

Agenda Packet

NORFOLK PLANNING COMMISSION

Tuesday, May 7, 2024
7:30 a.m.

Created 5/3/2024 9:17 AM

**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, May 7, 2024, 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
May 07, 2024

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. Consideration of approval of Kylee Soderberg as Planning Commission Secretary pro tem effective May 7, 2024. **Motion**
5. Approval of full agenda. **Motion**
6. Consideration of approval of the minutes of the April 2, 2024 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

7. Public hearing at the request of Chad and Brooke Licking to consider a zoning change from A (Agricultural District) to R-1 (One and Two Family Residential District) on property addressed as 3406 Andersen Street.
8. Consideration of recommendation of zoning change from A (Agricultural District) to R-1 (One and Two Family Residential District) on property addressed as 3406 Andersen Street. **Motion**

PLATS/SUBDIVISIONS

9. Consideration of recommendation of the final plat of Wyndham Hills 8th Addition. **Motion**

OTHER BUSINESS

10. March 2024 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 2nd day of April 2024, beginning at 7:30 a.m.

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

Staff members present were: Valerie Grimes, City Planner; Anna Allen, Assistant City Engineer; Candice Alder, Economic Development Director; Sarah Wortmann, Planning Commission Secretary; and Katelyn Palmer, Permits Technician.

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.

Chair Waite presided, and the Planning Commission Secretary Sarah Wortmann digitally recorded the audio of the proceedings.

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 Sock to approve the full agenda.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Vice-Chair Ronnfeldt moved, seconded by Commissioner Franklin, to approve the March 19, 2023, meeting minutes.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Public Hearings

Public Hearing
Code Amendment
Sections 6-18 and 6-162

Chair Waite opened the public hearing at 7:31 a.m. to consider amending Sections 6-18 and 6-162 of the Official City Code to allow an owner to restore a building or structure for which the cost of repairs equals or exceeds 50% of the market value of the structure if certain minimum code standards are met.

City Planner, Val Grimes, explained that because of housing affordability the codes are being amended. If the repair value exceeds 50% of the home value, a person can bring the structure fully up to code and it can be rehabilitated.

Vice-Chair Ronnfeldt confirmed the code amendment would remove the limit of the repair value. Grimes stated yes, and a specific time frame would be given for the structure to be brought up to code.

Commissioner Sock agreed with these codes being amended, she explained in her neighborhood a residence was dilapidated but was able to be renovated.

Val clarified this code amendment is for the building code, but the 50% rule still applies to a non-conforming structure and floodplain substantial damages.

No one spoke in favor or opposition of the request and Chair Waite closed the public hearing at 7:35 a.m.

Vice-Chair Ronnfeldt moved, seconded by Commissioner Franklin to recommend amending Sections 6-18 and 6-162, of the Official City Code to allow an owner to restore a building or structure for which the cost of repairs equals or exceeds 50% of the market value of the structure if certain minimum code standards are met.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Public Hearing
Code Amendment
Section 23-1

Chair Waite opened the public hearing at 7:36 a.m. to consider amending Section 23-1, of the Official City Code to include definitions related to Condominiums; to enact Chapter 23, Article II, Division 3 of the Official City Code to address Condominium Plats.

Grimes stated there is no Condominium Code currently in place. This code gives a summary of what a condominium is and the requirements to building one.

Vice-Chair Ronnfeldt asked if the requirements are similar to the regular building code. Grimes explained it is a combination of what is on a regular plat with dimensions, easements, and boundaries; but also clarifies what the common space, actual unit, unit's name, and address are.

No one spoke in favor or opposition of the request and Chair Waite closed the public hearing at 7:39 a.m.

Vice-Chair Ronnfeldt moved, seconded by Bryant to recommend to amend Section 23-1, of the Official City Code to include definitions related to Condominiums; to enact Chapter 23, Article II, Division 3 of the Official City Code to address Condominium Plats.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Public Hearing
Zone Change – R-2 to R-3
205 S. Chestnut St. | Liberty Centre Services, Inc.

Chair Waite opened the public hearing at 7:40 a.m. at the request of Liberty Centre Services, Inc., to consider a zoning change from R-2 (One and Two Family Residential District) to R-3 (Multiple- Family Residential District) on property addressed as 205 S. Chestnut St.

