

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Clayton Wacker #2 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_

DODGE COUNTY  
BIOSOLIDS PERMIT APPLICATION FOR CONDITIONAL USE PERMIT

1. Date: 7/14/2020
2. Applicant Name: Clayton Wacker  
Address: 1753 Co Rd 17 Ames, NE 68621  
Phone No. 402-881-6661
3. Legal Description of the Storage Site Location 27-18N-7E  
NE 1/4 SE 1/4, SW 1/4 SE 1/4, PT NW 1/4 SE 1/4, PT SW 1/4 NE 1/4, TL 11 & PT TL
4. Legal Description of the Application Site Location 27-18N-7E  
NE 1/4 SE 1/4, SW 1/4 SE 1/4, PT NW 1/4 SE 1/4, PT SW 1/4 NE 1/4, TL 11 & PT TL
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 Customs, 1246 Road X, Howells, Ne. 68641  
Roy Belina (owner) 402-649-6150

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:

[Signature]  
Applicant

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

[Signature]  
Farmer/Operator

Denied \_\_\_\_\_

Stebert Development PLA [Signature]  
Property Owner

Dodge County Planning Commission

\_\_\_\_\_  
Planning Commission Date

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

\_\_\_\_\_  
Date County Board Meeting

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

Attest:

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

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

2020 JUL 24 AM 8:28  
RECEIVED  
Dodge Co Highway Dept

**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

August 5, 2020

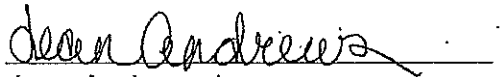
Clayton Wacker  
1753 County Rd. 17  
Ames, NE 68621

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held August 18, 2020 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 August 26, 2020 where your application will be heard at 9:40 & 9:45 A.M.

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

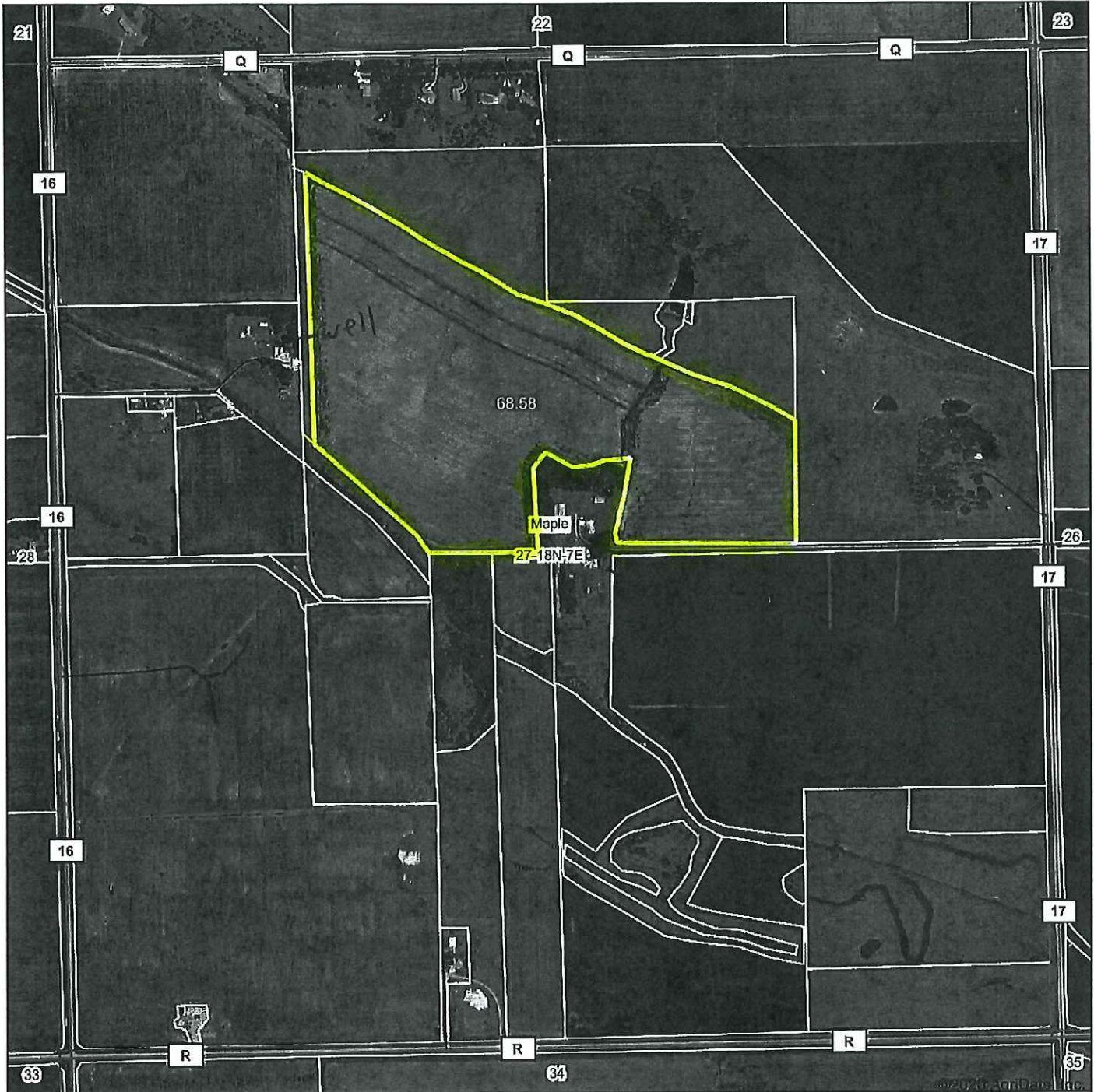
Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

