

# Agenda Packet

## NORFOLK PLANNING COMMISSION

Tuesday, December 19, 2023  
7:30 a.m.

Created 12/13/2023 4:24 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 19, 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

December 19, 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 December 5, 2023 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

6. Public hearing at the request of Robert A. Uecker, Trustee of Richard Uecker Trust, to consider a zoning change from A (Agricultural District) to C-1 (Local Business District) on property generally located 1/2 mile west of south 37th St. and south of North Airport Rd.
7. Consideration of recommendation of zoning change from A (Agricultural District) to C-1 (Local Business District) on property generally located 1/2 mile west of south 37th St. and south of North Airport Rd. **Motion**
8. Public hearing at the request of Robert A. Uecker, Trustee of Richard Uecker Trust, for a Conditional Use Permit for storage and warehousing of nonhazardous products on property generally located 1/2 mile west of south 37th St. and south of North Airport Rd.
9. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for storage and warehousing of nonhazardous products on property generally located 1/2 mile west of south 37th St. and south of North Airport Rd. **Motion**

PLATS/SUBDIVISIONS

10. Consideration of recommendation of the final plat Robert A. Uecker's Addition. **Motion**

#### OTHER BUSINESS

11. November 2023 Building Permit Report
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.

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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 5th day of December 2023, beginning at 7:32 a.m.

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

Staff members present were: Valerie Grimes, City Planner; Steve Rames, City Engineer, Anna Allen, Assistant City Engineer; 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.

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### Current Business

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

Roll Call: Commission Members: Ayes: Spray, Sock, Waite, Griffith and Ronnfeldt. Nays: None.  
Absent: Bryant, Franklin, Kube and Mason. Motion carried (5-0).

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Commissioner Ronnfeldt moved, seconded by Commissioner Waite to approve the November 21, 2023, meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Sock, Waite, Griffith and Ronnfeldt. Nays: None.  
Absent: Bryant, Franklin, Kube and Mason. Motion carried (5-0).

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Resolution No. 2023PC-  
Conditional Use Permit – Watchman Permit  
2001 S. 1st Street | Monroe Storage, LLC

Chair Spray opened for discussion to consider a request from Monroe Storage, LLC, Nebraska limited liability company, for a Conditional Use Permit for a Watchman Permit on the property addressed as 2001 S. 1<sup>st</sup> Street, which was postponed from the November 7, 2023, Planning Commission Meeting.

City Planner, Val Grimes stated there has not been a building permit issued because the owner is working on stamped architectural plans and does not have an estimated date when would be receiving the plans.

Waite questioned if this item should be postponed another month. Grimes responded that the item could be postponed until the next meeting or month. Commissioner Ronnfeldt stated he would like to make sure the building permit is issued. Chair Spray asked if the residence is currently being lived in. Grimes stated the owner's said no one is living there.

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to postpone having City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for watchman's permit on property addressed as 2001 S. 1<sup>st</sup> St., until January 3, 2024.

Roll Call: Commission Members: Ayes: Spray, Sock, Waite, Griffith and Ronnfeldt. Nays: None.  
Absent: Bryant, Franklin, Kube and Mason. Motion carried (5-0).

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Resolution No. 2023PC-10  
Conditional Use Permit – Exceed Maximum Height Regulations  
3402 Rolling Hills Drive – Tristan Hartzell

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

Vice-Chair Waite moved, seconded by Commissioner Griffith to approve Resolution No. 2023PC-10 for a Conditional Use Permit for an Oversize Accessory Building on property addressed as 3402 Rolling Hills Drive.

Roll Call: Commission Members: Ayes: Spray, Sock, Waite, Griffith and Ronnfeldt. Nays: None.  
Absent: Bryant, Franklin, Kube and Mason. Motion carried (5-0).

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## Public Hearings

### Public Hearing

Zoning Change – A to I-1

½ Mile West of South 37<sup>th</sup> St. & South of North Airport Road

Robert A. Uecker, Trustee of Richard Uecker Trust

Chair Spray opened the public hearing at 7:36 a.m. to consider a request from Robert A. Uecker, Trustee of Richard Uecker Trust, for a zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property generally located ½ mile west of South 37<sup>th</sup> St. and south of North Airport Road.

Robert Uecker, Applicant, explained he had the corner section surveyed. This section includes a 60x120 foot machine shed and two grain bins. He is requesting the zone change for I-1, to rent out the grain bins and rent out a portion of the shed for storage.