Chad Carter, Retrac Property Management LLC., explained the zone change is being requested to build sixteen to eighteen one-bedroom and one-bathroom apartments that will be 650 square feet. The apartment complex would make a "C" shape on the east half of the property with two parking stalls for every apartment.

Chad stated the parking lot entrance would be from Domar Dr. and eventually may tie into South Chestnut. Anna Allen, Assistant City Engineer, explained emergency personnel would need turnaround space for an apartment complex. She also stated there would be certain requirements for digging while being in proximity to the flood control.

No one spoke in favor or opposition of the request and Chair Waite closed the public hearing at 7:45 a.m.

Vice-Chair Ronnfeldt and Commissioner Griffith agreed R-3 zoning would fit in the area.

Vice-Chair Ronnfeldt moved, seconded by Commissioner Griffith to recommend approval of a zoning change from R-2 (One and Two Family Residential District) to R-3 (Multiple- Family Residential District) on property addressed as 205 S. Chestnut St.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-

Public Hearing

Zone Change – C-3 to C-2

105 E. Norfolk Ave. | Greater Norfolk Economic Development Foundations, Inc.

Chair Waite opened the public hearing at 7:46 a.m. at the request of Greater Norfolk Economic Development Foundation, Inc., to consider a zoning change from C-3 (Service Central District) to C-2 (Central Commercial District) on property addressed as 105 E. Norfolk Ave.

Seth Lange, Olsson, explained the reason for the zone change is because C-2 zoning is less restrictive. Grimes stated C-2 zoning is generally what downtown is zoned from 1st St. to 7th St. She explained C-2 zoning has no setback requirements and residential is allowed on the second floor and above. Whereas, in C-3 zoning there are setback requirements, and a Conditional Use Permit would be required to have residential dwellings only as a watchman's permit. She went on to explain this property is in the riverfront overlay district and would require certain materials and landscaping approval prior to building permit issuance.

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

Vice-Chair Ronnfeldt moved, seconded by Commissioner Mason to recommend a zoning change from C-3 (Service Commercial District) to C-2 (Central Commercial District) on property addressed as 105 E. Norfolk Ave.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Public Hearing

Preliminary Planned Development

105 E. Norfolk Ave. | Greater Norfolk Economic Development Foundations, Inc.

Chair Waite opened the public hearing at 7:51 a.m. at the request of Greater Norfolk Economic Development Foundation, Inc. for a Preliminary Planned Development on property addressed as 105 E. Norfolk Ave.

Seth Lange, Olsson, explained they are requesting a variance which is part of the Planned Development, because C-2 zoning does not allow first floor residences or multiple buildings on one lot. Grimes confirmed there is usually only one primary building per lot per code.

Vice-Chair Ronnfeldt questioned if there is sufficient parking. Seth stated they are working to get as many parking spots as possible. Chair-Waite asked if there are any parking restrictions. Seth stated there are no parking requirements in C-2.

No one spoke in favor or opposition of the request and Chair Waite closed the public hearing at 7:53 a.m.

Ronnfeldt stated he would like to see as many parking spots as possible, so the area is not congested.

Waite asked if one of the specific variance requests is the variance for multifamily on the north side. Grimes stated the variance will be for the two townhomes on the north side because no commercial district allows residential on first floor.

Vice-Chair Ronnfeldt moved, seconded by Sock to recommend a Preliminary Planned Development on property addressed as 105 E. Norfolk Ave.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Plats/Subdivisions
Union At River Point Subdivision

Seth Lange explained splitting from one lot to two lots, allow us to build on the south side prior to having to tear down the existing building on the north side.

Waite asked if there are any concerns with easements. Seth stated there will be a 10-foot utility easement on the west side. Allen stated there is already a utility easement on the north and east side where the sanitary sewer runs. Allen questioned if there should be a utility easement where the two lots split and if not, how the utilities would get into all the buildings. Seth responded it could be considered a service line to the buildings, monitored through a utility closet, and would not require an easement.

Griffith asked if the property would continue to use the existing ingress and egress drives. Seth said yes, but the ingress and egress may get shifted a bit.

Vice-Chair Ronnfeldt moved, seconded by Commissioner Mason to approve the final plat of Union At River Point Subdivision.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Hupke, Franklin, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Kube. Motion Carried (8-0).

Other Business

There was no other discussion and Chair Waite declared the meeting adjourned at 7:59 a.m.

