



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, June 12, 2023

7:30 PM

**Council Chambers at the Municipal
Building**

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, June 12, 2023, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting.

City financial claims and related invoices will be available for Council member review, audit and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

CALL TO ORDER

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of March 12, 2023

City of Seward Planning Commission

Minute Record March 13, 2023

The City of Seward Planning Commission met in regular session at 7:30p.m. March 13, 2023, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Russ Soucek, Dan Ellis, Ron Wallman, Sue Bowen, Jeremy Tonniges, Ron Niemoth, Scott Seevers, and Lacey Koch. Other Officials present: Building and Zoning Director, Tim Dworak, and Administrative Assistant, Sara Van Cura.

Absent members were: None.

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of February 13, 2023.

Moved by Commission Member; seconded by Commission Member Niemoth to approve the minutes.

Aye: Kotera, Soucek, Ellis, Wallman, Bowen, Tonniges, Niemoth, Seevers, Koch,
Nay: None.

Absent: None. Motion carried.

1. Public Hearing 7:30pm: review a special use permit application located at 1416 Eastridge Ave. Seward, to allow an in-home preschool for more than six persons.

Chairperson Wallman opened the public hearing.

Dworak stated this is to start an in-home preschool in the basement of the applicant's home. Roughly 8-12 kids and it would not need additional staff. It is required to be licensed by the State of Nebraska, but they will not approve her license until they receive an ok from zoning. The special use permit will be attached to Stacey, and not the property. If someone else would move in and want to continue the preschool, they would have to reapply for the special use permit. A fence would need to be installed as required by code. The indoor space and outdoor space have the appropriate amount of space. There is an additional egress window. There is a double wide driveway that would satisfy the parking requirements. If she would have to add staff, there is room south of the driveway for the increase in parking.

Stacey Piskorski, 1416 Eastridge, Seward, stated there are two current preschools closing and she would like to have her preschool in her basement. DHHS does not require a fence, but they are installing a fence. She talked with the neighbors directly next to her and everyone was in favor of it. She has begun to work with DHHS.

Delbert Sahn, 1314 Eastridge, Seward stated he is located three houses south of the applicant where there is a homeowners association. He stated a few years ago, there was a daycare that opened and it was a mess. Kids screaming, ten to twelve cars at pickup time and it really messed up the neighborhood. He's not opposed to what she is trying to do but not in his backyard. It was not desirable situation. They already have problems with people running around in their backyard.

Pat Piskorski, 1416 Eastridge, Seward, stated that he thinks this is something that the town needs, especially if two are closing. The students would benefit. With the road to nowhere, Eastridge traffic has greatly diminished.

Jacob Jennings, Seward County Chamber and Development Partnership, stated the preschools are an economic development crisis. This is right up there with housing and broadband to the Chamber.

Chairperson Wallman asked for the hours of operation.

Stacey Piskorski stated it would be August through may and would start as early as 7:45 a.m. Tuesday and Thursdays would be two hours long for 3 year olds. Monday, Wednesday, Friday would be 3 hours long for the 4 and 5 year olds and Monday through Friday afternoons. The maximum would be twelve 4 and 5 year olds.

Commission Member Seevers asked if they were in the home owners association.

Stacey Piskorski stated that the houses to the south and the north are in home owners associations, but their house is not.

Commission Member Kotera asked if there's much curb side parking for drop off.

Stacey Piskorski stated there are probably three spaces and the driveway.

Commission Member Koch asked if the kids would enter in the front or the back.

Stacey Piskorski stated they would enter in the front.

Commission Member Niemoth asked if she can fit three parking spaces in her driveway.

Stacey Piskorski stated she could get four families in her driveway.

Dworak explained the parking and stated she had four parking spaces, which is one more that is needed.

Chairperson Wallman closed the public hearing.

Moved by Commission Member Soucek to approve the special use permit application at 1416 Eastridge to allow an in-home daycare for more than six persons; Commission Member Tonniges seconded.

Chairperson Wallman stated for the record that it appears to be a needed amenity for the City of Seward and is not seeing an undue burden to the adjacent homeowners.

Commission Member Koch this is something that we need, especially with two other ones closing. Koch also stated that previously living on Eastridge, traffic is crazy, especially with Concordia right there and the events taking place at night.

Vice Chairperson Ellis, stated having someone who is a quality educator stepping up would be a huge benefit.

Aye: Kotera, Soucek, Ellis, Wallman, Bowen, Tonniges, Niemoth, Seevers, Koch, Nay: None.

