

Agenda Packet

NORFOLK PLANNING COMMISSION

Tuesday, July 18, 2023
7:30 a.m.

Created 7/13/2023 2:14 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, July 18, 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
July 18, 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 July 5, 2023 Planning Commission meeting. | Motion |
| 6. Consideration of Resolution No. 2023PC-5, approving a Conditional Use Permit for storage and warehousing of nonhazardous products on property addressed as 1906 W Omaha Ave. | Resolution 2023PC-5 |

PLATS/SUBDIVISIONS

- | | |
|--|---------------|
| 7. Consideration of recommendation of the final plat of Madison Villas 2nd Addition. | Motion |
| 8. Consideration of recommendation of the final plat of Boyle's Addition. | Motion |

WAIVERS

- | | |
|---|---------------|
| 9. Consideration of recommendation of a sidewalk waiver requested by Gretchen M Sandall for property located at 1809 Koenigstein Ave. | Motion |
|---|---------------|

OTHER BUSINESS

10. June 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.

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 July, 2023, beginning at 7:30 a.m.

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

Staff members present were: Valerie Grimes, City Planner; Anna Allen, Assistant City Engineer; Dean Roberg, Engineering Aide III, and Katelyn Palmer, Permits Technician.

Planning Commission Vice-Chair, Dirk Waite presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Vice-Chair Waite 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.

Current Business

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

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

Commissioner Kube moved, seconded by Commissioner Franklin to approve the June 6, 2023 meeting minutes.

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

Public Hearings

Public Hearing

Conditional Use Permit - Storage & warehousing of non-hazardous material
1906 W Omaha Ave | PAL Properties, LLC

Vice-Chair Waite opened the public hearing at 7:31 a.m. to consider a Conditional Use Permit for storage and warehousing of nonhazardous products on property generally located at 1906 W Omaha Ave.

City Planner, Valerie Grimes, explained there is no longer a house on the property, and that the applicant is wanting to do storage units. It's currently zoned C-3 and is also located in the Highway Corridor Overlay District. The applicant decided to apply for a Conditional Use Permit, to cover both the Zone Change and Highway Corridor Overlay.

Commissioner Griffith asked what the Comp Plan shows. Planner Grimes verified it showed Industrial.

Hollie Frye, Vulcraft, questioned if they were going to be containership style or building style, and expressed concerns about materials in units leaking or spilling into storm water. Vice-Chair Waite confirmed they will be non-hazardous materials and that would be in violation of the CUP. Planner Grimes confirmed no gas, oil, etc., would be stored there.

JJ Snodgrass, Vulcraft, questioned the traffic flow. Planner Grimes reassured it will not lead to extra traffic flow, as they are only personal storage units. Snodgrass also asked about the layout of the buildings; Planner Grimes said a Site Plan was not included. Snodgrass questioned the CUP process, in which Planner Grimes explained that.

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

Commissioner Griffith 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.

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

Other Business

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

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

Katelyn Palmer, Norfolk Pro Tem Planning Commission Secretary

Dirk Waite, Norfolk Planning Commission Vice-Chair

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2023PC-5

WHEREAS, PAL Properties, LLC, a Nebraska Limited Liability Company, hereinafter referred to as “APPLICANT”, has filed an application for a Conditional Use Permit seeking a permit for storage and warehousing of nonhazardous products on property addressed as 1906 W. Omaha Ave. which is legally described as follows:

Lot 3, Block 1, Desai’s Subdivision to the City of Norfolk, Madison County, Nebraska.

WHEREAS, the property described above is presently included in Zoning District C-3; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on July 5, 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 PAL Properties, LLC is hereby granted a Conditional Use Permit for storage and warehousing of nonhazardous products subject to the following terms and conditions:

1. There shall be no outdoor storage;
2. There shall be no storage of hazardous materials;
3. The site shall contain a total of one building structure, as shown on the site plan and building footprint plan. That structure shall contain 13 – 14’x51’ units and 1- 40’x80’ unit containing an office and storage for the office;

4. The office unit may contain a business office and any other storage units may not contain any commercial uses;
5. There shall be a min. 6', max. 8', vinyl fence along the northern property line;
6. Should lighting be provided, if shall be directed downward away from adjacent properties;
7. There shall be compliance with the Highway Corridor Overlay District;
8. Pursuant to the Norfolk City Code, the Conditional Use Permit shall run with the land;
9. 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;
10. 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;
11. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 18th day of July, 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

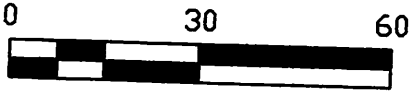
 Notary Public Printed

ROLL 100

LaVern F. Schroeder
LaVern F. Schroeder
Registered Land Surveyor #312



- Legend
- Pipe Found
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 - P Platted Dist.
 - M Measured Dist.

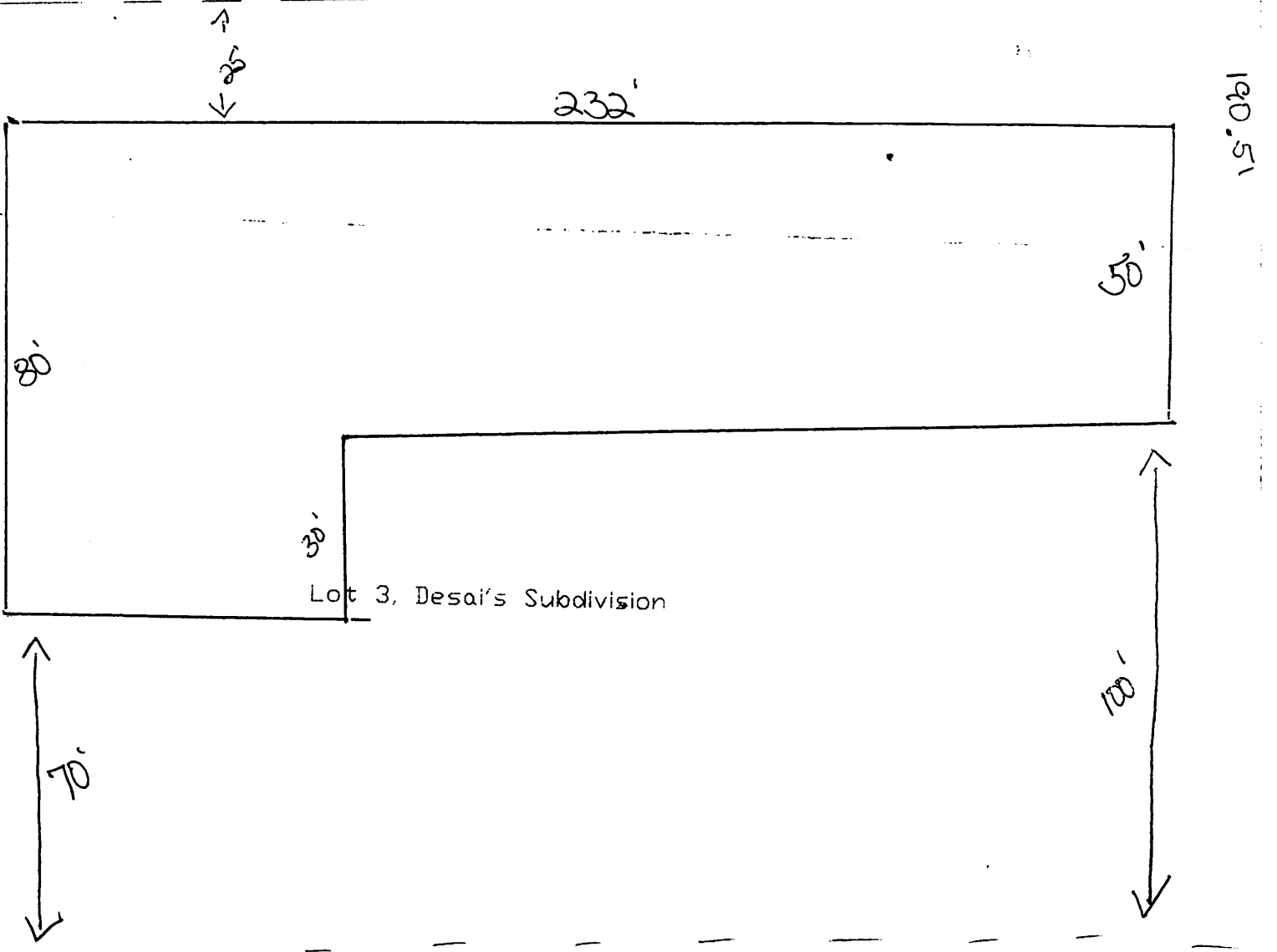


Neel

Set Backs:
 Rear 25'
 Sides 10'
 Front 40' pave
 into must leave 15'

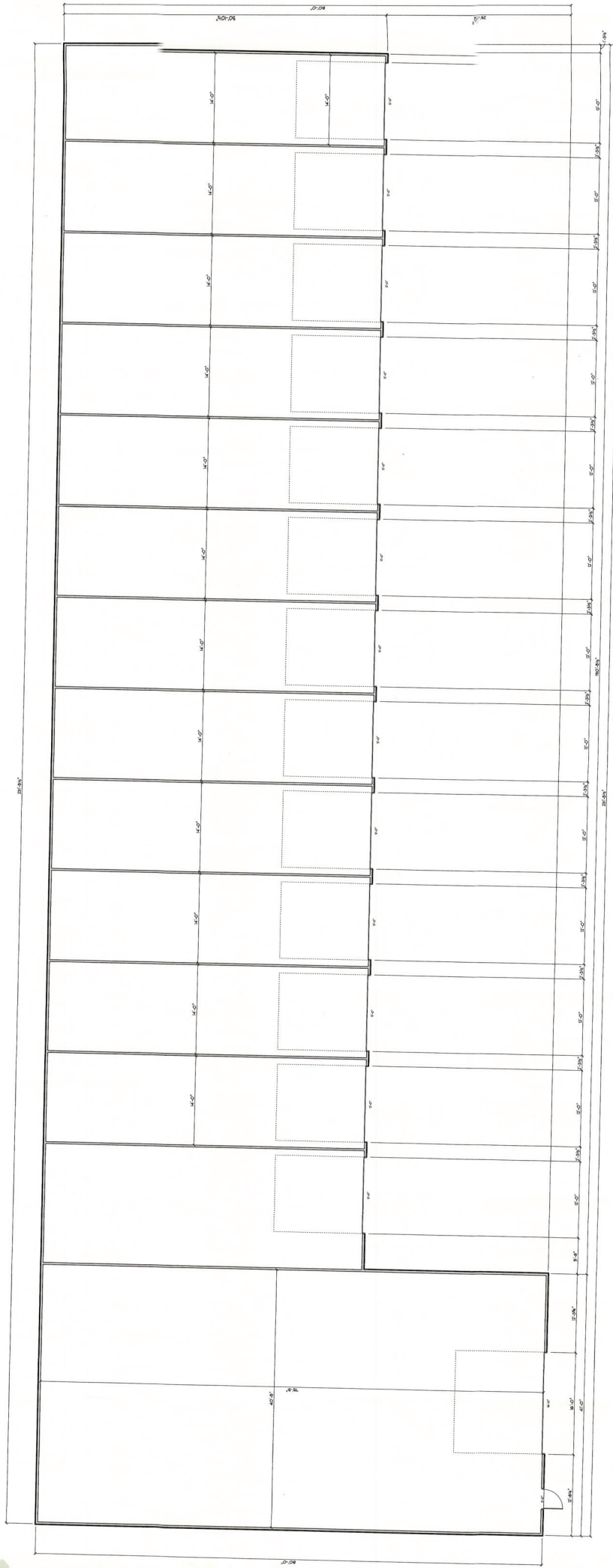


255.05'P 254.73'M



7/18/2023

254.8'P 254.47'M



For Office Use Only	Date Rec'd <u>1/10/23</u>
	Fee \$ <u>300.00</u>
	Rec'd by <u>KP</u>

SUBDIVISION APPLICATION

Name of Subdivision: Madison Villas Second Addition

Preliminary
 Final

Applicant: Whitecliff Development Inc. 1000 W Norfolk Ave Norfolk, NE

Name 402.649.3700 Address whitecliff@doversite.com

Phone _____ Email _____

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

Contact: Nick Hoffman 502 W. Madison Ave Norfolk, NE

(other than Name Address
Applicant) 402.316.2625 nhoffman@mclauryengineering.com

Phone _____ Email _____


Current Zoning: R3

General Location/Address: 1408 E Hayes Ave Norfolk, NE

Lots 6 & 7 Block 2, and Lot1 Block 3 Madison Villas Addition to the City of Norfolk

Legal Description: SW 1/4 of the NW 1/4 of Section 25, T35N, R1W, 6th PM, Madison County, Nebraska

