

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Calvin Siebler for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- _____ a. Use conforms to regulations of the district in which it is located.
- _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
- _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
- _____ d. Use conserves and stabilizes the value of the property.
- _____ e. Use provides adequate open space for light and air.
- _____ f. Use does not adversely affect concentration of population.
- _____ g. Use does not congest public streets.
- _____ h. Use promotes public safety, health, convenience and comfort.
- _____ i. Other: _____

DATED this 16 day of November, 2021.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date Nov 2, 2021

Property Owner's Name Calvin & Darlene Sizler

Address: 1856 Co Road L Houghton

Phone No. 402-719-7653

Legal Description of the Property to be split SW 1/4 SE 1/4 25, T19N, R7E

Number of Acres being split off 5.42 Zoning District A-1

Total Number of Acres the subdivision subdivided from 8.0 Acres

Is a new access route needed or proposed? YES or NO?

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed?
YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Calvin L. Sizler

Applicant's Address 1940 BRAMBLE WOOD LN FREMONT NE 68025

Applicant's Signature Calvin L. Sizler

2021 NOV - 2 AM 10:43
RECEIVED
Office of Highway Dept

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date Nov. 2 - 2021

Property Owner's Name _____

Address: 1856 Co Road L. Hooper - Mo.

Phone No. 402-620-4115 (Home) _____ (Work)
838-6065

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Residential Access

Section 25 Township 19 N. Range 7 E. Lot No. _____

Location within Section SW 1/4 SE 1/4 25 Lot Size 5.42 (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ n/a Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?

yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North ag South ag
East Access West ag

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.

Ag + access

2. Can soil conditions support the proposed development? What is the soil classification of the area?

yes now at present

3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? n/a

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: [Handwritten Signature]

Address of Applicant: 137 S. Howard St Fremont NE 68025

In witness whereof, the parties aforesaid have hereto set their hand with this application 2 day of 11 month 2021

Date filed with Dodge County Joint Planning Commission: 11-16-21

Date filed with Dodge County Board of Supervisors: 12-1-21

Jean Andrews
Dodge County Zoning Administrator or County Building Inspector

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

Permit No. 2021-010

Property Owner's Name Calvin & Darlene Sieber

Address 1856 Co Road L, Hoopa - New 1940 Bunk

Legal Description 5.42 Acres in Sec 25-T19N-R7E Dodge Co.

Lot Size and Number of Acres 5.42

Distance from Nearest Livestock Operation 1 mile +

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature Calvin L Sieber

Mailing Address 1940 Bramblewood Fremont

Telephone No. 402 620 4115

OFFICE USE ONLY

Alexander M. & Amanda A. Siema has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit

Date 11-16-21

Chairman, Dodge County Planning Commission

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

November 5, 2021

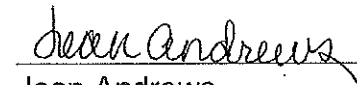
Calvin & Darlene Siebler
1940 Bramblewood
Fremont, NE 68025

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held November 16, 2021 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. In addition, please plan to attend the Dodge County Board of Supervisors meeting on December 1, 2021 where your application will be heard at 9:55 A.M.

If you have any questions, please feel free to contact my office.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Marlen Brabec
Don Peterson & Assoc.

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

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November 5, 2021

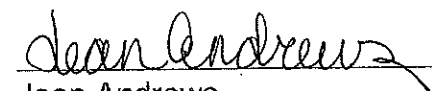
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, November 16, 2021 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Calvin & Darlene Siebler of 1856 County Road L, Hooper, NE 68031 to subdivide a 5.42 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in SW ¼ SE ¼ Section 25, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, November 16, 2021 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

NAME AND ADDRESS SEARCH

Request Made By: **Siebler, Calvin & Darleen**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are shown as property owners of land adjoining the property described as:

The West half of the Southeast Quarter in Section 25, Township 19 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

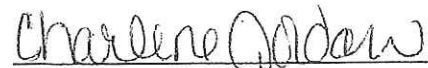
The list of names and addresses include all property owners within 300 feet of said property:

See Exhibit "A" attached

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: November 2, 2021

DODGE COUNTY TITLE & ESCROW CO., L.L.C.