Absent: None. Motion carried.

2. Administrative Item

3. Reports

4. Agenda Items

5. Upcoming Events

Meeting adjourned 8:05 PM.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a special use permit application located at 116 S. Columbia Ave., Seward, Nebraska to allow construction of an accessory building in excess of 900 square feet.

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

Special Use permit

FINAL ACTION?

DEVELOPER/OWNER

Tom Matzke

PC HEARING DATE

June 12, 2023

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

116 S Columbia Ave, R-3, Residential

ADJACENT ZONING DISTRICTS/USE:

North, R-3, Residential – Bruce Endorf, Steven & Mary Haas

East, R-3, Residential – Lute & Jodi Brees

South, R-3, Civic – Nebraska District of Lutheran Church MO Synod

West, R-3, Residential – Charles & Janet Matzke

BRIEF SUMMARY OF REQUEST

To construct an accessory building/garage in excess of 900 square feet.



APPLICATION CONTACT

Tom Matzke, 402-430-9096

116 S Columbia Ave, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan.

ANALYSIS

Mr. Matzke wishes to construct a 1450 square foot accessory building/garage. The proposed location of the accessory structure meets zoning setbacks for R-3. The minimum 20% rear yard square footage requirement is 4876 sf. The available rear yard square footage is approximately 11,800 sf. Subtracting 900 sf for the pool and 1450 sf for the proposed accessory building, there remains approximately 9450 sf in the rear yard. The current ordinance §410-32.5 Accessory buildings and garages, limits the maximum size to 900 square feet on lots of less than one acre. The ordinance also allows for a conditional use permit to exceed this maximum as subject to requirements of this section.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

0.56 acres or 24382 square feet +/-

LEGAL DESCRIPTION:

Tax Lot 38, a subdivision in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Twenty-one (21), Township Eleven (11) North, Range Three (3), East of the 6th P.M., City of Seward, Seward County, Nebraska.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

CONDITIONS OF APPROVAL – SPECIAL USE PERMIT # CU23-02

As provided by the City of Seward Unified Land Development Ordinance, Article 44 Administrative Procedures and Penalties, section 410-44.3 Conditional Use Permits, this approval permits the USE OF AN ACCESSORY STRUCTURE IN EXCESS OF 900 SQUARE FEET.

SITE SPECIFIC CONDITIONS:

- 1.
- 2.

STANDARD CONDITIONS:

- 1.



PAID
5-11-23 CM

Application for Special Use Permit

Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting.
City Planning Commission meets the 2nd Monday of each month.

Instructions:

1. Fill out the application form completely. Use additional sheets if needed.
2. Filing Fee is \$200. Notification Fee is \$100. Amount Due is \$300 payable to the City of Seward.
3. Contact the City of Seward Building & Zoning Director for questions.
4. Submit a list of property owners within 300 feet, prepared by a certified abstractor.

Permit No. CU23-02

Date : 5/11/23

Applicants Name : Tom Matzke

Applicants Address: 116 S Columbia Ave, Seward NE 68434

Phone Number: (402) 430-9096

Email: tmatzke@neb.rr.com

Present use of Property: Residential

Requested use of Property : _____

Present Zoning: R-3

Legal Description: Seward 21-11-3, NW 1/4 SE 1/4 TL 38; .56 acres

Provisions of the Zoning Regulations you are seeking for this permit:

The maximum size of a detached accessory building for a single-family detached residential use in R-1, R-2, R-3, R-4 and R-M Districts shall not exceed 900 square feet for lots less than one (1) acre.

