

Conduite 2023-004

**DODGE COUNTY**  
**BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT**

1. Date: 2-7-2023 Agenda Item # 229  
Date 4/5/23
2. Applicant Name: Jay Uehling  
Address: 731 County Road 5 Oakland 68045  
Phone No. 402-380-9226
3. Legal Description of the Storage Site Location SE 1/4 of SE 1/4, Sec 5, 18N, 8E & NW 1/2 of SE 1/4 of sec 5, 18N-8E; S 1/2 of NW 1/4 of sec 5, 18N, 8E
4. Legal Description of the Application Site Location Same as above
5. Name, Address, Phone Number of the owner or owners of the generators of the Biosolids: \_\_\_\_\_

Phone No: City of Fremont, Keith Kontor, 727-2670 or Derril Marshall, 727-2610

6. Name, Address, Phone number of the person who will be applying and/or storing the Biosolids: Beef States Custom, Roy Belina, 1246 Road X Howells, Ne 6867

7. Application and/or storage of biosolids will comply with all state and federal regulations.
8. All permits will be in effect for five (5) years from the date of issuance.
9. Permits may be revoked or suspended for any violation of the terms or conditions of the permit at any time by action of the Dodge County Planning Commission and/or Dodge County Board of Supervisors. Permits are non transferable.
10. Failure to comply with these regulations shall be grounds for prosecution under Nebraska Revised Statutes Sec. 23-114.05.

The following information is to be included with the permit application:

Map showing all wells, streams, surface water, watercourses, wetlands and inhabited dwellings within 1000 feet of the application location, information showing the routes to be used by the trucks and an explanation of how the biosolids will be transported from the generation site to the application site.

A list of the names and addresses of neighboring home sites or farmsteads either owned or rented and adjacent landowners within 1000 feet of proposed site certified by a land abstractor.

A description of the method of applying of material and possible incorporation into the soil. This description must include a discussion of methods to be used during periods of unfavorable weather and soil conditions as well as normal favorable conditions.

The quantity of biosolids and the number of acres which is proposed to be land applied shall be included in the permit.

11. FEE: Per permit applications (Application fee is not refundable)

Make checks payable to: Dodge County Zoning  
435 N. Park Rm. 204  
Fremont, NE 68025

Signatures:

Jay Hebling  
Applicant

APPROVED: \_\_\_\_\_

Jay Hebling  
Farmer/Operator  
WBC INC by Charles Wagner  
WBC INC by Charles Wagner (Feb 24, 2023 13:43 CST)

Denied \_\_\_\_\_

Property Owner

Dodge County Planning Commission

03-21-2023  
Planning Commission Date

\_\_\_\_\_  
Chairman, Planning Commission

04-05-2023  
Date County Board Meeting

\_\_\_\_\_  
Chairman, Dodge County Board

Attest:

\_\_\_\_\_  
Dodge County Clerk

This Permit is valid until \_\_\_\_\_, 20

2023 FEB 27 PM 2:45  
DODGE COUNTY ZONING

**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

March 10, 2023

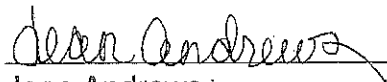
Jay Uehling  
731 County Rd. 5  
Oakland, NE 68045

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held March 21, 2023 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 April 5, 2023 where your application will be heard at approximately 9:35 A.M.