Registered Abstracter

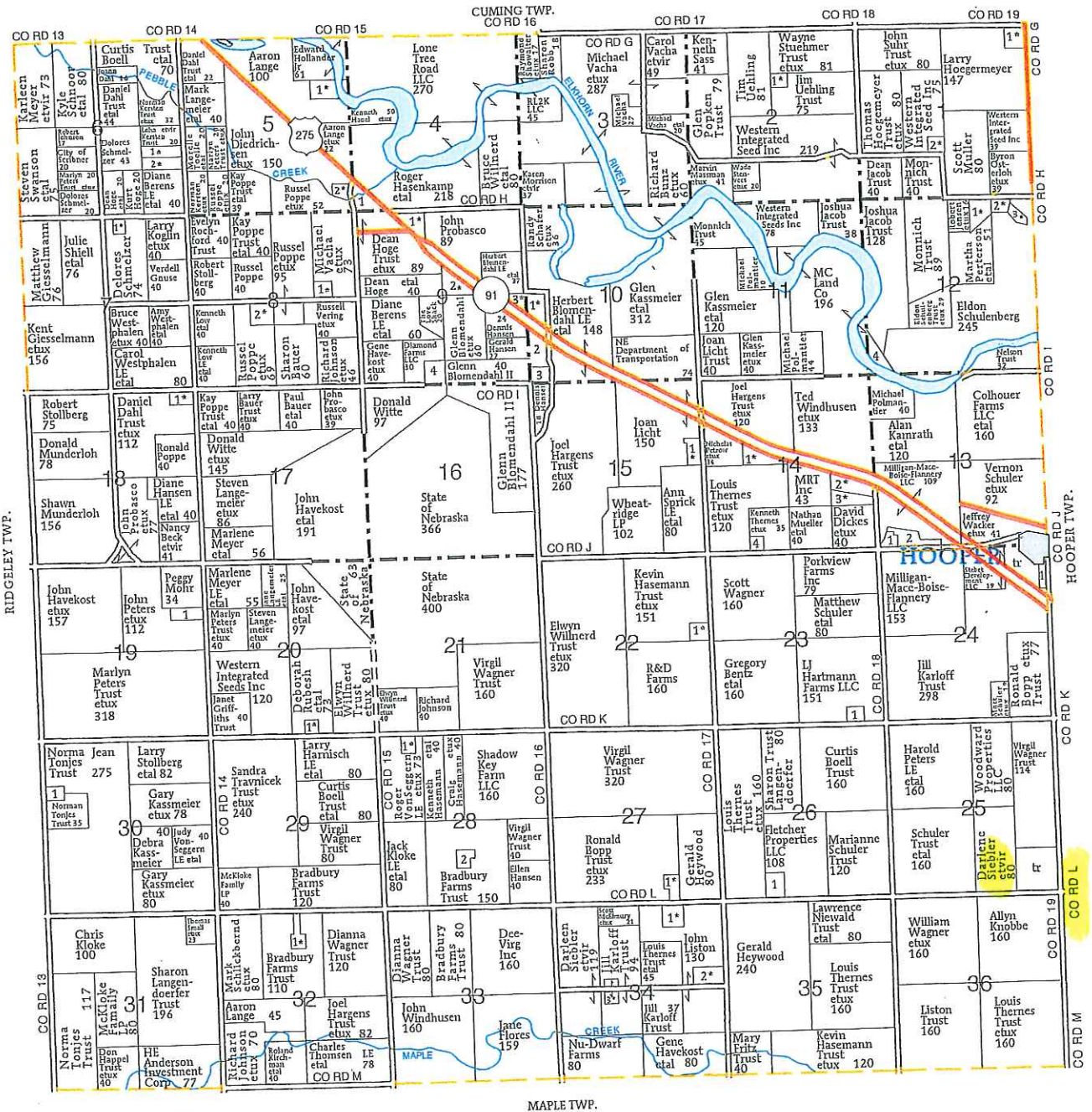
Certificate No. 147

Order No. 211026

2021 NOV -3 PM 3:38
RECEIVED
Dodge Co Highway Dept

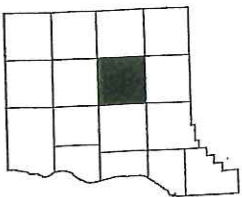
EXHIBIT "A"

Patty A. Grunke (ETAL Larry H. Peters (ETAL Joe M. Peters (ETAL	6205 S 28th St Lincoln, NE 68516-4609	S1/2NW1/4	25-19-7	270115794
Woodward Properties, LLC Kim Woodward	524 Turtle Creek Dr Brentwood, TN 37027-0000	W1/2NE1/4	25-19-7	270114247
Virgil F. Wagner (TRUSTEE	1452 N Lincoln Ave Fremont, NE 68025-3660	Pt NE1/4SE1/4, SE1/4NE1/4	25-19-7	270136616
MW Schuler Farms LLC	1859 Luther Ln Hooper, NE 68031-3065	Luther Estates, Lot 5 (SE1/4SE1/4)	25-19-7	270136621
MW Schuler Farms LLC	1859 Luther Ln Hooper, NE 68031-3065	Luther Estates, Lot 4 (SE1/4SE1/4)	25-19-7	270136620
Vernon W. & Judith Schuler (TRUSTEE	1874 County Rd L Hooper, NE 68031-2024	Luther Estates, Lot 3 (SE1/4 SE1/4)	25-19-7	270136619
Allyn J. Knobbe	310 14th Rd West Point, NE 68788-0000	NE1/4	36-19-7	270115983
William L. & Theresa A. Wagner	1411 N 133rd St Omaha, NE 68154-0000	NW1/4	36-19-7	270115990
Schuler Family Trust (TRUSTEE ETAL % Joann Bartolomei Schuler Trust Farm	16017 Sprague St Omaha, NE 68116-2829	E1/2SW1/4, NW1/4SW1/4 & TL2	25-19-7	270115801