Number of Years for Permit (5 yrs, 10 yrs, etc): _____

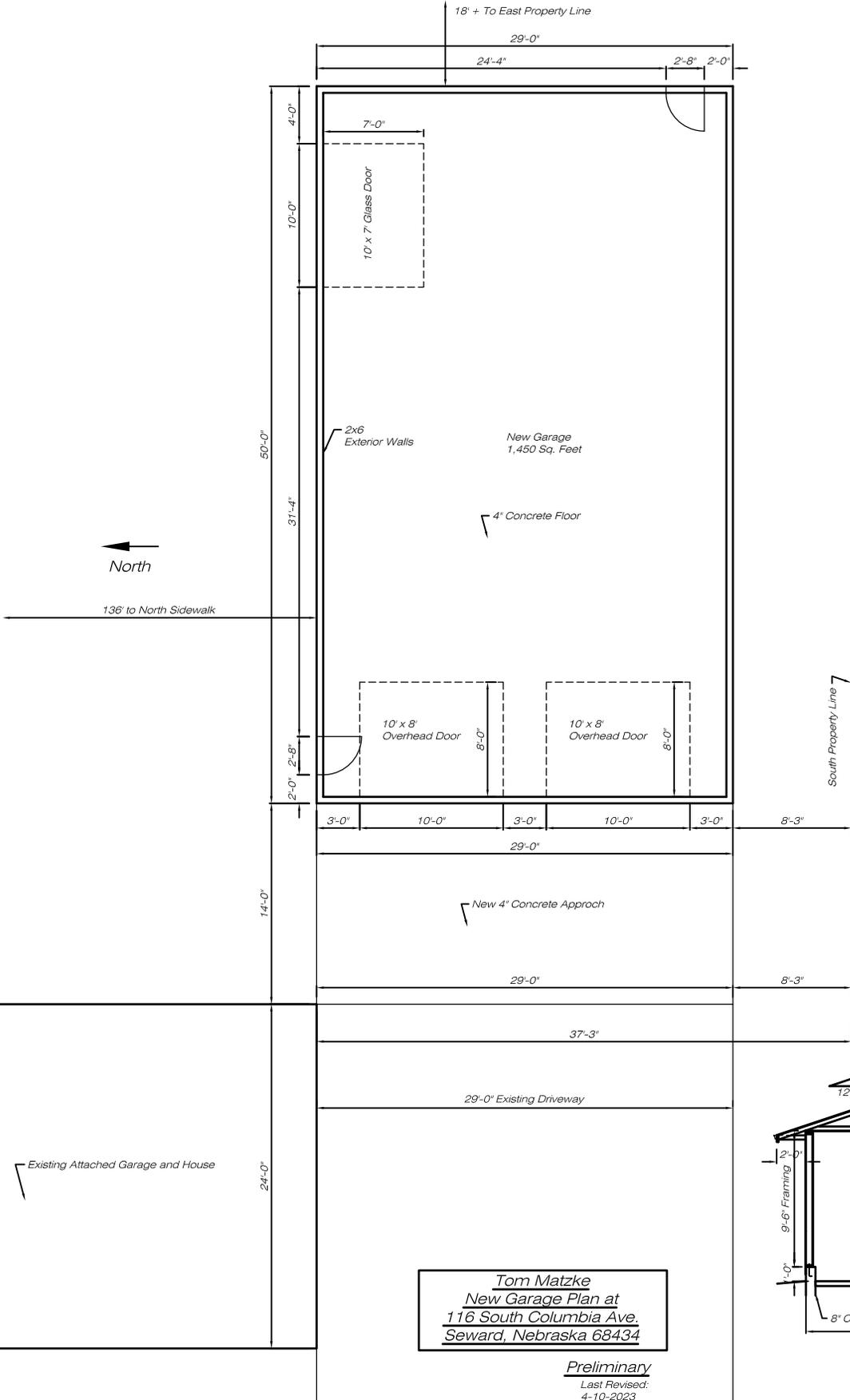
Explain in detail what you propose to do: Construct detached garage with a sq ft of 1,450 (29" x 50") and siding with brick trim to match house and asphalt shingles.

Adjoining Property Use: North: Street/R-3 South: Commerical/R-3

West: Street/Commercial/R-3 East: R-3

This authorize the City of Seward Planning and Zoning Director to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. The Director may be accompanied by members the City of Seward Planning Commission or Seward City Council.

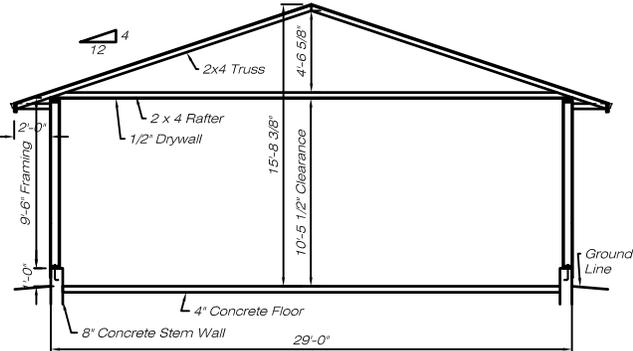
Applicant Signature: [Handwritten Signature]



Matzke New Garage Floor Plan
Scale: 1/4" = 1'-0"