Property Area, Square Feet and/or Acres: 37,946



 Signature of Owner

Erica Dover Daake

 Printed Name of Owner

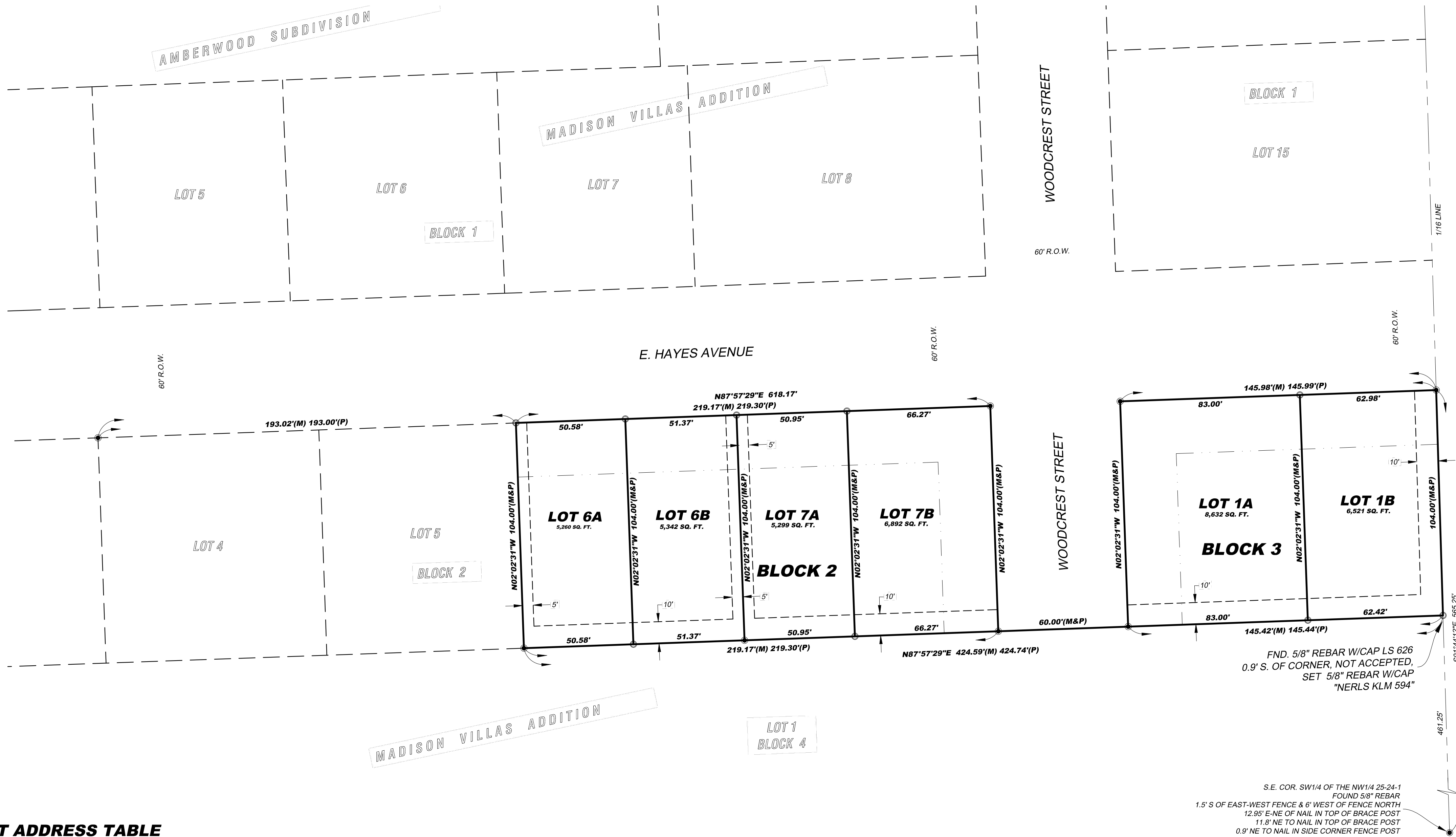
OR

Authorized Agent

Printed Name of Authorized Agent

FINAL REPLAT OF MADISON VILLAS 2ND ADDITION

**AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.
BEING PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25,
TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA**



LOT ADDRESS TABLE

LOT NUMBER	ADDRESS	LOT AREA (SQ. FT.)
LOT 6A, BLOCK 2	1406 E. HAYES AVE	5,260
LOT 6B, BLOCK 2	1408 E. HAYES AVE	5,342
LOT 7A, BLOCK 2	1410 E. HAYES AVE	5,299
LOT 7B, BLOCK 2	1412 E. HAYES AVE OR 501 WOODCREEST ST	6,892
LOT 1A, BLOCK 3	1500 E. HAYES AVE OR 500 WOODCREEST ST	6,632
LOT 1B, BLOCK 3	1502 E. HAYES AVE	6,521

SURVEYOR'S NOTES:

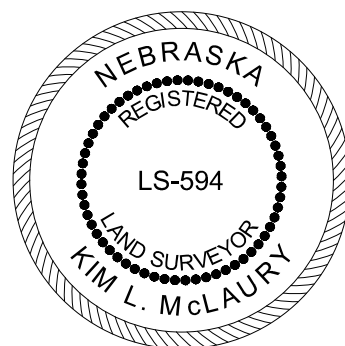
- A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OR SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A PLATTED STREET AS PROVIDED FOR BY ORDINANCE NO. 5617 OF THE CITY OF NORFOLK PASSED AND APPROVED ON JUNE 3, 2019
- PARCEL NUMBERS AS SHOWN ON MADISON COUNTY, NEBRASKA, GIS: 590256686, 590256690, 590256694

SURVEYOR'S CERTIFICATION:

I, KIM L. McLAURY, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I DIRECTED AND SUPERVISED THE SURVEY OF "MADISON VILLAS 2ND ADDITION", AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AS SHOWN ON THE PLAT HEREIN; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

June 20, 2023
DATE:



LEGAL DESCRIPTION - BLOCK 2:

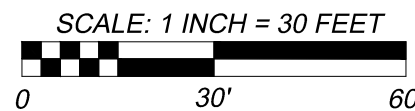
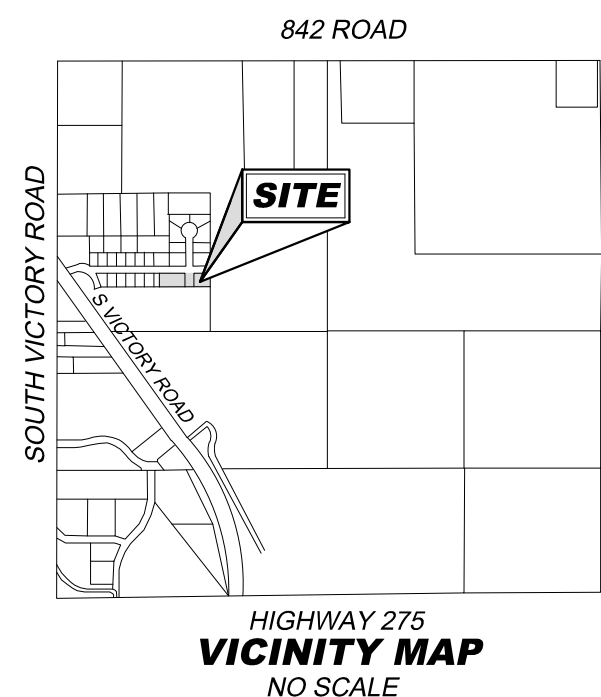
LOTS 6 AND 7, (NOW VACATED), BLOCK 2, MADISON VILLAS ADDITION, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, MADISON VILLAS ADDITION, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA;
THENCE N02°02'31"W ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 104.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;
THENCE N87°57'29"E ON THE NORTH LINE OF SAID LOT 6 AND THE NORTH LINE OF LOT 7, BLOCK 2, MADISON VILLAS ADDITION, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A DISTANCE OF 219.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE S02°02'31"E ON THE EAST LINE OF SAID LOT 7, A DISTANCE OF 104.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE S87°57'29"W ON THE SOUTH LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 219.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 22,793 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION - BLOCK 3:

LOT 1, (NOW VACATED), BLOCK 3, MADISON VILLAS ADDITION, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, MADISON VILLAS ADDITION, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, SAID POINT BEING ON THE EAST LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA;
THENCE S87°57'29"W ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 145.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N02°02'31"W ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 104.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE N87°57'29"E ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 145.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE EAST LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 25;
THENCE S01°44'12"E ON THE EAST LINE OF SAID LOT 1 AND THE 1/16 LINE, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,153 SQUARE FEET MORE OR LESS.

SETBACKS

FRONT YARD - 25'
SIDE YARD - 7'
REAR YARD - TWENTY PERCENT (20%) OF THE DEPTH OF THE LOT, BUT SUCH DEPTH NEED NOT BE MORE THAN THIRTY (30) FEET



LEGEND

- IRON MONUMENT FOUND
- FND 5/8" REBAR W/LS CAP 626
- IRON MONUMENT SET
- 5/8" x 24" REBAR W/CAP "NERLS KLM 594"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- U.E. UTILITY EASEMENT
- UTILITY EASEMENT LINE
- BUILDING SETBACK LINE

DEDICATION & WAIVER

WE, WHITECLIFF DEVELOPMENT, INC., A NEBRASKA CORPORATION, ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN. WE HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND TO BE HEREINAFTER KNOWN AS "MADISON VILLAS 2ND ADDITION", AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, BEING A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA.
WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF THE PROPERTY, AS SHOWN ON THE PLAT HEREIN. WE ALSO HEREBY PROVIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, 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

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 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.

NOTARY PUBLIC

NOTARY PUBLIC (PRINTED NAME)

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 REPLATTING OF SAID REAL ESTATE AS "MADISON VILLAS 2ND 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 TARRA 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.

NOTARY PUBLIC

NOTARY PUBLIC (PRINTED NAME)

PLANNING COMMISSION APPROVAL:

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

MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2023.

DAN SPRAY, CHAIRMAN

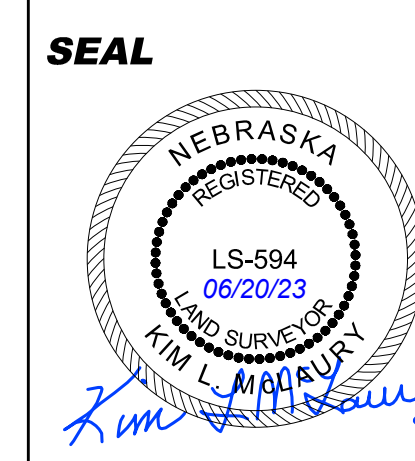
MAYOR & CITY COUNCIL APPROVAL:

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



SEAL	502 W. MADISON STREET NORFOLK, NE 68701 402.316.2625	McLaury ENGINEERING
	CITY OF NORFOLK	
MADISON VILLAS 2ND ADDITION		
SCALE: 1" = 30'	DATE: 06/20/2023	JOB NO: 42221201
DRAWN BY: CWC	APPROVED BY: KLM	SHEET 1 OF 1

For Office Use Only	Date Rec'd	<u>5-19-23</u>
	Fee	\$ <u>310</u> <u>5/22</u>
	Rec'd by	<u>EJ</u>

SUBDIVISION APPLICATION

Name of Subdivision: Boyle's Addition to City of Norfolk, Madison County, NE

Preliminary Final

Applicant: Patrick J. & Ellen J. Boyle 1327 Koenigstein Ave., Norfolk, NE

Name Address
402-379-4155

Phone Email

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

Contact: Patrick & Ellen Boyle 1327 Koenigstein Ave., Norfolk, NE

(other than Name Address
Applicant) 402-379-4155

Phone Email

Current Zoning: R-1

General Location/Address: 1327 & 1325 Koenigstein Ave., Norfolk, NE

Legal Description: See Attached Sheet


Tax ID# 590117890, 590288156 & 590117939

Property Area, Square Feet and/or Acres: 0.74 Acres


Signature of Owner
Patrick J. Boyle

Printed Name of Owner

and
~~OR~~


~~Authorized Agent~~ Owner
Ellen J. Boyle

Printed Name of ~~Authorized Agent~~ Owner

Legal Description:

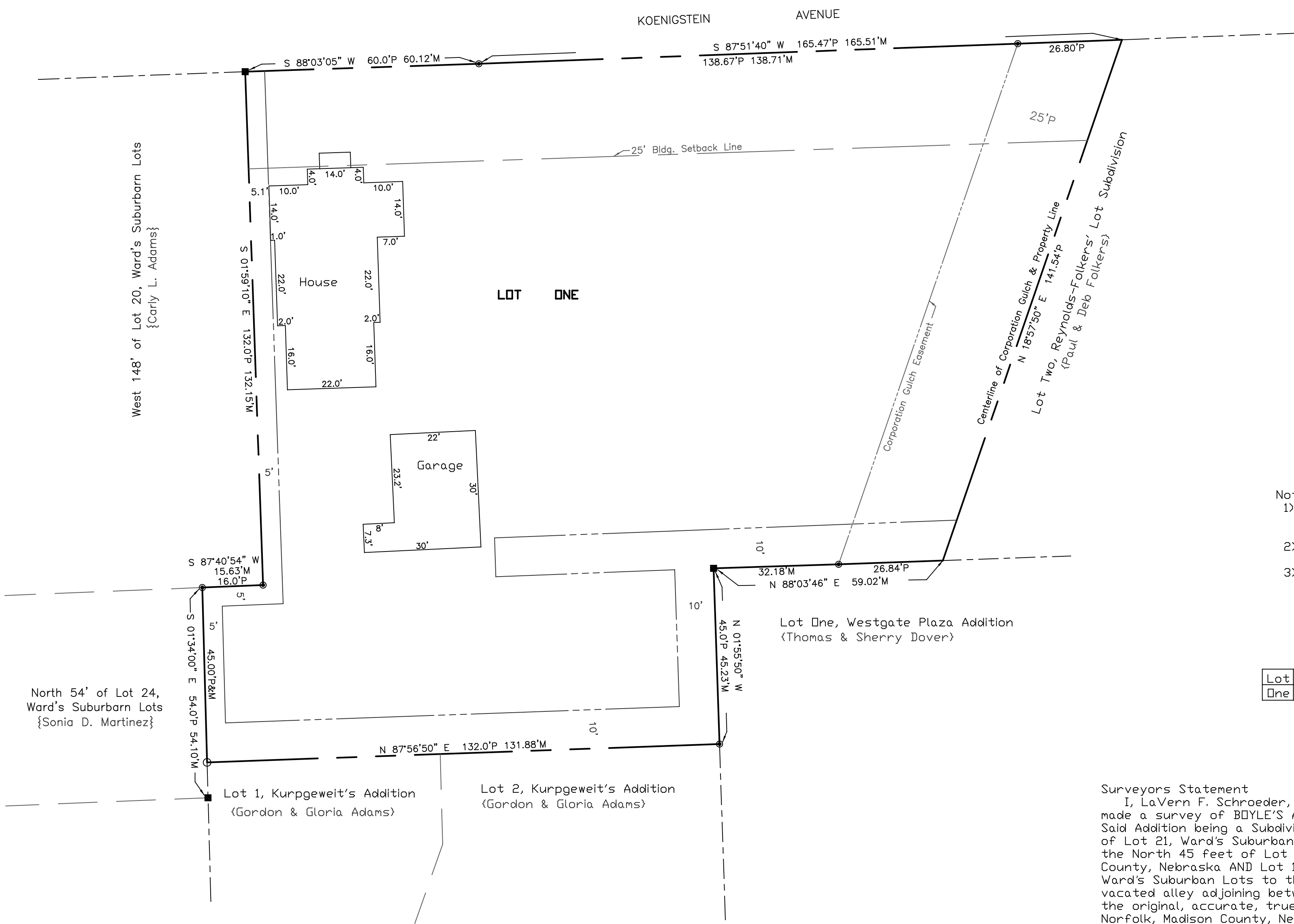
The East 50 feet of Lot 20 and the West 10 feet of Lot 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska

AND

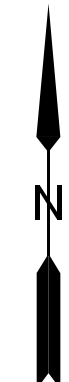
The North 45 feet of Lot 23, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska

AND

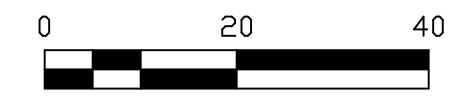
Lot 1, Reynolds-Folkers' Lot Subdivision in part of Lots 3 & 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska and the vacated alley adjoining between said Lots 3 & 21



Proj. No.
2023-26



- Legend
- Pipe Found
 - Pin Found
 - Pin Set
 - △ Calc. Point
 - P Platted Dist.
 - M Measured Dist.
 - Property Line
 - - - Existing Lot Line
 - - - Section Line
 - - - Highway R.O.W. Line
 - - - Utility Easement Line
 - - - Corporation Gulch Easement Line
 - - - Building Line
 - - - Building Setback Line
 - - - Block 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	0.74 Acres	1327 Koenigstein Avenue

Surveyors Statement

I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, have made a survey of BOYLE'S ADDITION to the City of Norfolk, Madison County, Nebraska. Said Addition being a Subdivision of the East 50 feet of Lot 20 and the West 10 feet of Lot 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska AND the North 45 feet of Lot 23, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska AND Lot 1, Reynolds-Folkers' Lot Subdivision in part of Lots 3 & 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska and the vacated alley adjoining between said Lots 3 & 21 that the Plat attached hereto is the original, accurate, true and correct plat of said BOYLE'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 BOYLE'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 BOYLE'S ADDITION to the City of Norfolk, 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: The East 50 feet of Lot 20 and the West 10 feet of Lot 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska

AND The North 45 feet of Lot 23, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska

AND Lot 1, Reynolds-Folkers' Lot Subdivision in part of Lots 3 & 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska and the vacated alley adjoining between said Lots 3 & 21.