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

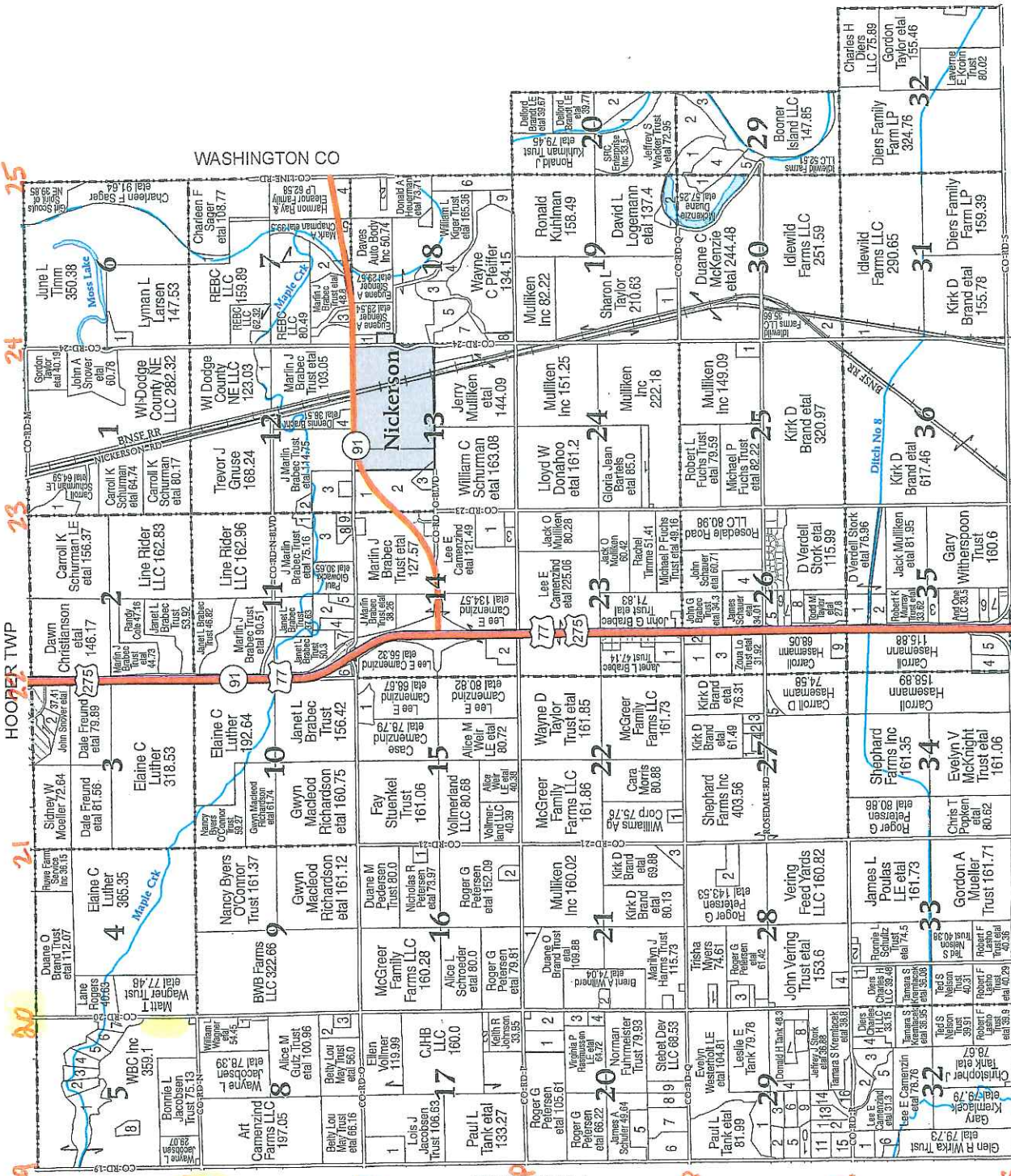
Thank you,

  
\_\_\_\_\_  
Jean Andrews,  
Dodge County Zoning Administrator

Enclosure

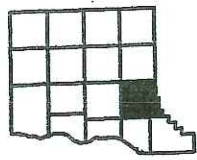
Cc: Scott Nunn  
File





| Section            | Landowner                         | Acreage |
|--------------------|-----------------------------------|---------|
| <b>SECTION 1</b>   |                                   |         |
| 1                  | Schurman Le, Carroll E et al      | 17.03   |
| <b>SECTION 3</b>   |                                   |         |
| 1                  | Heisinkwelli Trust, Paton E et al | 5.01    |
| 2                  | Shover, John E et al              | 6.73    |
| <b>SECTION 5</b>   |                                   |         |
| 1                  | Wallen, Derek T et al             | 36.07   |
| 2                  | Wallen, Derek T et al             | 11.01   |
| 3                  | Andrews Trust, Dan E et al        | 10.11   |
| 4                  | Tasset, Michael J                 | 11.25   |
| 5                  | Lamb, Matthew G                   | 10.21   |
| 6                  | Witte, Mark E et al               | 10.99   |
| 7                  | Weakland, Jeffrey A et al         | 13.03   |
| 8                  | Trust, Ryan S et al               | 6.93    |
| <b>SECTION 6</b>   |                                   |         |
| 1                  | Hull, Craig D et al               | 11.75   |
| <b>SECTION 7</b>   |                                   |         |
| 1                  | Timm, June L                      | 9.55    |
| 2                  | Meier, Kevin E                    | 24.11   |
| 3                  | State of NE                       | 12.37   |
| 4                  | Heiderman, Donald A et al         | 16.66   |
| 5                  | Daves Auto Body Inc               | 7.31    |
| <b>SECTION 8</b>   |                                   |         |
| 1                  | Jacob, Gene                       | 5.76    |
| 2                  | Brand Le, Duane O et al           | 18.25   |
| 3                  | Baumgartner, Jeffrey A et al      | 6.16    |
| <b>SECTION 11</b>  |                                   |         |
| 1                  | Zrust, Ronnie D et al             | 5.81    |
| 2                  | Maple Hill Dairy Inc              | 19.53   |
| 3                  | Brabec Trust, Janet L             | 35.74   |
| 4                  | Dolezal Soukup, Carla K           | 10.06   |
| 5                  | Brabec Trust, Marlin J et al      | 5.31    |
| 6                  | Deering Trust                     | 5.49    |
| 7                  | Wright, Joseph K et al            | 5.27    |
| 8                  | Kriefels, Joseph K et al          | 5.26    |
| 9                  | Nachtman, Lee                     | 5.23    |
| <b>SECTION 12</b>  |                                   |         |
| 1                  | Brabec Trust, Marlin J et al      | 15.45   |
| 2                  | Zrust, Ronnie D et al             | 5.82    |
| 3                  | Brabec Trust, Marlin J et al      | 35.11   |
| 4                  | Nelsen, Roger L et al             | 7.45    |
| <b>SECTION 13</b>  |                                   |         |
| 1                  | Goree Trust, Gordon E et al       | 22.53   |
| 2                  | Brabec Trust, John G et al        | 81.89   |
| 3                  | Ramsay, John M et al              | 9.69    |
| <b>SECTION 14</b>  |                                   |         |
| 1                  | Ostry, John E et al               | 24.95   |
| 2                  | McKenzie, Duane C et al           | 18.89   |
| 3                  | Limbach Trust, Audrey L et al     | 5.82    |
