

Agenda Packet

NORFOLK PLANNING COMMISSION

Tuesday, December 5, 2023
7:30 a.m.

Created 11/29/2023 3:56 PM

**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, December 5, 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 5th Street, Norfolk, Nebraska during normal business hours.

AGENDA
NORFOLK PLANNING COMMISSION

December 05, 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 November 21, 2023 Planning Commission meeting. **Motion**
6. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly schedule Planning Commission meeting for a Watchman's permit on the property generally located at 2001 S. 1st Street. This item was postponed at the November 7, 2023 Planning Commission meeting. **Motion**
7. Consideration of Resolution No. 2023PC-10, approving a Conditional Use Permit to exceed the maximum building height regulations on property addressed as 3402 Rolling Hills Drive. **Motion**

PUBLIC HEARINGS

8. Public hearing at the request of Robert A. Uecker, Trustee of Richard Uecker Trust, to consider a zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property generally located 1/2 mile west of South 37th St. and south of North Airport Road.
9. Consideration of recommendation of zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property generally located 1/2 mile west of South 37th St. and south of North Airport Road. **Motion**

PLATS/SUBDIVISIONS

- 10. Consideration of recommendation of the final plat of Robert A. Uecker's Addition. **Motion**
- 11. Consideration of recommendation of the final plat of Wyndham Hills 7th Addition. **Motion**

OTHER BUSINESS

- 12. 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 21st day of November 2023, beginning at 7:30 a.m.

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

Staff members present were: Valerie Grimes, City Planner; Randy Gates, Finance Officer; Mikah Wheeler, Economic Development Coordinator; Sarah Wortmann, Planning Commission Secretary; and Katelyn Palmer, Permits Technician.

Planning Commission Chair Dan Spray presided, and the Planning Commission Secretary Sarah Wortmann 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 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.

Current Business

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

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

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to approve the November 7, 2023, meeting minutes.

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

Public Hearings

Public Hearing

Redevelopment Plan for the Sunset Plaza Redevelopment Project

Chair Spray opened the public hearing at 7:30 a.m. to consider the Redevelopment Plan for the Sunset Plaza Redevelopment Project.

Randy Gates, Finance Officer, explained the Sunset Plaza Mall project size is approximately 20.68 acres. The project will consist of the intervention and rehabilitation of the existing mall. The renovation will occur in two phases, the first renovations will be required by Kohl's and TJ Maxx. Additional changes to include landscaping, improvements to the parking lot and sidewalks, extension of sanitary sewer and water and the construction of a loading dock. Phase two will include similar renovations to phase one but to a greater extent and renovations to the hallways and food court. The total cost for eligible improvements is about \$15.5 million. The total project cost is \$22.5 million. The redeveloper is requesting TIF of \$3,500,000. Without TIF, the projected ROI is estimated to be 4.76% over the first five years following stabilization. With TIF, the projected ROI is estimated to be 9.83%. The Comp. Plan shows the area as commercial development and the project fits within that description. The property is zoned for C-3, Service Commercial District, and no re-zoning is necessary.

Andrew Willis, representing Paragon Property Investment and Construction, explained the goal is to renovate the mall in two phases, which will bring in new tenants and more activity. Phase one has been started, which includes Planet Fitness, TJ Maxx and Kohl's. The renovations needed to start due to strict deadlines. Willis stated that phase one is all the work the developers can do without TIF. Phase two will include renovations to the parking lot, roof, interior, hallways, and food court. The request is up to \$3.5 million dollars in TIF, based on appealing base value with the county through Terc. Willis stated there are some malls in Nebraska being renovated using TIF, including North Platte, Grand Island and Omaha.

Commissioner Ronnfeldt asked if upgrades to the parking lot would be done. Willis answered, yes, the parking lot needs some work.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:41 a.m.

Chair Spray stated the mall would be a priority for the community and TIF would help. The developers started on phase one and did what was necessary to sign leases with Kohl's and TJ Maxx. Commissioner Griffith stated there is a lot of excitement in the community for new shopping. Commissioner Ronnfeldt stated the redevelopment is a good use of TIF dollars and the money will come back into the community.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the Redevelopment Plan for the Sunset Plaza Redevelopment Project.

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

Public Hearing

Conditional Use Permit – Exceed Maximum Height Regulations
3402 Rolling Hills Drive – Tristan Hartzell

Chair Spray opened the public hearing at 7:44 a.m. to consider a request for a conditional use permit to exceed the maximum building height regulations on property addressed as 3402 Rolling Hills Drive.

Tristan Hartzell, applicant, stated he is requesting the Conditional Use Permit to extend the height of the center roof line, which would meet the height of the additions on the north and south side. This roof line would exceed the city code by one foot and eleven inches.

Jim Kube, 3407 Portia Place, expressed concerns about the length of time the construction has taken and asked if there was a city code giving projects a completion date. Kube stated he has no objection to the additional two feet but wanted to address other issues such as, being exposed to the dirt and the site not having a silt fence in place, the recent heavy rains have carried sediment to his property.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:55 a.m.

Chair Spray confirmed with City Planner, Val Grimes, the Planning Commission is unable to enforce a timeline for construction. Grimes stated she would speak to the engineering department about the silt fence and erosion control. Projects need to be started within six months of the building permit being issued and as long as work continues the building permit remains valid. There is no building permit in place at this time and one will not be issued until the Conditional Use Permit is finalized.

Tristan Hartzell stated he has been in contact with the city throughout the construction and there are silt fences along with straw barriers in place. The landscapers also clean up any mud after it rains. Commissioner Griffith stated there have been issues with drainage in the area.

Chair Spray asked if there are airport height restrictions. Grimes explained the last CUP exceeding height that was done, was Elkhorn Valley Bank 404 S. 25th St., which was required to file a 7460. Spray stated if there is land behind the residence higher than thirty-seven feet then a 7460 may not need to be completed.