Sarah Wortmann, Planning Commission Secretary

Dirk Waite, Norfolk Planning Commission Chair

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

ZONING CHANGE APPLICATION

Applicant: Chad Licking 55540 853rd Rd Pierce, NE 68707
 Name Address
402 640 6835 chadlicking@aol.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: Ag **Proposed Zoning:** R1

*If applying for M-U (Mixed Use) District, a copy of the plan must be submitted with the application.

Location of Property: Lot #4, Cedar Lake

Legal Description: Lot 4 Cedar Lake Subdivision

4th Addition A platted subdivision lying wholly in west half
 south east quarter of section two, Township 23 north
 Range one west of the
Property Area, Square feet and/or Acres: _____
 21,462 ft² or .49 acres
 6th Rd in Madison County, Nebraska

Use of Adjoining Properties:
 North: Residential East: Residential South: Residential West: Residential

 Signature of Owner

 Authorized Agent

OR

Chad Licking
 Printed Name of Owner

 Printed Name of Authorized Agent

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

**ZONING CHANGE
JUSTIFICATION FORM**

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

Residential development

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?

We will be building single family home

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

would be same

6. What is the general character of the area?

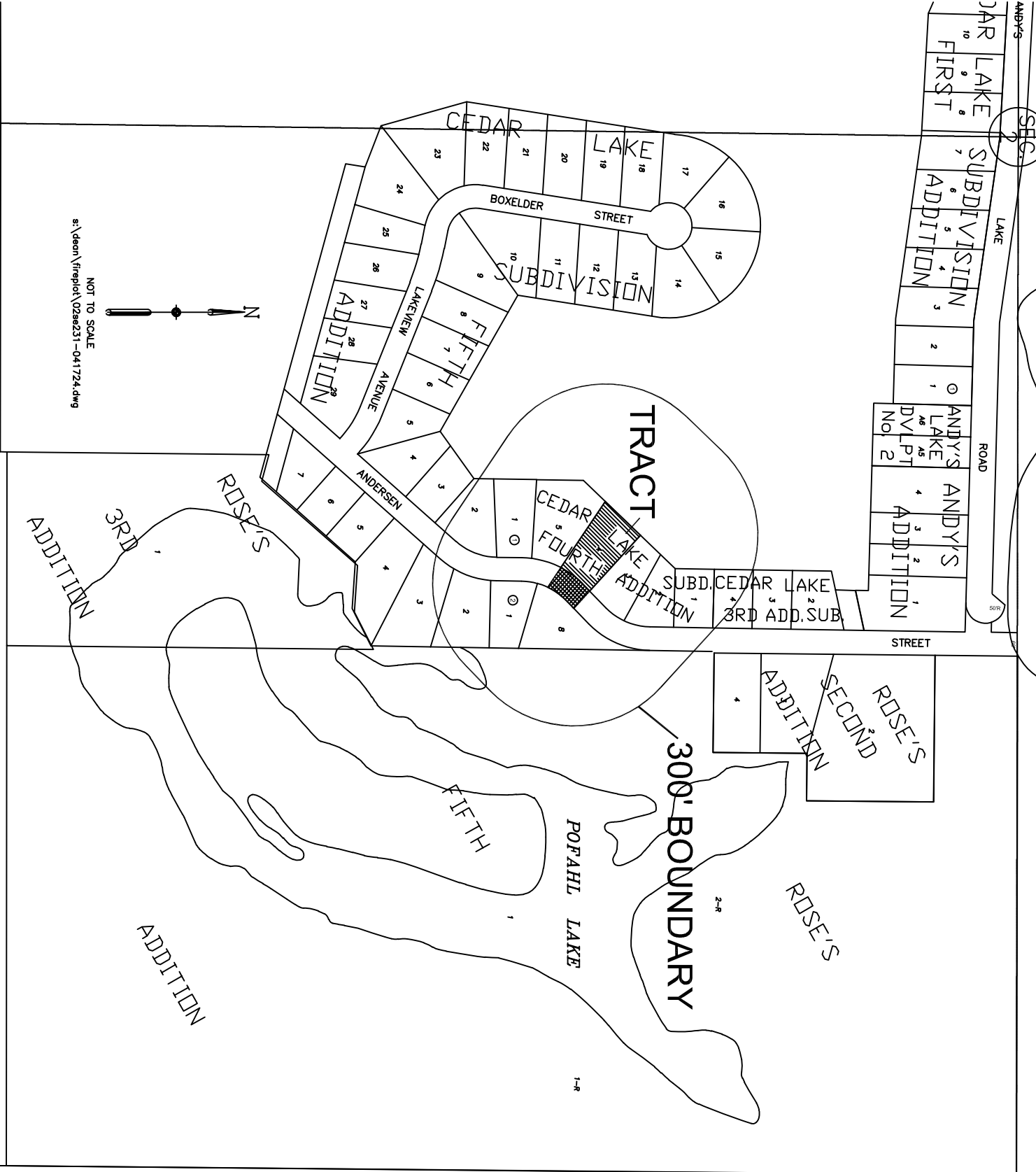
Residential neighborhood around Cedar Lake

