELM AVENUE; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF ELM AVENUE, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF NORTH 4<sup>TH</sup> STREET; THENCE SOUTH ON THE EAST RIGHT OF WAY LINE OF NORTH 4<sup>TH</sup> STREET, A DISTANCE OF 680 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF WEST PROSPECT AVENUE; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF WEST PROSPECT AVENUE, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF NORTH 4<sup>TH</sup> STREET; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF NORTH 4<sup>TH</sup> STREET, A DISTANCE OF 580 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF THE NEBRASKA CENTRAL RAILROAD; THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 575 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF WEST BRAASCH AVENUE; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF WEST BRAASCH AVENUE, A DISTANCE OF 1150 FEET, MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF NORTH 8<sup>TH</sup> STREET; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF NORTH 8<sup>TH</sup> STREET, A DISTANCE OF 1380 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## **Findings and Contributing Factors**

The intent of this study is to determine whether the Norfolk Downtown Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Friday, June 16, 2023, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Norfolk Downtown Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the Norfolk Downtown Area Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the Norfolk Downtown Area Blight Study Area.

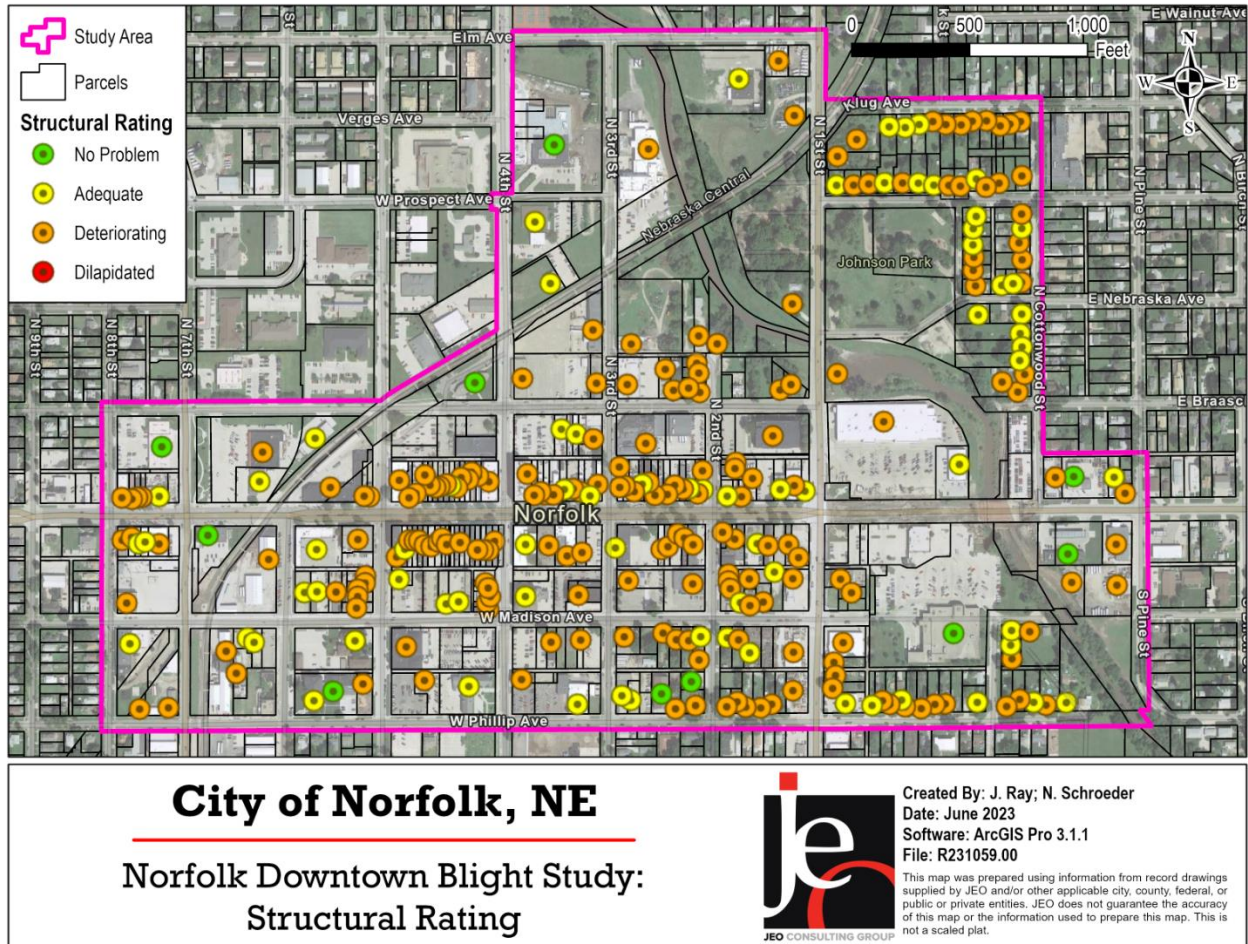
## **BLIGHTED CRITERIA CONDITIONS**

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

### **Substantial Number of Deteriorated or Deteriorating Structures**

As a rule, the primary structure for each parcel within the Norfolk Downtown Area Blight Study Area was examined. A total of 196 structures or 71% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the distribution of the structural ratings within the study area. This is not considered a significant contributing factor.