| <b>SECTION 15</b>  |                                   |         |
| 1                  | Camenzind Trust, Case et al       | 13.7    |
| <b>SECTION 16</b>  |                                   |         |
| 1                  | Petersen, Roger G et al           | 6.4     |
| 2                  | Bang, Joshua M                    | 7.8     |
| <b>SECTION 17</b>  |                                   |         |
| 1                  | Jacobson Trust, Urs J             | 26.63   |
| 2                  | League, James A et al             | 6.06    |
| <b>SECTION 18</b>  |                                   |         |
| 1                  | Village of Nickerson              | 9.53    |
| 2                  | Harshman, Stephen D               | 5.03    |
| <b>SECTION 19</b>  |                                   |         |
| 1                  | Taylor, Sharon L                  | 11.7    |
| 2                  | Villarreal Trust                  | 3.03    |
| 3                  | Julius A et al                    | 11.7    |
| 4                  | Wenden Trust                      | 11.7    |
| 5                  | Jeffrey R et al                   | 22.93   |
| 6                  | Indra, Kevin                      | 28.74   |
| 7                  | Wenden, Jeffrey A et al           | 24.15   |
| 8                  | Indra, Kevin                      | 6.71    |
| 9                  | Allen, Ronald E et al             | 9.66    |
| <b>SECTION 20E</b> |                                   |         |
| 1                  | McKenzie, Duane C et al           | 26.24   |
| 2                  | Rasmussen, Lark                   | 24.79   |
| <b>SECTION 20W</b> |                                   |         |
| 1                  | Fuhrmeister, Ramona J et al       | 20.03   |
| 2                  | Rasmussen, Carmen E et al         | 19.85   |
| 3                  | Joens Sr, Gary R et al            | 9.07    |
| 4                  | Johnson, Roy A et al              | 6.26    |
| <b>SECTION 21</b>  |                                   |         |
| 1                  | Pettit, Mark D                    | 10.45   |
| 2                  | Poppe, Stephen E et al            | 5.35    |
| 3                  | Bestmip Inc                       | 10.29   |
| <b>SECTION 22</b>  |                                   |         |
| 1                  | Mueller, David C et al            | 5.11    |
| <b>SECTION 23</b>  |                                   |         |
| 1                  | Brabec Trust, Janet L             | 12.81   |
| <b>SECTION 24</b>  |                                   |         |
| 1                  | Barfels, Gloria Jean et al        | 15      |
| <b>SECTION 25</b>  |                                   |         |
| 1                  | Christensen Le, Roy G et al       | 10.08   |
| <b>SECTION 26</b>  |                                   |         |
| 1                  | Nextera Prop LLC                  | 20.47   |
| 2                  | Nextera Prop LLC                  | 5.49    |
| 3                  | Kaup Prop Inc                     | 19.53   |
| 4                  | Schauer, John et al               | 20.22   |
| 5                  | Schauer, John et al               | 11.33   |
| 6                  | Schauer, John et al               | 10.25   |
| 7                  | Ghan Trust, Jonathan M et al      | 5.88    |
| <b>SECTION 27</b>  |                                   |         |
| 1                  | Hartman, Jeffrey et al            | 7.29    |
| 2                  | Hespen, Steven et al              | 5.28    |
| 3                  | Ness, Fred et al                  | 5.28    |
| 4                  | Hespen Pets Inc                   | 5.99    |