I hereby state that I have executed this instrument on this 11th day of July, 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 Lot One, to be known hereinafter as BOYLE'S ADDITION to the City of Norfolk, Madison County, Nebraska. Said Addition being a Subdivision of the East 50 feet of Lot 20 and the West 10 feet of Lot 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska AND the North 45 feet of Lot 23, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska AND Lot 1, Reynolds-Folkers' Lot Subdivision in part of Lots 3 & 21, Ward's Suburban Lots to the City of Norfolk, Madison County, Nebraska and the vacated alley adjoining between said Lots 3 & 21; 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.

Patrick J. Boyle _____ Ellen J. Boyle _____

State of Nebraska)
County of Madison)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Patrick J. Boyle and Ellen J. Boyle, husband and wife.

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.

Don 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 Moenning _____
City Clerk Mayor

WAIVER

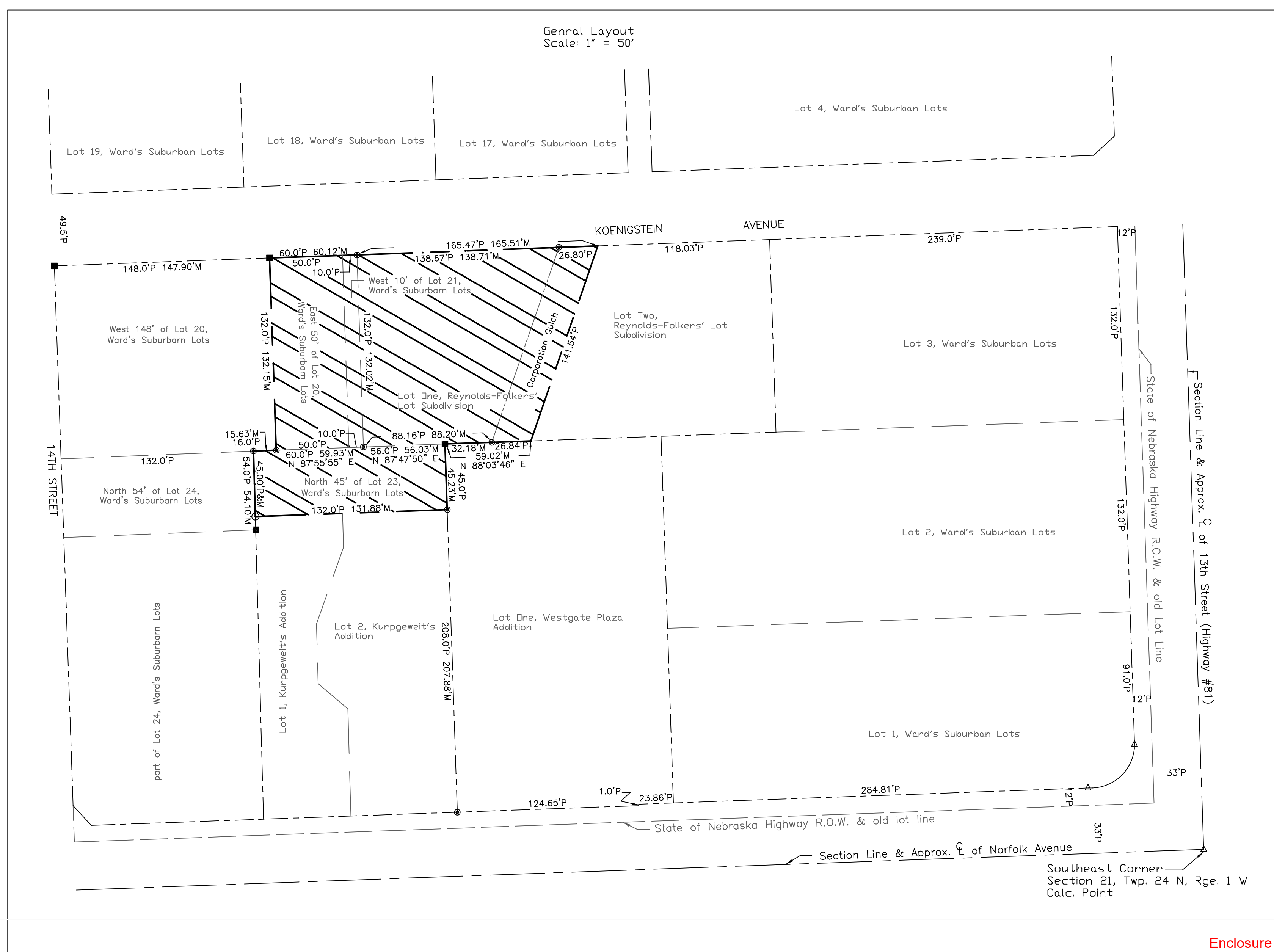
We, Patrick J. Boyle and Ellen J. Boyle, are the owners of the real estate described hereon and hereby waive any right of claims as a result of damages occasioned by the establishment of grades or alterations of the surface.

Patrick J. Boyle _____ Ellen J. Boyle _____

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



For Office Use Only	Date Filed	6.30.23
	Fee	\$ 250.00
	Rec'd by	JG

**APPLICATION FOR TEMPORARY
WAIVER OF SUBDIVISION REQUIREMENTS**

Section 1: Gretchen M. Sandall, Trustee of the Gretchen M. Sandall Revocable Trust dated December 6,

Applicant: 2007 1809 Koenigstein Ave., Norfolk, NE 68701

Name Address

(402)750-6363 paulrsandall@me.com

Phone Email

Contact: David E. Copple 2425 Taylor Ave., Norfolk, NE 68701

(other than Name Address Applicant)

(402)371-4300 decopple@greatadvocates.com

Phone Email

*Perpetual or until such time as other property owners in the neighborhood on Koenigstein

Years Requested: Avenue, West of 18th Street, are required to install sidewalks

A waiver of minimum subdivision requirements is requested from the requirements set out in Chapter 23, Article I of the City Code of Norfolk for property

Addressed as 1809 Koenigstein Avenue, Norfolk, NE 68701

Legally described as Lots 5, 6, 7, 14, 15, 16 and the East 29 feet of Lots 8 and 13, Leahys' Subdivision of part of Outlot "F" of the Replat of Beacon Hill Addition to Norfolk, Madison County, Nebraska; together with that part of vacated alley lying adjacent thereto.

And zoned as

Section of subdivision regulations waiver is for § 23-42, et seq.

Explain the nature of the request and hardship

*Applicant requests a sidewalk waiver for the subject property as no other property owners on Koenigstein Avenue, West of 18th Street to end of Koenigstein Avenue, have sidewalks.

Provide a sketch with this application including the application area, existing and proposed structures, appropriate dimensions, and any other pertinent information. See attached Exhibit "A".

Gretchen M Sandall

Signature of Trustee

Authorized Agent

Gretchen M Sandall

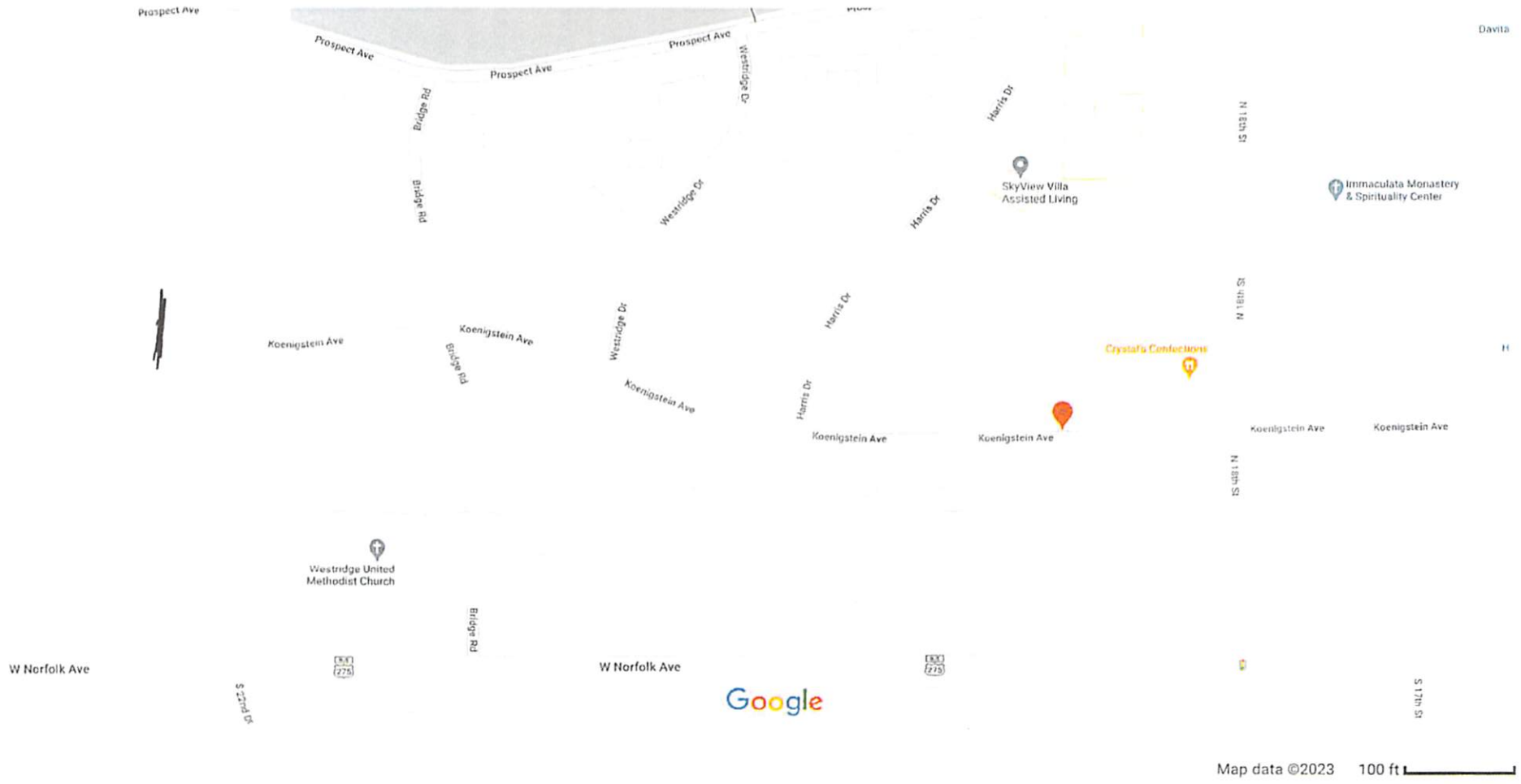
OR

Printed Name of Trustee

Printed Name of Authorized Agent

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

Google Maps 1809 Koenigstein Ave



7/18/2023

Exhibit "A"