Figure 2, Structural Rating



### **Defective or Inadequate Street Layout**

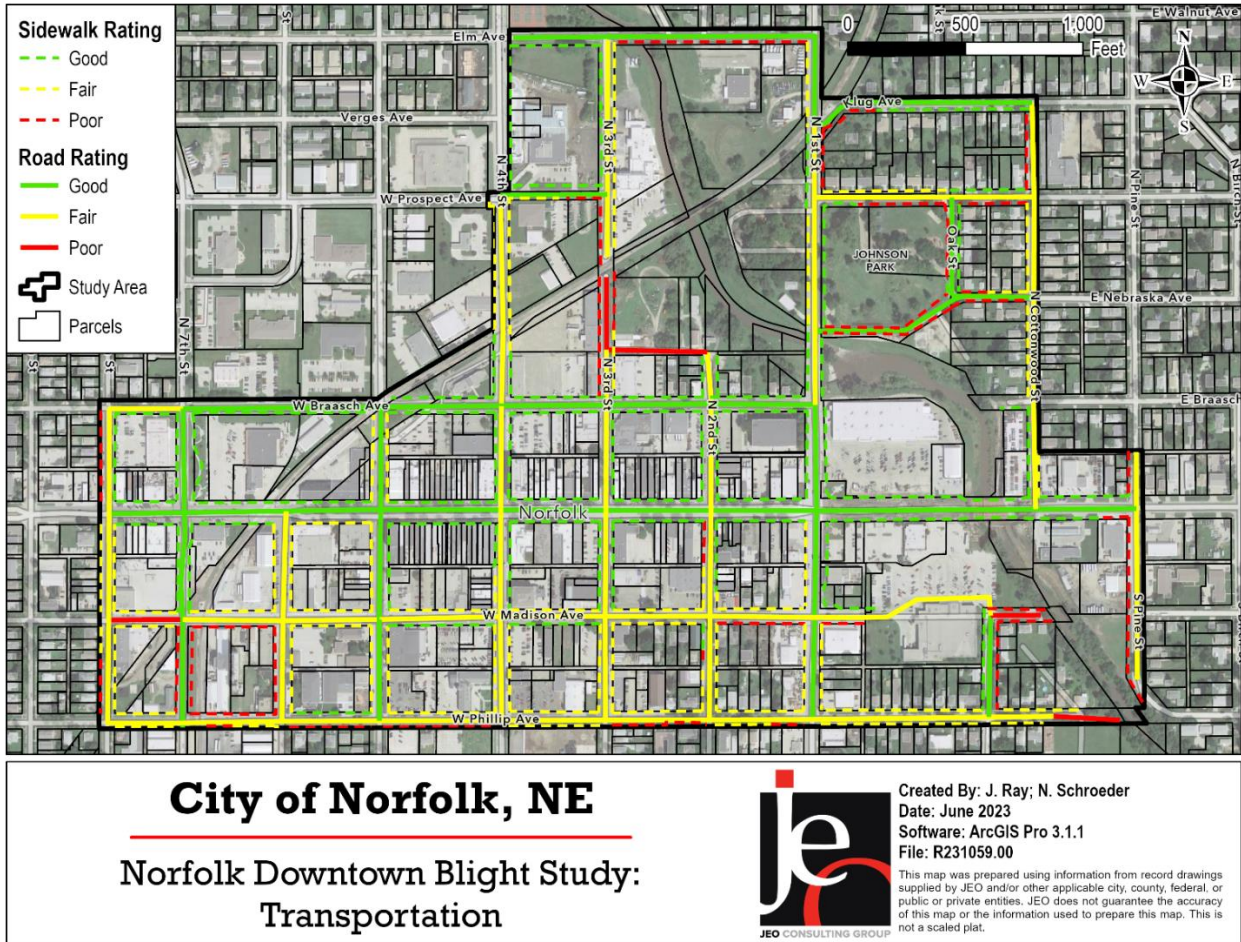
#### **Street Conditions and Accessibility**

Street conditions and accessibility within the Norfolk Downtown Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The transportation infrastructure conditions are illustrated on Figure 3.

Overall, the Norfolk Downtown Area Blight Study Area has good connectivity with the adjacent street and only minor obstructions of the grid network. This is not considered a contributing factor.



Figure 3, Transportation



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

Throughout the Norfolk Downtown Area Blight Study Area, the lot sizes and shapes vary. Most commercial lots in the area are too narrow to adequately accommodate modern commercial building standards. In addition, some lots adjacent to the railroad corridor and North Fork of the Elkhorn River flume are odd shaped with acute angles diminishing the usefulness of the area. Overall, this factor is considered to be a contributing factor.

**Unsanitary or unsafe conditions**

*Conditions which pose a threat to public health and safety*

**Debris**

Debris piles were noted in the field analysis in 16 locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

**Drainage**

The area is bisected by the North Fork of the Elkhorn River flume which has steep banks and the potential to create unsafe localized flooding.

**Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average of residential and commercial structures in area is 89 years (1934) and 90 years (1933), respectively.

**Railroad Crossings**

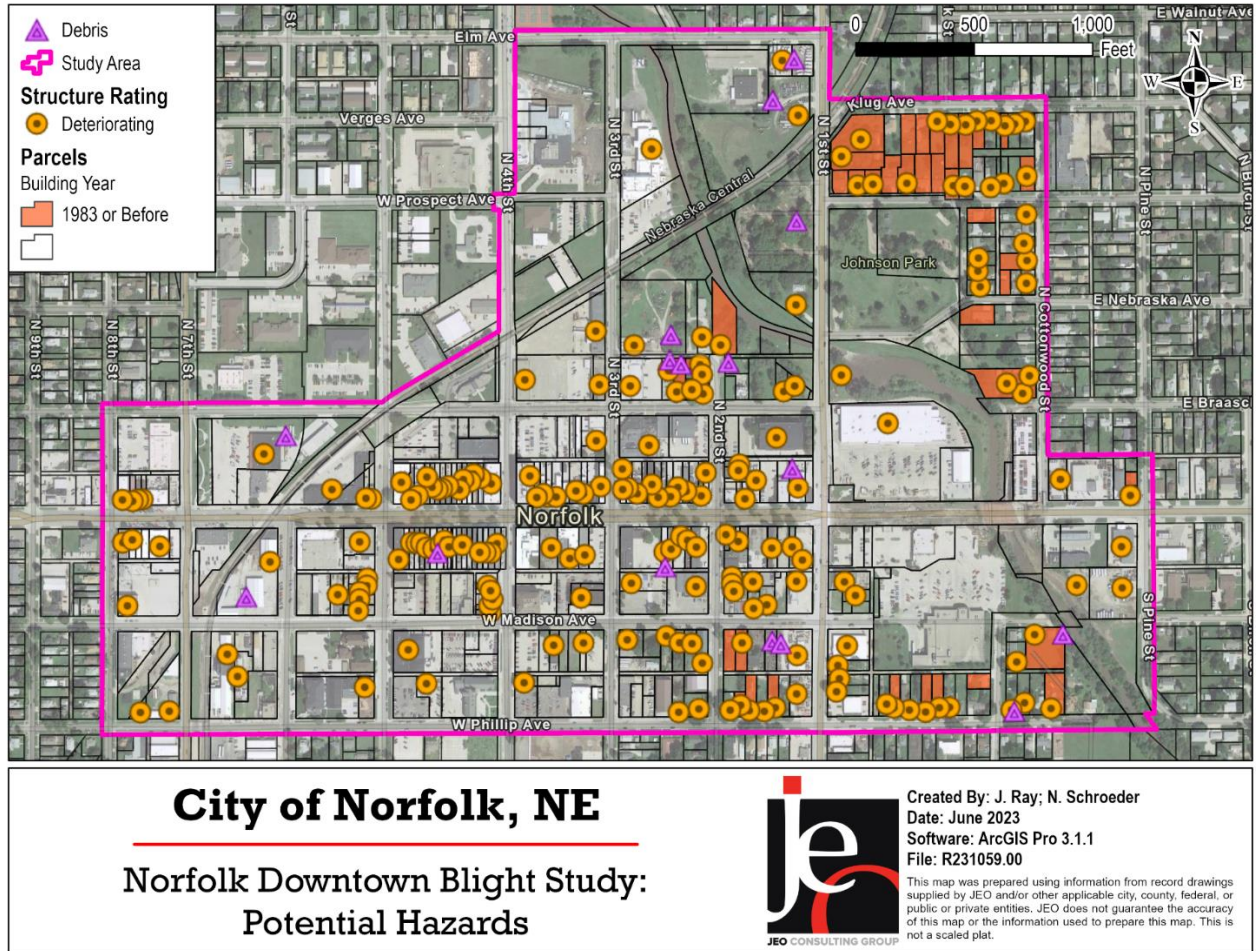
The area is bisected by railroad tracks. Some crossings lack gates to prevent vehicular and pedestrian crossings when trains are occupying the area.