Chair Spray asked if he plans to build additional buildings. Uecker answered he was considering building but looking at building costs he no longer plans to. Spray asked if the reason for the plat is to sell the corner of the property. Uecker stated yes, the trust is going to be selling the whole quarter, that is the reason he is separating the acreage.

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

Uecker stated the property could stay agricultural but would like to rent the bins and building out for storage and would work better if it was zoned as Light Industrial. Spray asked Uecker if he would oppose changing the zone to C-1 with a Conditional Use Permit instead of I-1 (Light Industrial District). Uecker responded he is not aware of the rules or limitations of C-1. Spray stated he would be able to go forth with his plans but would have another step of a Conditional Use Permit but would be less intense of a zoning area with residential being around; the use is not necessarily Industrial.

Grimes explained that for the property to be zoned Agriculture it needs to be at least forty acres. Vice-Chair Waite asked if the property could be zone changed to commercial. Grimes stated it could be changed to lower intensive C-1 (Local Business District) but would need a Conditional Use Permit and if anything was built it would require a fifteen-foot buffer yard. Grimes asked if the conditional use permit would be for the existing buildings only or for new buildings. Spray stated it would not be a bad idea to add future building to the CUP.

Uecker asked if a residence would be able to be built there. The commissioners answered no not on commercial or industrial land. Spray stated a zone change would need to be made if someone wanted to build a residence on the property. Uecker agreed to commercial zoning.

Grimes stated the commissioners would have to make a recommendation for a lower intensive without starting the process over again, but it will move forward with the planning commission recommendation as commercial to council as I-1 and will be the council's decision on if they pass the I-1 or go with the commission recommendation of C-1. Spray asked Grimes if Uecker would be able to withdraw his zone

change request of I-1 and request C-1, along with the CUP. Grimes stated yes and the cleanest process if we do the CUP, is to withdraw this and start fresh the CUP, zone change with C-1, and the plat together on one meeting.

Uecker withdrew his request of I-1 and will pursue a C-1 zoning change. Item number 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.) & 10 (Consideration of recommendation of the final plat of Robert A. Uecker's Addition.) were removed from the agenda.

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### **Plats/Subdivisions**

#### Wyndham Hills 7<sup>th</sup> Addition

Erica Daake (WhiteCliff Development) stated this is the next plat of an area they have been developing and offered to answer any questions Commissioners had. The Commissioners had no questions for Daake.

Chair Spray asked City Engineer, Steve Rames if there were any concerns. Rames explained there are no concerns, but engineering is working with them regarding the three larger lots (11,12 and 13) as being part of post construction stormwater program. This means they are required to be in an out lot that is retained by the developer, and they are responsible for maintaining that. We have been working with them and exploring ways to make it less burdensome on developers but bring long term maintenance and reporting in line with the desire of D.E.E. and ourselves because there are supposed to be annual inspections. We will put different things in place for the subdivision agreement and a post construction stormwater program for this area to ensure when these lots are sold to the new homeowner, they understand the requirements in terms of maintenance and reporting. There is a document recorded at the courthouse for the selling process, so new owners are informed when they are purchasing these homes. Long term we hope to no longer have this in the subdivisions and use regional retention.

Vice-Chair Waite moved, seconded by Griffith, to approve the final plat of Wyndham Hills 7<sup>th</sup> Addition.

Roll Call: Commission Members: Ayes: Spray, Sock, Waite, Griffith and Ronnfeldt. Nays: None.  
Absent: Bryant, Franklin, Kube and Mason. Motion carried (5-0).

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### **Other Business**

There was no other discussion and Chair Spray declared the meeting adjourned at 7:50 a.m.

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Sarah Wortmann, Planning Commission Secretary

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Dan Spray, Norfolk Planning Commission Chair

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

**ZONING CHANGE APPLICATION**

**Applicant:** Robert Wecker 84378 541 Ave Meadow Grove Ne  
 Name Address 68752  
402-750-4381 rdobert.wecker@icloud.com  
 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:** agricultural **Proposed Zoning:** commercial (C-1)  
 \*If applying for M-U (Mixed Use) District, a copy of the plan must be submitted with the application.