Tom Matzke
New Garage Plan at
116 South Columbia Ave.
Seward, Nebraska 68434

Preliminary
Last Revised:
4-10-2023



Garage Cross Section
Scale: 1/4" = 1'-0"





E Seward St

North↑

Seward Fitness

Seward Fitness

Lutheran District Office

800087070

800087089

800088646

800088654

800101499

800073932

800073940

800073916

800094077

800094085

800092635

800094182

800094190

50.014 Feet

29.088 Feet

29.031 Feet

50.073 Feet

5.01 Feet

ORDINANCE NO. 2023-7

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 410 ZONING AND SUBDIVISION, ARTICLE 32 SUPPLEMENTAL DEVELOPMENT REGULATIONS TO BETTER DEFINE MAXIMUM SIZE OF RESIDENTIAL ACCESSORY BUILDINGS; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD AS FOLLOWS:

That Chapter 410 of the Municipal Code of the City of Seward is hereby amended as follows:

Section 1. That §410-32.5 (B) be amended as follows:

B. Maximum size of residential accessory buildings.

- (1) The maximum size of a detached accessory building for a single-family detached, single-family attached, or duplex residential use in the R-1, R-2, R-3, R-4 and R-M Districts shall not exceed the 900 square feet for lots less than one acre in size and 1,200 square feet for lots exceeding one acre in size. An Accessory building may exceed these maximum subject to approval of a conditional use permit and other requirements of this section.
- (2) All accessory buildings on a site, taken together, must comply with the building coverage requirements for the zoning district.

SECTION 2. REPEAL. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. WHEN OPERATIVE; PUBLICATION IN PAMPHLET FORM. This ordinance shall be published in pamphlet form and shall be in full force from and after its passage, approval and publication or posting as required by law.

Dated this 21st day of February, 2023

CITY OF SEWARD, NEBRASKA


Joshua Eickmeier, Mayor

ATTEST:


Derek Bargmann
City Clerk



2. Public Hearing 7:30pm: review a minor plat of Ringler 1st Addition.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Ringler 1st Addition Minor Plat

FINAL ACTION?

DEVELOPER/OWNER

Robert Ringler

PC HEARING DATE

June 12, 2023

RELATED APPLICATIONS

Rezone

PROPERTY ADDRESS, ZONING DISTRICT/USE

3006 Alvo Rd – AG – Agricultural

ADJACENT ZONING DISTRICTS/USE:

North, AG – Realty Income Properties 18 LLC (Box Factory), ZKE LLC (Tom Matzke), GN Enterprises INC (Neal Hentzen)

East, AG – Dennis & Lodeen Koranda

South, AG – TTDA Nebraska Partnership (Tom Briggs)

West, AG – Briggs Cattle Company INC

BRIEF SUMMARY OF REQUEST:

A proposed Minor Plat application by Robert Ringler for 3006 Alvo Rd.



APPLICATION CONTACT

Robert Ringler, 402-641-5048

1349 Ridge Run, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan.

ANALYSIS

Applicant has requested a minor plat to separate a parcel of land from the remaining agricultural property. There is an existing residence that the applicant is selling. It meets the requirements for a minor plat. The property has not been previously platted. It does not meet the AG zoning requirements for a lot size of 20 acres or more. The applicant has filed an application for rezoning the parcel to rural residential. The parcel does meet the zoning requirements of rural residential.

The property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction of the City of Seward. The property is not serviced by city utilities and does not require extension of utilities or streets.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

315810 sq. ft. or 7.25 acres +/-

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH, ON THE WEST LINE OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°00'10"W, FOR A DISTANCE OF 811.02; THENCE N89°59'50"E, FOR A DISTANCE OF 128.63'; THENCE S01°11'56"W, FOR A DISTANCE OF 73.29'; THENCE S35°18'39"E, FOR A DISTANCE OF 133.88'; THENCE S34°30'36"E, FOR A DISTANCE OF 168.32'; THENCE S42°39'15"E FOR A DISTANCE OF 192.82'; THENCE S51°59'38"E FOR A DISTANCE OF 227.23'; THENCE S00°06'19"W FOR A DISTANCE OF 214.25' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°25'11"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 609.13' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 7.25 ACRES, MORE OR LESS. PID 800040686

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



City of Seward Planning Commission
Minor Subdivision Application

Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting.
City Planning Commission meets the 2nd Monday of each month.