Jim Kube clarified there is silt fence installed at this time. However last spring, he called the city and asked about the silt fence not being installed. The silt fence was then installed but incorrectly and eventually taken down. The fence in place now was installed a month ago, after calling the city again due to the previous fence being removed. Chair Spray suggested Tristan work with city engineering regarding the silt fence.

Commissioner Griffith asked Hartzell for an anticipated completion date. Hartzell anticipates completion in the summer.

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to have City staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting.

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

Other Business

City Planner Valerie Grimes presented the October 2023 Building Permit Report.

There was no other discussion and Chair Spray declared the meeting adjourned at 8:01 a.m.

Sarah Wortmann, Planning Commission Secretary

Dan Spray, Norfolk Planning Commission Chair

For Office Use Only	Date Rec'd	9-5-23
	Fee	\$ 325.00
	Rec'd by	kp

**CONDITIONAL USE
PERMIT APPLICATION**

Applicant: Monroe Storage LLC 2001 S 1st Norfolk, NE
Name Address
402-640-3380 ColbyLegate@Ymail.com
Phone Email

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

Contact: Jennifer Legate 84204 545th Ave Battle Creek, Ne 68715
(other than Name Address
applicant) 402-640-3380 ColbyLegate@Ymail.com
Phone Email

Present Use of Property: Storage

Desired Use of Property: Storage with watchman residential

Timeframe of Request: Perpetual Issued for _____ years

Location of Property: 2001 S. 1st Street, Norfolk, NE 68701

Legal Description: maple creek Veterinary Services Inc's Addition
Lot 1 (35-24-1) Norfolk, Madison County, NE

Property Area, Square feet and/or Acres: 4 Acres

General Character of the area: NW residential, The rest industrial


Signature of Owner

Authorized Agent

OR

Colby Legate
Printed Name of Owner

Printed Name of Authorized Agent

**CONDITIONAL USE PERMIT
JUSTIFICATION FORM**

1. What is the current zoning district?

I-1 CUP

2. For what specific use are you requesting the permit?

Watchmans residential permit

3. Will it be necessary to build a new structure? Yes No

4. What makes the location of the proposed permit appropriate in relation to the adjacent properties?

residential across the Street on 2 sides, rest will be used according to zoning had a watchmans permit before we bought it.

5. Is screening or buffering required? Yes No

If yes, explain type _____

6. Is the ingress & egress to the property and proposed structure adequate? Yes No

If no, explain traffic flow solutions _____

7. Are off-street parking and/or loading areas required? Yes No

If yes, explain traffic flow _____

8. Describe the current traffic of the area and the effect the proposed permit will have on traffic patterns.

no effect

9. Are any signs or exterior lighting required? Yes No

If yes, explain _____

10. Are utilities property located? Yes No

Explain location and closest availability _____

11. Adequate water and sewer available? Yes No

12. Will required yards & other open spaces be observed with the permit? Yes No

CONSENT STATEMENT

I (We) the undersigned hereby designate and appoint Monroe Storage LLC to represent me (us) for the:

- Conditional Use Permit
- Zone change
- Subdivision platting
- Other _____

On the following property:

2001 S. 1st Street, Norfolk, NE 68701

I (We) further certify that, except as set forth below, I (we) have no knowledge of any other person(s) who have an ownership, encumbrance, interest, mortgage, lien interest or any restriction in said property through any instrument or contract not of public record. The names, addresses, and descriptions of the interest of any party having any ownership interest or restriction is as follows:

Name	Address	Description of Interest
<u>Colby Legate</u>	<u>84204 545th Ave Battle</u>	<u>Owner</u>
<u>Jennifer Legate</u>	<u>" " creek ne 68715</u>	


Signature of Owner
Colby LEGATE
Printed Name of Owner


Signature of Owner
Jennifer Legate
Printed Name of Owner

Return Completed forms to: Norfolk Planning Department; 309 N 5th Street; Norfolk, NE 68701 Rev. 1-2018

Print Form

Clear Form

By the City of Norfolk, 309 N. 5th Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT
RESOLUTION NO. 2023PC-10

WHEREAS, Tristan Hartzell, hereinafter referred to as “APPLICANT”, has filed an application for a Conditional Use Permit seeking a permit to exceed the maximum building height regulations on property addressed as 3402 Rolling Hills Drive, which is legally described as follows:

Lot 1, Block 7, Eldorado Estates Second Addition to the City of Norfolk, Madison County, Nebraska; and

WHEREAS, the property described above is presently included in Zoning District R-1, One and Two Family Residential District; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on November 21, 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 Tristan Hartzell is hereby granted a Conditional Use Permit to exceed the maximum building height regulations on the property subject to the following terms and conditions:

1. Maximum building height of the primary residential building shall be 37.5', including all roof mounted equipment;
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 5th day of December, 2023.

ATTEST:

Dan Spray
Planning Commission Chair

Sarah Wortmann
Planning Commission Secretary

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 Sarah Wortmann, Planning Commission Secretary of the City of Norfolk.

Notary Public Signature

Notary Public Printed

For Office Use Only	Date Rec'd <u>11-9-23</u>
	Fee \$ _____
	Rec'd by <u>Smw</u>

ZONING CHANGE APPLICATION

Applicant: Robert A. Uecker, Trustee of Richard Uecker Trust 84378 541 Ave., Meadow Grove
 Name _____ Address _____
 402-750-4381
 Phone _____ Email _____

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

Contact: _____
 (other than Name Address
 applicant) _____
 Phone _____ Email _____

Current Zoning: A **Proposed Zoning:** RR-1

Location of Property: pt. of SE 1/4 of Sec. 6, Twp. 23 N, Rge. 1 W, Madison County


See Attached Legal Description
Legal Description: _____

Tax ID #590156950

Property Area, Square feet and/or Acres: 6.31 Acres

Use of Adjoining Properties:

North: Resident East: Resident & AG South: AG West: Resident & AG


 Signature of Owner
 Robert A. Uecker, Trustee
 Printed Name of Owner

OR

 Authorized Agent

 Printed Name of Authorized Agent

ZONING CHANGE JUSTIFICATION FORM

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

The property is not part of Comprehensive Plan. The land to the East is shown as Industrial, land to the North is shown as Agricultural.