As a result, this factor is considered to be contributing the recommended blight designation.





Figure 4: Potentially Hazardous Conditions



**Deterioration of site or other improvements**

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

**Parking and driveways**

The field analysis noted numerous parking lots, driveways and outdoor storage areas that lacked hard surfaces or were in poor condition.

**Debris**

Debris piles were noted in the field analysis in 16 locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

**Drainage**

The area is bisected by the North Fork of the Elkhorn River flume which has steep banks and the potential to create unsafe localized flooding.

**Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.



**Railroad Crossings**

The area is bisected by railroad tracks. Some crossings lack gates to prevent vehicular and pedestrian crossings when trains are occupying the area.

As a result, this factor is considered to be contributing the recommended blight designation.



**Diversity of ownership**

The diversity of ownership is evident in the Norfolk Downtown Area Blight Study Area. There are 237 unique private property owners in the Norfolk Downtown Area Blight Study Area.

As a result, this factor is considered to be contributing to the recommended blight designation.

**Tax or special assessment delinquency exceeding the fair value of the land**

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

**Defective or unusual conditions of title**

There was no evidence identified of defective or unusual conditions of title of the parcels in the study area.

As a result, this factor is not considered to be contributing to the recommended blight designation.

**Improper subdivision or obsolete platting**

**Obsolete platting**

Throughout the Norfolk Downtown Area Blight Study Area, the lot sizes and shapes vary. Most commercial lots in the area are too narrow to adequately accommodate modern commercial building standards and are considered obsolete.

**Improper Subdivision**

A review of the Madison County Assessors records revealed numerous buildings constructed across property lines and 18 landlocked parcels.

As a result, this factor is considered to be contributing the recommended blight designation.

**The existence of conditions which endanger life or property**

*Conditions which pose a threat to public health and safety*

**Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average of residential and commercial structures in area is 89 years (1934) and 90 years (1933), respectively.

**Debris**

Debris piles were noted in the field analysis in 16 locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

**Drainage and Floodway**

The area is bisected by the North Fork of the Elkhorn River flume which has steep banks and the potential to create unsafe localized flooding.

**Railroad Crossings**

The area is bisected by railroad tracks. Some crossings lack gates to prevent vehicular and pedestrian crossings when trains are occupying the area.

As a result, this factor is considered to be contributing the recommended blight designation.

**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.**

The combination of deterioration of the structures, site improvements and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community.

As a result, it is considered a substantial contributor to the Norfolk Downtown Area Blight Study Area to be considered blighted.

**Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

The average age of the residential structures in the area is at least 40 years. The average age of the residential structures is 89 years (1934). In addition, the average age of the commercial structures 90 years (1933). This is considered a substantial contributor to the Norfolk Downtown Area Blight Study Area to be considered blighted.

## **SUBSTANDARD CRITERIA**

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

### **Dilapidation/deterioration**

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Norfolk Downtown Area Blight Study Area.

A total of 196 structures or 71% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the structural ratings within the study area. This is considered a significant contributing factor.

### **Age or obsolescence**

Information regarding the age of the permanent structures within the Norfolk Downtown Area Blight Study Area was provided by the Madison County Assessor's Office.

The average age of the residential structures in the area is at least 40 years. The average of residential and commercial structures in area is 89 years (1934) and 90 years (1933), respectively. Therefore, this is considered a contributing substandard factor. Note: The data containing the age of the public and quasi-public structures was not available and was not included in the age of structures analysis.

### **Inadequate provision for ventilation, light, air, sanitation, or open spaces**

#### **Poor Drainage and Sanitation**

The Norfolk Downtown Area Blight Study Area contains areas of trash and debris. However, this alone is not considered significant to be considered a contributing factor.

### **Other Substandard Conditions**

The existence of conditions which endanger life or property.

#### **Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

#### **Debris**

Debris piles were noted in the field analysis in 16 locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease. In addition, the debris piles could pose a fire hazard to nearby structures and residents.

#### **Drainage and Floodway**

The area is bisected by the North Fork of the Elkhorn River flume which has steep banks and the potential to create unsafe localized flooding.

