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.

309 N 5th St Norfolk, NE 68701 P402-844-2280 F402-844-2028 www.norfolkne.gov

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.



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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-



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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 requirments 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.

Waited asked if one of the specifics 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/SubdivisionsUnion 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.

Other Business

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

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



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Date Rec'd

Rec'd by

Fee

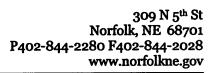
For Office

Use

Only

ONING CHANGE APPLICATION		Only Rec'd by
Applicant: Chard Cick	ing	55540 853rd Rel Heree, NE 68 Address
Phone *If applicant is an LLC, a copy of the		Email ment must be submitted with the application.
Contact:		Address
applicant)		Address
Phone		Email
Current Zoning:	Propos	sed Zoning: R \
9		he plan must be submitted with the application.
Location of Property: Lot Legal Description: Lot 4	Lecar (Lake Subdivision
South east quarter Property Area, Square feet and/or A	latted subd	hiusian lying wholly in nest half in two. Tourship 23 north Range are west of the Range are well as the range are the rang
Use of Adjoining Properties: North: Lesidential Ea	st: Resident	Pacres 6 Dulin Medison Count Nobre Medison Count Nobre
Signature of Owner		Authorized Agent
Printed Name of Owner	OR	Printed Name of Authorized Agent

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

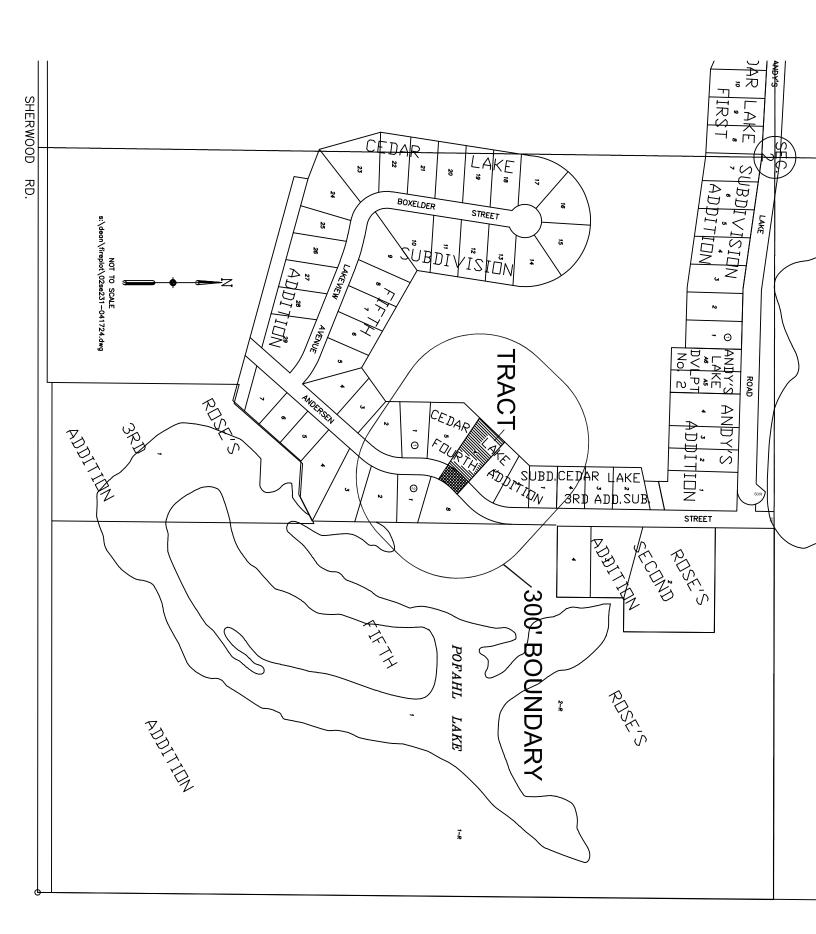




ZONING CHANGE JUSTIFICATION FORM

1. What type of development does the Norfolk Comprehensive Plan recommend for this area? Residential Deelap went
2. Does the zone change request conform to the Comprehensive Plan?
3. Is the proposed property in the Floodplain hazard area as delineated under the Federal Flood Insurance program?
4. What is the justification for the zone change as it relates to the overall Land Use? We will be building single family though
5. How would this zoning district conform with adjacent properties' zoning?
6. What is the general character of the area? Residential noise laborhood around cooler Lake
7. Is adequate sewer and water available? How do you propose to provide adequate public utilities?

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







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.