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

Is on city sewer and we will provide a well

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

SHERWOOD RD.



Public Hearing

The Norfolk Planning Commission will hold a public hearing on Tuesday, May 7, 2024 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of Chad and Brooke Licking, to consider a zoning change from A (Agricultural District) to R-1 (One and Two Family Residential District) on property addressed as 3406 Andersen Street, legally described as follows:

Lot 4, Cedar Lake Subdivision Fourth Addition, Madison County, Nebraska.

Publish (April 26, 2024)
1 P.O.P.

SUBDIVISION APPLICATION

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

Name of Subdivision: Wyndham Hills 8th Addition

Preliminary Final

Applicant: Whitecliff Development 1000 W. Norfolk Ave
Name Address
402.649.3700 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, PE 502 W. Madison Ave
(other than Name Address
Applicant) 402.860.5816 nhoffman@mclauryengineering.com
Phone Email

Current Zoning: R3

General Location/Address: 3400 Dover Dr

Legal Description: NW 1/7 Section 17, T27N, R1W, 6th PM, Madison County, NE

Property Area, Square Feet and/or Acres: 14.13



Signature of Owner
Erica Dover Paake
Printed Name of Owner

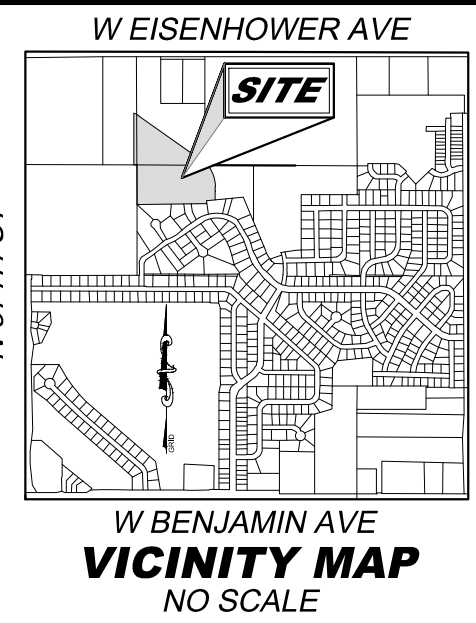
OR

Authorized Agent

Printed Name of Authorized Agent

SETBACKS R1

15' TO HOUSE - FRONT YARD
25' TO GARAGE - FRONT YARD
15' TO HOUSE - STREET SIDE YARD
25' TO GARAGE - STREET SIDE YARD
7' - SIDE YARD
30' - REAR YARD, OR 20% OF LOT DEPTH, WHICHEVER IS LESS



SURVEYOR'S NOTES:

- 1. ALL REAR LOT LINES HAVE A 10 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT AND ALL SIDE LOT LINES HAVE A 5 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT, UNLESS SHOWN OTHERWISE.
- 2. 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

FINAL PLAT
OF
WYNDHAM HILLS 8TH ADDITION
TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA
BEING A PART OF THE NW1/4 OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA

CURVE TABLE with columns: NAME, DELTA, ARC LENGTH, RADIUS, CHORD DIRECTION, CHORD LENGTH. Lists curves C1 through C20.

CURVE TABLE with columns: NAME, DELTA, ARC LENGTH, RADIUS, CHORD DIRECTION, CHORD LENGTH. Lists curves C21 through C39.

ADDRESS TABLE with columns: LOT NUMBER, ADDRESS, SIZE (SQ. FT.). Lists addresses for lots 1A through 10A in Block 1 and 1A through 10A in Block 2.