2. Does the zone change request conform to the Comprehensive Plan?

Yes

3. Is the proposed property in the Floodplain hazard area as delineated under the Federal Flood Insurance program?

No

4. What is the justification for the zone change as it relates to the overall Land Use?

The new lot is to be used as a rural resident.

5. How would this zoning district conform with adjacent properties' zoning?

The property is surrounded by residents and agricultural.

6. What is the general character of the area?

There are residents to the East, West & North, to the South is agricultural.

7. Is adequate sewer and water available? How do you propose to provide adequate public utilities?

The property will have a private well and septic.

Legal Description

A tract of land lying wholly in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows:

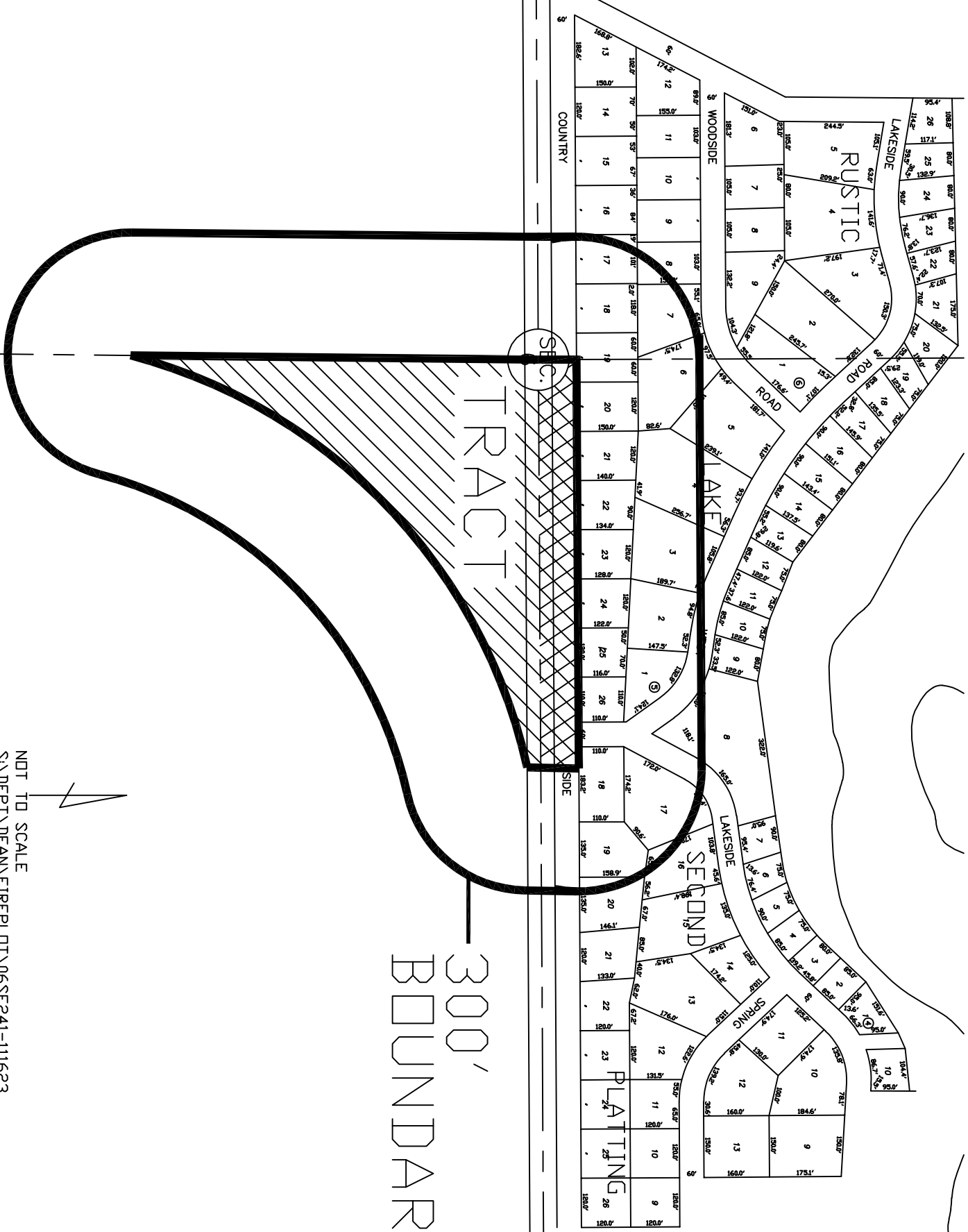
Beginning at the Center $\frac{1}{4}$ corner of said Section 6;

thence East, on the North line of the Southeast $\frac{1}{4}$, on an assumed bearing of N 87°28'04" E a distance of 980.17 feet;

thence S 01°35'19" E, parallel to the West line of the Southeast $\frac{1}{4}$, a distance of 33.00 feet to a point on a 1340.00 foot radius curve, the center of which bears S 15°26'01" E;

thence in a Southwesterly direct, on said curve, an arc length of 1455.72 feet, the chord of which bears S 43°26'40" W, with a chord length of 1385.19 feet to a point on said West line of the Southeast $\frac{1}{4}$;

thence N 01°35'19" W, on said West line of the Southeast $\frac{1}{4}$, a distance of 995.77 feet to the point of beginning and containing 7.42 acres more or less.