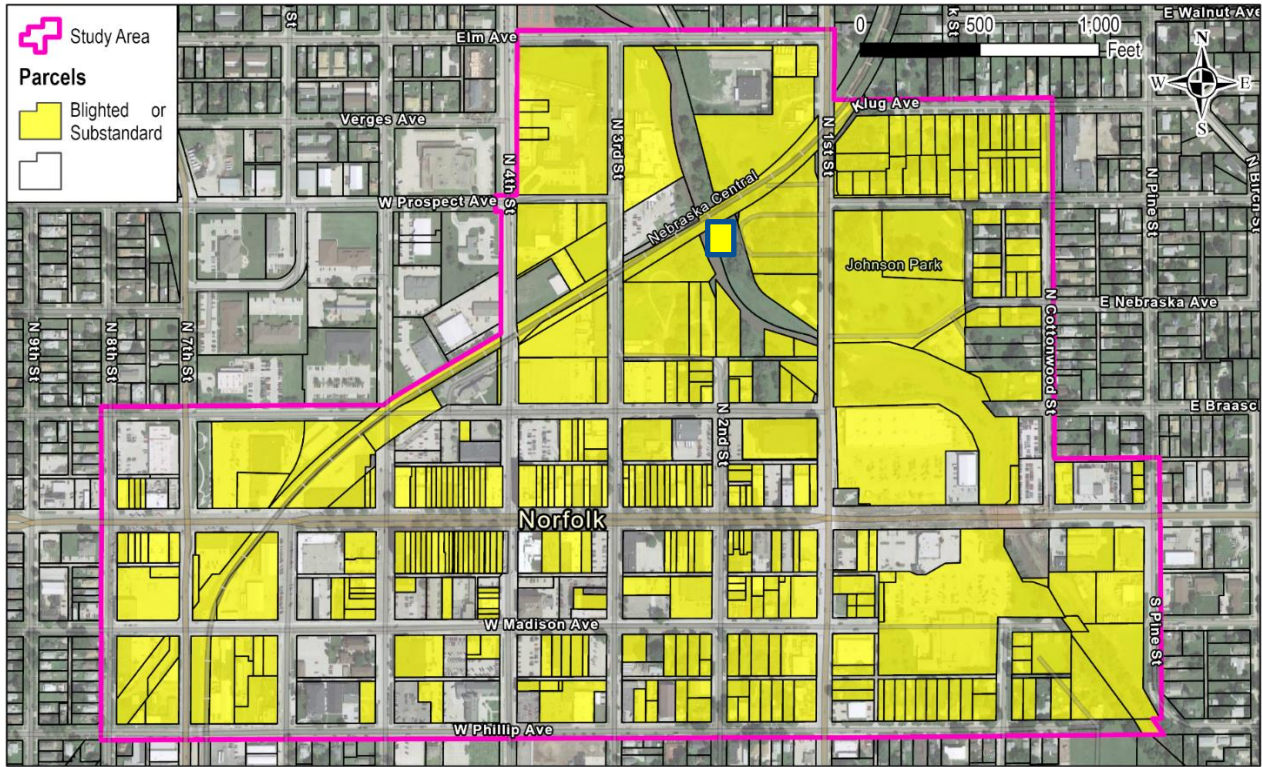
#### **Railroad Crossings**

The area is bisected by railroad tracks. Some crossings lack gates to prevent vehicular and pedestrian crossings when trains are occupying the area.

The existence of conditions which endanger life or property are considered a contributing factor.



Figure 5: Parcels Showing Blight and Substandard Criteria



**City of Norfolk, NE**

**Norfolk Downtown Blight Study:  
Characteristics of Blight & Substandard Area**



Created By: J. Ray; N. Schroeder  
Date: July 2023  
Software: ArcGIS Pro 3.1.1  
File: R231059.00

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## **Blighted and Substandard Findings**

The Norfolk Downtown Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has a myriad items that were considered beyond the remedy and control of the normal regulatory process of the City of Norfolk or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

<b>Criteria</b>	
Structure condition	Yes
Street layout	No
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
<b>BLIGHT TOTALS</b>	<b>9/12</b>
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
<b>SUBSTANDARD TOTALS</b>	<b>3/4</b>
<b>TOTALS</b>	<b>12/16</b>

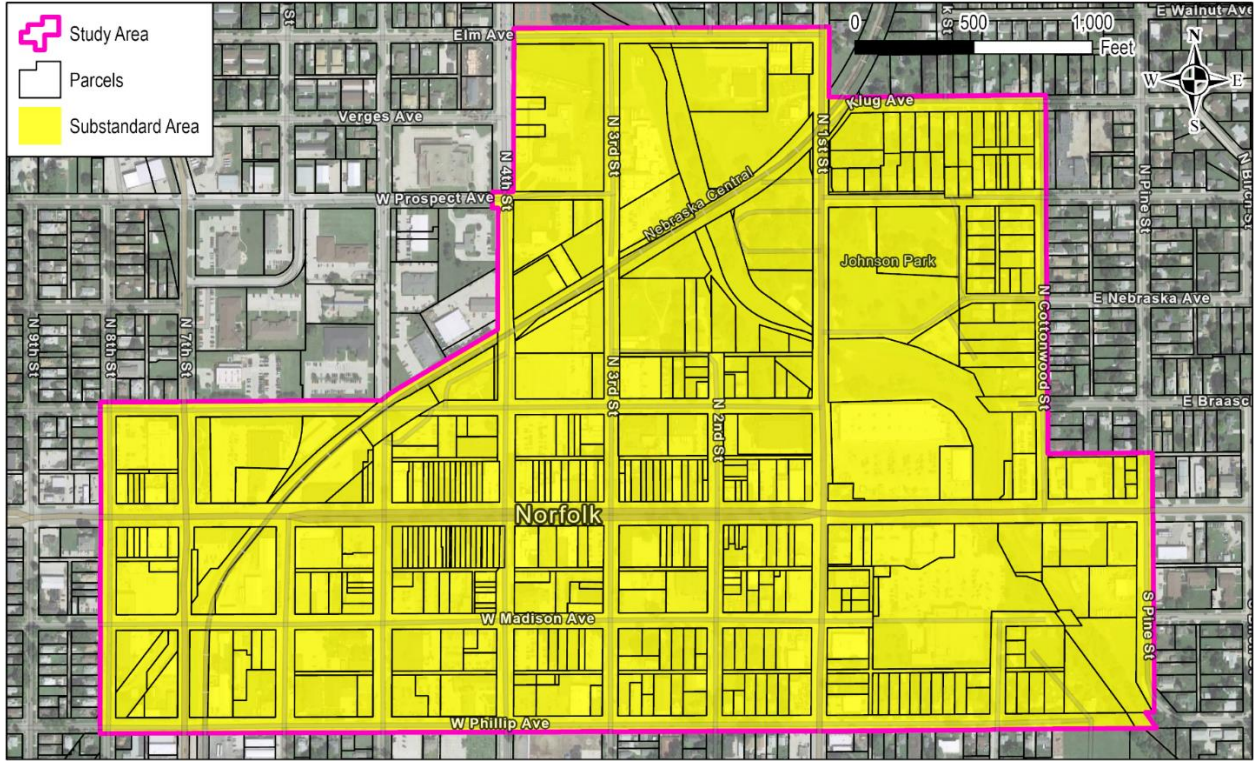
## **Conclusion**

Several conditions within the Norfolk Downtown Area were observed during the field survey which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Norfolk Downtown Area Blight Study Area, and as such, parcels within the boundaries of the Norfolk Downtown Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Norfolk Downtown Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Norfolk and the Community Development Agency. The City of Norfolk should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Norfolk Downtown Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.