DEDICATION & WAIVER

WE, WHITECLIFF DEVELOPMENT INC., ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND 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 8TH ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BEING A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA.

WHITECLIFF DEVELOPMENT, INC.
A NEBRASKA CORPORATION

ERICA DOVER-DAAKE
PRESIDENT/TREASURER

ACKNOWLEDGMENT OF NOTARY:

ON THE _____ DAY OF _____, 2024, 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 EXPIRED ON THE _____ DAY OF _____, 2024, A.D.

NOTARY PUBLIC (PRINTED NAME)

MORTGAGE NOTE:

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

SIGNED _____ DAY OF _____, 2024.
TARA BUELL-KORTH
ELKHORN VALLEY BANK

ACKNOWLEDGMENT OF NOTARY:

ON THE _____ DAY OF _____, 2024, 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 EXPIRED ON THE _____ DAY OF _____, 20 _____, A.D.

NOTARY PUBLIC (PRINTED NAME)

PLANNING COMMISSION APPROVAL:

THE FOREGOING AND WITHIN PLAT, APPROVED BY PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2024.

DIRK WAITE, 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 _____, 2024.

ATTEST.

BRIANNA DUERST, CLERK
JOSH MOENNING, MAYOR

LEGAL DESCRIPTION:

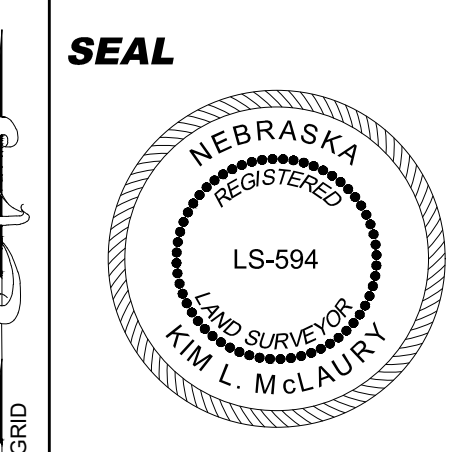
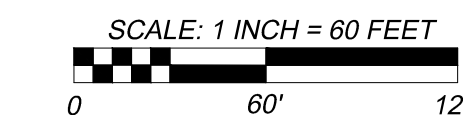
THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT ONE, BLOCK 2, WYNDHAM HILLS, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, SAID POINT BEING ON THE NORTH-SOUTH 1/16 LINE OF THE NW1/4 OF SAID SECTION 24; THENCE N01°11'12"W ALONG THE 1/16 LINE, A DISTANCE OF 445.86 FEET; THENCE S88°31'22"W, A DISTANCE OF 33.20 FEET; THENCE N01°11'12"W PARALLEL WITH THE NORTH-SOUTH 1/16 LINE OF THE NW1/4 OF SAID SECTION 24, A DISTANCE OF 580.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 234.00 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 60.93 FEET THROUGH A CENTRAL ANGLE OF 14°55'12"; THE CHORD OF SAID CURVE BEARS S63°29'18"E, A DISTANCE OF 60.76 FEET; THENCE S55°01'56"E, A DISTANCE OF 84.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 384.00 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 86.67 FEET THROUGH A CENTRAL ANGLE OF 12°55'54"; THE CHORD OF SAID CURVE BEARS S49°33'59"E, A DISTANCE OF 86.48 FEET; THENCE N62°59'05"E, A DISTANCE OF 12.50 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 396.03 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 284.80 FEET THROUGH A CENTRAL ANGLE OF 41°12'13"; THE CHORD OF SAID CURVE BEARS S21°59'51"E, A DISTANCE OF 278.70 FEET; THENCE S01°23'45"E, A DISTANCE OF 35.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 153.97 FEET; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 12.49 FEET THROUGH A CENTRAL ANGLE OF 4°38'57"; THE CHORD OF SAID CURVE BEARS S03°43'13"E, A DISTANCE OF 12.49 FEET; THENCE S00°32'02"E, A DISTANCE OF 94.51 FEET TO THE NORTH LINE OF LOT 1, BLOCK 4, WYNDHAM HILLS, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; THENCE N08°35'28"W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 38.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4; A DISTANCE OF 38.03 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 14.43 FEET; THENCE S17°53'22"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 3.75 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, WYNDHAM HILLS, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; THENCE S88°35'28"W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 194.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3; THENCE CONTINUING S88°35'28"W, A DISTANCE OF 80.00 FEET; THENCE S01°24'32"E, A DISTANCE OF 36.67 FEET TO THE NORTHEAST CORNER OF LOT 2, WYNDHAM HILLS SECOND REPLAT, AN ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; THENCE S88°35'28"W ALONG THE NORTH LINE OF SAID LOT 2 AND CONTINUING ALONG THE NORTH LINE OF SAID TRACT 1, BLOCK 2, A DISTANCE OF 564.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.13 ACRES MORE OR LESS.