**Location of Property:** \_\_\_\_\_

**Legal Description:** See attached.

**Property Area, Square feet and/or Acres:** \_\_\_\_\_

**Use of Adjoining Properties:**

North: agricultural East: agricultural South: agricultural West: Rural Residential

[Signature] JTE  
 Signature of Owner

\_\_\_\_\_  
 Authorized Agent

OR

Robert Wecker  
 Printed Name of Owner

\_\_\_\_\_  
 Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701

**ZONING CHANGE  
JUSTIFICATION FORM**

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

N/A

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

N/A

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?

Rental storage generally fits in ag. area

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

Rental storage can fit with buffering, if new structures

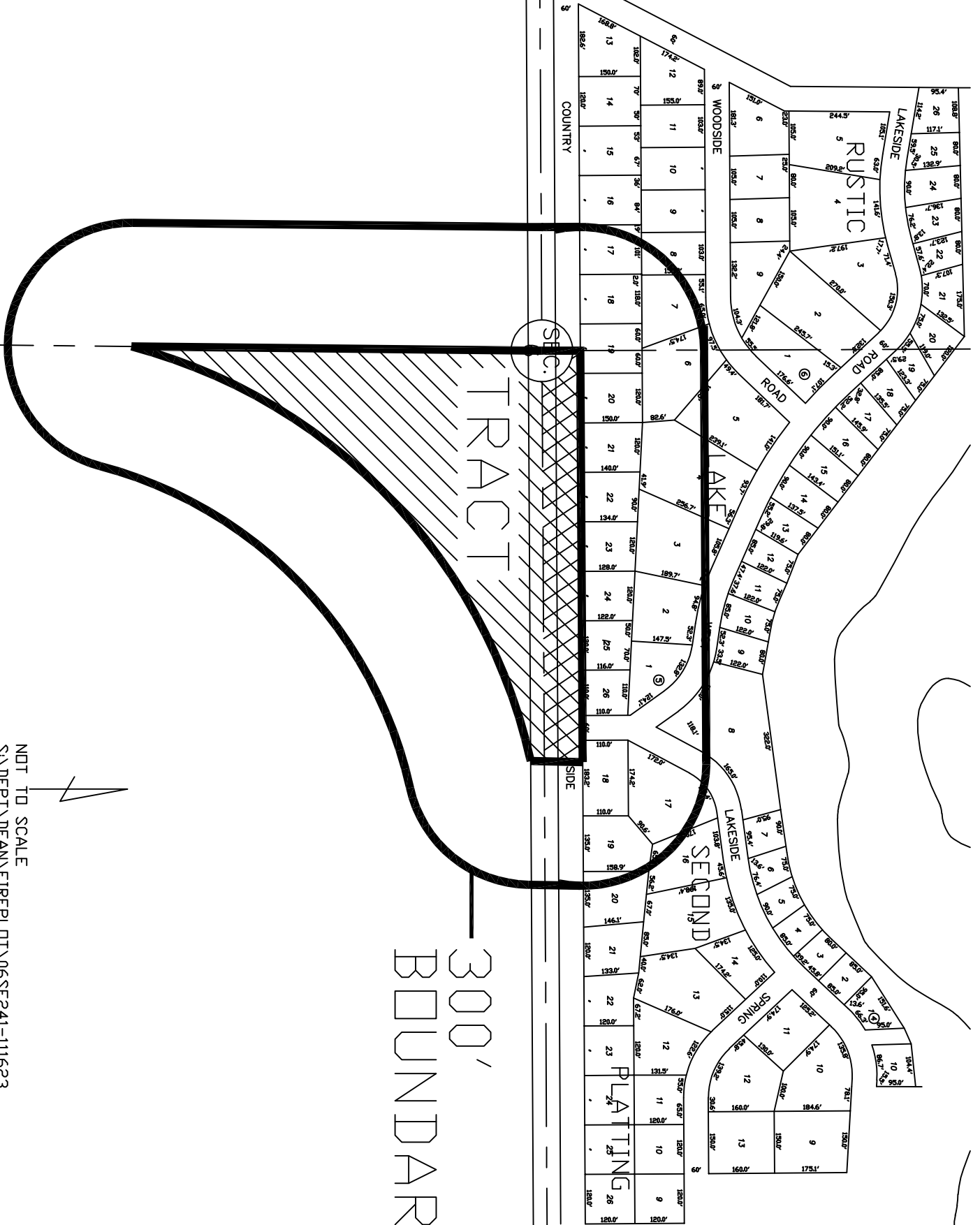
6. What is the general character of the area?

ag, resid

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

Yes

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701



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

Public Hearing

The Norfolk Planning Commission will hold a public hearing on Tuesday, December 19, 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 C-1 (Local Business District) on property generally located ½ mile west of S. 37<sup>th</sup> 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 6<sup>TH</sup> 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 (December 8, 2023)  
1 P.O.P.