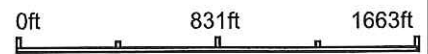
Enclosure

Cc: Scott Nunn, NE-IA Agrinomics  
File

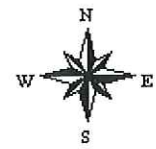
# Aerial Map



Map Center: 41° 30' 9.45, -96° 36' 25.75



**27-18N-7E**  
**Dodge County**  
**Nebraska**



7/18/2020

Maps Provided By:  
 **surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2020 www.AgriDataInc.com

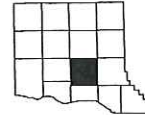
Field borders provided by Farm Service Agency as of 5/21/2008.



T-18-N

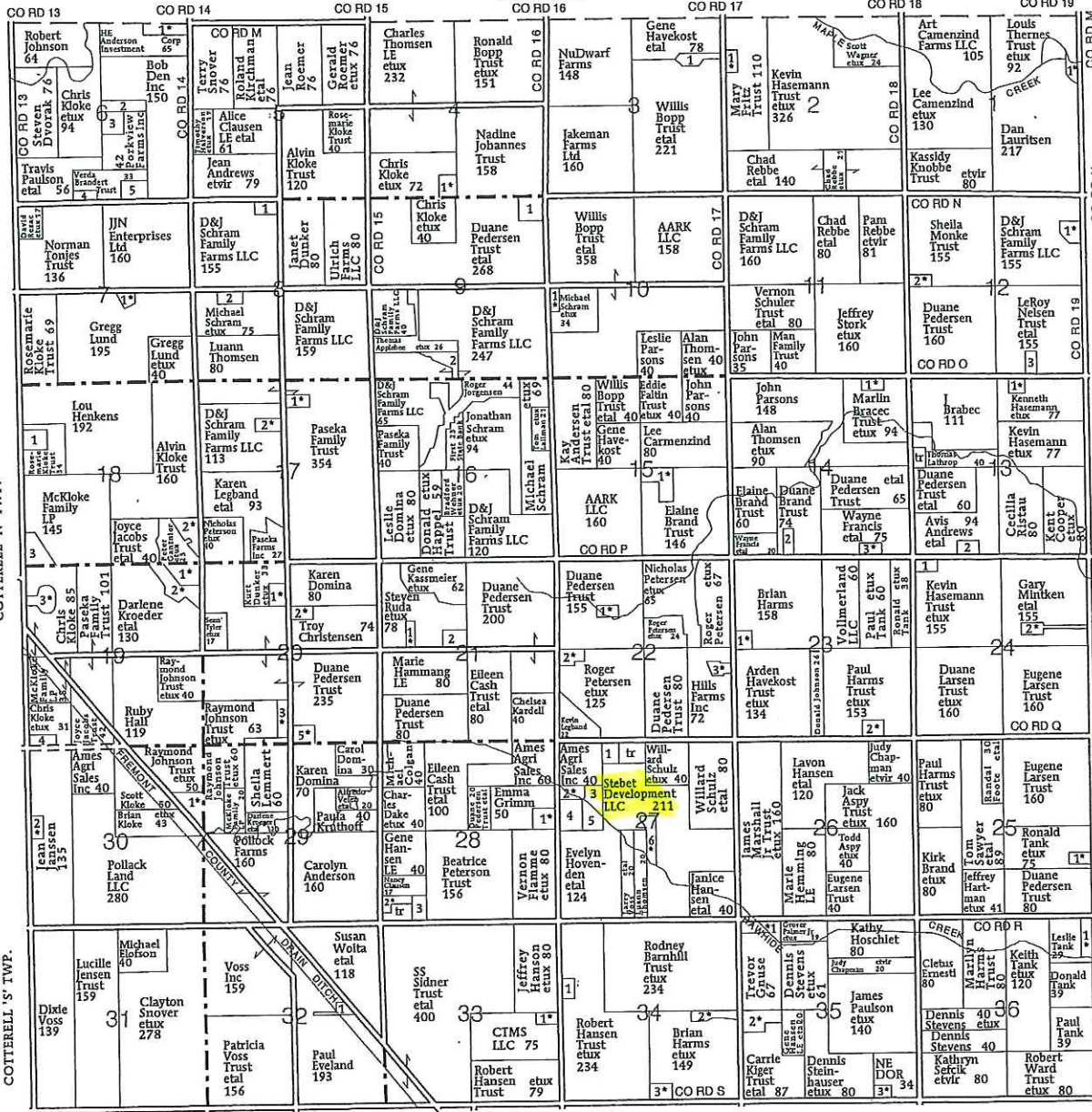
# MAPLE PLAT

(Landowners)



R-7-E

EVERETT TWP.



PLATT 'W' TWP.

### MAPLE TOWNSHIP

- SECTION 1**
- 1. Christianson, Chad etux 6
- SECTION 2**
- 1. Havener, Adam etal 5
- SECTION 3**
- 1. Sixta, Ronald 12
- SECTION 4**
- 1. Lucas, Ricky etux 8
- SECTION 6**
- 1. Kloke, Chris etux 10
- 2. Baumert, Dennis 10
- 3. Maple Creek Pig Co 10
- 4. Brandert Trust, Vernon 5
- 5. TBR Inc 10
- SECTION 7**
- 1. Harris, James etal 5

- SECTION 8**
- 1. Windmill Rentals LLC 5
- 2. Kloke, Brian 5
- SECTION 9**
- 1. Nielsen, Donald 12
- 2. Jorgensen, Roger 7
- SECTION 10**
- 1. Vaughn, Robert etux 6
- SECTION 12**
- 1. Poulas, Ronald etux 5
- 2. Fase, Kenneth etux 5
- 3. Scigo, Terry 5
- SECTION 13**
- 1. Leif, Selster etux 5
- 2. Bassett Sr, Squire 6
- SECTION 14**
- 1. Ness, Fred etux 5
- 2. Barnes, Nicholas 6
- 3. Francis, Wayne etux 5
- SECTION 15**
- 1. Neuman, Kent etux 14

