

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Kevin Hasemann 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 21 day of September, 2021.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Receipt given

Date Aug 30 - 2021

Property Owner's Name Kevin Hasemann

Address: 1229 Glenwood Court Fremont NE

Phone No. 402-720-5253

Legal Description of the Property to be split ATTACHED

Number of Acres being split off 6.02 Zoning District A1

Total Number of Acres the subdivision subdivided from 160 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) Kevin Hasemann

Applicant's Address 1229 Glenwood Court Fremont, NE

Applicant's Signature Kevin Hasemann

2021 AUG 30 PM 2:38
RECEIVED
Dodge County Highway Dept

OFFICE USE ONLY

Permit No. 2021-004

Date 09-21-2021 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 10-06-2021 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date Aug. 30, 2021
Property Owner's Name Kevin Hasebach

Address: 1229 Glenwood Court Fremont

Phone No. 402-720-5253 (Home) _____ (Work)

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

Section NW 1/4 16 Township 20N Range 7E Lot No. _____

Location within Section NW 1/4 16 Lot Size 6.05 acres (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?

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 ag _____ 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. As
2. Can soil conditions support the proposed development? What is the soil classification of the area? NA
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)? yes

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RECEIVED
Dodge Co Hywa Dept

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
Yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Enclosed:

Site Plan Yes Soil Suitably Map _____ Easements _____
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency _____

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 350 is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature [Signature] Mailing Address 1229 Glenwood Ct
Fremont NE 68025

OFFICE USE ONLY

PERMIT NO. 2021-012

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 09-21-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 10-06-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

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:

Lynn D. Schreer

Address of Applicant:

1475 C. Blvd. Scribner

In witness whereof, the parties aforesaid have hereto set their hand with this application 31 day of August, 2021

Date filed with Dodge County Joint Planning Commission: 9-21-21

Date filed with Dodge County Board of Supervisors: 10-6-21

Dean 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. 2021-004

Property Owner's Name Kevin Haxemann

Address 1229 Glenwood Court Fremont

Legal Description NW 1/4 Section 16, T20N, R7E

Lot Size and Number of Acres 6.05

Distance from Nearest Livestock Operation N/A

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 Kevin Haxemann

Mailing Address 1229 Glenwood Ct Fremont NE 68025

Telephone No. 402-720-5253

OFFICE USE ONLY

Lynn Schuur 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 8-31-21

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

September 9, 2021

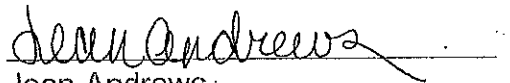
Kevin Hasemann
1229 Glenwood Court
Fremont, NE 68025

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held September 21, 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 October 6th, 2021 where your application will be heard at 9:40 A.M.

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

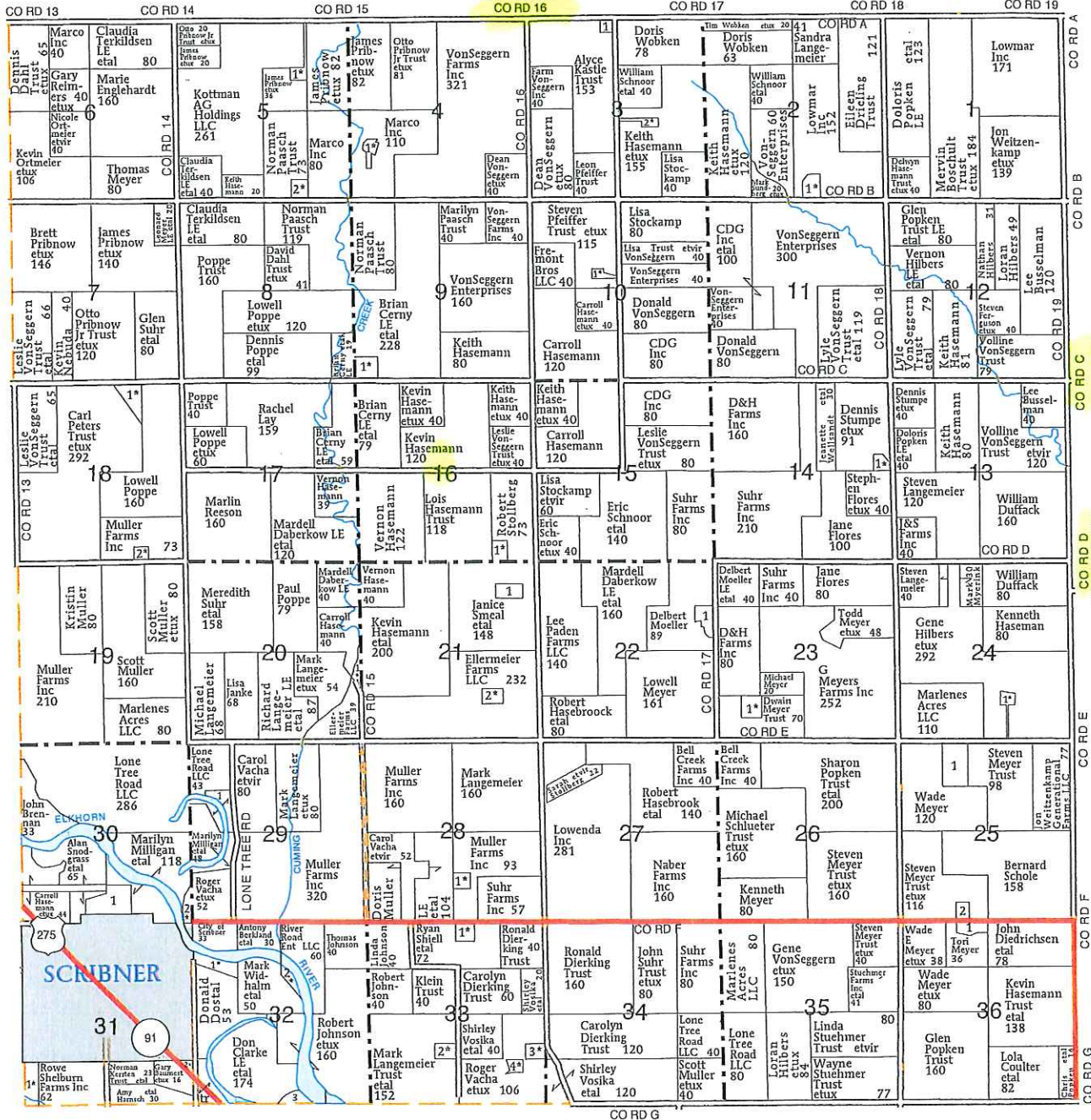
Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