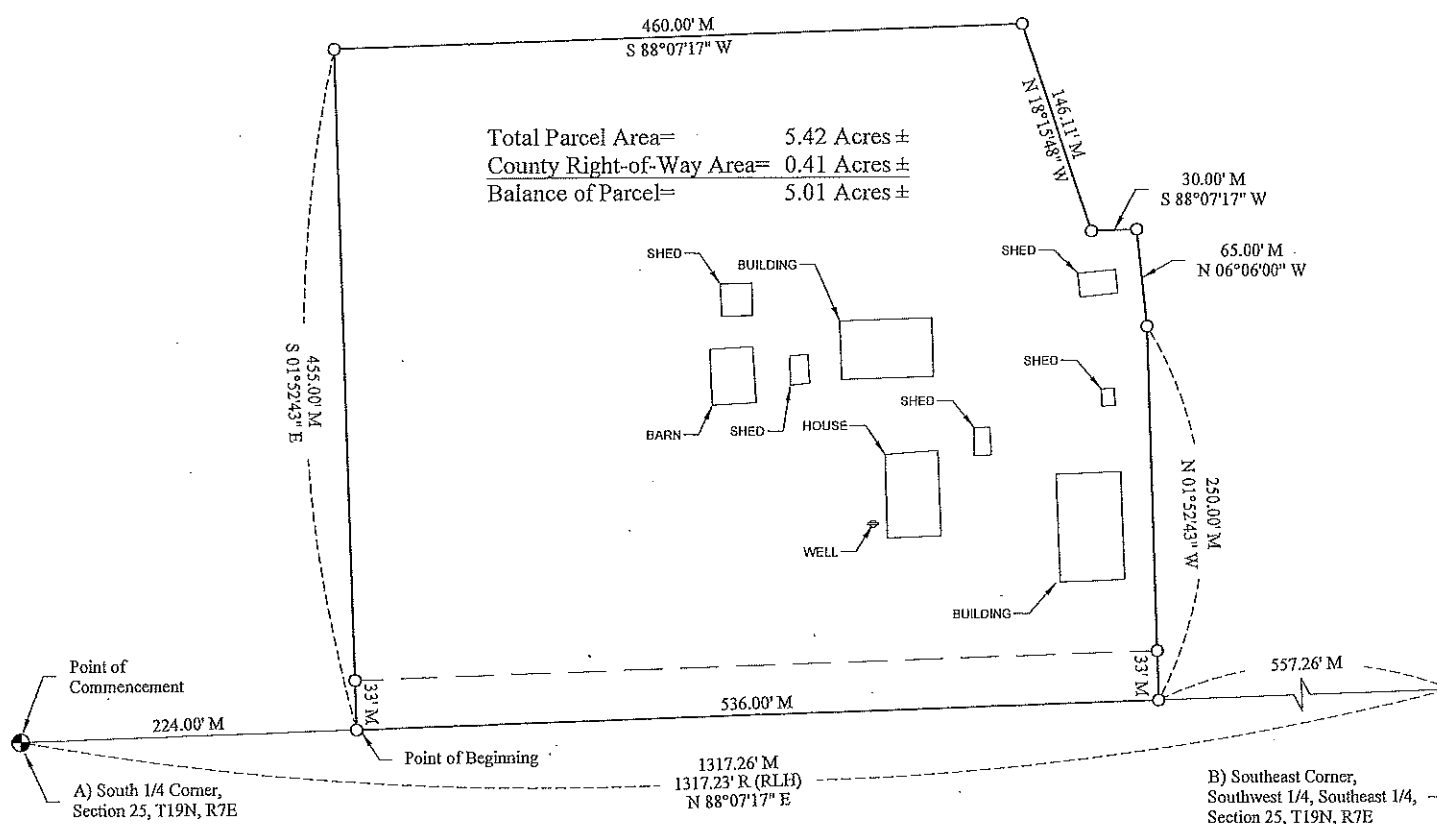


EVERETT TOWNSHIP

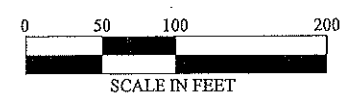
- SECTION 1
 - 1. Schole, Nathan etux 10
 - 2. Freudenburg, Gregory etux 5
- SECTION 2
 - 1. Uehling Trust, Jim etux 5
- SECTION 4
 - 1. Hoge Family Trust 6
- SECTION 5
 - 1. Winburn, Lynn etux 14
 - 2. Breeling, Jshon etal 6
- SECTION 6
 - 1. Dahl Trust, Daniel etux 10
- SECTION 7
 - 1. Hoge, Dean etux 6
- SECTION 8
 - 1. Pfeiffer, Lavern etux 7
 - 2. Uehling, Leha etal 11
- SECTION 9
 - 1. Hasenkamp, Roger etal 13
 - 2. Hansen, Gerald etal 17
 - 3. Lange, Aaron etal 6
 - 4. Witte, Donald 10
- SECTION 10
 - 1. Lange, Aaron etux 13
 - 2. Hansen, Gerald 14
- SECTION 12
 - 1. Wellman, Edwin etux 10
 - 2. Hussey, Tony etux 5
 - 3. Smith, Lon etux 6
 - 4. MC Land Co 10
- SECTION 13