Enclosure 9
Page 17 of 52




1809 Koenigstein ... ✕
 1809 Koenigstein Ave, ...
 42.03°N, 97.44°W

Westridge United Methodist Church

1809 Koenigstein Ave

St. Marv's
Google Earth

Imagery date: 8/22/17 - newer

100 m | Camera: 1,657 m | 42°02'04"N 97°26'15"W | 501 m

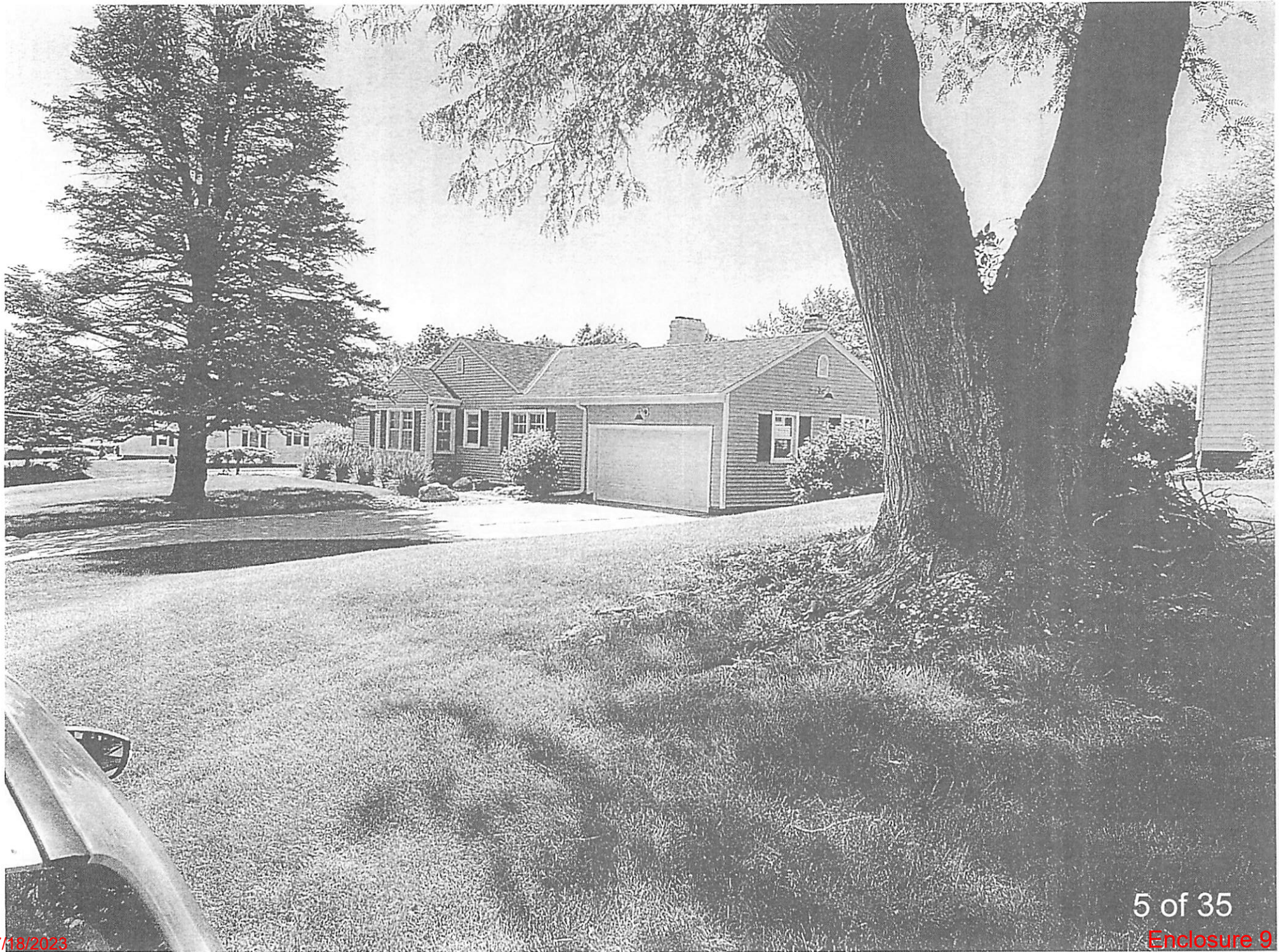
<https://earth.google.com/web/search/1809+Koenigstein+Avenue,+Norfolk,+NE/@42.03450393,-97.43753454,501.28330991a,1156.1595668d,35y,0h,0t,0r/data=Co8BGmUSXwoIMHg4NzkwM2ZkNGRI...> 1/1