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

**CONDITIONAL USE  
PERMIT APPLICATION**

Applicant: Robert Uecker 84378 541 Ave  
Name Address Meadow Grove, 68752  
402-750-4381 robert.uecker@icloud.com  
Phone Email

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

Contact: Lori Uecker  
(other than Name Address  
applicant) 402-750-9485  
Phone Email

Present Use of Property: agricultural

Desired Use of Property: commercial (C-1)

Timeframe of Request:  Perpetual  Issued for \_\_\_\_\_ years

Location of Property: \_\_\_\_\_

Legal Description: See attached

Property Area, Square feet and/or Acres: \_\_\_\_\_

General Character of the area: ag, resid.

[Signature]  
Signature of Owner

\_\_\_\_\_  
Authorized Agent

OR

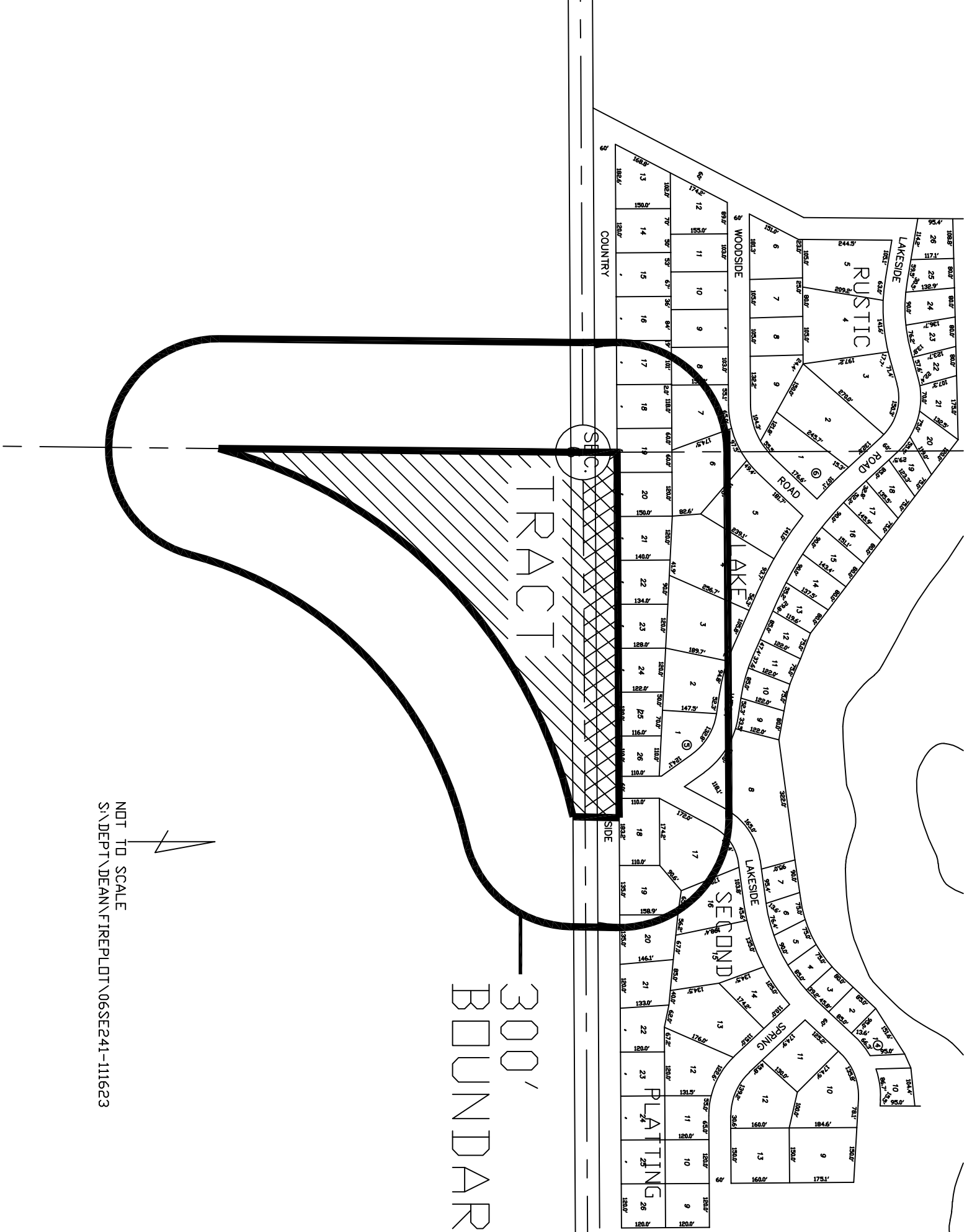
Robert Uecker  
Printed Name of Owner

\_\_\_\_\_  
Printed Name of Authorized Agent

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

**CONDITIONAL USE PERMIT  
JUSTIFICATION FORM**

1. What is the current zoning district?  
agricultural - to be commercial
2. For what specific use are you requesting the permit?  
storage
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?  
will not affect the adjacent property
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 affect
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