Figure 6 Recommended Blight and Substandard Designation



## City of Norfolk, NE

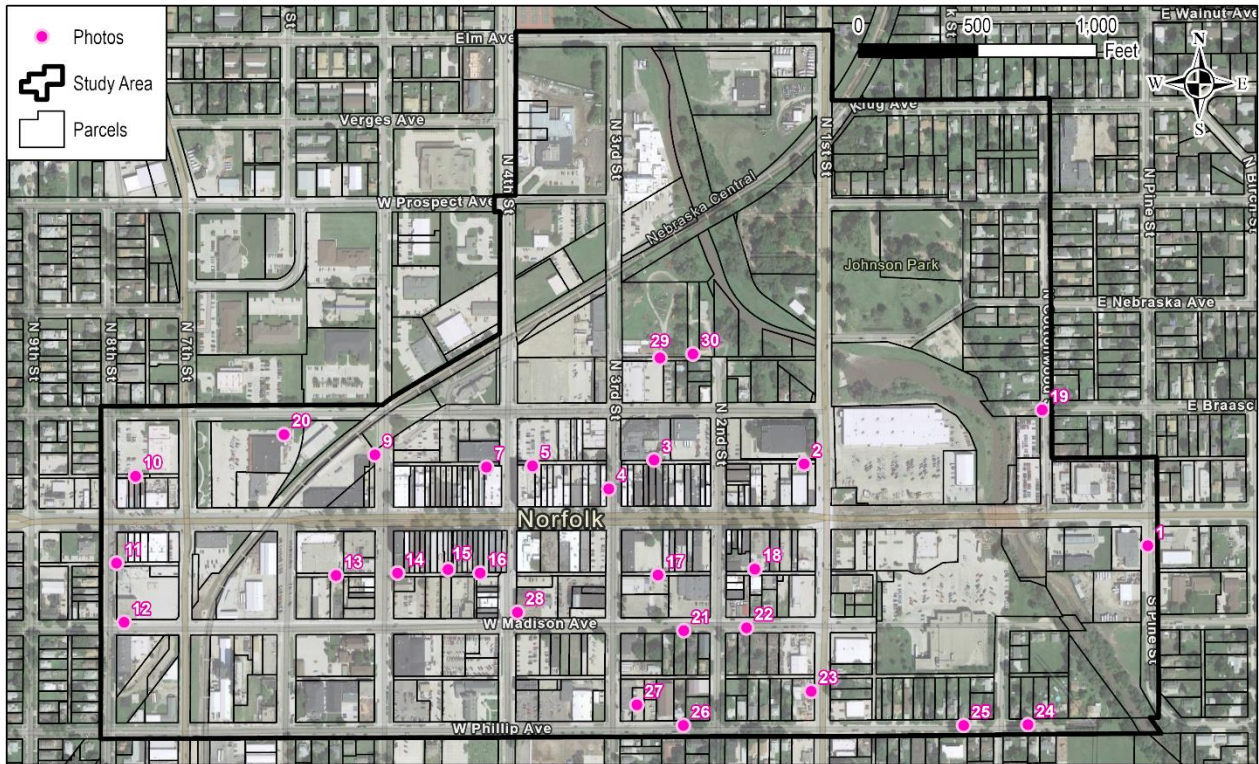
### Norfolk Downtown Blight Study: Recommended Blight & Substandard Area



Created By: J. Ray; N. Schroeder  
Date: June 2023  
Software: ArcGIS Pro 3.1.1  
File: R231059.00

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Appendix A  
Photo Exhibit



## City of Norfolk, NE

### Norfolk Downtown Blight Study: Photo Guide



Created By: J. Ray; N. Schroeder  
Date: August 2023  
Software: ArcGIS Pro 3.1.1  
File: R231059.00