Corner of N. 18th
and Koenigstein ave



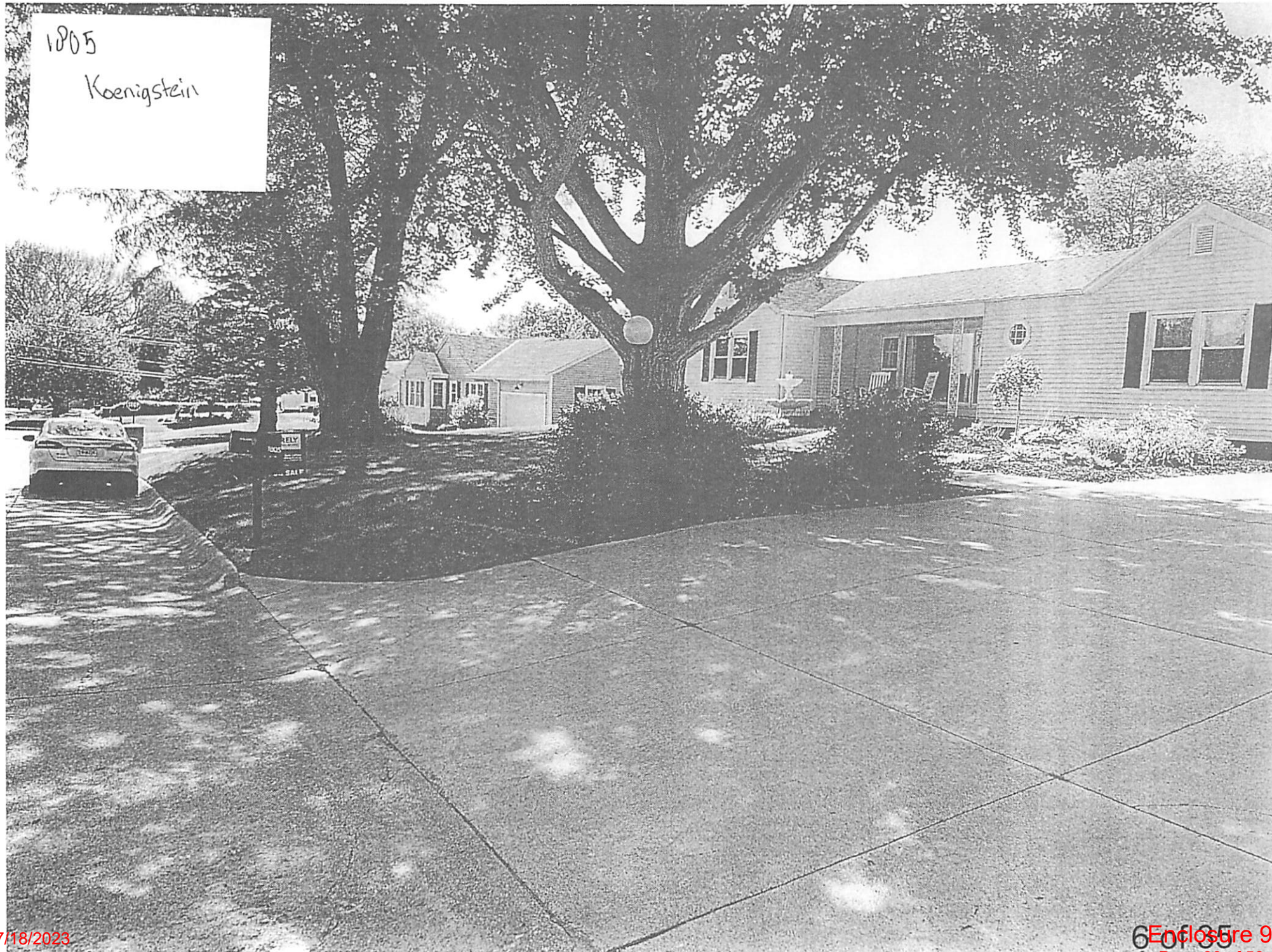
3 of 35



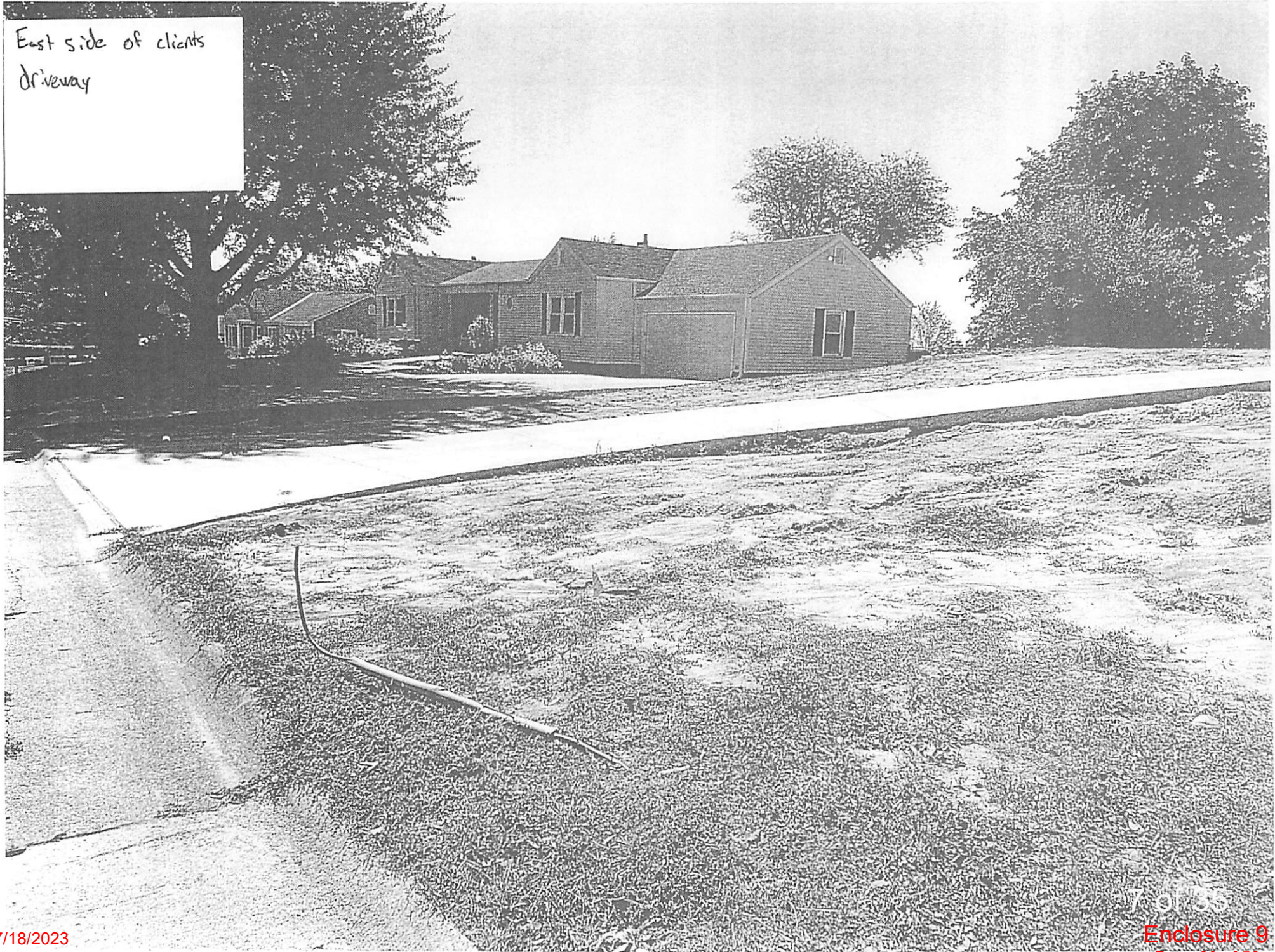


1805

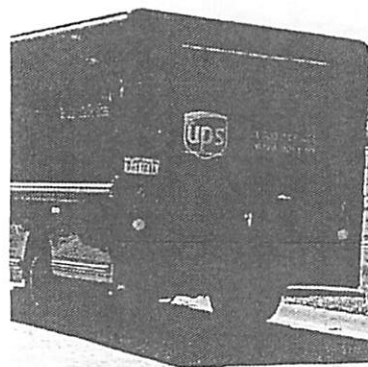
Koenigstein



East side of clients
driveway



West side of
Clients drive way



1811
Koenigstein

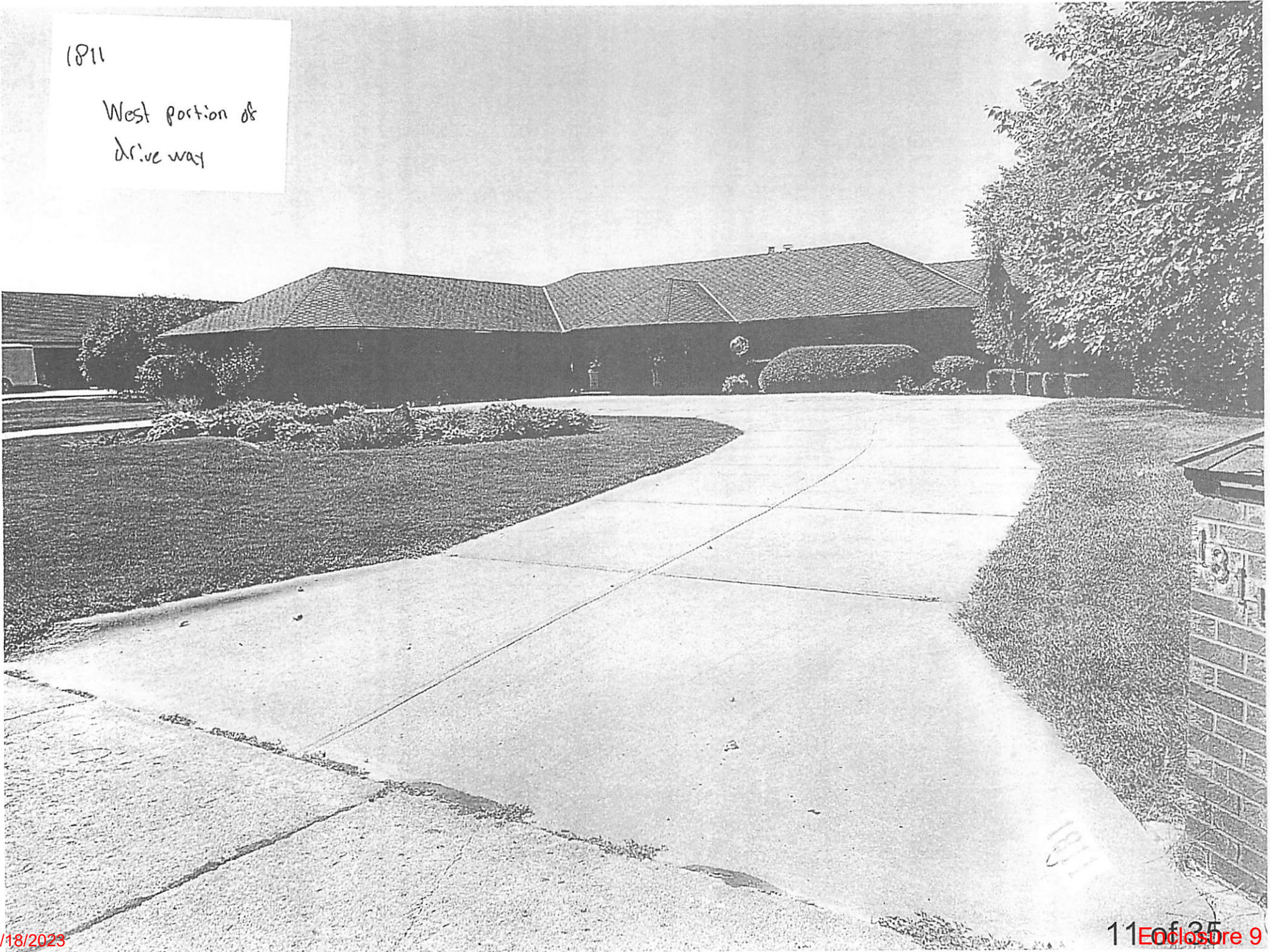




7/18/2023

1811

West portion of
drive way



1901

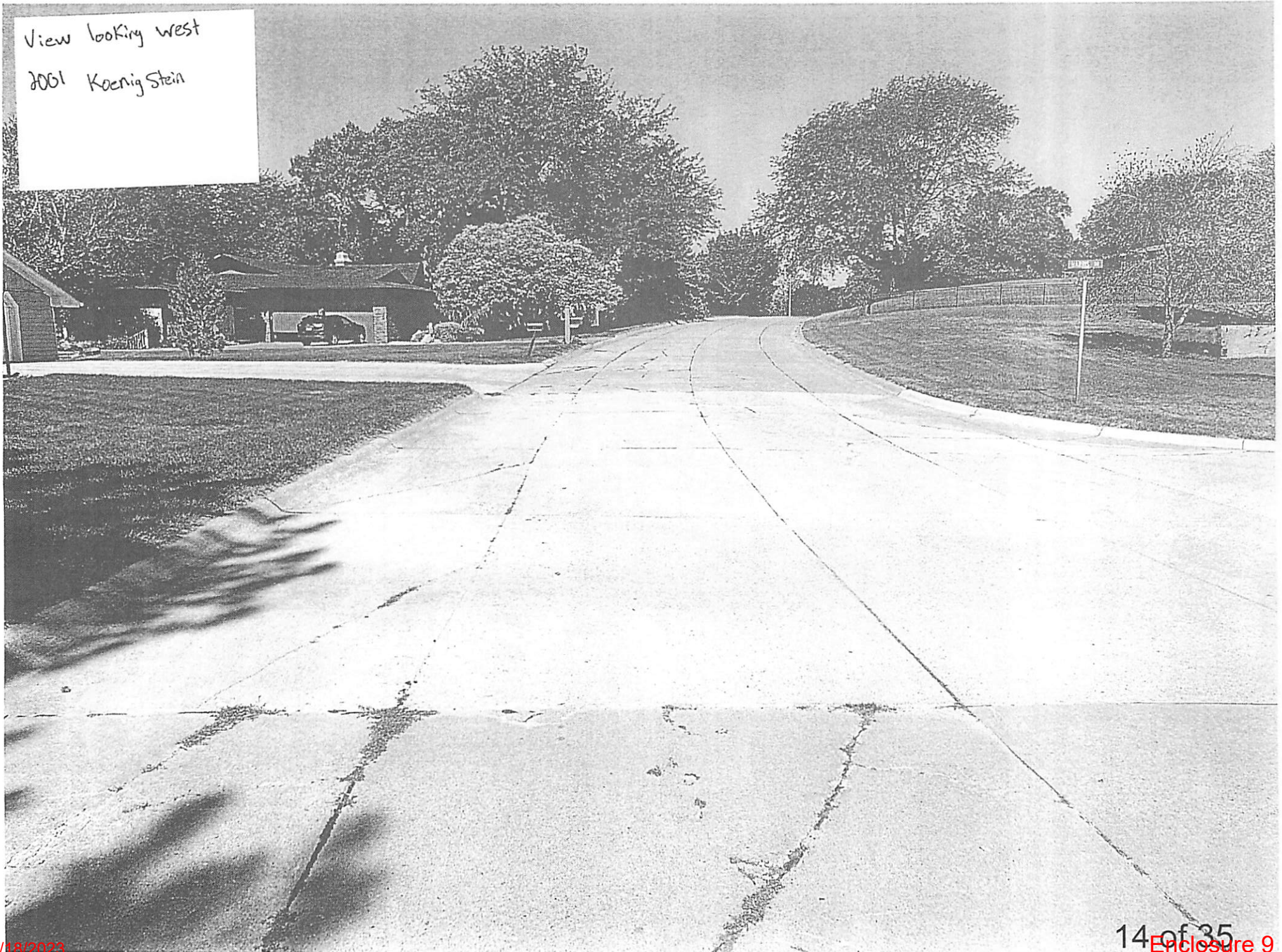
Koenigstein

ME
1977

1901