NDT TO SCALE  
 S:\DEPT\DEAN\FIREPLOT\06SE241-111623

300'  
 BOUNDARY



Public Hearing

The Planning Commission of the City of Norfolk, Nebraska, will hold a public hearing on Tuesday, December 19, 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 for a Conditional Use Permit for storage and warehousing of nonhazardous products on property generally located ½ mile west of S. 37<sup>th</sup> 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 6<sup>TH</sup> 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 (December 8, 2023)  
1 P.O.P.

<b>For Office Use Only</b>	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 Roh@Keytosolutions.com

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

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

 TTEF  
Signature of Owner

Robert A. Uecker, Trustee

Printed Name of Owner

\_\_\_\_\_  
Authorized Agent

OR

\_\_\_\_\_  
Printed Name of Authorized Agent

## 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 6<sup>th</sup> 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;

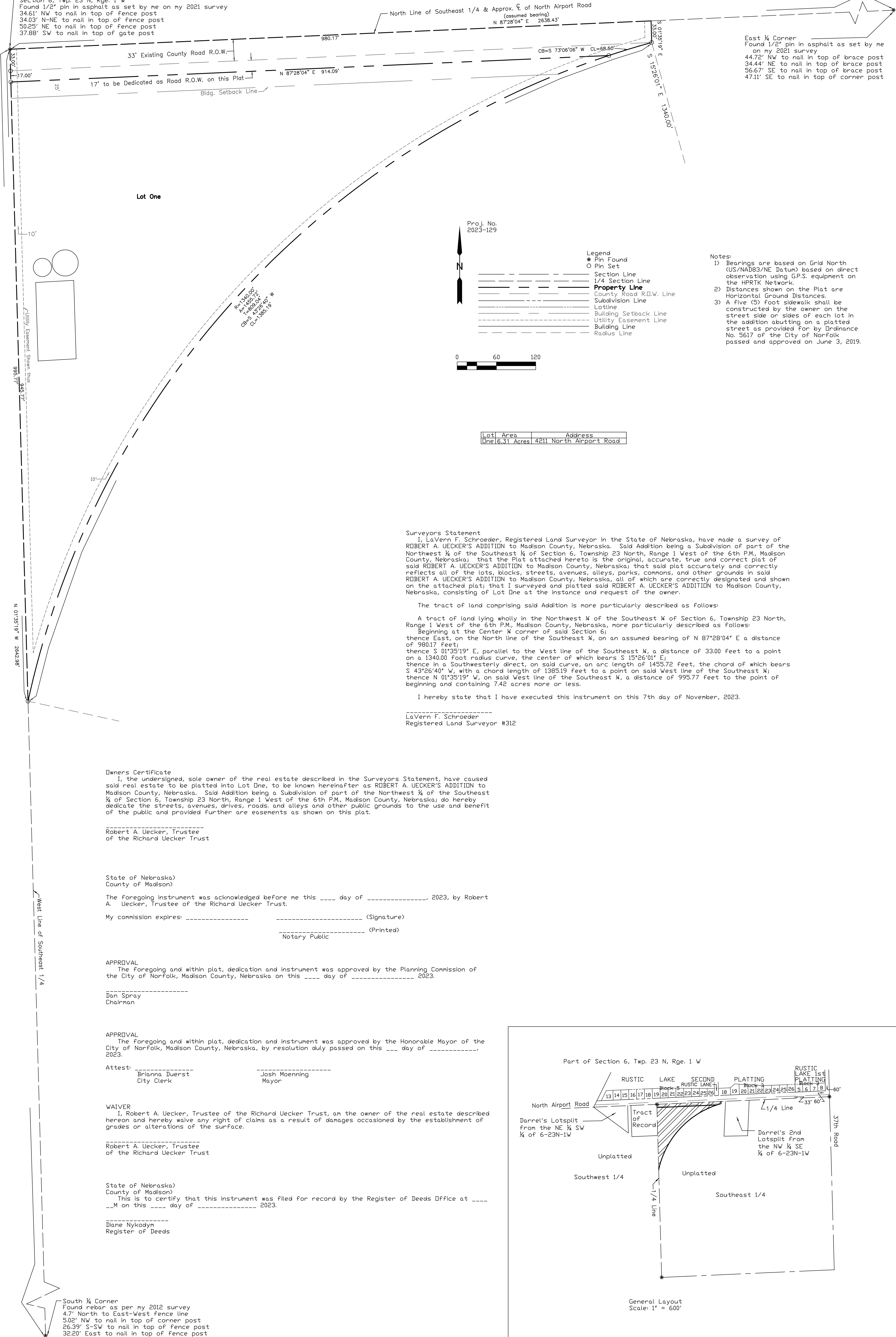
thence in a Southwesterly direct, on said curve, an arc length of 1455.72 feet, the chord of which bears S 43°26'40" W, with a chord length of 1385.19 feet to a point on said West line of the Southeast  $\frac{1}{4}$ ;