- SECTION 17**
- 1. Nordboe, Roger etux 6
- 2. Andrews, Terry etal 7
- SECTION 18**
- 1. Kloke Trust, Alvin 9
- 2. Jacobs Trust, Joyce etal 17
- SECTION 19**
- 3. Kloke, Chris 14
- SECTION 19**
- 1. Kroeder, Darlene etal 12
- 2. Bertelsen, Lonnie etux 18
- 3. Boehm, John etux 8
- 4. Vesper, Brian 6
- SECTION 20**
- 1. Hilgenkamp, Gerald etal 7
- 2. Dvorak, Christopher etux 6

- 3. Raymond, Steven etux 10
- 4. Lemmert, Sheila 6
- 5. Jacobi, Ryan etux 8
- SECTION 21**
- 1. Ruda, Chad etux 9
- 2. Hassler, Ronald 10
- SECTION 22**
- 1. Schuit, Edward etux 5
- 2. Barfling, Ronald etux 13
- 3. Leners, Timothy etux 5
- SECTION 23**
- 1. Alley, Justin etux 5
- 2. King, Kenneth etux 7
- SECTION 24**
- 1. Martinson Trust, LeRoy 5
- 2. Welander, Darrell etux 5

- SECTION 25**
- 1. Tank, Richard etal 5
- SECTION 27**
- 1. Schferl, Steven 7
- 2. LaCroix, Chelsea etal 9
- 3. Koziol, Michael 6
- 4. Johnson, Lyle 14
- 5. Ames Agri Sales Inc 12
- 6. Wacker, Jeff etux 10
- SECTION 28**
- 1. Micek, Michael etux 10
- 2. Roberts, Matthew etux 6
- 3. Jarosz, Denise 7
- SECTION 30**
- 1. Johnson Trust, Roberta etvir 17
- 2. Spicer, Scott etux 5
- SECTION 32**
- 1. Lane Leavitt Farm Inc 5

- SECTION 33**
- 1. Kruger, Richard etux 5
- SECTION 34**
- 1. Andersen, Christopher 6
- 2. Powell, Michael etux 11
- 3. Shanahan, Michael etux 5
- SECTION 35**
- 1. LaFavor, Mary etal 13
- 2. Frost, Rodney etux 13
- 3. Micek, Matthew etux 6
- SECTION 36**
- 1. Tank, Keith etux 9

**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

August 5, 2020

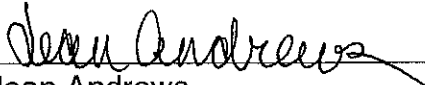
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, August 18, 2020 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 request of Clayton Wacker of 1753 County Rd. 17, Ames, NE 68621 to obtain a Conditional Use Permit to apply and store Bio-Solids as per Article 13 Section 2. Conditional Uses 2.18 in NE ¼ SE ¼, SW ¼ SE ¼, Pt NW ¼ SE ¼, Pt SW ¼ NE ¼, TL 11& Pt TL in Maple Township, Zoning District A-2, General Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, August 18, 2020 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 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

2020 JUL 29 AM 10:41  
RECEIVED  
Dodge Co Highway Dept

**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:

**The Northeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, part of the Northwest Quarter Southeast Quarter, part of the Southwest Quarter Northeast Quarter, Tax Lot 11 and part Tax Lot 12 all in Section 27, Township 18, Range 7 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:

**Steven Schiferl** TL 10 27 - 18 - 7  
**1627 County Rd Q**  
**Ames, NE 68621-2109**

**Roger G. & Debora L. Petersen** SE1/4SW1/4 22 - 18 - 7  
**1723 County Rd 21**  
**Fremont, NE 68025**

**Delmar & Cathy Driver** Admiral Acres Sub Lot 1 27 - 18 - 7  
**1633 County Rd Q**  
**Ames, NE 68621-2109**

**Robert S. & Abigail M. Wacker (JT)** Admiral Acres Sub Lot 2 27 - 18 - 7  
**1637 County Rd Q**  
**Ames, NE 68621-2109**