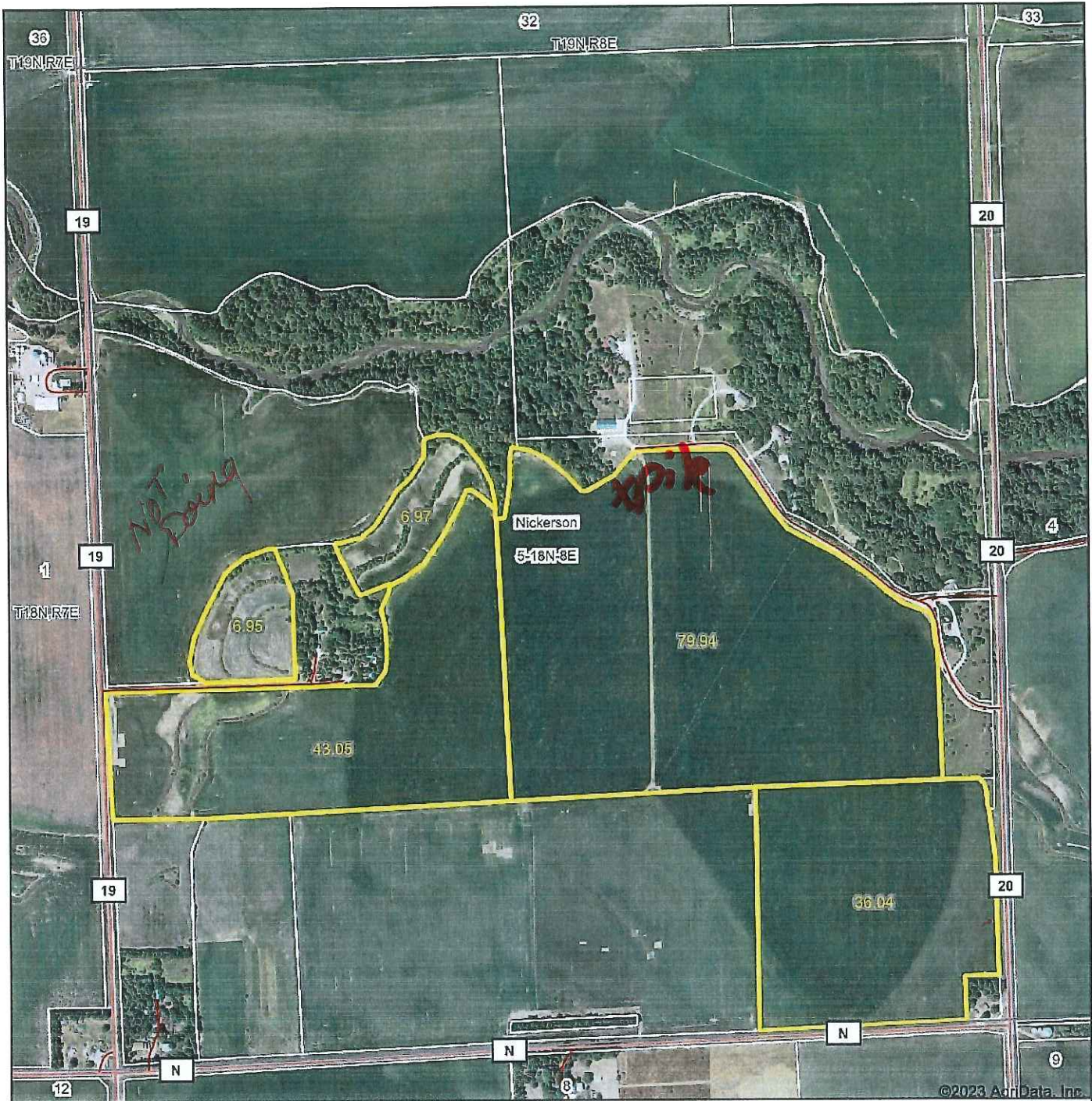
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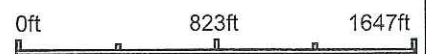
270120862