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.

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



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 Moening  
Mayor

WAIVER

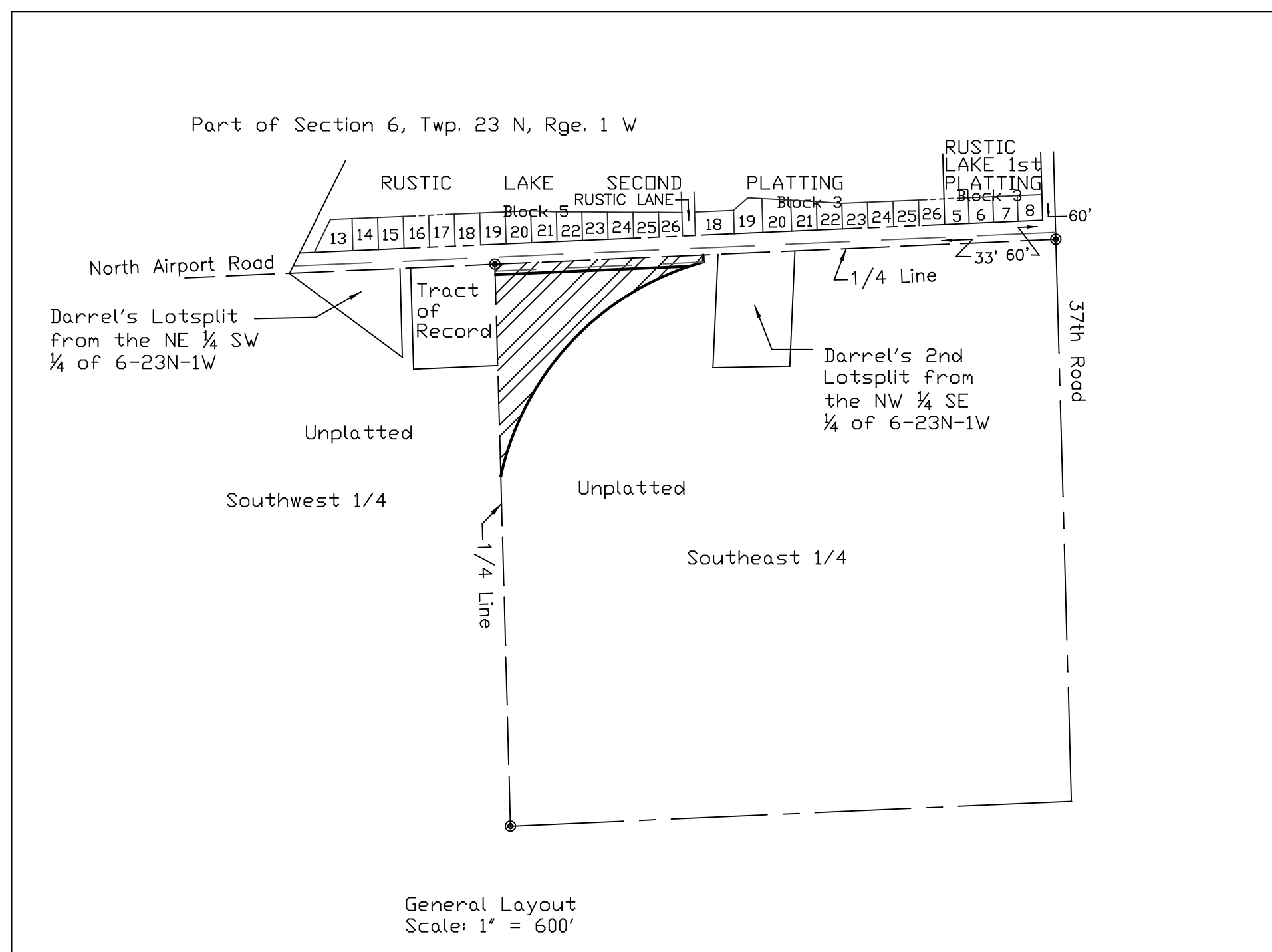
I, Robert A. Uecker, Trustee of the Richard Uecker Trust, as the owner of the real estate described hereon and hereby waive any right of claims as a result of damages occasioned by the establishment of grades or alterations of the surface.