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SUBDIVISION APPLICATION	For Office Use Only	Date Rec'd Fee \$ Rec'd by	
Name of Subdivision: Wyndham Hill	ls 8th Addition		
Preliminary	✓ Final		
Applicant: Whitecliff Developme	ent 100	0 W. Norfo	lk Ave
Name 402.649.3700	Addr whit	ess tecliff@dov	ersite.com
Phone *If applicant is an LLC, a copy of the Nick Hoffman, PE			
(other than Name Applicant) 402.860.5816		Address nhoffman(@mclauryengineering.com
Phone Current Zoning: R3		Email	
General Location/Address: 3400 D Legal Description: NW 1/7 Section		Madison Co	ounty, NE
Printed Name of Owner	Acres: 14.13 Authorized Age OR Printed Name		Agent

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

W EISENHOWER AVE FINAL PLAT SETBACKS R1 SURVEYOR'S NOTES: SITE 15' TO HOUSE - FRONT YARD 1. ALL REAR LOT LINES HAVE A 10 FOOT WIDE DRAINAGE AND PUBLIC UTILITY 25' TO GARAGE - FRONT YARD EASEMENT AND ALL SIDE LOT LINES HAVE A 5 FOOT WIDE DRAINAGE AND WYNDHAM HILLS 8TH ADDITION 15' TO HOUSE - STREET SIDE YARD PUBLIC UTILITY EASEMENT, UNLESS SHOWN OTHERWISE. 25' TO GARAGE - STREET SIDE YARD 7' - SIDE YARD TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA 2. A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE 30' - REAR YARD, OR 20% OF LOT STREET SIDE OR SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A BEING A PART OF THE NW1/4 OF SECTION 17, TOWNSHIP 24 NORTH, DEPTH, WHICHEVER IS LESS PLATTED STREET AS PROVIDED FOR BY ORDINANCE NO. 5617 OF THE CITY OF NORFOLK PASSED AND APPROVED ON JUNE 3, 2019 RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA NAME W BENJAMIN AVE C1 **VICINITY MAP** N.W. COR. 17-24-1W FND. DOME CAP W/ BOLT *NO SCALE* C2 N88°33'04"E

20.91'

S88°34'20"W 814.70'

LOT 7B

19

55.00'

392.53

STONEBROOK LANE

S88°35'28"W

0

LOT 6,298 SQ.

55.00'

FND. 5/8" REBAR -

LOT 8

4,248 SQ. FT. ±

LOT 1A

7,646 SQ. FT. ±

72.00'

FND. 5/8" REBAR ^J

LOT 2 OF

WYNDHAM HILLS

SECOND REPLAT

15.00'

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C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

LOT 9B

LOT 9A

LOT 5

LOT 4B

8,368 SQ. FT. ±

N88°35'28"E 150.64'

LOT 4A

10,132 SQ. FT. ±

B

LO

LOT 3B

9,987 SQ. FT. :

LOT 9A

74.32'

- FND. 5/8" REBAR

55.00'

LOT 5,298 SQ.

55.00'

S88°35'28"W 564.70'(M) 564.53'(P)

LOT 6A

7,319 SQ. FT. ±

9,468 SQ. FT. :

SEE DETAIL "A"