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Location 1



Location 2



Location 3





Location 4





Location 5





Location 7



Location 9









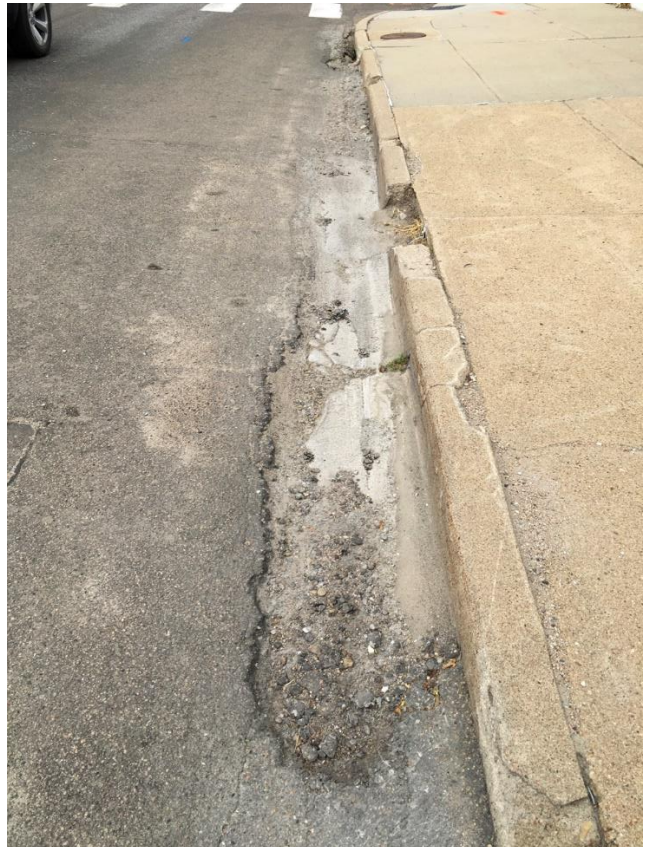
Location 10







Location11





Location 12



Location 13

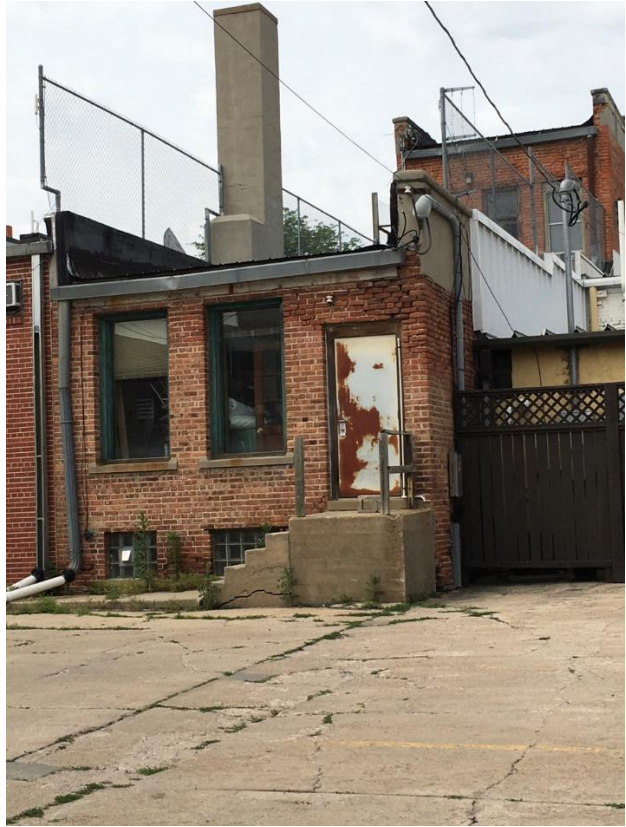




Location 14



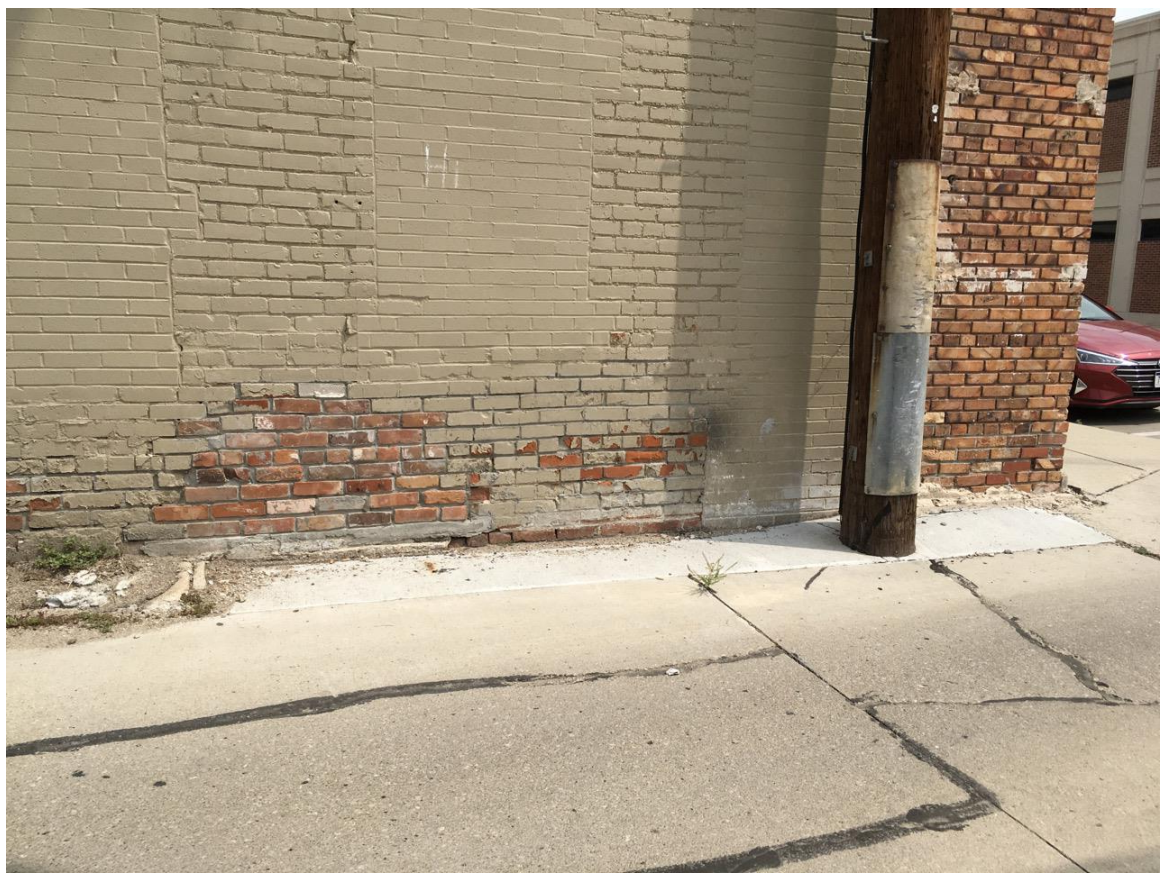
Location 15



Location 16





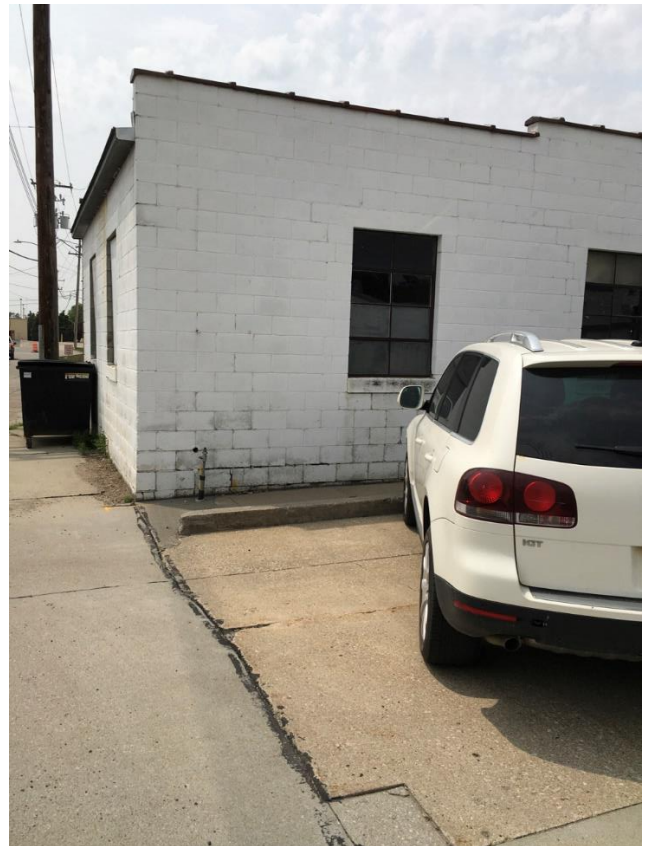
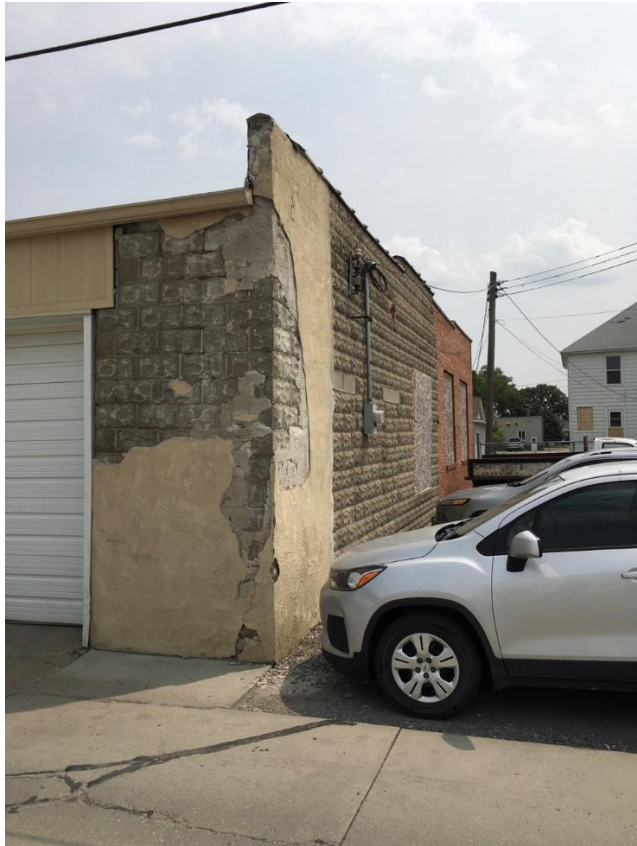