 - 1. Milligan, Michael 5
 - 2. Milligan Farms 12
- SECTION 14
 - 1. Milligan Trust, Sharon etvir 10
 - 2. Milligan, Clark etal 11
 - 3. Waters, Billie etal 10
 - 4. Bronson, Sally 5
- SECTION 15
 - 1. Licht, Scott etux 13
- SECTION 18
 - 1. Niewohner, Tamara etal 8
- SECTION 19
 - 1. Bronte Holding IV LLC 14
- SECTION 20
 - 1. Stout, Tracy etux 7
- SECTION 22
 - 1. Nemeo, Rudie etux 10
- SECTION 23
 - 1. Thernes, Tyler 9
- SECTION 24
 - 1. Kisner, Dianna 6
- SECTION 26
 - 1. Andrews, Marvin 12
- SECTION 27
 - 1. Cassell, Leonard etux 7
- SECTION 28
 - 1. Lynn, Rebecca etvir 8
 - 2. Pork Chop Inc 10
- SECTION 30
 - 1. Johnson, Shawn 8
- SECTION 32
 - 1. Dodge, Stacey etal 10
- SECTION 34
 - 1. Ten Kley, Jeremy etux 11
 - 2. Bang, Justin etux 11
 - 3. Ruether, Glenville etux 5