(Landowners)

CUMING CO.



PEBBLE TWP.

LOGAN TWP.

CO RD E

CO RD F

CO RD G

EVERETT TWP.

CUMING TOWNSHIP

SECTION 2

- 1. Mowinkle, Dan etux 8

SECTION 3

- 1. St Johns Lutheran Church 6

- 2. Mahnke, Eric etal 5

SECTION 4

- 1. Hetzel Trust, Kristy etal 10

SECTION 5

- 1. Pribnow, Jeffery etux 5
- 2. Paasch, David etux 7

SECTION 9

- 1. Petersen, Merlin etux 11

SECTION 10

- 1. Mahnke, Eric etal 5

SECTION 14

- 1. Stumpe, Dennis etal 9

SECTION 16

- 1. Slama, Garwood etux 7

SECTION 18

- 1. Suhr, Glen etal 11

SECTION 20

- 1. Hasemann, Kevin etal 6

SECTION 21

- 1. Joe Smeal Inc 12
- 2. Wagner, Casey etux 8

SECTION 22

- 1. Powell, Dennis 9

SECTION 23

- 1. Meyer, Scott etal 10

SECTION 24

- 1. Hilbers, Chad etux 6

SECTION 25

- 1. St Pauls Lutheran Church of Hooper 22

SECTION 28

- 2. Smeal, Bryan 5

SECTION 28

- 1. Poppe, Russel etux 7

SECTION 29

- 1. Robart, Joann 17

SECTION 30

- 1. School District 62 27
- 2. Vacha, Roger etux 9

SECTION 31

- 1. Schnoor, Eric etal 10

SECTION 32

- 2. Dostal, Donald etux 8

SECTION 34

- 1. Johnson, Tereshel etal 14

- 2. Clarke LE, Don etal 10
- 3. Lange, Aaron 10

SECTION 33

- 1. Garretson, Jason etux 8

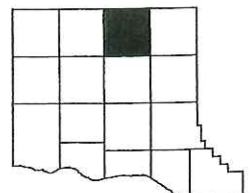
- 2. Schlueter, Cory etux 9

- 3. Mortensen, Jefferey etux 8

- 4. Vacha, Brady etux 7

SECTION 36

- 1. Meyer Family Trust 5



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

September 9, 2021

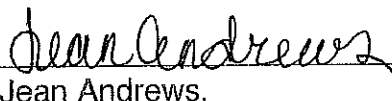
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, September 21, 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 Kevin Hasemann of 1229 Glenwood Court, Fremont, NE 68025 to subdivide a 6.05 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in NW ¼ Section 16, Township 20 North, Range 7 East in Cuming 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, September 21, 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

2021 SEP -2 AM 7:56
RECEIVED
Dodge Co Highway Dept

REVISED
NAME AND ADDRESS SEARCH

Request Made By: **Kevin Hasemann**

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 Northwest Quarter in Section 16, Township 20 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

Parcel No. 270116970

The West Half of the Northeast Quarter in Section 16, Township 20 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

Parcel No. 270116977

The Southeast Quarter of the Northwest Quarter in Section 16, Township 20 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