# Aerial Map



©2023 AgriData, Inc.

Map Center: 41° 33' 36.69, -96° 32' 59.35



**5-18N-8E**  
**Dodge County**  
**Nebraska**



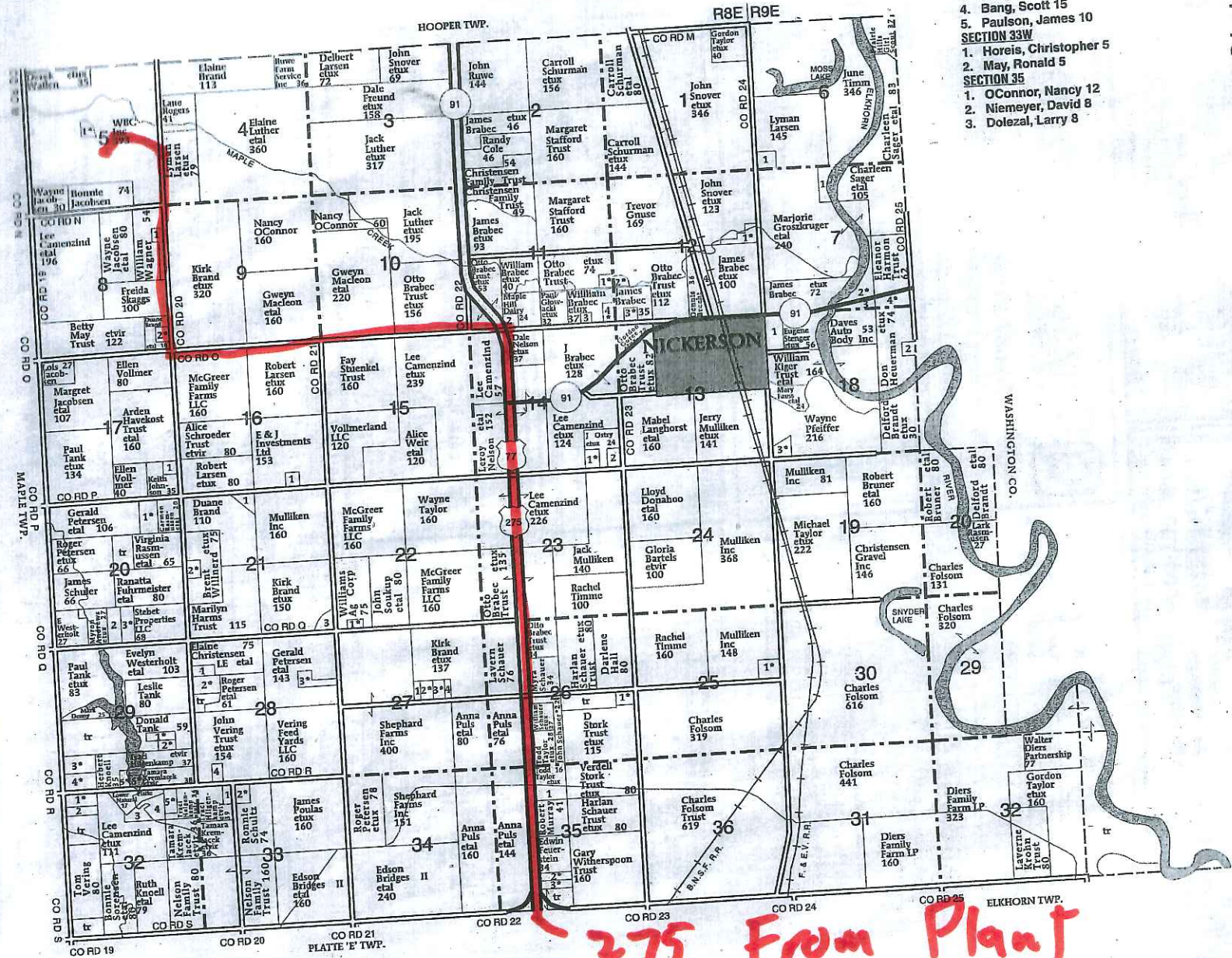
Field borders provided by Farm Service Agency as of 5/21/2008.