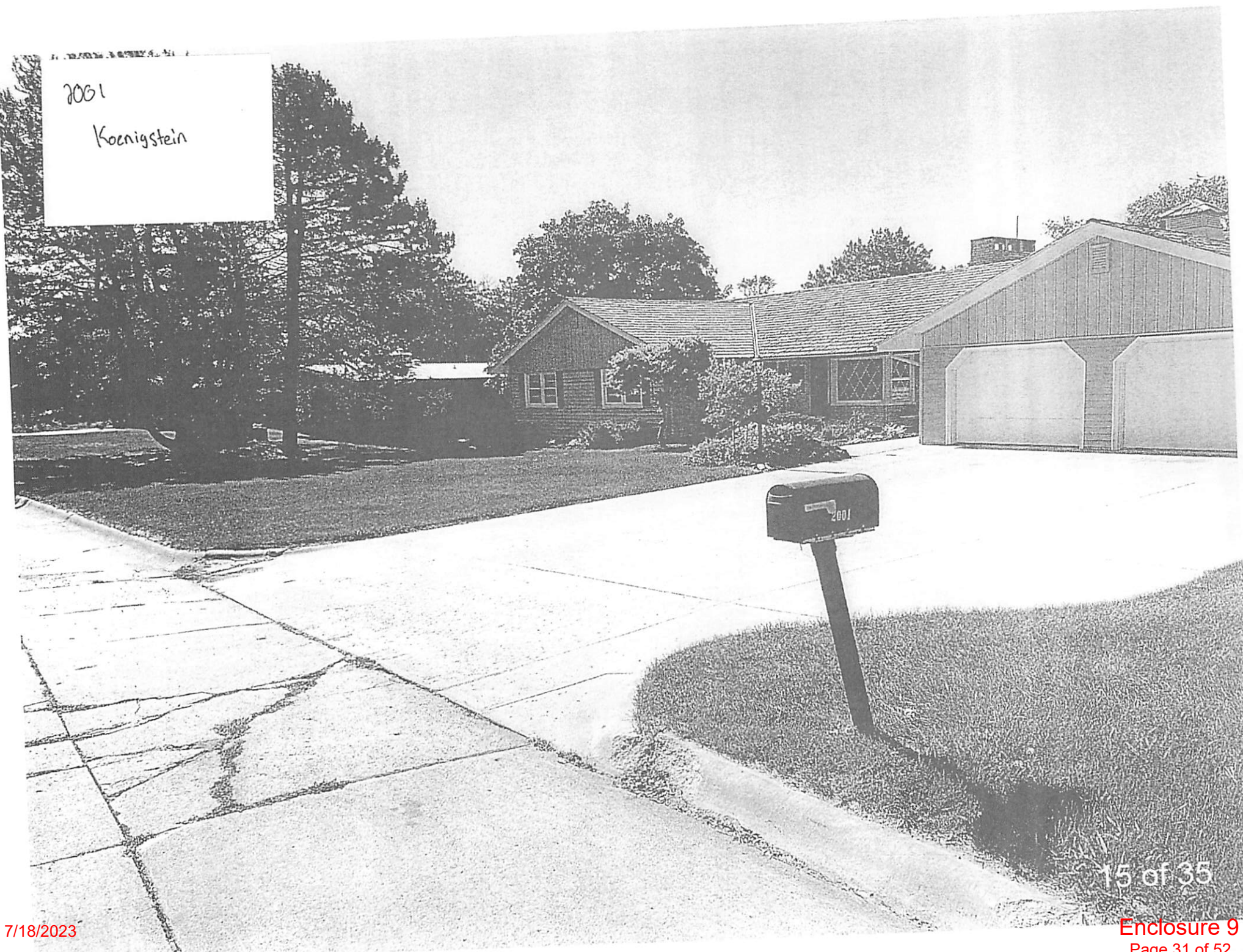


View looking west
2001 Koenigstein



2001

Koenigstein



15 of 35

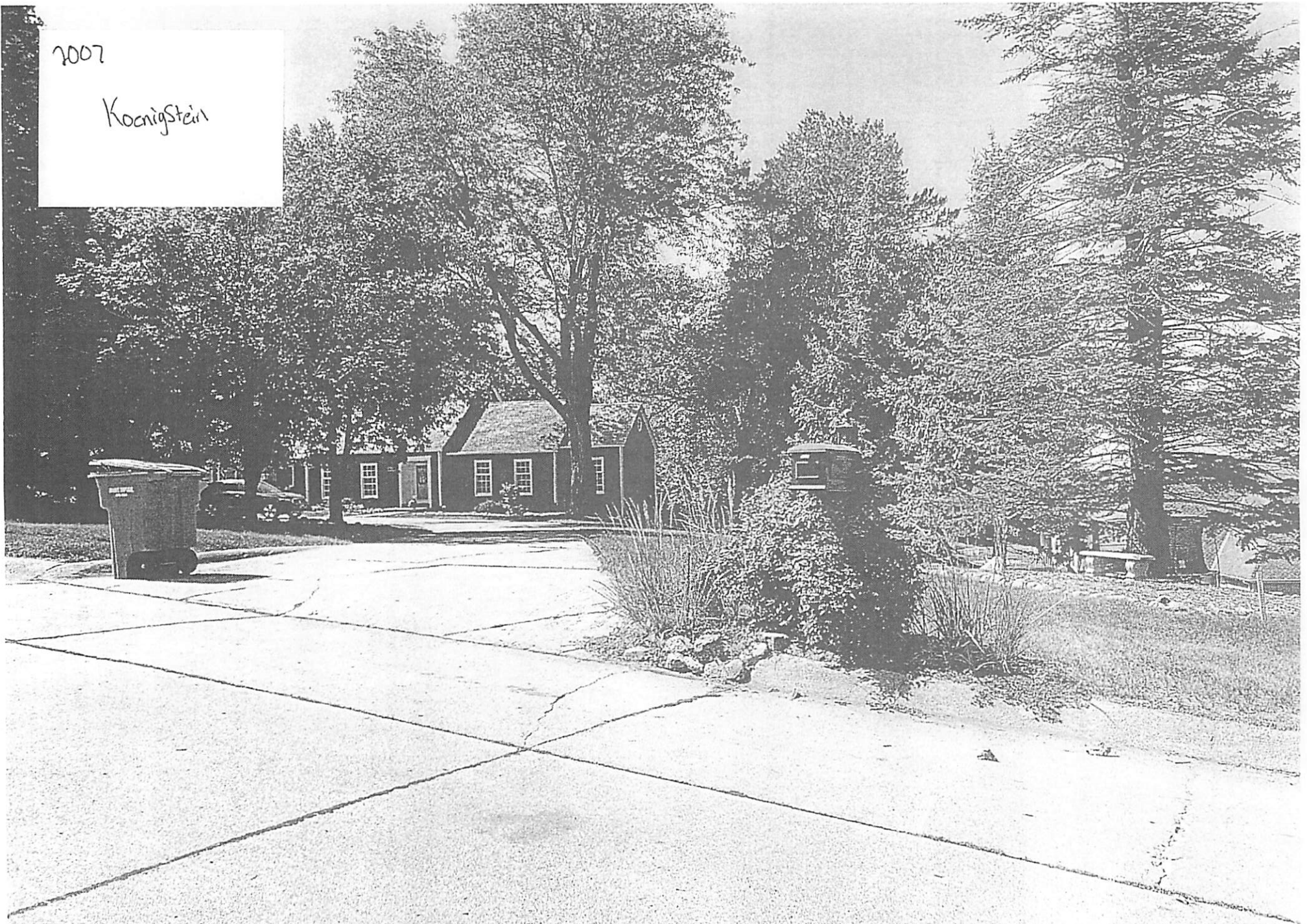
2005

Koenig Stein



2007

Koenigstein



2009

Koenigstein

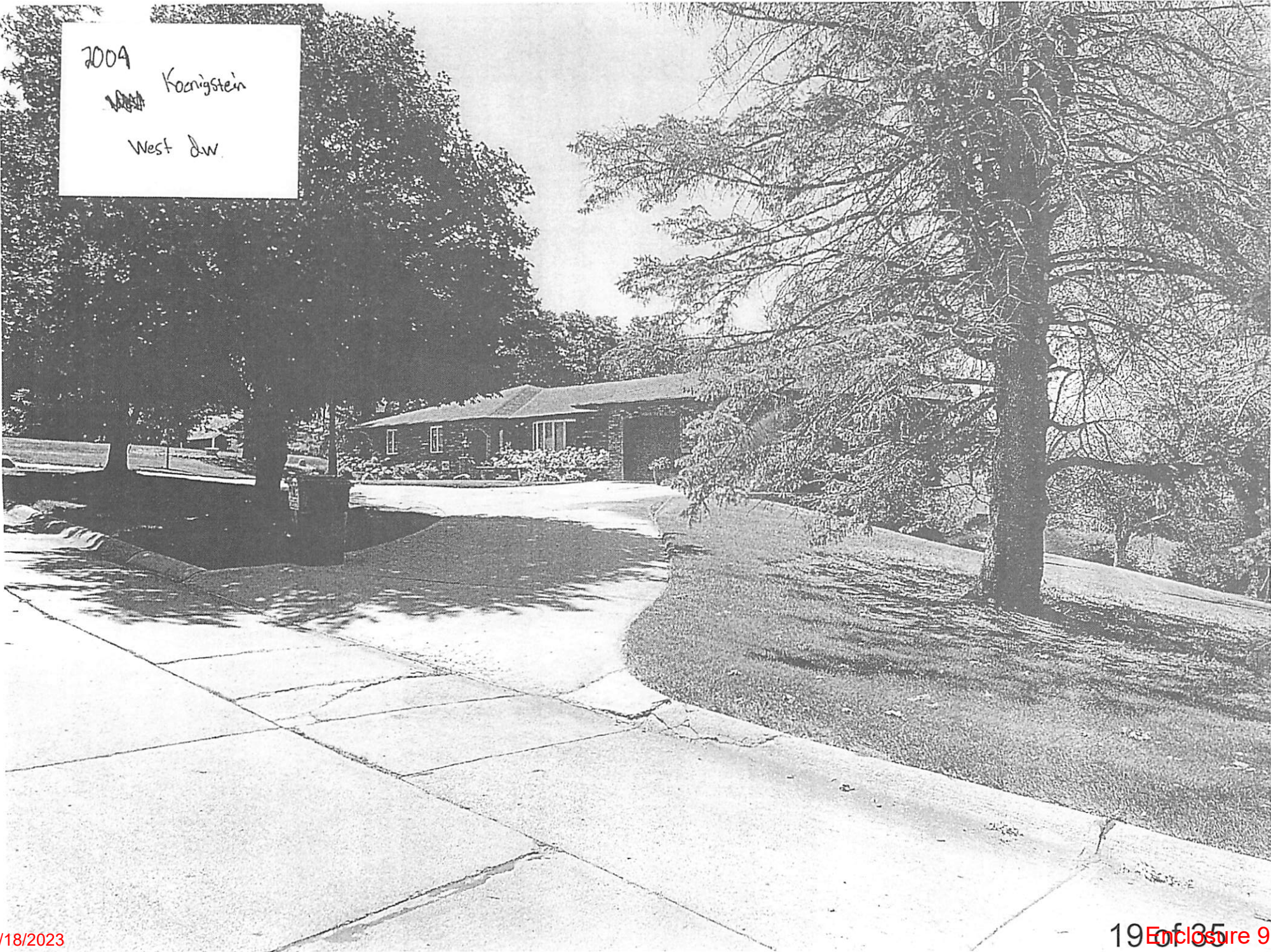
East dw



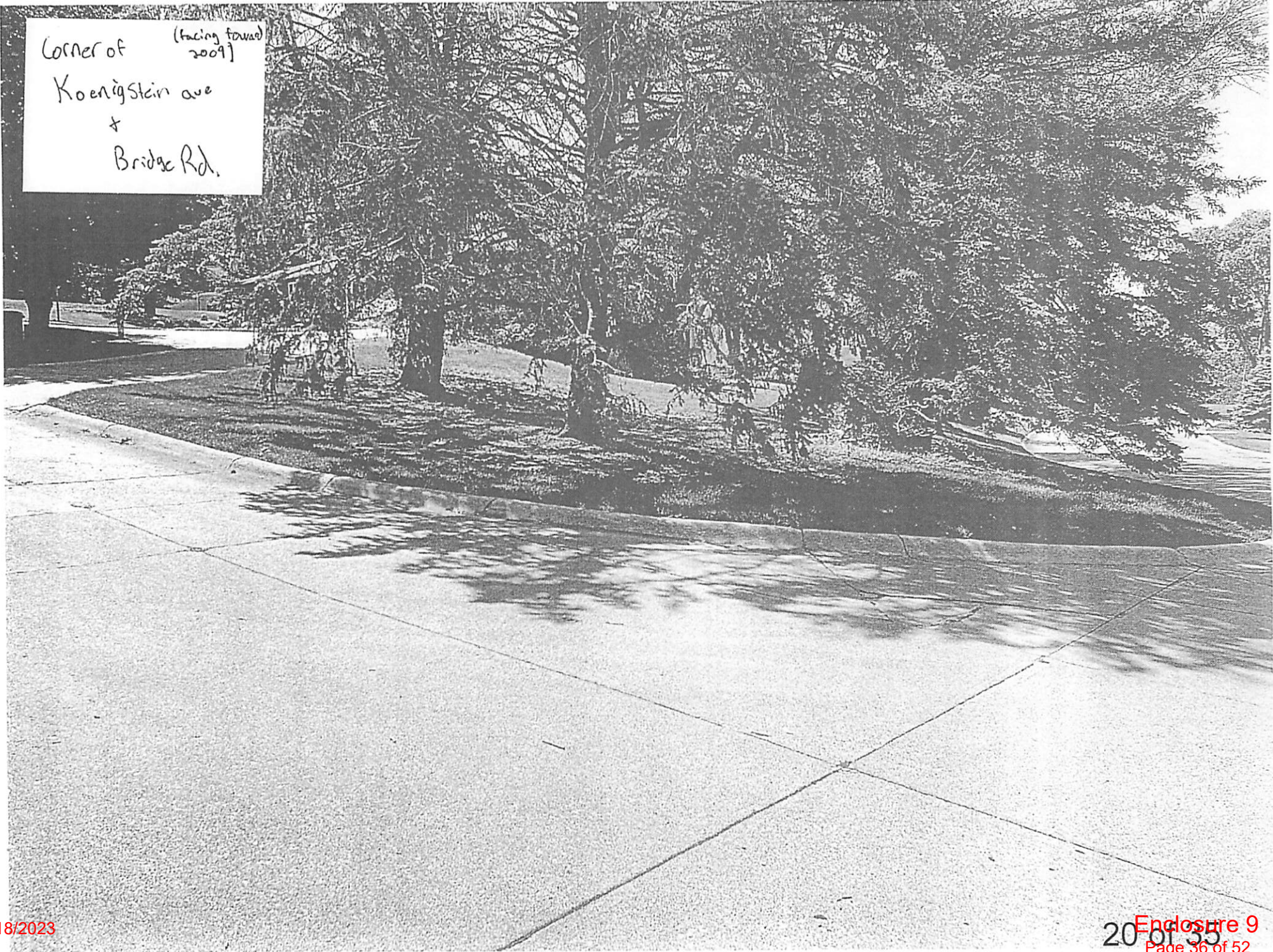
2004

~~1004~~ Koenigstein

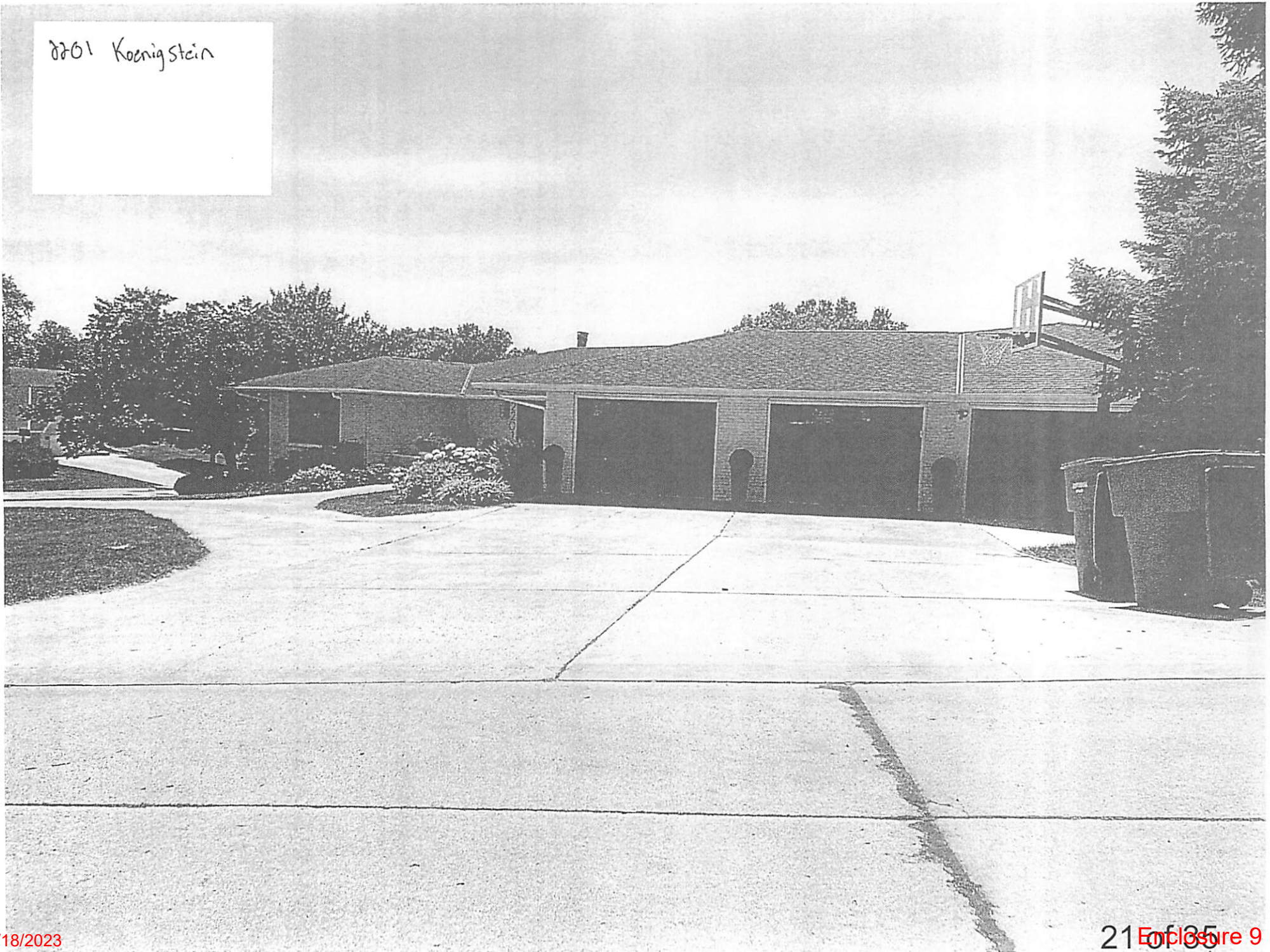
West Dr.



Corner of (facing forward
2009)
Koenigstein ave
+
Bridge Rd.