Location 17



Location 18





Location 19







Location 20





Location 21





Location 22





Location 23



Location 24





Location 25



Location 26



Location 27





Location 28



Location 29





Location 30











For Office Use Only	Date Rec'd <u>7-17-23</u>
	Fee \$ <u>320.00</u>
	Rec'd by <u>VP</u>

**SUBDIVISION APPLICATION**

Name of Subdivision: Leon's Addition to the City of Norfolk, Madison County, Nebraska

Preliminary  Final

Applicant: Jose R. Leon Topete & Odilia Leon 111 E Klug Ave., Norfolk  
Name Address

Phone Email

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

Contact: Juan Alvarez (Contractor)  
(other than Name Address  
Applicant) 402-649-5867 grejofra@icloud.com  
Phone Email

Current Zoning: R-3

General Location/Address: 111 E Klug Ave., Norfolk

Legal Description: Lot 5, Block 2, Klug's Addition to City of Norfolk, Madison County, NE

Tax ID: 590077277

Property Area, Square Feet and/or Acres: 11,669 sq.ft.

Jose Leon  
Signature of Owner  
Jose R. Leon Topete  
Printed Name of Owner

OR

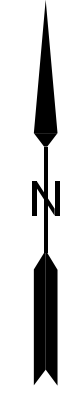
\_\_\_\_\_  
Authorized Agent  
Odilia Leon  
Printed Name of Authorized Agent



Notes:

- 1) Bearings are based on Grid North (US/NAD83/NE Datum) based on direct observation using G.P.S. equipment on the HPRTK Network.
- 2) Distances shown on the Plat are Horizontal Ground Distances.
- 3) A Five (5) Foot sidewalk shall be constructed by the owner on the street side or 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.

Proj. No. 2023-42



- Legend
- Pipe Found
  - Pin Set
  - P Platted Dist.
  - M Measured Dist.
  - Property Line
  - Lot Line
  - Building Setback Line
  - Utility Easement Line
  - Building Line
  - Section Line
  - Quarter Line
  - 1/16th Line
  - Block Line
  - Centerline of Railroad Line
  - Railroad R.O.W. Line

Lot	Area	Address
One	5,580 sq. ft.	111 E Klug Avenue
Two	6,089 sq. ft.	503 Oak Street



Surveyors Statement

I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, have made a survey of LEDN'S ADDITION to the City of Norfolk, Madison County, Nebraska. Said Addition being a Subdivision of Lot 5, Block 2, Klug's First Addition to the City of Norfolk, Madison County, Nebraska; that the Plat attached hereto is the original, accurate, true and correct plat of said LEDN'S ADDITION to the City of Norfolk, Madison County, Nebraska; that said plat accurately and correctly reflects all of the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds in said LEDN'S ADDITION to the City of Norfolk, Madison County, Nebraska, all of which are correctly designated and shown on the attached plat; that I surveyed and platted said LEDN'S ADDITION to the City of Norfolk, Madison County, Nebraska, consisting of Lots One and Two at the instance and request of the owner.

The tract of land comprising said Addition is more particularly described as follows: Lot 5, Block 2, Klug's First Addition to the City of Norfolk, Madison County, Nebraska.

I hereby state that I have executed this instrument on this 19th day of June, 2023.

LaVern F. Schroeder  
Registered Land Surveyor #312

Owners Certificate

We, the undersigned, sole owners of the real estate described in the Surveyors Statement, have caused said real estate to be platted into Lots One and Two, to be known hereinafter as LEDN'S ADDITION to the City of Norfolk, Madison County, Nebraska. Said Addition being a Subdivision of Lot 5, Block 2, Klug's First Addition to the City of Norfolk, Madison County, Nebraska; do hereby dedicate the streets, avenues, drives, roads, and alleys and other public grounds to the use and benefit of the public and provided further are easements as shown on this plat.

Jose R. Leon Topete \_\_\_\_\_ Dalia Leon \_\_\_\_\_

State of Nebraska)  
County of Madison)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Jose R. Leon Topete & Dalia Leon.

My commission expires: \_\_\_\_\_ (Signature)  
Notary Public \_\_\_\_\_ (Printed)

Consent of Lienholder

I, \_\_\_\_\_ (title) of BankFirst, being a lienholder of the described tract of land, hereby approve and agree to the platting of LEDN'S ADDITION to the City of Norfolk, Madison County, Nebraska, on this \_\_\_\_ day of \_\_\_\_\_, 2023, on behalf of said BankFirst.

\_\_\_\_\_  
(Signature) \_\_\_\_\_ (Print), \_\_\_\_\_ (title) of BankFirst

State of Nebraska)  
County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023 by \_\_\_\_\_ (title) of BankFirst.

My commission expires: \_\_\_\_\_ (Signature)  
Notary Public \_\_\_\_\_ (Print)

APPROVAL

The foregoing and within plat, dedication and instrument was approved by the Planning Commission of the City of Norfolk, Madison County, Nebraska on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Dan Spray  
Chairman

APPROVAL

The foregoing and within plat, dedication and instrument was approved by the Honorable Mayor of the City of Norfolk, Madison County, Nebraska, by resolution duly passed on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Attest: Brianna Duerst \_\_\_\_\_ Josh Moening \_\_\_\_\_  
City Clerk Mayor

WAIVER

We, Jose R. Leon Topete and Dalia Leon are the owners of the real estate described hereon and hereby waive any right of claims as a result of damages occasioned by the establishment of grades or alterations of the surface.