# Jay Wehling

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275 From Plat

**SECTION 32W**

1. Marshall, Derrill 14
2. Pettit, Mark 10
3. Bang Trust, Jeanyne 17
4. Bang, Scott 15
5. Paulson, James 10

**SECTION 33W**

1. Horeis, Christopher 5
2. May, Ronald 5

**SECTION 35**

1. O'Connor, Nancy 12
2. Niemeyer, David 8
3. Dolezal, Larry 8

T-18-N

NICKERSON PLAT  
(Landsman)



R-8-9-E

## **Biosolid Transportation**

**All biosolids will be transported by a contract carrier. All loads are weighed and legal for weight. Everything is loaded at plant located east of Fremont on Morningside road. They go directly to field where product is to be applied.**

**All product is custom applied with spreaders with scales. These are calibrated before we start the application.**

**All EPA guidelines are followed.**

**Hauler: Big River Trucking**

**Don Shunk**

**402-699-1658**

**112 Allsion Ave**

**Yutan, Ne.**

**Applicator: Beef States Custom**

**Roy Belina**

**402-649-6150**



**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

March 6, 2023

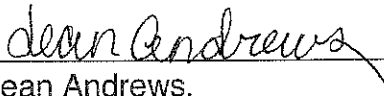
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, March 21, 2023 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3<sup>rd</sup> Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Jay Uehling of 731 County Rd. 5, Oakland, NE 68045 to obtain a Conditional Use Permit to store and apply Biosolids as per Article 12 Section 2. Conditional Uses 2.18 and Supplemental Regulations Article 25, Section 22 located in SE ¼ SE ¼ Section 5, Township 18 North, Range 8 East and North ½ SE ¼ Section 5, Township 18 North, Range 8 East; South ½ NW ¼ Section 5, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, March 21, 2023 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Conditional Use permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of the 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: **Neb-Ia Agronomics, LLC**

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:

**Part of the North half of the Southeast Quarter, and part of the North half of the Northeast Quarter, and part of the Southeast Quarter of the Northeast Quarter, and the Northwest Quarter of the Southwest Quarter, and the Southwest Quarter of the Northwest Quarter, and the North half of the Northwest Quarter, and Tax Lot 2, part of Tax Lot 3, part of Tax Lot 4 and Tax Lot 8 all located in Section 5, Township 18 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.**

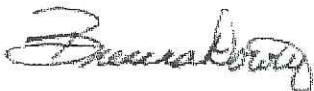
The list of names and addresses include all property owners within 1,000 feet of said property:

**See Exhibit A**

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: February 17, 2023**

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



Registered Abstracter  
Certificate No. 147  
Order No. 230092

2023 FEB 22 PM 12:09  
DODGE COUNTY TITLE & ESCROW CO., LLC  
FREMONT, NE 68025

|   |  |             |           |
|---|--|-------------|-----------|
| John & Connie Snover<br>1232 County Rd 19<br>Hooper, NE 68031-2219                | NW1/4, SW1/4 & W1/2SE1/4                 | 32 - 19 - 8 | 270123543 |
| Louis A & Sharon F Thernes (Trustee<br>1178 County Rd 17<br>Hooper, NE 68031-2038 | SE1/4                                    | 36 - 19 - 7 | 270116004 |
| Louis A & Sharon F Thernes (Trustee<br>1178 County Rd 17<br>Hooper, NE 68031-2038 | TL 4                                     | 1 - 18 - 7  | 270111916 |
| Chad M & Dawn Christianson<br>1335 County Rd 19<br>Fremont, NE 68025-7320         | PT TL 3                                  | 1 - 18 - 7  | 270111902 |
| Dan D Lauritsen<br>18213 N 66th Way<br>Phoenix, AZ 85054-6709                     | N1/2SE1/4, SW1/4SE1/4, TL 1<br>& PT TL 3 | 1 - 18 - 7  | 270139605 |
| Margret E & Jon M Jacobsen<br>1947 County Rd N<br>Fremont, NE 68025-7365          | TL 2 (SE1/4SE1/4)                        | 1 - 18 - 7  | 270136341 |
| Wayne L Jacobsen<br>1910 County Rd N<br>Fremont, NE 68025-7365                    | PT SE1/4SW1/4 & TL 6                     | 5 - 18 - 8  | 270136514 |
| Bonnie L Jacobsen (Trustee)<br>9041 S 28th St<br>Lincoln, NE 68516-5923           | PT SE1/4SW1/4 & SW1/4SE1/4               | 5 - 18 - 8  | 270136513 |