**Jeffery E. & Elizabeth A. Johns** Admiral Acres Sub Lot 3 27 - 18 - 7  
**1643 County Rd Q**  
**Ames, NE 68621-2109**

Paul M. & Eileen R. Cash (TR) 1649 County Rd Q Ames, NE 68621-2109	TL 7	27 - 18 - 7
Duane M. Pedersen (REV TR) 1661 County Rd 16 Ames, NE 68621-2111	W1/2SE1/4	22 - 18 - 7
Willard H. Schulz, ETUX 330 E 19th St Fremont, NE 68025-3014	NW1/4NE1/4	27 - 18 - 7
Willard H. Schulz, ETAL 330 E 19th St Fremont, NE 68025-3014	E1/2NE1/4	27 - 18 - 7
James D. Jr & Eileen M. Marshall, CoTr Pathfinder Co 1416 E 23rd St Fremont, NE 68025	W1/2W1/2	26 - 18 - 7
Janice A. Sasse (ETAL) Ralph E. Hansen (ETAL) 4325 N 14th St Lincoln, NE 68521-1916	SE1/4SE1/4	27 - 18 - 7
Rodney L. & Maxine J. Barnhill (Trust) % Farmers National Company 21222 Barnhill PO Box 542016 Omaha, NE 68154-8016	E1/2NW1/4, W1/2NE1/4, NE1/4NE1/4 & TL 2	34 - 18 - 7
Luann Thomsen 8115 Arrow Ridge Rd Lincoln, NE 68506	TL 6	27 - 18 - 7
Larry L. Voss & Rhonda Register 1638 County Rd R Ames, NE 68621	TL 5	27 - 18 - 7

Evelyn I. Hovenden, (Life Estate ETAL) TL 13 & 14 27 - 18 - 7  
Nancy L. Clausen (ETAL)  
Carol Hovenden (ETAL)  
Shirley Kolm (ETAL)  
2307 Phelps Ave  
Fremont, NE 68025-1612

Evelyn I. Hovenden, (Life Estate ETAL) W1/2SW1/4 & 27 - 18 - 7  
Nancy L. Clausen (ETAL) W1/2SE1/4SW1/4  
Carol Hovenden (ETAL)  
Shirley Kolm (ETAL)  
2307 Phelps Ave  
Fremont, NE 68025-1612

Ames Agri Sales LLC PT TL 1 27 - 18 - 7  
Chelsea N. Kardell  
1712 County Rd 16  
Ames, NE 68621-2110

Ames Agri Sales LLC PT TL 1 27 - 18 - 7  
Chelsea N. Kardell  
1712 County Rd 16  
Ames, NE 68621-2110

Lyle E. Johnson TL 2 (SW1/4NW1/4) 27 - 18 - 7  
1736 County Rd 16  
Ames, NE 68621-2110

Michael T. Koziol PT TL 3 & all TL 4 Tract 1 27 - 18 - 7  
1712 County Rd 16  
Ames, NE 68621-2110

Chelsea N. & Lucas M. Kardell PT TL 3 Tract 2 27 - 18 - 7  
1681 County Rd 16  
Ames, NE 68621-2110

Ames Agri Sales Inc  
4860 Gleneagle Ct  
Lincoln, NE 68526-9549

NW1/4NW1/4

27 - 18 - 7

Kevin N. Legband  
1610 County Rd Q  
Ames, NE 68621-2109

TL 13

22 - 18 - 7

Roger G. & Debora L. Petersen  
1723 County Rd 21  
Fremont, NE 68025

NE1/4SW1/4 & TL 14 & 17

22 - 18 - 7

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: July 27, 2020**

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



Registered Abstracter  
Certificate No. 147  
Order No. 200938