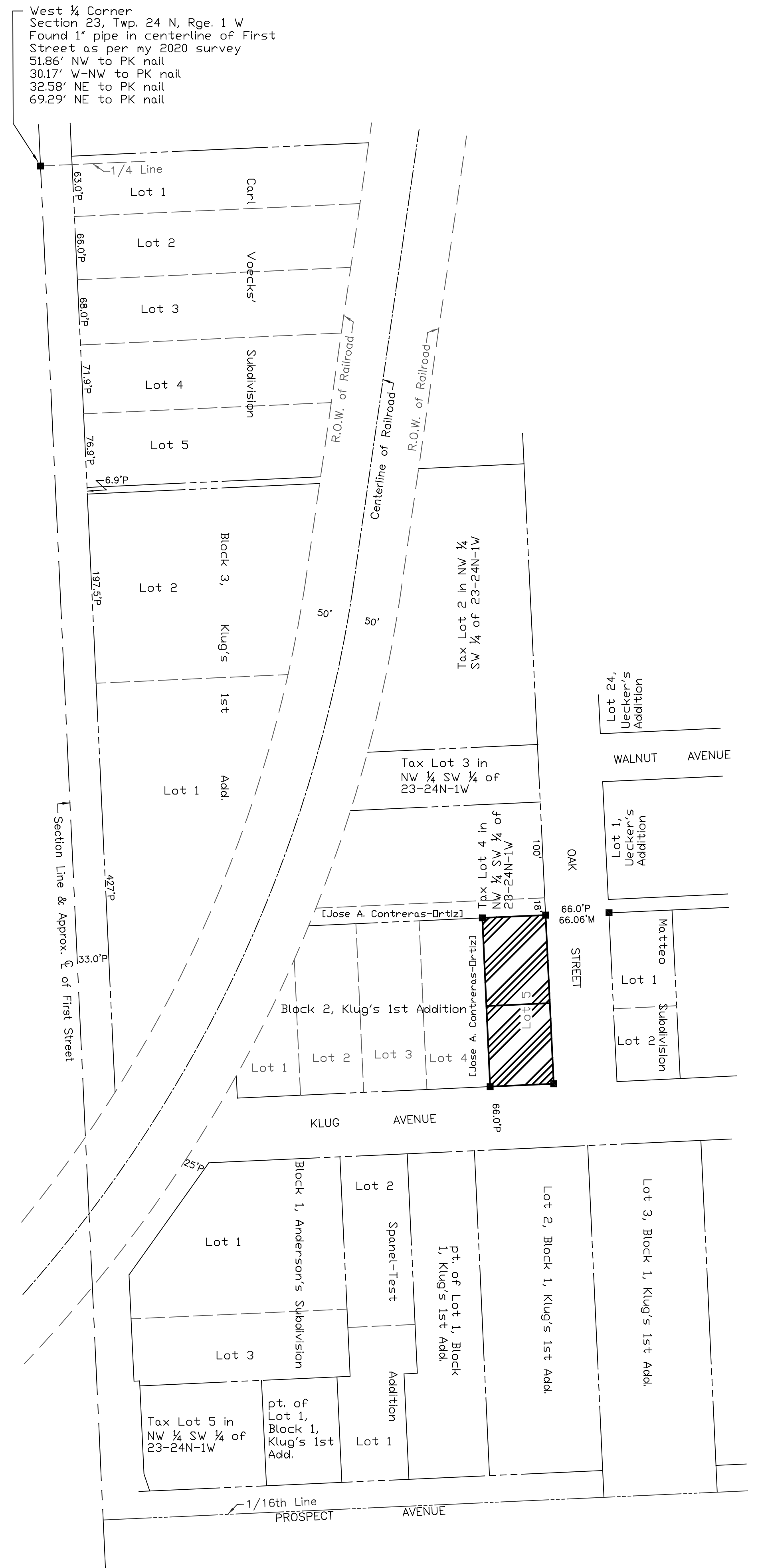
Jose R. Leon Topete \_\_\_\_\_ Dalia Leon \_\_\_\_\_

State of Nebraska)  
County of Madison)

This is to certify that this instrument was filed for record by the Register of Deeds Office at \_\_\_\_\_ M on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Diane Nykodym  
Register of Deeds

GENERAL LAYOUT  
Scale: 1" = 80'



**Planning and Development  
Building Services**

**CITY OF NORFOLK  
Monthly Building Permit Report**

**Month  
July, 2023**

Permits Issued	2023 July	2023 June	2022 July	This Fiscal YTD	Last Fiscal YTD	Variation % 2022 vs. 2023
<b>BUILDING</b>						
Number	43	56	53	388	398	-2.5%
Valuation	\$7,683,483.00	\$6,185,542.00	\$3,439,868.00	\$306,866,001.90	\$66,506,576.07	361.4%
Permit Fee	\$17,123.68	\$18,805.68	\$10,752.69	\$174,667.88	\$113,574.11	53.8%
<b>ELECTRICAL</b>						
Number	28	32	33	285	329	-13.4%
Permit Fee	\$20,949.00	\$4,371.00	\$16,971.00	\$309,432.50	\$57,851.00	434.9%
<b>PLUMBING</b>						
Number	4	7	9	134	134	0.0%
Permit Fee	\$416.97	\$942.98	\$914.82	\$27,764.69	\$16,523.12	68.0%
<b>MECHANICAL</b>						
Number	5	12	15	137	153	-10.5%
Permit Fee	\$544.10	\$6,008.35	\$2,485.33	\$46,729.28	\$31,915.33	46.4%
<b>WATER HEATER</b>						
Number	10	2	8	82	69	18.8%
Permit Fee	\$335.00	\$67.00	\$256.00	\$2,821.50	\$2,207.00	27.8%
<b>FIRE ALARM / SPR</b>						
Number	1	5	2	33	40	-17.5%
Permit Fee	\$442.00	\$600.50	\$310.50	\$5,582.50	\$5,094.00	9.6%
<b>WELL / SEPTIC</b>						
Number		2	5	11	13	-15.4%
Permit Fee		\$50.00	\$125.00	\$275.00	\$325.00	-15.4%
<b>FIRE PREVENTION</b>						
Number	3	12	2	22	17	29.4%
Permit Fee	\$75.00	\$50.00	\$50.00	\$270.00	\$100.00	170.0%
<b>TOTAL FEES:</b>	<b>\$39,885.75</b>	<b>\$30,895.51</b>	<b>\$31,865.34</b>	<b>\$567,543.35</b>	<b>\$227,589.56</b>	<b>149.4%</b>

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	36 (36)	28 (28)	2	2	\$2,610.24	\$1,600,000.00
Duplex	1 (2)	21 (42)			\$0.00	\$0.00
MFD		2 (44)			\$0.00	\$0.00
Commercial					\$0.00	\$0.00
Industrial					\$0.00	\$0.00
Garages					\$0.00	\$0.00
Move & Demo					\$0.00	\$0.00
SFDA	2 (2)	10 (10)			\$0.00	\$0.00
Sign			6	0	\$603.00	\$43,679.00
Other			18	0	\$4,759.60	\$1,012,240.00
<u>Alterations &amp; Additions</u>						
1 & 2 Family			14	0	\$1,344.34	\$632,556.00
Multi-Family					\$0.00	\$0.00
Commercial			3	0	\$7,806.50	\$4,395,008.00
Industrial					\$0.00	\$0.00
<b>Total</b>			<b>43</b>	<b>2</b>	<b>\$17,123.68</b>	<b>\$7,683,483.00</b>

**Building Valuation**

2023 Fiscal YTD	\$306,866,001.90
2022 Fiscal YTD	\$66,506,576.07
Contractor Registration	\$1,650.00

Building Official

**NOTE:** SFD's and SFDA's are to be added together for a total of single family dwelling units and valuation.