	CURVE TABLE					CURVE TABLE					
=	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	NAME	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
	14°55′12"	60.93'	234.00'	N63°29'18"W	60.76′	C21	67°15'47"	17.61'	15.00'	N66°26′12″W	16.62'
	10°40'54"	71.59'	384.00'	S50°41'29"E	71.49'	C22	3°21'59"	8.52'	145.00'	S81°36′54″W	8.52'
	2°14'59"	15.08'	384.00'	S44°13'32"E	15.08'	C23	21°28′11"	54.33'	145.00'	N85°20′09″W	54.02'
	13°59'13"	96.68'	396.03'	S35°36′21″E	96.44'	C24	18°31'16"	46.87'	145.00'	N65°20′25″W	46.67'
	19°09'58"	132.48'	396.03'	N19°01'46"W	131.86′	C25	3°56'41"	13.77'	200.00'	N54°03′52″W	13.77'
	7°50′20″	54.18'	396.03'	S05°31'37"E	54.14'	C26	15°36'52"	54.51'	200.00'	N44°17'05"W	54.34'
	0°12'42"	1.46'	396.03'	S01°30′06″E	1.46'	C27	15°26'18"	53.89'	200.00'	N28°45′30″W	53.73'
	4°38′57"	12.49'	153.97'	S03°43'13"E	12.49'	C28	13°05'31"	45.70'	200.00'	N14°29'36"W	45.60'
	97°19'17"	25.48'	15.00'	S42°44'54"E	22.52'	C29	6°32'18"	22.82'	200.00'	N04°40'41"W	22.81'
	16°49'54"	29.38'	100.00'	N80°10'31"E	29.27'	C30	20°05'51"	49.11'	140.00'	S11°27'27"E	48.86'
	20°05'45"	21.04'	60.00'	N81°48'26"E	20.94'	C31	90°00'00"	23.56'	15.00'	S43°35'28"W	21.21'
	27°16′05″	28.55'	60.00'	S74°30′39″E	28.29'	C32	89°43'20"	101.79'	65.00'	N46°32′52″W	91.70'
	38°02'09"	39.83'	60.00'	S41°51'32"E	39.10'	C33	125°39'16"	186.41'	85.00'	N61°08'27"E	151.24'
	43°49'47"	45.90'	60.00'	S00°55′34″E	44.79'	C34	34°31′33″	84.36'	140.00'	S38°46'09"E	83.09'
	6°03′37″	10.58'	100.00'	S17°57'31"W	10.57'	C35	12°55'54"	86.67'	384.00'	N49°33′59″W	86.48'
	16°36'55"	29.00'	100.00'	S06°37'15"W	28.90'	C36	41°12'13"	284.80'	396.03'	N21°59'51"W	278.70'
	18°35'08"	47.03'	145.00'	S07°36'22"W	46.83'	C37	43°03'51"	93.95'	125.00'	S69°52'36"E	91.76'
	22°42'26"	57.47'	145.00'	S28°15'09"W	57.09'	C38	37°35'04"	82.00'	125.00'	S29°33'09"E	80.53'
	7°27'07"	18.86'	145.00'	S43°19'56"W	18.85'	C39	9°04'25"	19.80'	125.00'	S06°13'25"E	19.77'
								1		1	1

LINE TABLE

NAME | LENGTH | DIRECTION

S32°48'18"E

N57°11'42"E

N32°48'18"W

S01°24'32"E

N01°41'12"W

N33°58'04"E

LOT 4B

30,014 SQ. FT. ±

S88°35'28"W 237.62'

WYNDHAM HILLS

LOT 1, BLOCK 3

0

X

W

FND. 5/8" REBAR

35.00

20.00

20.00

35.00

40.39

51.56

31.00

L8

L9

L10

L11

L12

L13

L14

115.00'

DETAIL "A"

NO SCALE

LOT 4A

20,491 SQ. FT. ±

LOT 3B

12,956 SQ. FT. ±

S88°35'28"W 241.07'

LOT 3A →

13,022 SQ. FT. ±

LOT 2B

12,982 SQ. FT. ±

LOT 2A

11,953 SQ. FT. ±

S88°35'28"W 274.20'

FND. 5/8" REBAR

LINE TABLE

NAME | LENGTH | DIRECTION

35.57

38.03

3.75

36.67

12.50

S01°23'45"E

S88°35'28"W

S17°53'22"E

S01°24'32"E

N62°59'05"E

LOT 5A

15,693 SQ. FT. ±

14.43 S05°32'10"E

33.00 S88°31'22"W

SURVEYOR'S CERTIFICATION:

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

HAVE SUBDIVIDED SAID TRACT OF LAND TO BE HEREINAFTER KNOWN AS VYNDHAM 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, AS SHOWN ON THE PLAT HEREIN.

CERTIFY THAT THE PLAT HEREIN IS THE ORIGINAL, ACCURATE AND CORRECT PLAT OF SAID WYNDHAM HILLS 8TH ADDITION AND THAT SAID PLAT ACCURATELY AND CORRECTLY REFLECTS ALL OF THE LOTS, BLOCKS, ROADS. STREETS, AVENUES, ALLEYS, PARKS, COMMONS, AND OTHER GROUNDS IN SAID ADDITION, ALL OF WHICH ARE CORRECTLY AND ACCURATELY STAKED OFF AND MARKED AND ARE DESIGNATED AND SHOWN ON THE PLAT HEREIN.