NOT TO SCALE
 S:\DEPT\DEAN\FIREPLOT\06SE241-111623

Public Hearing

The Norfolk Planning Commission will hold a public hearing on Tuesday, December 5, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of Robert A. Uecker, Trustee of Richard Uecker Trust, to consider a zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property generally located ½ mile west of S. 37th St. and south of N. Airport Rd., legally described as follows:

A TRACT OF LAND LYING WHOLLY IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 6; THENCE EAST, ON THE NORTH LINE OF THE SOUTHEAST ¼, ON AN ASSUMED BEARING OF N 87°28'04" E A DISTANCE OF 980.17 FEET; THENCE S 01°35'19" E, PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼, A DISTANCE OF 33.00 FEET TO A POINT ON A 1340.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S 15°26'01" E; THENCE IN A SOUTHWESTERLY DIRECT, ON SAID CURVE, AN ARC LENGTH OF 1455.72 FEET, THE CHORD OF WHICH BEARS S 43°26'40" W, WITH A CHORD LENGTH OF 1385.19 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHEAST ¼; THENCE N 01°35'19" W, ON SAID WEST LINE OF THE SOUTHEAST ¼, A DISTANCE OF 995.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.42 ACRES MORE OR LESS.

Publish (November 24, 2023)
1 P.O.P.

For Office Use Only	Date Rec'd	<u>11-9-23</u>
	Fee	\$
	Rec'd by	<u>SMW</u>

SUBDIVISION APPLICATION

Name of Subdivision: Robert A. Uecker's Add. to Madison County, NE

Preliminary
 Final

Applicant: Robert A. Uecker, Trustee of Richard Uecker Trust 84378 541 Ave., Meadow Grove, NE

Name _____ Address _____

402-750-4381 _____

Phone _____ Email Roh@Keytosolutions.com

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

Contact: _____

(other than Name _____ Address _____
Applicant)

Phone _____ Email _____

Current Zoning: A

General Location/Address: pt. of SE 1/4 of Sec. 6, Twp. 23 N, Rge. 1 W, Madison County

Legal Description: See Attached Legal Description

Tax ID# 590156950

Property Area, Square Feet and/or Acres: 6.31 Acres

[Signature] TTEF
Signature of Owner

Robert A. Uecker, Trustee

Printed Name of Owner

OR

Authorized Agent

Printed Name of Authorized Agent

Legal Description

A tract of land lying wholly in the Northwest ¼ of the Southeast ¼ of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows:

Beginning at the Center ¼ corner of said Section 6;

thence East, on the North line of the Southeast ¼, on an assumed bearing of N 87°28'04" E a distance of 980.17 feet;

thence S 01°35'19" E, parallel to the West line of the Southeast ¼, a distance of 33.00 feet to a point on a 1340.00 foot radius curve, the center of which bears S 15°26'01" E;

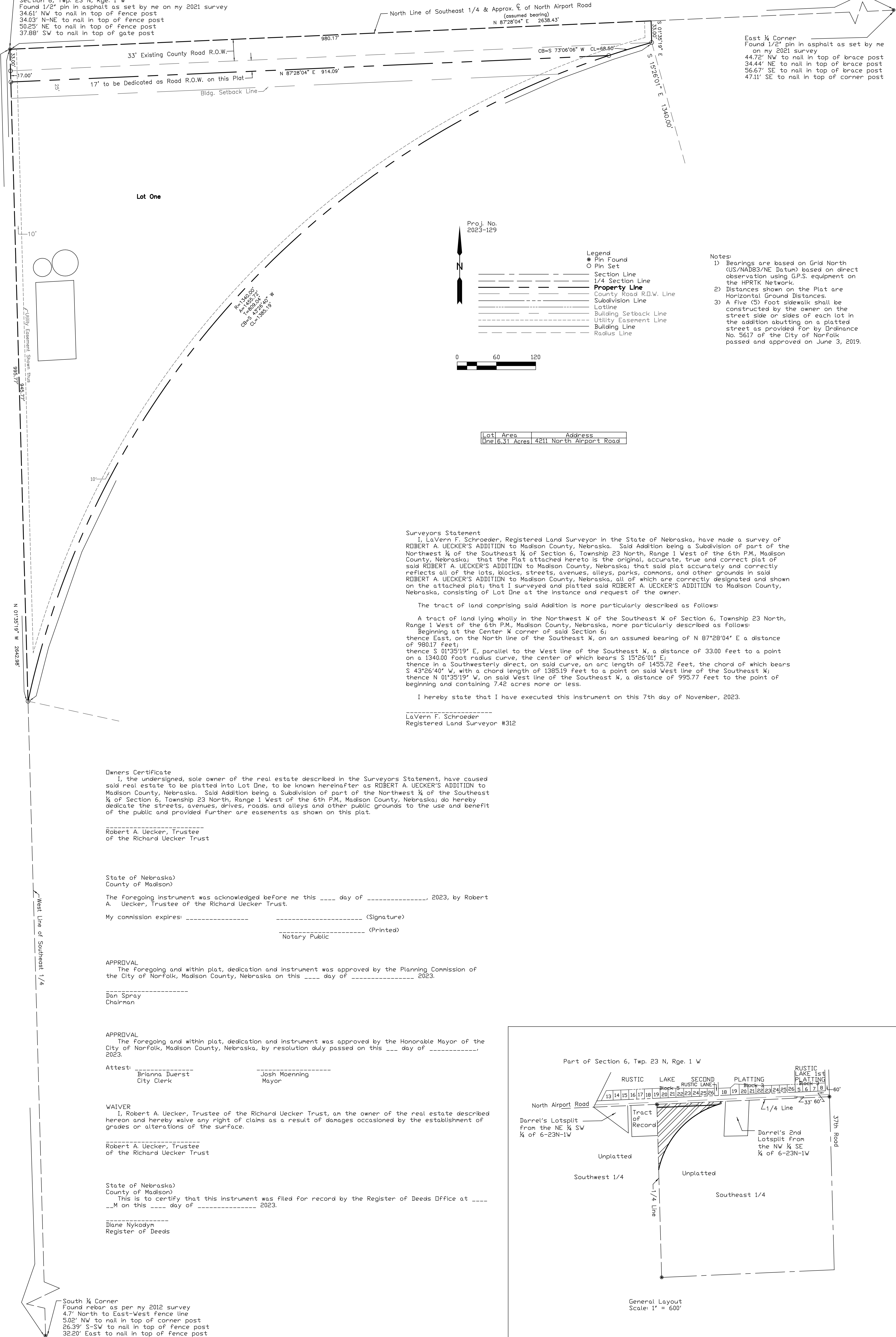
thence in a Southwesterly direct, on said curve, an arc length of 1455.72 feet, the chord of which bears S 43°26'40" W, with a chord length of 1385.19 feet to a point on said West line of the Southeast ¼;

thence N 01°35'19" W, on said West line of the Southeast ¼, a distance of 995.77 feet to the point of beginning and containing 7.42 acres more or less.