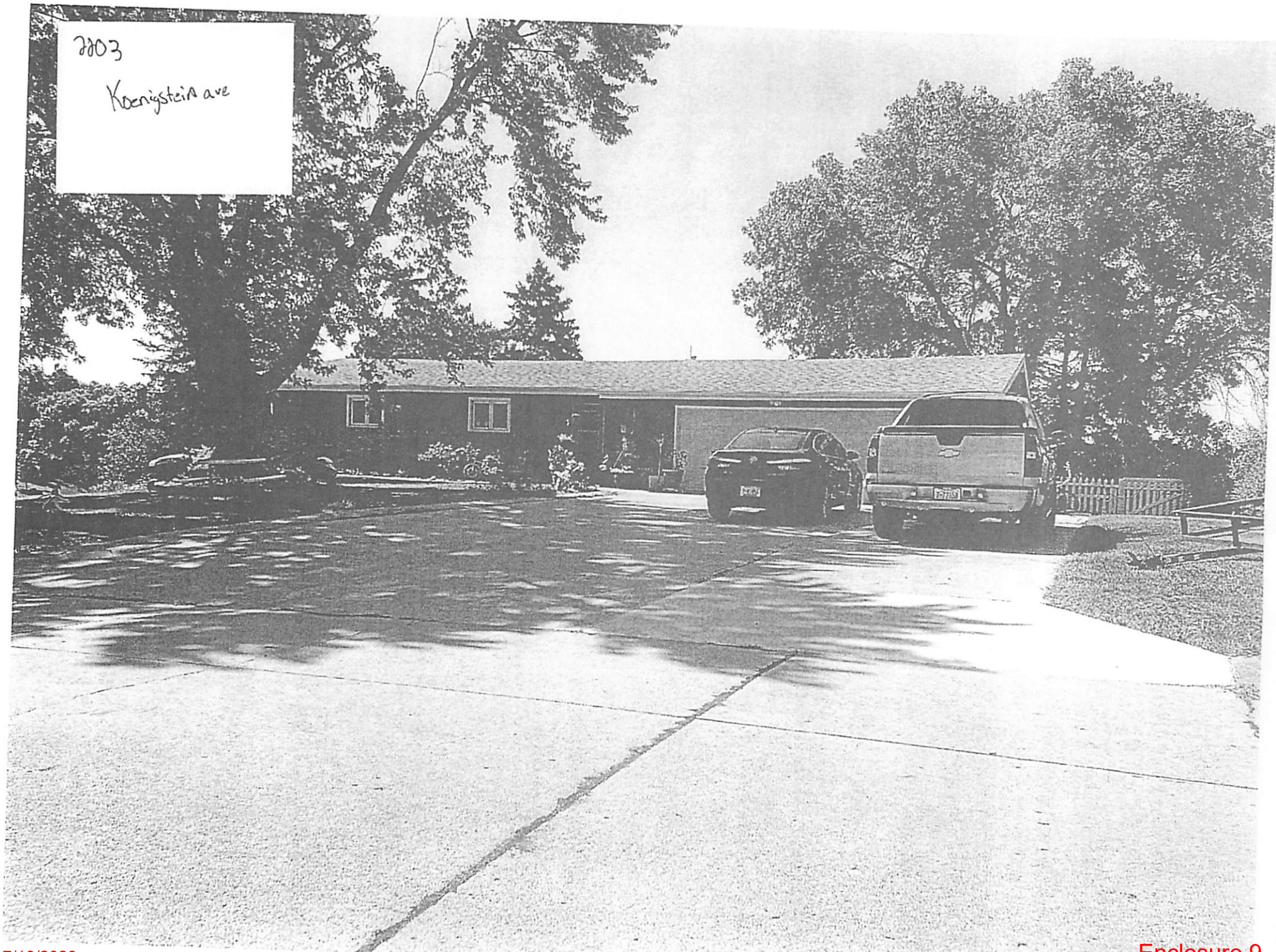


8201 Koenigstein



2803

Koenigstein ave



8705 Koenigstein ave

- House at the end of road/
dead end
- Cost portion



2705 Koenigstein
West portion of DW



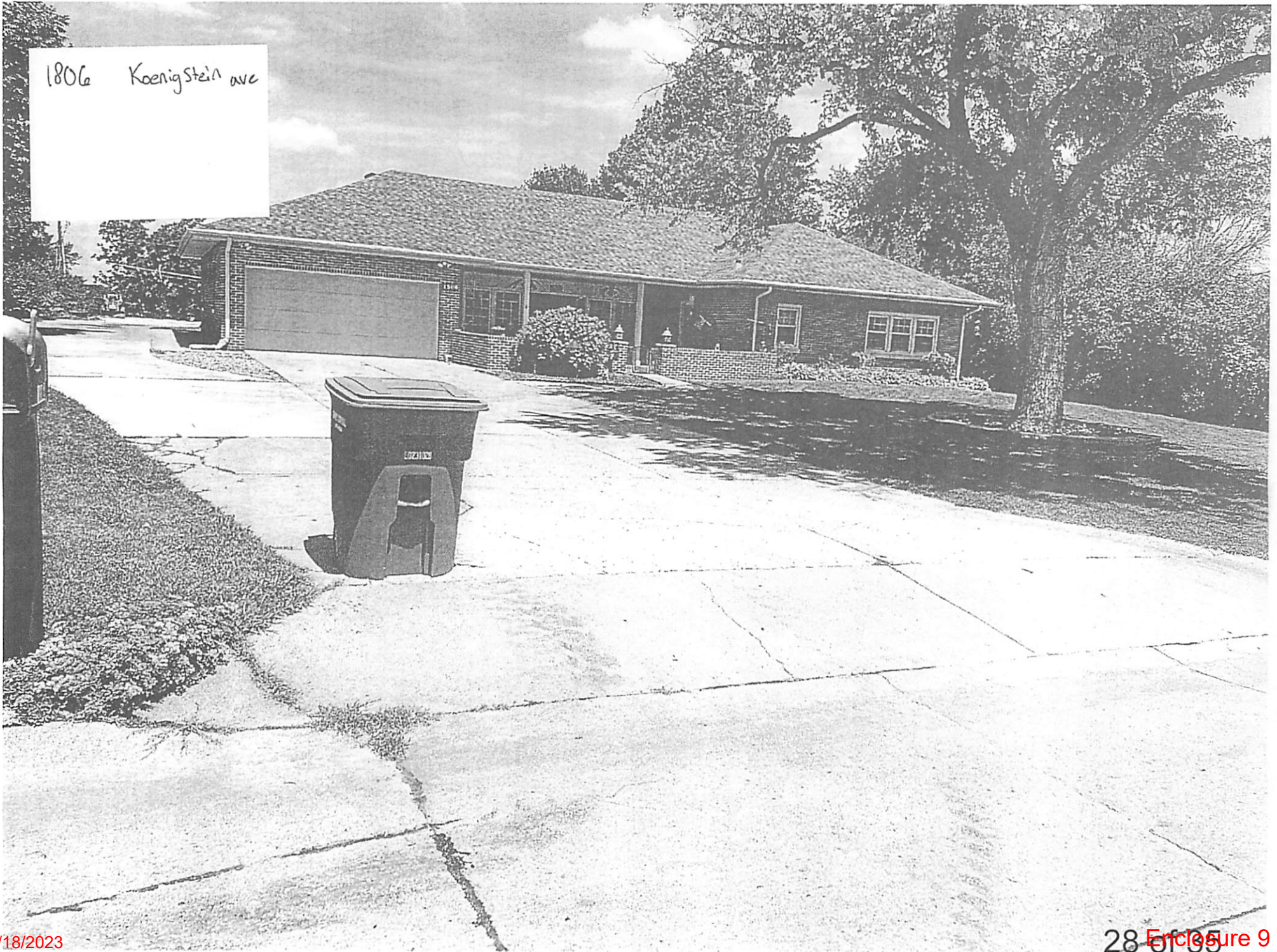


1808
W. portion of driveway

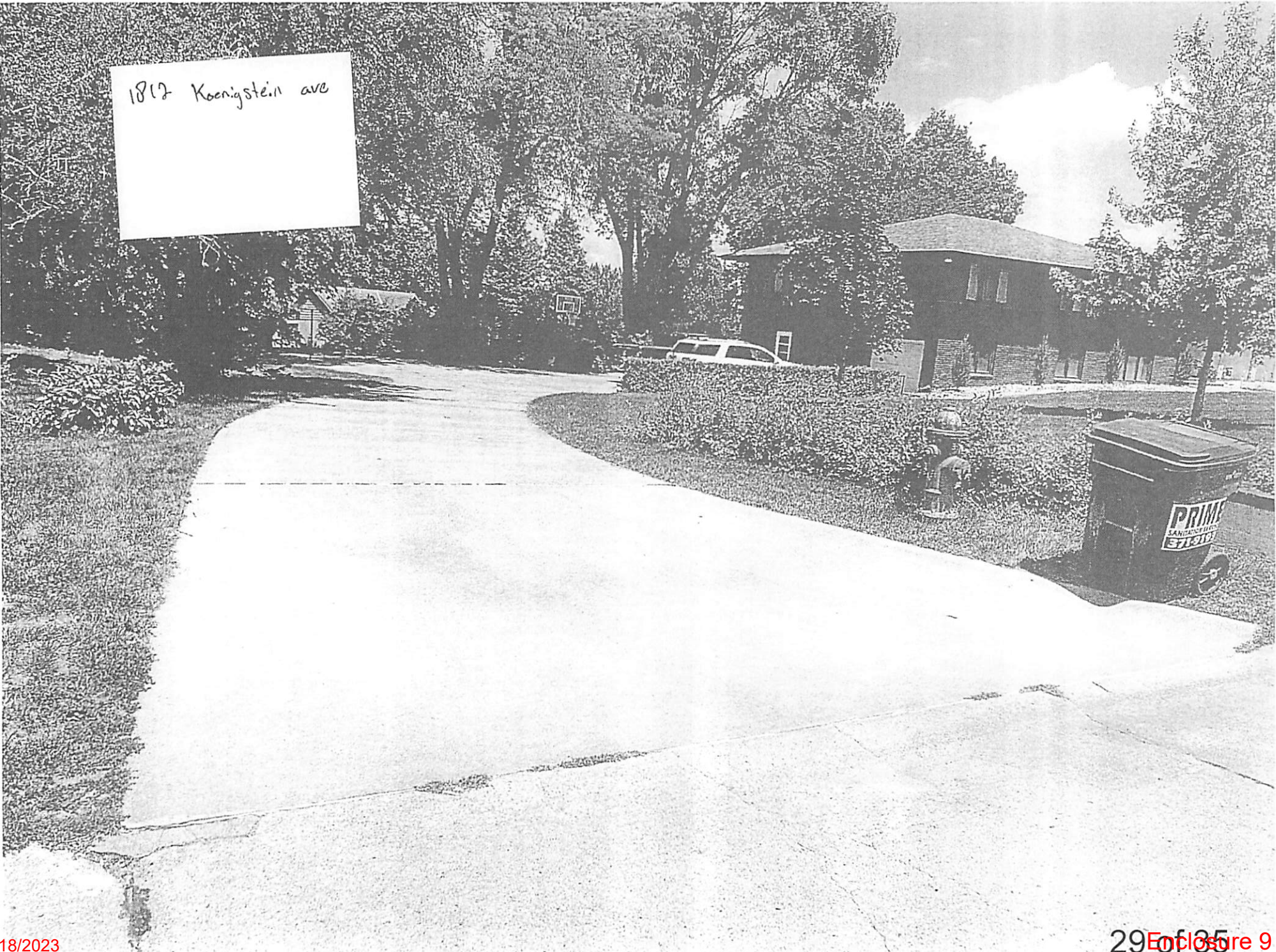
1804 Koenigstein

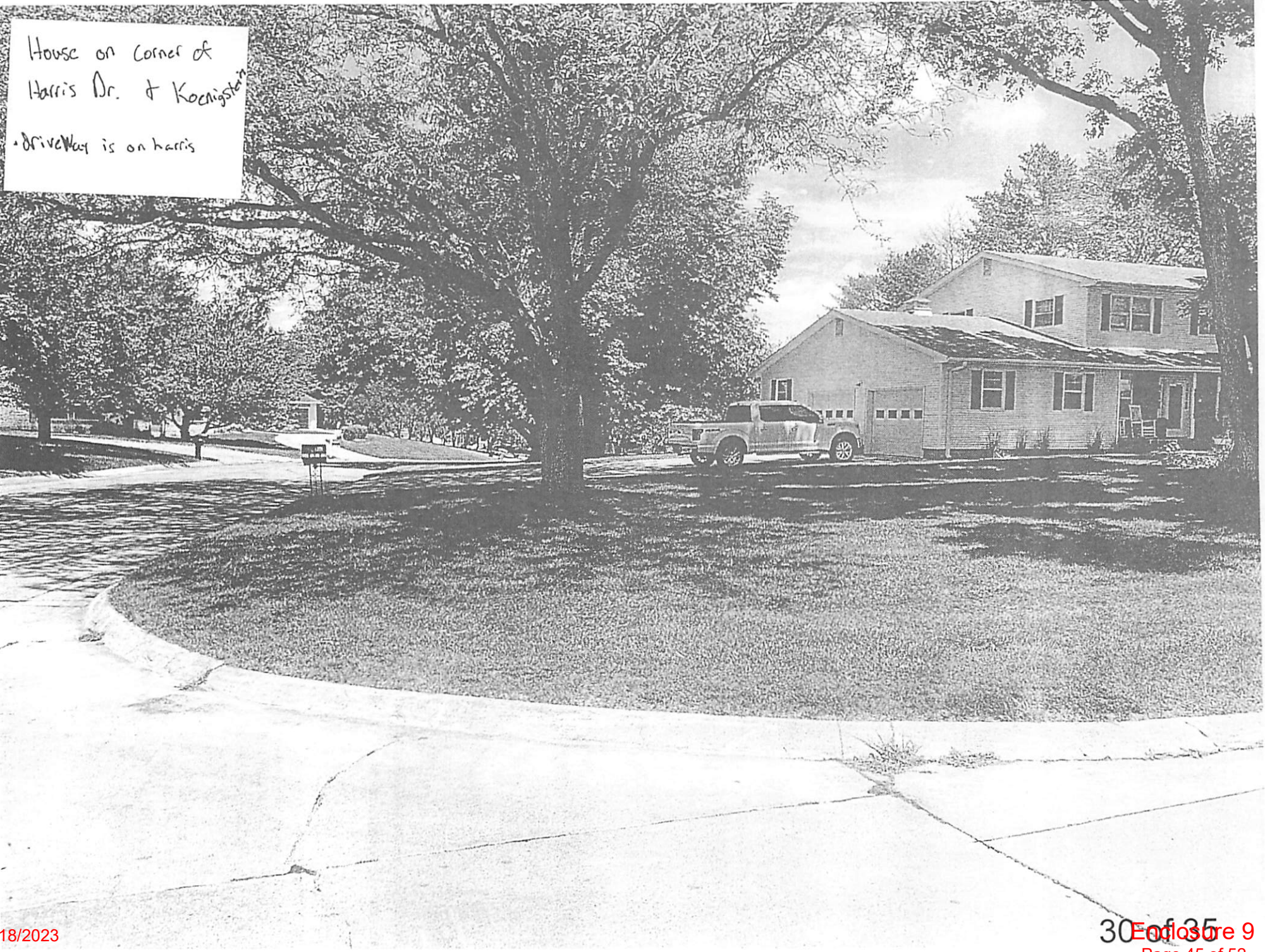


1806 Koenigstein ave



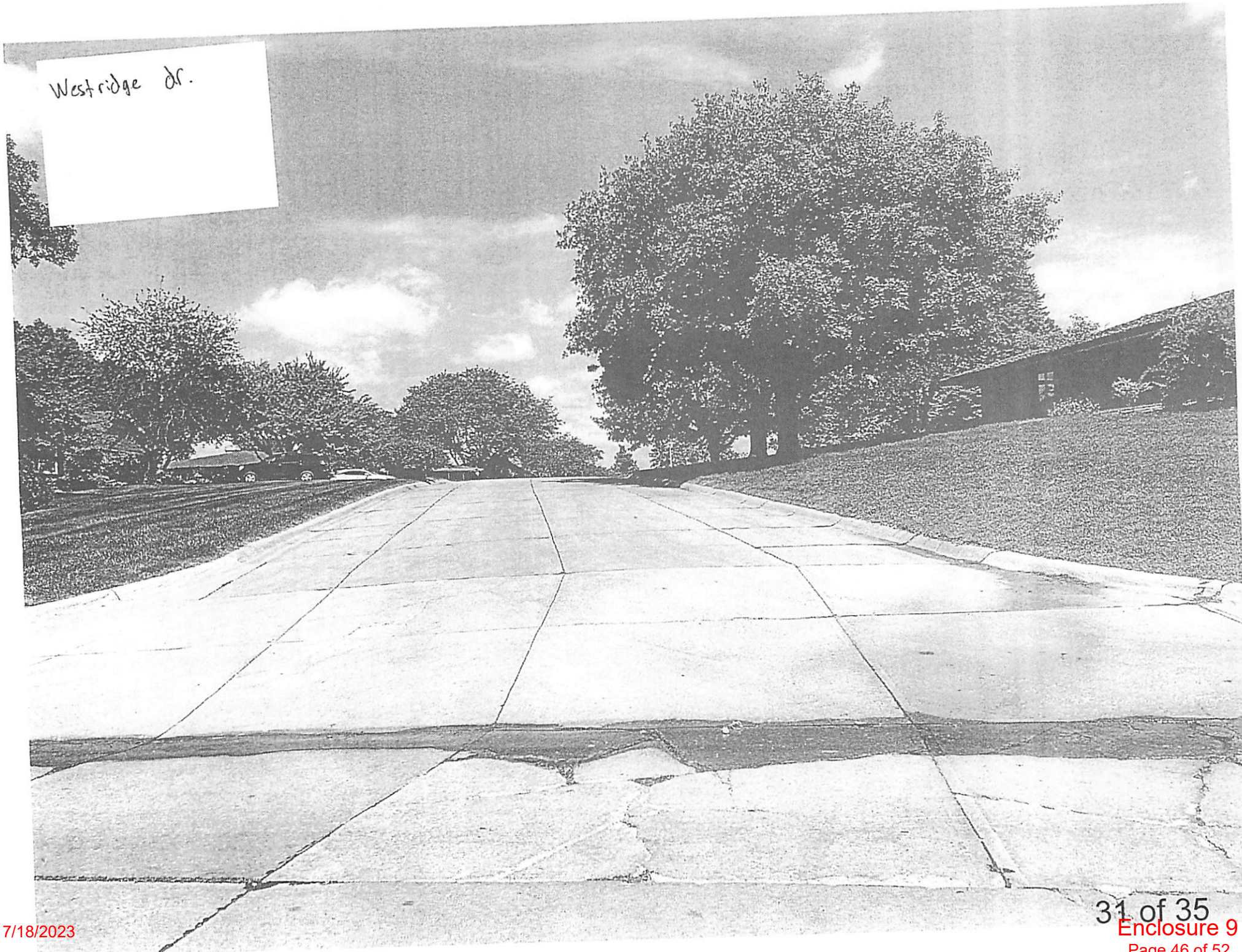
1812 Koenigstein ave





House on corner of
Harris Dr. + Koenigstein
- Driveway is on Harris

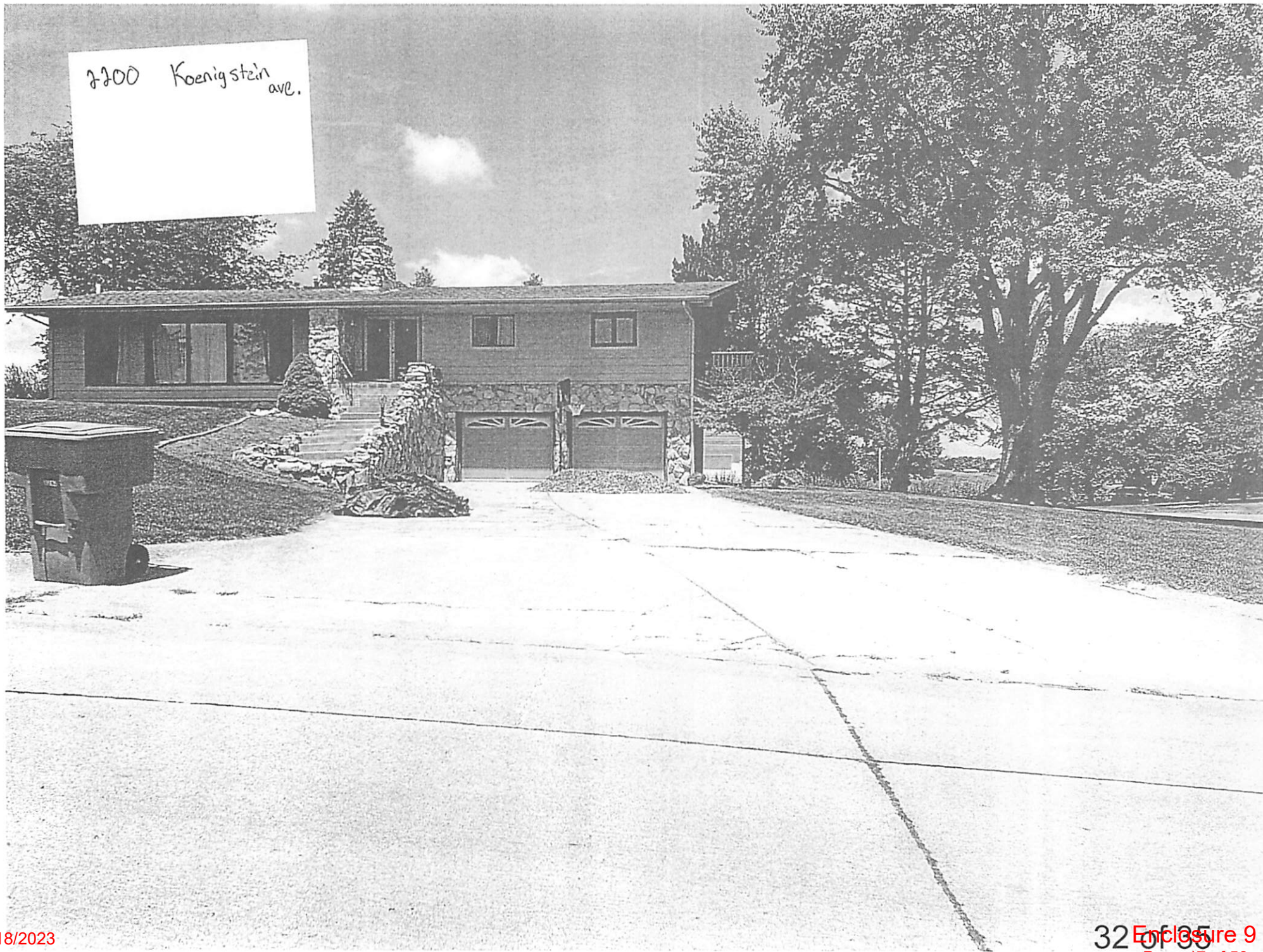
Westridge dr.



7/18/2023

31 of 35
Enclosure 9
Page 46 of 52

2200 Koenigstein
ave.



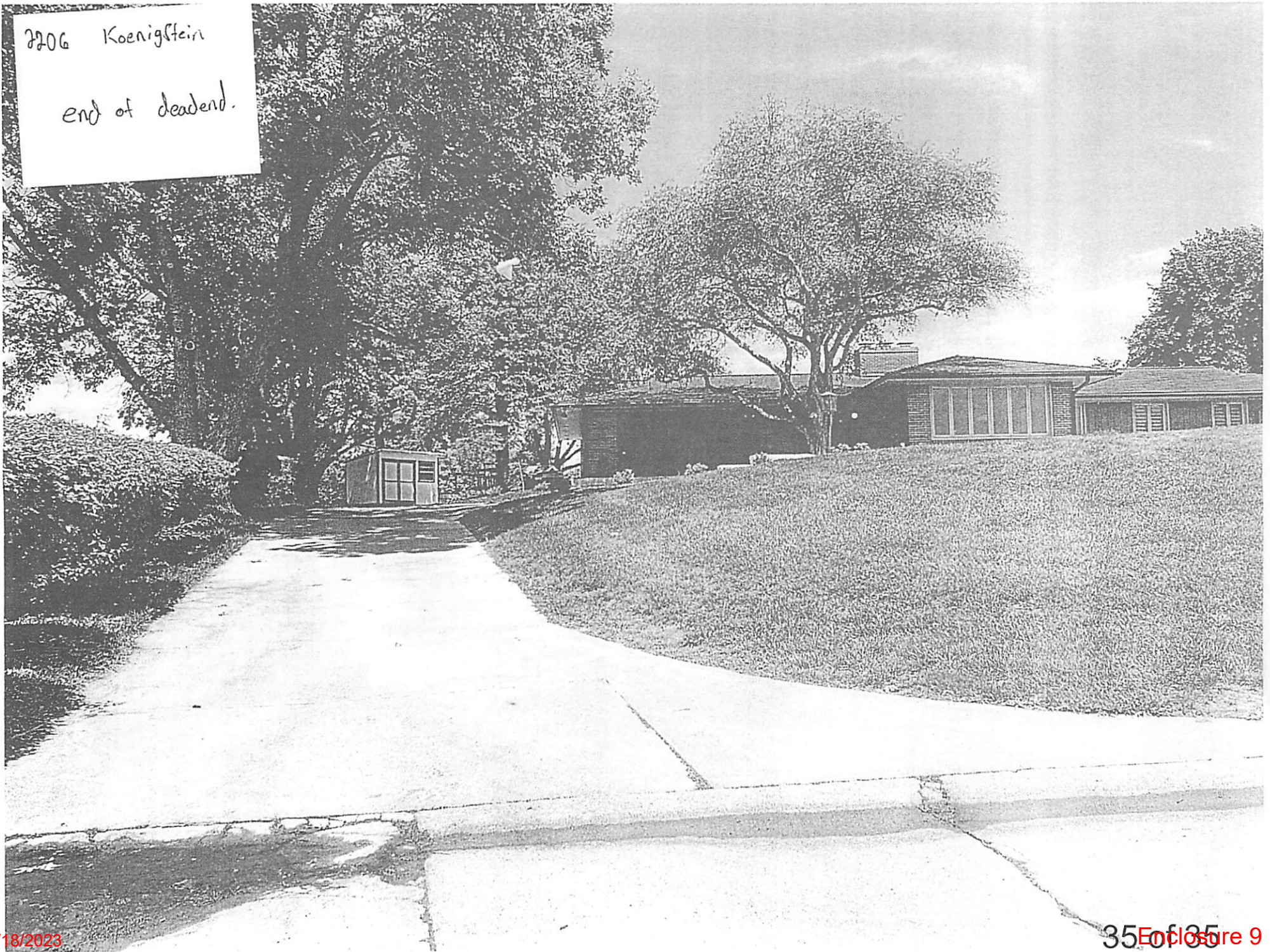
Part of 2800
Koenigstein ave driveway
- Shows intersection of
Bridgedr. + Koenigstein



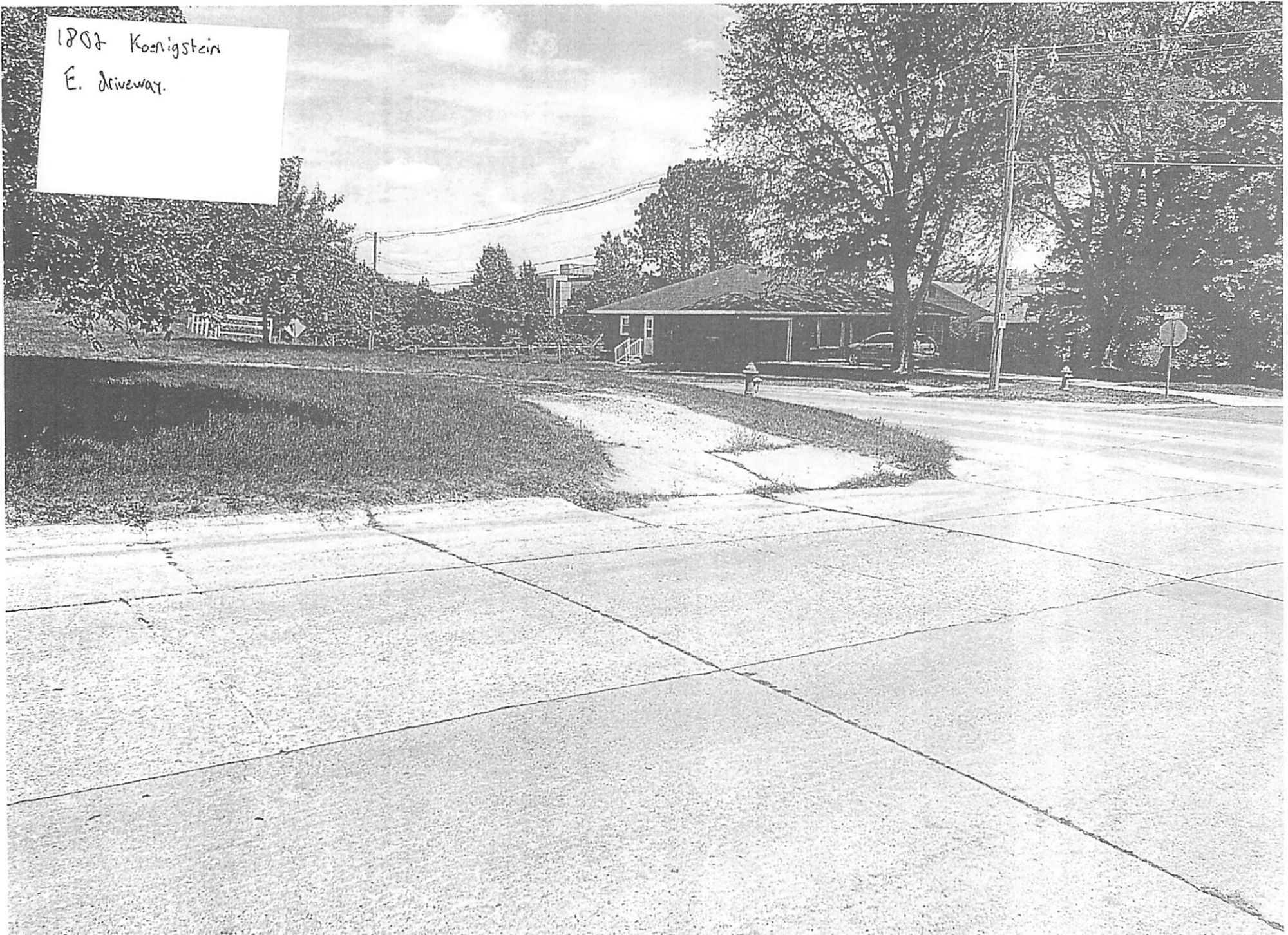
2204 Koenigstein ave.



2206 Koenigstein
end of deadend.



1808 Koenigstein
E. Driveway.



**Planning and Development
Building Services**

**CITY OF NORFOLK
Monthly Building Permit Report**

**Month
June, 2023**

Permits Issued	2023 June	2023 May	2022 June	This Fiscal YTD	Last Fiscal YTD	Variation % 2022 vs. 2023
BUILDING						
Number	56	58	49	345	345	0.0%
Valuation	\$6,185,542.00	\$5,835,404.00	\$11,108,509.00	\$299,182,518.90	\$63,066,708.07	374.4%
Permit Fee	\$18,805.68	\$13,445.11	\$13,984.13	\$157,544.20	\$102,821.42	53.2%
ELECTRICAL						
Number	33	46	32	257	296	-13.2%
Permit Fee	\$4,404.50	\$7,876.00	\$2,939.00	\$288,483.50	\$40,880.00	605.7%
PLUMBING						
Number	7	26	19	130	125	4.0%