Date: 4-10-23 Application Fee: \$ 100 + Notification Fee: \$ 100 + Filing Fee: _____ = Amount Due: \$ 200

Owner/Developer: Robert Ringler Name of Subdivision: Ringler 1st Addition
 Phone Number: 402641 5048 Number of Lots: 1
 Email Address: robringler86@gmail.com Present Zoning: AG Requested Zoning: Rural Residential
 Legal Description: SE 1/4 Sec 30 Twn 11 N Range 3 E

Within City Limits:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Adjacent to City Limits:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Within 2 Mile Area:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Annexation Requested:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Restrictive Covenants: (Copy Attached)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project Engineer: _____ Signature of Owner/Developer: Robert T. Ringler

Office Use Only
Preliminary Plat Review

Staff Review

Electric Dept	<input type="checkbox"/>
Street Dept	<input type="checkbox"/>
Water/Waste	<input type="checkbox"/>
Police Dept	<input type="checkbox"/>
Park/Rec Dept	<input type="checkbox"/>
County Roads	<input type="checkbox"/>

Agency Review

Cable TV	<input type="checkbox"/>
Gas Co	<input type="checkbox"/>
Phone Co	<input type="checkbox"/>
School Board	<input type="checkbox"/>
County P.C	<input type="checkbox"/>

Date of Action

City Planning Commission: _____

City Council: _____

RINGLER 1ST ADDITION

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST
OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA
MINOR PLAT

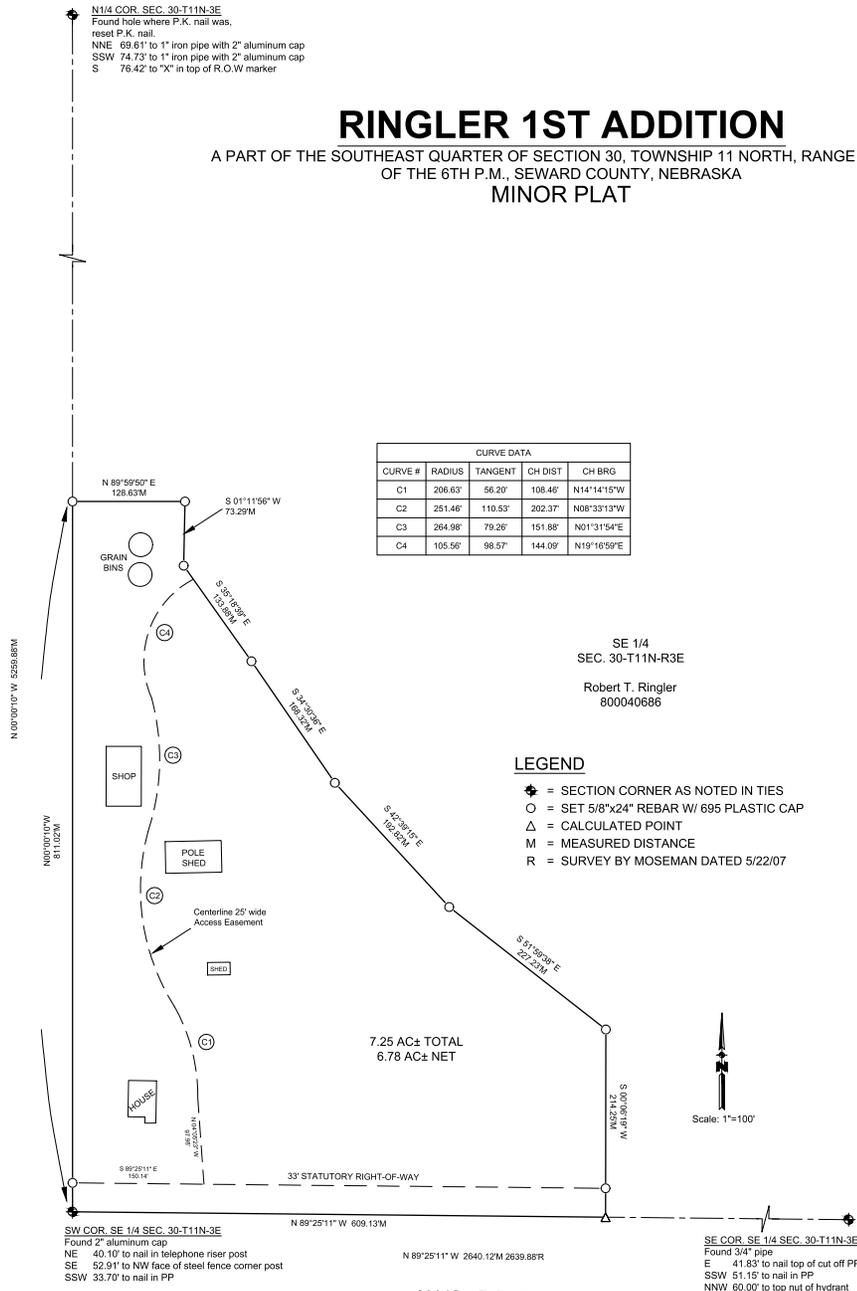
CURVE DATA				
CURVE #	RADIUS	TANGENT	CH DIST	CH BRG
C1	206.63'	56.20'	108.40'	N14°14'15"W
C2	251.46'	110.53'	202.37'	N08°33'13"W
C3	264.98'	79.26'	151.88'	N01°31'54"E
C4	105.56'	98.57'	144.09'	N19°16'59"E