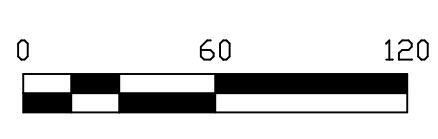
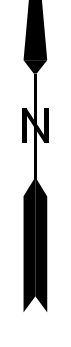
ROBERT A. UECKER'S ADDITION
to Madison County, Nebraska

Center 1/4 Corner
Section 6, Twp. 23 N, Rge. 1 W
Found 1/2" pin in asphalt as set by me on my 2021 survey
34.61' NW to nail in top of fence post
34.03' N-NE to nail in top of fence post
50.25' NE to nail in top of fence post
37.88' SW to nail in top of gate post

East 1/4 Corner
Found 1/2" pin in asphalt as set by me
on my 2021 survey
44.72' NW to nail in top of brace post
34.44' NE to nail in top of brace post
56.67' SE to nail in top of brace post
47.11' SE to nail in top of corner post



Proj. No.
2023-129



- Legend
- Pin Found
 - Pin Set
 - Section Line
 - 1/4 Section Line
 - Property Line
 - County Road R.O.W. Line
 - Subdivision Line
 - Lotline
 - Building Setback Line
 - Utility Easement Line
 - Building Line
 - Radius Line

- 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.

Lot	Area	Address
One	6.31 Acres	4211 North Airport Road

Surveyors Statement

I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, have made a survey of ROBERT A. UECKER'S ADDITION to Madison County, Nebraska. Said Addition being a Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska; that the Plat attached hereto is the original, accurate, true and correct plat of said ROBERT A. UECKER'S ADDITION to 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 ROBERT A. UECKER'S ADDITION to Madison County, Nebraska, all of which are correctly designated and shown on the attached plat; that I surveyed and platted said ROBERT A. UECKER'S ADDITION to Madison County, Nebraska, consisting of Lot One at the instance and request of the owner.

The tract of land comprising said Addition is more particularly described as follows:

A tract of land lying wholly in the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows:
Beginning at the Center 1/4 corner of said Section 6;
thence East, on the North line of the Southeast 1/4, on an assumed bearing of N 87°28'04" E a distance of 980.17 feet;
thence S 01°35'19" E, parallel to the West line of the Southeast 1/4, a distance of 33.00 feet to a point on a 1340.00 foot radius curve, the center of which bears S 15°26'01" E;
thence in a Southwesterly direct, on said curve, an arc length of 1455.72 feet, the chord of which bears S 43°26'40" W, with a chord length of 1385.19 feet to a point on said West line of the Southeast 1/4;
thence N 01°35'19" W, on said West line of the Southeast 1/4, a distance of 995.77 feet to the point of beginning and containing 7.42 acres more or less.

I hereby state that I have executed this instrument on this 7th day of November, 2023.

LaVern F. Schroeder
Registered Land Surveyor #312

Owners Certificate

I, the undersigned, sole owner of the real estate described in the Surveyors Statement, have caused said real estate to be platted into Lot One, to be known hereinafter as ROBERT A. UECKER'S ADDITION to Madison County, Nebraska. Said Addition being a Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 23 North, Range 1 West of the 6th P.M., 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.

Robert A. Uecker, Trustee
of the Richard Uecker Trust

State of Nebraska)
County of Madison)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Robert A. Uecker, Trustee of the Richard Uecker Trust.

My commission expires: _____ (Signature)

(Printed)
Notary Public

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, City Clerk; Josh Moenning, Mayor