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



**Planning and Development  
Building Services**

**CITY OF NORFOLK  
Monthly Building Permit Report**

**Month  
November, 2023**

Permits Issued	2023 November	2023 October	2022 November	This Fiscal YTD	Last Fiscal YTD	Variation % 2023 vs. 2024
<b>BUILDING</b>						
Number	51	43	32	94	68	38.2%
Valuation	\$4,281,838.00	\$3,896,978.00	\$34,264,932.00	\$8,178,816.00	\$233,088,590.90	-96.5%
Permit Fee	\$13,447.08	\$17,245.79	\$19,050.72	\$30,692.87	\$55,097.65	-44.3%
<b>ELECTRICAL</b>						
Number	7	60	23	67	49	36.7%
Permit Fee	\$11,761.50	\$26,516.50	\$22,179.00	\$38,278.00	\$58,806.00	-34.9%
<b>PLUMBING</b>						
Number	9	49	16	58	35	65.7%
Permit Fee	\$711.21	\$7,512.41	\$2,587.75	\$8,223.62	\$11,214.34	-26.7%
<b>MECHANICAL</b>						
Number	8	22	15	30	34	-11.8%
Permit Fee	\$1,408.94	\$14,415.58	\$11,762.84	\$15,824.52	\$20,169.56	-21.5%
<b>WATER HEATER</b>						
Number	2	9	6	11	12	-8.3%
Permit Fee	\$69.00	\$310.50	\$201.00	\$379.50	\$393.00	-3.4%
<b>FIRE ALRM / SPR</b>						
Number	1	2	1	3	4	-25.0%
Permit Fee	\$331.50	\$582.00	\$156.00	\$913.50	\$676.00	35.1%
<b>WELL / SEPTIC</b>						
Number						
Permit Fee						
<b>FIRE PREVENTION</b>						
Number						
Permit Fee						
<b>TOTAL FEES:</b>	<b>\$27,729.23</b>	<b>\$66,582.78</b>	<b>\$55,937.31</b>	<b>\$94,312.01</b>	<b>\$146,356.55</b>	<b>-35.6%</b>

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	10 (10)	23 (23)	20	20	\$4,701.85	\$2,280,000.00
Duplex	2 (4)				\$0.00	\$0.00
MFD	1 (22)				\$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)	2	2	\$852.90	\$58,480.00
Sign			7	0	\$646.60	\$80,180.00
Other			18	0	\$1,901.80	\$331,861.00
<b>Alterations &amp; Additions</b>						
1 & 2 Family			3	0	\$191.25	\$81,317.00
Multi-Family					\$0.00	\$0.00
Commercial			1	0	\$5,152.68	\$1,450,000.00
Industrial					\$0.00	\$0.00
<b>Total</b>			<b>51</b>	<b>22</b>	<b>\$13,447.08</b>	<b>\$4,281,838.00</b>

**Building Valuation**

2024 Fiscal YTD	\$8,178,816.00
2023 Fiscal YTD	\$233,088,590.90
Contractor Registration	\$625.00

Building Official

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