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

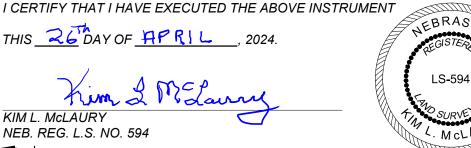
S.E. COR. OF BOOK 2019, PAGE 04811

UNPLATTED

PORTION OF THE

SE1/4 NW1/4

LOT 1, BLOCK 4



LOT 3A, BLOCK 3	3306 DOVER DRIVE	13,022
LOT 3B, BLOCK 3	3308 DOVER DRIVE	12,956
LOT 4A, BLOCK 3	3400 DOVER DRIVE	20,491
LOT 4B, BLOCK 3	3402 DOVER DRIVE	30,014
LOT 5A, BLOCK 3	3404 DOVER DRIVE	15,693
LOT 5B, BLOCK 3	3406 DOVER DRIVE	10,053
LOT 6A, BLOCK 3	3408 DOVER DRIVE	9,909
LOT 6B, BLOCK 3	3410 DOVER DRIVE	9,909
LOT 7A, BLOCK 3	3412 DOVER DRIVE	9,249
LOT 7B, BLOCK 3	3414 DOVER DRIVE	10,569
LOT 8A, BLOCK 3	3416 DOVER DRIVE	13,243
LOT 8B, BLOCK 3	3418 DOVER DRIVE	13,477
LOT 9A, BLOCK 3	3420 DOVER DRIVE	10,005
LOT 9B, BLOCK 3	3422 DOVER DRIVE	16,314

ADDRESS TABLE

ADDRESS

3305 DOVER DRIVE

3302 STONEBROOK LANE

3304 STONEBROOK LANE

3306 STONEBROOK LANE

3308 STONEBROOK LANE 3310 STONEBROOK I ANE

3312 STONEBROOK LANE

3400 STONEBROOK LANE

3402 STONEBROOK LANE 3404 STONEBROOK LANE *3417 DOVER DRIVE*

3415 DOVER DRIVE

3411 DOVER DRIVE

3407 DOVER DRIVE

3403 DOVER DRIVE

3401 DOVER DRIVE

3303 DOVER DRIVE

3301 STONEBROOK LANE

3303 STONEBROOK LANE

3305 STONEBROOK LANE

3307 STONEBROOK LANE

3309 STONEBROOK LANE

3311 STONEBROOK LANE

3313 STONEBROOK LANE

3315 STONEBROOK LANE

3317 STONEBROOK LANE

3319 STONEBROOK LANE

3321 STONEBROOK LANE

3323 STONEBROOK LANE

3401 STONEBROOK LANE

3403 STONEBROOK LANE

3405 STONEBROOK LANE

3407 STONEBROOK LANE

3421 DOVER DRIVE

3423 DOVER DRIVE

3501 DOVER DRIVE

3500 DOVER DRIVE

3302 DOVER DRIVE

3304 DOVER DRIVE

3300 STONEBROOK LANE

LOT NUMBER

LOT 1A, BLOCK 1

LOT 1B, BLOCK 1

LOT 2A, BLOCK 1

LOT 2B, BLOCK 1 LOT 3A, BLOCK 1

LOT 3B, BLOCK 1

LOT 4A, BLOCK 1

LOT 6A, BLOCK 1

LOT 6B, BLOCK 1

LOT 7A, BLOCK 1

LOT 7B, BLOCK 1

LOT 8, BLOCK 1

LOT 6A, BLOCK 2

LOT 6B, BLOCK 2

LOT 7A, BLOCK 2

LOT 7B, BLOCK 2

LOT 8A. BLOCK 2

LOT 8B, BLOCK 2

LOT 9B, BLOCK 2

LOT 10A, BLOCK 2

LOT 10B, BLOCK 2

LOT 11A, BLOCK 2

LOT 12A, BLOCK 2

LOT 12B. BLOCK 2

LOT 13A, BLOCK 2

LOT 13B, BLOCK 2

LOT 14A, BLOCK 2

LOT 14B, BLOCK 2

LOT 15A, BLOCK 2

LOT 15B, BLOCK 2

LOT 2A, BLOCK 3

LOT 2B, BLOCK 3

SIZE (SQ. FT.)

5,693

5,693

6,458

7.040

4.248

6.298

6,298

10,475

7.047

6.286

6,325

9.445

9,534

18,461

37,770

11,953

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°41'12"W ALONG THE 1/16 LINE, A DISTANCE OF 445.86 FEET; THENCE S88°31'22"W, DISTANCE OF 33.00 FEET; THENCE N01°41'12"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 S56°01'56"E, A DISTANCE OF 841.78 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 S88°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: THENCE S05°32'10"E ALONG 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

△ CALCULATED CORNER

(M) MEASURED DISTANCE

(P) PLATTED DISTANCE

- U.E. UTILITY EASEMENT U.D.E. UTILITY & DRAINAGE EASEMENT 5/8 " x 24" REBAR W/CAP "NERLS KLM 594"
 - I.E.E. INGRESS/EGRESS EASEMENT D.E. DRAINAGE EASEMENT

— · — SETBACK LINE

R.O.W. RIGHT OF WAY

— - - — UTILITY EASEMENT — - — DRAINAGE EASEMENT

DEDICATION & WAIVER

WE, WHITECLIFF DEVELOPMENT INC., ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND WE HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND AS SHOWN HEREIN. SAID TRACT OF LAND SHALL HEREINAFTER BE KNOWN AS WYNDHAM HILLS 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.