WAIVER

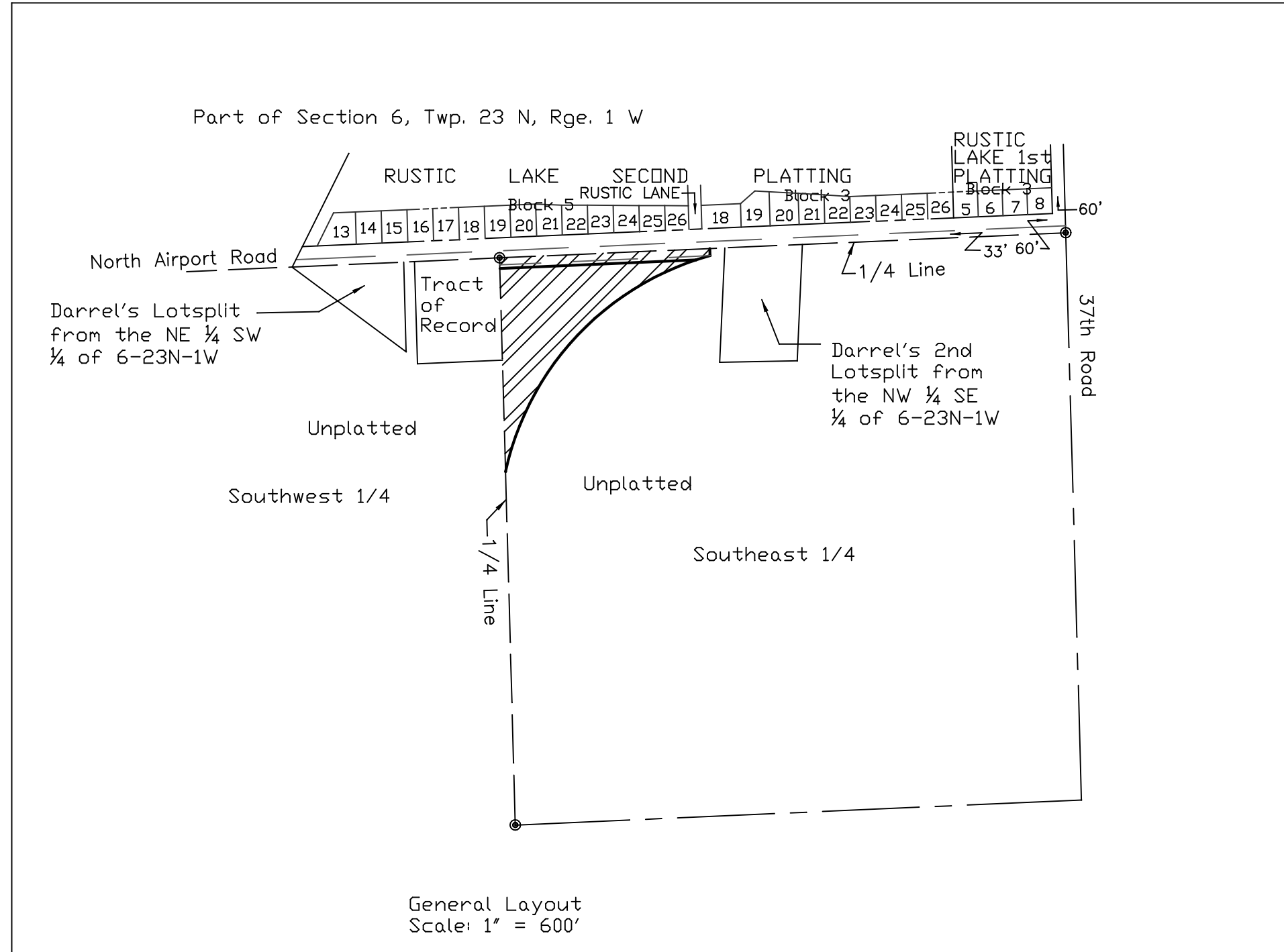
I, Robert A. Uecker, Trustee of the Richard Uecker Trust, as the owner of the real estate described hereon and hereby waive any right of claims as a result of damages occasioned by the establishment of grades or alterations of the surface.

Robert A. Uecker, Trustee
of the Richard Uecker Trust

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



SUBDIVISION APPLICATION

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

Name of Subdivision: Wyndham Hills 7th Addition

Preliminary
 Final

Applicant: Whitecliff Development 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: Erica Daake 1000 W. Norfolk Ave, Norfolk, NE
 (other than Name Address
 Applicant) 402.649.3700 doversite@doversite.com
 Phone Email

Current Zoning: R1

General Location/Address: 2000 N. 30th St, Norfolk, NE

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: 6.79 AC



 Signature of Owner
Erica Daake

 Printed Name of Owner

OR

 Authorized Agent

 Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5th Street; Norfolk, NE 68701 Rev. 1-2018

FINAL PLAT OF WYNDHAM HILLS 7TH ADDITION

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

DEDICATION & WAIVER

WE, WHITECLIFF DEVELOPMENT INC., ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND WE HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND AS SHOWN HEREIN. SAID TRACT OF LAND SHALL HEREINAFTER BE KNOWN AS WYNDHAM HILLS 7TH ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.

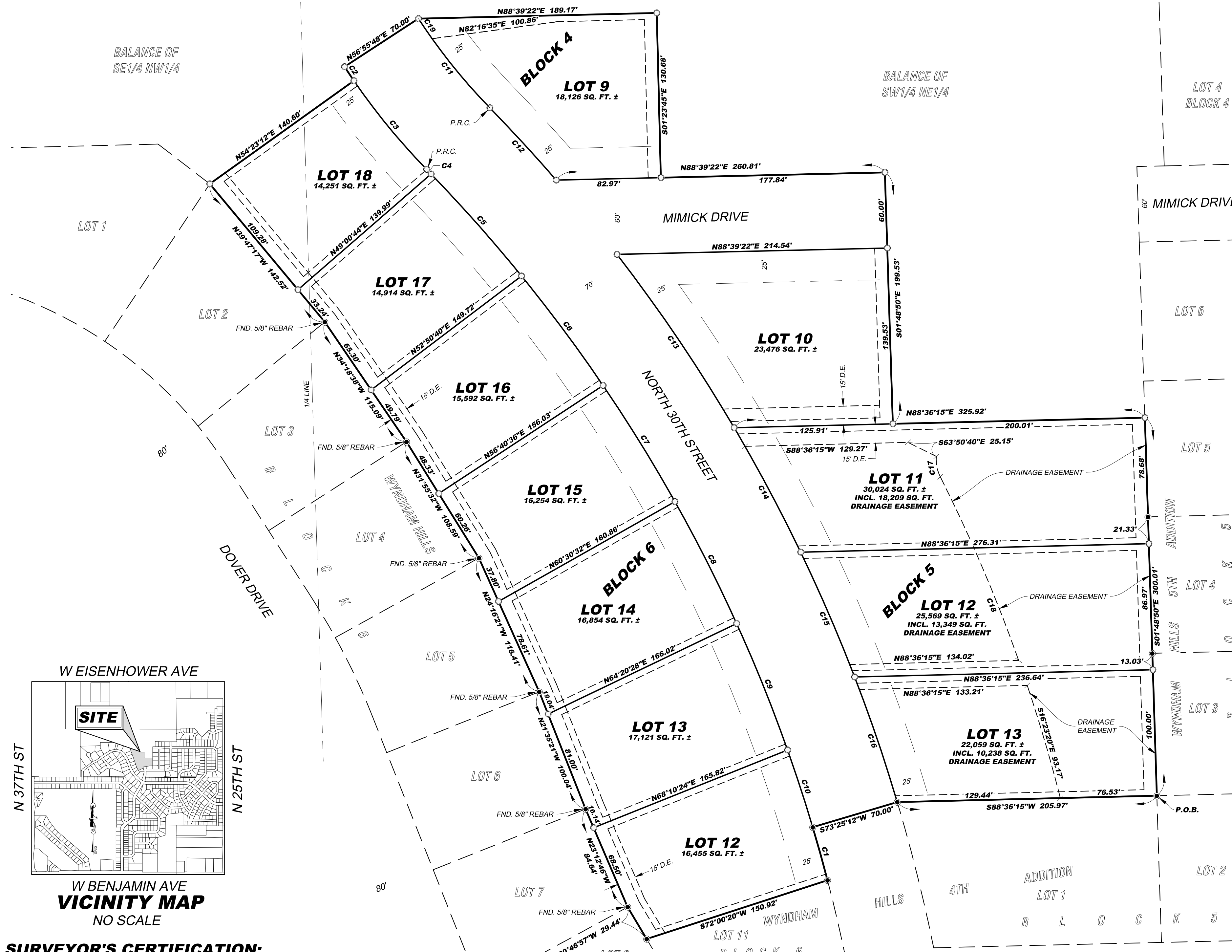
WE DO HEREBY DEDICATE THE STREETS, AVENUES, DRIVES, ROADS, AND PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO ON THE PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