Parcel No. 270133966

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

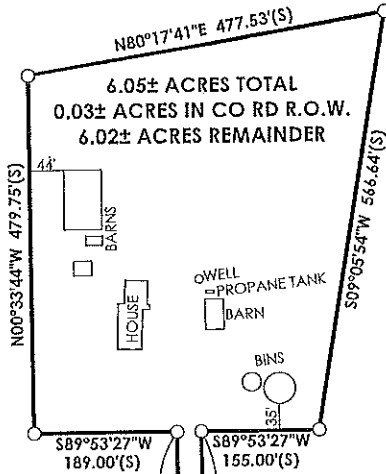
Brian M. Cerny (Life Estate Etal)	E1/2NW1/4, E1/2SW1/4,	9 - 20 - 7
Pamela Cerny (ETAL)	NW1/4SW1/4 & TL 2	Parcel No. 270137536
Stacy Cerny, (ETAL)		
Amy Meyer, (ETAL)		
Brian D. Cerny (ETAL)		
701 252nd Ave		
Spirit Lake, IA 51360-7179		
Constance Hasemann	S1/2SE1/4	9 - 20 - 7
311 County Road 16		Parcel No. 270116795
Scribner, NE 68057-1369		
Constance M. Hasemann	NE1/4NE1/4	16 - 20 - 7
311 County Road 16		Parcel No. 270116956
Scribner, NE 68057-1369		
Leslie A. & Lois Von Seggern, Tr	SE1/4NE1/4	16 - 20 - 7
209 8th St		Parcel No. 270116963
Scribner, NE 68057-0000		



PLAT OF SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 6TH P.M.,
DODGE COUNTY, NEBRASKA.

SCALE 1" = 200'



COUNTY RECORD STAMP

SURVEY RECORD REPOSITORY STAMP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED AUGUST 29, 2021. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE DODGE COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 16, THENCE N89°31'40"W, ON THE EAST-WEST 1/4 LINE, A DISTANCE OF 3019.19 FEET TO THE POINT OF BEGINNING; THENCE N89°31'40"W A DISTANCE OF 35.43 FEET; THENCE N00°16'43"W A DISTANCE OF 1327.13 FEET; THENCE S89°53'27"W A DISTANCE OF 189.00 FEET; THENCE N00°33'44"W A DISTANCE OF 477.75 FEET; THENCE N80°17'41"E A DISTANCE OF 477.53 FEET; THENCE S09°05'54"W A DISTANCE OF 566.64 FEET; THENCE S89°53'27"W A DISTANCE OF 155.00 FEET; THENCE S00°24'35"E A DISTANCE OF 1327.50 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.05 ACRES OR LESS.

LEGEND

- P.O.B. - POINT OF BEGINNING
- (S) - MEASURED BY SEERY
- (R) - MEASURED BY RECORD 1963
- W/ - WITH
- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- SIR - SET IRON REBAR
- AC - ALUMINUM CAP
- PC - PLASTIC CAP
- W.C. - WITNESS CORNER
- - SET IRON REBAR 5/8" WITH PLASTIC CAP
- - FOUND CORNER AS DESCRIBED
- ▲ - FOUND SECTION CORNER AS DESCRIBED

WEST 1/4 CORNER
SEC 16-20-7
FOUND IRON REBAR 5/8" WITH PLASTIC CAP

CORNER FALLS ON TOP OF EAST CULVERT
N.- 22.15' TO DRILL HOLE IN CMP
S.- 21.44' TO DRILL HOLE IN CMP
SW.- 25.43' TO DRILL HOLE IN CMP
NW.- 25.28' TO DRILL HOLE IN CMP

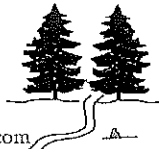
EAST 1/4 CORNER
SEC 16-20-7
FOUND IRON ROD 1"

NE.- 45.61' TO NAIL IN DISC IN WARNING POST
NE.- 56.33' TO NAIL IN DISC IN WARNING POST
IN LINE WITH CENTER LINE RUNNING N-S
S.- 1.5' TO CENTER LINE RUNNING E-W
SE.- 57.85' TO SET IRON REBAR 5/8" WITH PLASTIC CAP

W.C. 34.12'(S)
W.C. 45.50'(S)
P.O.B.
N89°31'40"W 35.43'(S)
"C" BOULEVARD
N89°31'40"W 5292.39'(S) 5299.61'(R)

Milestone
Land Surveying L.L.C.

2406 Highway 32
Oakland, Nebraska 68045
Cell 402-380-6736
E-mail MilestoneLS689@gmail.com



CERTIFICATION

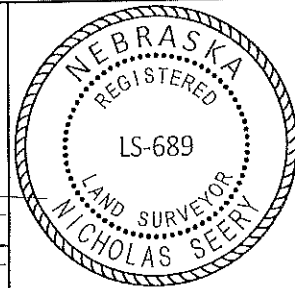
I HEREBY CERTIFY THAT THIS SURVEY DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

AUGUST 29, 2021
DATE OF SIGNATURE

NICHOLAS SEERY

DRAWN BY: NNS
CHECKED BY: NNS

FIELD DATE: JULY-AUG
PROJECT #: 2021069



A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED AUGUST 29, 2021. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE DODGE COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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