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

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

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

> WHITECLIFF DEVELOPMENT, INC. A NEBRASKA CORPORATION

ERICA DOVER-DAAKE DATE PRESIDENT/TREASURER

ACKNOWLEDGMENT OF NOTARY:

, 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

NOTARY PUBLIC, STATE OF

COUNTY OF

MY COMMISSION EXPIRED ON THE _____ DAY OF _____ 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 _____

TARA BUELL-KORTH ELKHORN VALLEY BANK

ACKNOWLEDGMENT OF NOTARY:

, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED ON THE ____ DAY OF 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 NOTARY PUBLIC, STATE OF

COUNTY OF MY COMMISSION EXPIRED ON THE _____ DAY OF _____ , 20___ , A.D.

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

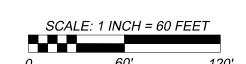
DIRK WAITE, CHAIRMAN

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 _

JOSH MOENNING, MAYOR BRIANNA DUERST, CLERK





502 W. MADISON STREET NORFOLK, NE 68701 402 316-2625



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

PART OF

NW1/4 NW1/4

FND. 5/8" REBAR

SW1/4 NW1/4

FND. 5/8" REBAR

W/ CAP "357"

SECTION LINE

N. 82 RODS

LOT 15B

37,770 SQ. FT. ±

LOT 14 9,912 SQ. FT. ±

LOT 15A

LOT 14B

LOT 13B

9,534 SQ. FT. ±

FND. 1/2" REBAR

LOT 13A

9,445 SQ. FT. ±

LOT 12B

6,325 SQ. FT. ±

LOT 12A

→ N88°18'48"E 115.00' ↓

9 **6,325 SQ. FT. ±**

LOT 11B 6,325 SQ. FT. ±

N88°18'48"E 115.00'

LOT 11A

6,286 SQ. FT. ±

7,047 SQ. FT. ±

LOT 10A

9,110 SQ. FT. ±

107.40'

FND. 5/8" REBAR / W/ CAP "357"

LOT 9B

10,475 SQ. FT. ±

35.98'

LOT 10B

→ 15' U.E.

N88°18'48"E 115.00'

CITY OF NORFOLK Monthly Building Permit Report

Month March, 2024

Permits Issued	2024 March	2024	2023 March	This Fiscal YTD	Last	Variation % 2023 vs. 2024
BUILDING		February		FISCALTID	Fiscal YTD	2023 VS. 2024
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	φ3,329.30	φο,041.00	φ3,014.30	φ109,233.09	φ233,310.30	-57.270
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 WATER HEATER	\$3,227.64	\$1,650.52	\$2,528.48	\$26,480.10	\$35,660.66	-25.7%
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	\$25.00	φ1,155.00	Φ1,204.50	φ4,407.00	φ3,349.30	23.070
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	Last	Present	Number of	Dwelling	Permit	Valuation
Building Permits	FYTD	FYTD	Permits	Units	Fees	
Vo	id				\$0.00	\$0.00
SF	D 16 (16)	36 (36)	5	5	\$3,771.28	\$1,150,000.00
Duple	ex 20 (40)	1 (1)			\$0.00	\$0.00
MF	D 2 (44)				\$0.00	\$0.00
Commerci	al				\$0.00	\$0.00
Industri	al				\$0.00	\$0.00
Garage			1	0	\$34.50	\$200.00
Move & Den			1	0	\$51.50	\$6,000.00
		4 (4)	ı	U		
SFD		4 (4)	_	•	\$0.00	\$0.00
Sig			7	0	\$483.00	\$163,200.00
Oth			14	0	\$1,445.94	\$107,000.00
Alterations & Add			40	•	4=00.00	****
1 & 2 Fam	•		12	0	\$799.93	\$234,627.00
Multi Com	ily				\$0.00	\$0.00
Multi-Fam			7	0	\$4,021.26	\$2,902,143.00
Commerci	al		7	-	* /-	
			1	-	\$0.00	\$0.00
Commerci	al		47	5		\$0.00 \$4,563,170.00
Commerci Industri Tot <u>Building Valuation</u>	al				\$0.00	
Commerci Industri Tot	al	99.00			\$0.00	
Commerci Industri Tot <u>Building Valuation</u>	al al				\$0.00	

Building Official

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

Contractor Registration

\$1,200.00