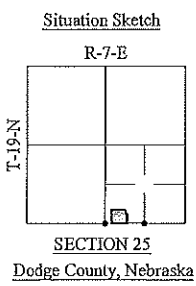
Total Parcel Area= 5.42 Acres ±
 County Right-of-Way Area= 0.41 Acres ±
 Balance of Parcel= 5.01 Acres ±



Drawn By: HJM
 Date: October 7, 2021
 Project Number: S-027-053
 Scale: 1" = 100'



- LEGEND**
- Section Corner Found
 - Property Corner Set (5/8" x 24" I.B. w/Cap)
 - M Measured Distance
 - R Recorded Distance (RLH) Richard L. Hansen, RLS #382, Dated June 18, 2001



This survey was prepared at the request of Calvin Siebler, Dodge County, Nebraska.

- FIELD NOTES**
- A) South 1/4 Corner, Section 25, T19N, R7E: Found Aluminum Cap, 1 foot deep. 32.8' NNW to Nail and Disc in Power Pole. 33.00' South to Witness.
 - B) Southeast Corner, Southwest 1/4, Southeast 1/4, Section 25, T19N, R7E: Found 3/4" Iron Pipe, 0.3 feet deep. 29.45' NNW to "X"-Nails in Power Pole. 32.94' North to 3/4" Iron Pipe Witness. 34.88' NE to Concrete Nail in West End of CMP. 28.75' South to PK Nail in West End of CMP.

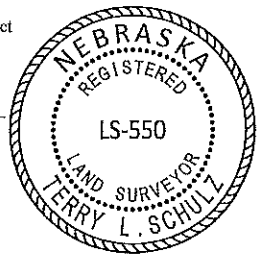
LEGAL DESCRIPTION
 A tract of land located in the Southwest 1/4 of the Southeast 1/4 of Section 25, T19N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 Corner of Section 25, T19N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°07'17" E on an assumed bearing on the South line of the Southwest 1/4 of the Southeast 1/4 of said Section, 224.00 feet to the Point of Beginning; thence N 88°07'17" E on said South line, 536.00 feet; thence N 01°52'43" W and perpendicular to said South line, 250.00 feet; thence N 06°06'00" W, 65.00 feet; thence S 88°07'17" W and parallel to said South line, 30.00 feet; thence N 18°15'48" W, 146.11 feet; thence S 88°07'17" W and parallel to said South line, 460.00 feet; thence S 01°52'43" E and perpendicular to said South line, 455.00 feet to the Point of Beginning, containing 5.42 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on October 7, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz
 Terry L. Schulz, State of Nebraska, R.L.S. #550

10-27-2021
 Date



ADVANCED CONSULTING ENGINEERING SERVICES
 133 W. Washington St. • P.O. Box 218
 West Point, NE 68788
 Phone: (402) 372-1923