Permit Fee	\$942.98	\$2,920.03	\$4,942.91	\$27,347.72	\$15,608.30	75.2%
MECHANICAL						
Number	12	14	17	132	138	-4.3%
Permit Fee	\$6,008.35	\$2,196.96	\$4,880.70	\$46,185.18	\$29,430.00	56.9%
WATER HEATER						
Number	2	4	5	72	61	18.0%
Permit Fee	\$67.00	\$134.00	\$160.00	\$2,486.50	\$1,951.00	27.4%
FIRE ALRM / SPR						
Number	5	8	3	32	38	-15.8%
Permit Fee	\$517.50	\$990.50	\$111.00	\$5,057.50	\$4,783.50	5.7%
WELL / SEPTIC						
Number	2	2	1	11	8	37.5%
Permit Fee	\$50.00	\$50.00	\$25.00	\$275.00	\$200.00	37.5%
FIRE PREVENTION						
Number	12	1	12	19	15	26.7%
Permit Fee	\$50.00	\$25.00	\$25.00	\$195.00	\$50.00	290.0%
TOTAL FEES:	\$30,846.01	\$27,637.60	\$27,067.74	\$527,574.60	\$195,724.22	169.5%

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	33 (33)	26 (26)	2	2	\$2,371.08	\$192,000.00
Duplex	1 (2)	21 (42)	1	2	\$603.84	\$43,450.00
MFD		2 (44)			\$0.00	\$0.00
Commercial					\$0.00	\$0.00
Industrial			1	0	\$1,938.00	\$1,000,000.00
Garages			3	0	\$610.16	\$133,000.00
Move & Demo					\$0.00	\$0.00
SFDA	2 (2)	10 (10)			\$0.00	\$0.00
Sign			4	0	\$216.00	\$39,500.00
Other			23	0	\$2,186.73	\$464,712.00
Alterations & Additions						
1 & 2 Family			16	0	\$812.03	\$279,300.00
Multi-Family					\$0.00	\$0.00
Commercial			5	0	\$10,034.34	\$4,032,580.00
Industrial					\$0.00	\$0.00
Total			55	4	\$18,772.18	\$6,184,542.00

Building Valuation

2023 Fiscal YTD	\$299,182,518.90
2022 Fiscal YTD	\$63,066,708.07
Contractor Registration	\$1,425.00

Building Official

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