LEGEND

- FOUND 1/2" UNLESS NOTED
- 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
- U.E. UTILITY EASEMENT
- U.D.E. UTILITY & DRAINAGE EASEMENT
- I.E. INGRESS/EGRESS EASEMENT
- D.E. DRAINAGE EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SETBACK LINE



McLaury ENGINEERING
CITY OF NORFOLK
WYNDHAM HILLS 8TH ADDITION
SCALE: 1" = 60' DATE: 04/26/24 JOB NO: 42221201
DRAWN BY: JPK APPROVED BY: KLM SHEET 1 OF 1

**Planning and Development
Building Services**

**CITY OF NORFOLK
Monthly Building Permit Report**

**Month
March, 2024**

Permits Issued	2024 March	2024 February	2023 March	This Fiscal YTD	Last Fiscal YTD	Variation % 2023 vs. 2024
BUILDING						
Number	47	19	33	197	178	10.7%
Valuation	\$4,563,170.00	\$1,630,645.00	\$3,820,649.00	\$21,838,399.00	\$279,328,915.90	-92.2%
Permit Fee	\$10,607.41	\$5,224.28	\$10,713.76	\$67,353.07	\$109,185.77	-38.3%
ELECTRICAL						
Number	28	20	27	184	149	23.5%
Permit Fee	\$3,529.50	\$8,641.00	\$5,014.50	\$109,253.09	\$255,316.50	-57.2%
PLUMBING						
Number	13	8	12	120	72	66.7%
Permit Fee	\$868.41	\$346.65	\$1,210.96	\$13,497.12	\$19,995.16	-32.5%
MECHANICAL						
Number	9	10	15	82	87	-5.7%
Permit Fee	\$3,227.64	\$1,650.52	\$2,528.48	\$26,480.10	\$35,660.66	-25.7%
WATER HEATER						
Number	9	7	8	44	56	-21.4%
Permit Fee	\$310.50	\$241.50	\$284.50	\$1,518.00	\$1,950.50	-22.2%
FIRE ALRM / SPR						
Number	1	3	2	20	19	5.3%
Permit Fee	\$25.00	\$1,155.00	\$1,204.50	\$4,467.00	\$3,549.50	25.8%
WELL / SEPTIC						
Number	2		3	2	3	-33.3%
Permit Fee	\$50.00		\$75.00	\$50.00	\$75.00	-33.3%
FIRE PREVENTION						
Number			2		4	
Permit Fee			\$60.00		\$120.00	
TOTAL FEES:	\$18,618.46	\$17,258.95	\$21,091.70	\$222,618.38	\$425,853.09	-47.7%

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	16 (16)	36 (36)	5	5	\$3,771.28	\$1,150,000.00
Duplex	20 (40)	1 (1)			\$0.00	\$0.00
MFD	2 (44)				\$0.00	\$0.00
Commercial					\$0.00	\$0.00
Industrial					\$0.00	\$0.00
Garages			1	0	\$34.50	\$200.00
Move & Demo			1	0	\$51.50	\$6,000.00
SFDA		4 (4)			\$0.00	\$0.00
Sign			7	0	\$483.00	\$163,200.00
Other			14	0	\$1,445.94	\$107,000.00
Alterations & Additions						
1 & 2 Family			12	0	\$799.93	\$234,627.00
Multi-Family					\$0.00	\$0.00
Commercial			7	0	\$4,021.26	\$2,902,143.00
Industrial					\$0.00	\$0.00
Total			47	5	\$10,607.41	\$4,563,170.00

Building Valuation

2024 Fiscal YTD	\$21,838,399.00
2023 Fiscal YTD	\$279,328,915.90
Contractor Registration	\$1,200.00

Building Official

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