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

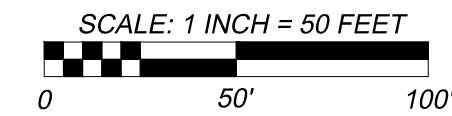
WE HEREBY WAIVE ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE OF ANY PORTION OF STREETS AND ALLEYS TO CONFORM TO ESTABLISHED GRADES.

WHITECLIFF DEVELOPMENT, INC.
A NEBRASKA CORPORATION

ERICA DOVER-DAAKE
PRESIDENT/TREASURER



ADDRESS TABLE		
LOT NUMBER	ADDRESS	SIZE (SQ. FT.)
LOT 9, BLOCK 4	2928 MMICK DR 2102 N. 30TH ST	18,126
LOT 10, BLOCK 5	2921 MMICK DR 2002 N. 30TH ST	23,476
LOT 11, BLOCK 5	2000 N. 30TH ST	30,024
LOT 12, BLOCK 5	1908 N. 30TH ST	25,569
LOT 13, BLOCK 5	1906 N. 30TH ST	22,059
LOT 12, BLOCK 6	1905 N. 30TH ST	16,455
LOT 13, BLOCK 6	1907 N. 30TH ST	17,121
LOT 14, BLOCK 6	2001 N. 30TH ST	16,854
LOT 15, BLOCK 6	2003 N. 30TH ST	16,254
LOT 16, BLOCK 6	2005 N. 30TH ST	15,592
LOT 17, BLOCK 6	2101 N. 30TH ST	14,914
LOT 18, BLOCK 6	2103 N. 30TH ST	14,251



SURVEYOR'S NOTES:

- ALL REAR LOT LINES HAVE A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL SIDE LOT LINES HAVE A 5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS SHOWN OTHERWISE.
- A 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.

SETBACKS

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

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET
- △ CALCULATED CORNER
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- I.E.E. INGRESS/EGRESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.R.C. POINT OF REVERSE CURVATURE
- EASEMENT LINE
- BUILDING SETBACK LINE

CURVE TABLE					
NAME	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	1°58'36"	43.64	1264.99	S15°35'31"E	43.64
C2	1°25'32"	13.31	535.00	N33°46'54"W	13.31
C3	9°45'36"	91.14	535.04	S39°22'29"E	91.03
C4	0°13'52"	5.10	1264.96	N44°08'22"W	5.10
C5	4°53'52"	108.14	1264.99	N41°34'30"W	108.10
C6	4°54'22"	108.32	1264.99	S36°40'23"E	108.28
C7	4°54'35"	108.40	1264.99	S31°45'55"E	108.36
C8	4°54'32"	108.38	1264.99	S26°51'21"E	108.35
C9	4°54'14"	108.27	1264.99	S21°56'58"E	108.23
C10	2°55'03"	64.41	1264.99	S18°02'20"E	64.41
C11	11°11'03"	90.79	465.09	N38°39'45"W	90.64
C12	3°20'45"	77.93	1334.45	N42°34'57"W	77.92
C13	7°07'48"	166.11	1334.86	N34°04'51"W	166.00
C14	4°49'22"	111.99	1334.99	N28°06'47"W	111.95
C15	4°37'57"	107.88	1334.32	N23°23'39"W	107.85
C16	4°30'07"	104.84	1334.32	N18°49'50"W	104.82
C17	31°48'09"	16.65	30.00	N10°51'02"E	16.44
C18	7°15'58"	158.51	1250.00	N23°07'09"W	158.40
C19	2°22'58"	19.31	464.20	S34°15'39"E	19.31

LEGAL DESCRIPTION:

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 5, WYNDHAM HILLS 5TH ADDITION, CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 2, BOTH IN BLOCK 5, WYNDHAM HILLS 4TH ADDITION, CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; THENCE S88°36'15"W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 5, WYNDHAM HILLS 4TH ADDITION, A DISTANCE OF 205.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, WYNDHAM HILLS 4TH ADDITION; THENCE S73°25'12"W, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1264.99 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 43.64 FEET THROUGH A CENTRAL ANGLE OF 0°13'52" AND HAVING A CHORD OF 5.10 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, WYNDHAM HILLS 4TH ADDITION; THENCE S72°00'20"W ALONG THE NORTH LINE OF SAID LOT 11, BLOCK 6, WYNDHAM HILLS 4TH ADDITION, A DISTANCE OF 150.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 6, WYNDHAM HILLS 4TH ADDITION AND TO A POINT ON THE EAST LINE OF LOT 8, BLOCK 6, WYNDHAM HILLS ADDITION, CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; THENCE N30°46'57"W ALONG THE EAST LINE OF SAID LOT 8, BLOCK 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 29.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF SAID LOT 7, BOTH IN BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N23°12'46"W ALONG THE EAST LINE OF SAID LOT 7, BLOCK 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 84.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF LOT 6, BOTH IN BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N21°35'21"W ALONG THE EAST LINE OF SAID LOT 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 100.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF SAID LOT 5, BOTH IN BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N24°16'21"W ALONG THE EAST LINE OF SAID LOT 5, BLOCK 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 116.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N31°55'32"W ALONG THE EAST LINE OF SAID LOT 4, BLOCK 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 108.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF LOT 3, BOTH IN BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N34°18'38"W ALONG THE EAST LINE OF SAID LOT 3, BLOCK 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 115.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, BOTH IN BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N39°47'17"W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 6, WYNDHAM HILLS ADDITION, A DISTANCE OF 142.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 1, BOTH IN BLOCK 6, WYNDHAM HILLS ADDITION; THENCE N54°23'12"E, A DISTANCE OF 140.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 535.00 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 13.31 FEET THROUGH A CENTRAL ANGLE OF 0°13'52" AND HAVING A CHORD OF 5.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH 30TH STREET; THENCE N56°55'48"E, A DISTANCE OF 70.00 FEET; THENCE N88°39'22"E, A DISTANCE OF 189.17 FEET; THENCE S01°23'45"E, A DISTANCE OF 130.68 FEET; THENCE N88°39'22"E, A DISTANCE OF 177.84 FEET; THENCE S01°48'50"E, A DISTANCE OF 199.53 FEET; THENCE N88°36'15"E, A DISTANCE OF 200.01 FEET TO A POINT ON THE WEST LINE OF LOT 5, BLOCK 5, WYNDHAM HILLS 5TH ADDITION; THENCE S01°48'50"E ALONG THE WEST LINES OF LOT 3, LOT 4 AND LOT 5, ALL IN BLOCK 5, WYNDHAM HILLS 5TH ADDITION, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

I, KIM L. McLAURY, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HAVE AT THE REQUEST OF WHITECLIFF DEVELOPMENT INC., DIRECTED AND SUPERVISED THE SURVEY OF A TRACT OF LAND CONSISTING OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.

I HAVE SUBDIVIDED SAID TRACT OF LAND TO BE HEREINAFTER KNOWN AS WYNDHAM HILLS 7TH ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST 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 PLAT HEREIN.

I CERTIFY THAT THE PLAT HEREIN IS THE ORIGINAL, ACCURATE AND CORRECT PLAT OF SAID WYNDHAM HILLS 7TH ADDITION AND THAT SAID PLAT ACCURATELY REFLECTS ALL OF THE LOTS, BLOCKS, ROADS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS, AND OTHER GROUNDS IN SAID ADDITION, ALL OF WHICH ARE CORRECTLY AND ACCURATELY STAKED OFF AND MARKED AND ARE DESIGNATED AND SHOWN ON THE PLAT HEREIN.

I CERTIFY THAT THE SURVEY AND PLAT WERE MADE AT THE INSTANCE AND REQUEST OF THE OWNERS OF SAID TRACT OF LAND WHO ARE HEREIN NAMED.

I CERTIFY THAT I HAVE EXECUTED THE ABOVE INSTRUMENT

THIS _____ DAY OF _____, 2023.

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

DATE: _____



ACKNOWLEDGMENT OF NOTARY:

ON THE _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED WITHIN AND FOR SAID COUNTY, APPEARED ERICA DOVER-DAAKE, PRESIDENT/TREASURER OF WHITECLIFF DEVELOPMENT, INC., A NEBRASKA CORPORATION, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

NOTARY PUBLIC, STATE OF _____
COUNTY OF _____

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

ERICA DOVER-DAAKE
PRESIDENT/TREASURER

TARA BUELL-KORTH
ELKHORN VALLEY BANK

MORTGAGE NOTE:

ELKHORN VALLEY BANK AND TRUST, 1010 OMAHA AVE, NORFOLK, NEBRASKA, 68701, THE HOLDER OF A MORTGAGE ON A THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY CONCUR WITH THE PLATTING OF SAID REAL ESTATE AS "WYNDHAM HILLS 7TH ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA," AS SHOWN.

SIGNED _____ DAY OF _____, 2023.

TARA BUELL-KORTH
ELKHORN VALLEY BANK

ACKNOWLEDGMENT OF NOTARY:

ON THE _____ DAY OF _____, 2023, 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 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, STATE OF _____
COUNTY OF _____

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

TARA BUELL-KORTH
ELKHORN VALLEY BANK

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 _____, 2023.

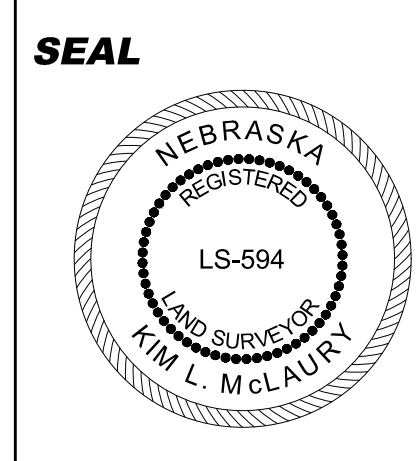
DAN SPRAY, CHAIRMAN

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 _____, 2023.

ATTEST.

BRIAN NA DUERST, CLERK
JOSH MOENNING, MAYOR



502 W. MADISON STREET
NORFOLK, NE 68701
402.316.2625

CITY OF NORFOLK

WYNDHAM HILLS 7TH ADDITION

SCALE: 1" = 50'
DATE: 10/31/2023
DRAWN BY: JPK

JOB NO: 42221201
APPROVED BY: KLM
SHEET 1 OF 1