|  |                           |            |           |
|--|---------------------------|------------|-----------|
| Lee E Camenzind<br>12417 N 179th Cir<br>Bennington, NE 68007-5755  | NW1/4 & N1/2SW1/4         | 8 - 18 - 8 | 270120925 |
| Wayne L & Jon M Jacobsen<br>1910 County Rd N<br>Fremont, NE 68025-7365   | TL 8 & 9                  | 8 - 18 - 8 | 270120911 |
| William L & Theresa A Wagner<br>(TODD) Wagner Family Revocable<br>Trust (Beneficiary<br>1411 N 133rd St<br>Omaha, NE 68154 | TL 7                      | 8 - 18 - 8 | 270120904 |
| Robert B Bales<br>1974 County Rd N<br>Fremont, NE 68025-7365   | TL 1                      | 5 - 18 - 8 | 270120890 |
| BWB Farms LLC<br>2190 Rosedale Rd<br>Fremont, NE 68025-7830  | NW1/4 & SW1/4             | 9 - 18 - 8 | 270137940 |
| Matt T & Anna Wagner (JT WROS<br>17166 County Rd 26<br>Blair, NE 68008-6434  | PT W1/2SW1/4              | 4 - 18 - 8 | 270120827 |
| Lane Rogers<br>19370 County Rd 20<br>Blair, NE 68008-5610  | SW1/4NW1/4 & PT W1/2SW1/4 | 4 - 18 - 8 | 270138937 |

|  |                          |             |           |
|--|--------------------------|-------------|-----------|
| Duane O & Elaine N Brand (Trustees)<br>1024 Skyline Dr<br>Fremont, NE 68025-7851 | NW1/4NE1/4 & N1/2NW1/4   | 4 - 18 - 8  | 270120820 |
| Sidney W Moeller<br>2113 County Rd L<br>Hooper, NE 68031-2017                    | S1/2SW1/4, PT SW1/4SE1/4 | 33 - 19 - 8 | 270123571 |
| John & Connie Snover<br>1232 County Rd 19<br>Hooper, NE 68031-2219               | E1/2SE1/4 & TL 2         | 32 - 19 - 8 | 270136991 |
| Jeffrey A & Jamie L Weaklend<br>1990 Wagner Rd<br>Fremont, NE 68025-6617         | Maple Bluffs Sub Lot 1   | 5 - 18 - 8  | 270138312 |
| Mark & Nannette Witte<br>PO Box 1301<br>Fremont, NE 68026-1301                   | Maple Bluffs Sub Lot 2   | 5 - 18 - 8  | 270138313 |
| Matthew G Lamb<br>1978 Wagner Rd<br>Fremont, NE 68025-6617                       | Maple Bluffs Sub Lot 3   | 5 - 18 - 8  | 270138314 |
| Michael J Tasset<br>1968 Wagner Rd<br>Fremont, NE 68025-6617                     | Maple Bluffs Sub Lot 4   | 5 - 18 - 8  | 270138315 |
| Dan & Crystal Andrews (JT WROS)<br>1137 N Broad St<br>Fremont, NE 68025-4133     | Maple Bluffs Sub Lot 5   | 5 - 18 - 8  | 270138317 |



|  |  |            |           |
|--|--|------------|-----------|
| William & Tracy Usher (JT WROS)<br>1960 Wagner Rd<br>Fremont, NE 68025-6617  | Maple Bluffs Sub Lot 6                   | 5 - 18 - 8 | 270138318 |
| Hsuan & Heidi Cheng (JT WROS)<br>1120 20th St<br>Central City, NE 68826-9518 | PT NE1/4NW1/4, PT W1/2NW1/4<br>& PT TL 8 | 5 - 18 - 8 | 270138747 |
| Ryan S & Allyson C Trost<br>1362 County Rd 19<br>Fremont, NE 68025-7320      | TL 7                                     | 5 - 18 - 8 | 270120841 |