LEGEND

- ★ = SECTION CORNER AS NOTED IN TIES
- = SET 5/8"x24" REBAR W/ 695 PLASTIC CAP
- △ = CALCULATED POINT
- M = MEASURED DISTANCE
- R = SURVEY BY MOSEMAN DATED 5/22/07

SE 1/4
SEC. 30-T11N-R3E

Robert T. Ringler
800040686



N1/4 COR. SEC. 30-T11N-3E
Found hole where P.K. nail was,
reset P.K. nail.
NNE 69.61° to 1" iron pipe with 2" aluminum cap
SSW 74.73° to 1" iron pipe with 2" aluminum cap
S 76.42° to "X" in top of R.O.W marker

SW COR. SE 1/4 SEC. 30-T11N-3E
Found 2" aluminum cap
NE 40.10° to nail in telephone riser post
SE 52.91° to NW face of steel fence corner post
SSW 33.70° to nail in PP

N 89°25'11" W 2640.12M 2639.88R

SE COR. SE 1/4 SEC. 30-T11N-3E
Found 3/4" pipe
E 41.83° to nail top of cut off PP
SSW 51.15° to nail in PP
NNW 60.00° to top nut of hydrant

ALVO ROAD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING MINOR PLAT OF "RINGLER 1ST ADDITION", A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH, ON THE WEST LINE OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N 00°00'10" W FOR A DISTANCE OF 811.02'; THENCE N 89°59'50" E FOR A DISTANCE OF 128.63'; THENCE S 01°11'56" W FOR A DISTANCE OF 73.29'; THENCE S 39°18'39" E FOR A DISTANCE OF 133.89'; THENCE S 34°30'36" E FOR A DISTANCE OF 168.32'; THENCE S 42°39'15" E FOR A DISTANCE OF 192.92'; THENCE S 51°59'38" E FOR A DISTANCE OF 227.23'; THENCE S 00°06'19" W FOR A DISTANCE OF 214.25' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N 89°25'11" W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 609.13' TO THE POINT OF BEGINNING, AND HAVING A CALCULATED AREA OF 7.25 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SIGNED THIS ____ DAY OF _____, 2023

MARC J. RAPHAEL LS 695

OWNERSHIP CERTIFICATE

I, ROBERT T. RINGLER AND DIANE E. LICHTY, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT I LAID OUT, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "RINGLER 1ST ADDITION", A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND IN THIS PLAT GUARANTEED.

WITNESS MY HAND THIS ____ DAY OF _____, 2023

ROBERT T. RINGLER

DIANE E. LICHTY

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT T. RINGLER AND DIANE E. LICHTY, HUSBAND AND WIFE, AND THEY ACKNOWLEDGED THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2023

NOTARY PUBLIC (PLACE NOTARY SEAL ABOVE)

MY COMMISSION EXPIRES _____

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION

THIS MINOR PLAT OF "RINGLER 1ST ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2023

ATTEST:
SECRETARY OF SEWARD PLANNING COMMISSION

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATOR

THIS MINOR PLAT OF "RINGLER 1ST ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATOR.

SIGNED THIS ____ DAY OF _____, 2023

SEWARD ZONING ADMINISTRATOR

REGISTER OF DEEDS CERTIFICATE

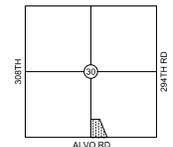
STATE OF NEBRASKA)
COUNTY OF SEWARD)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE.

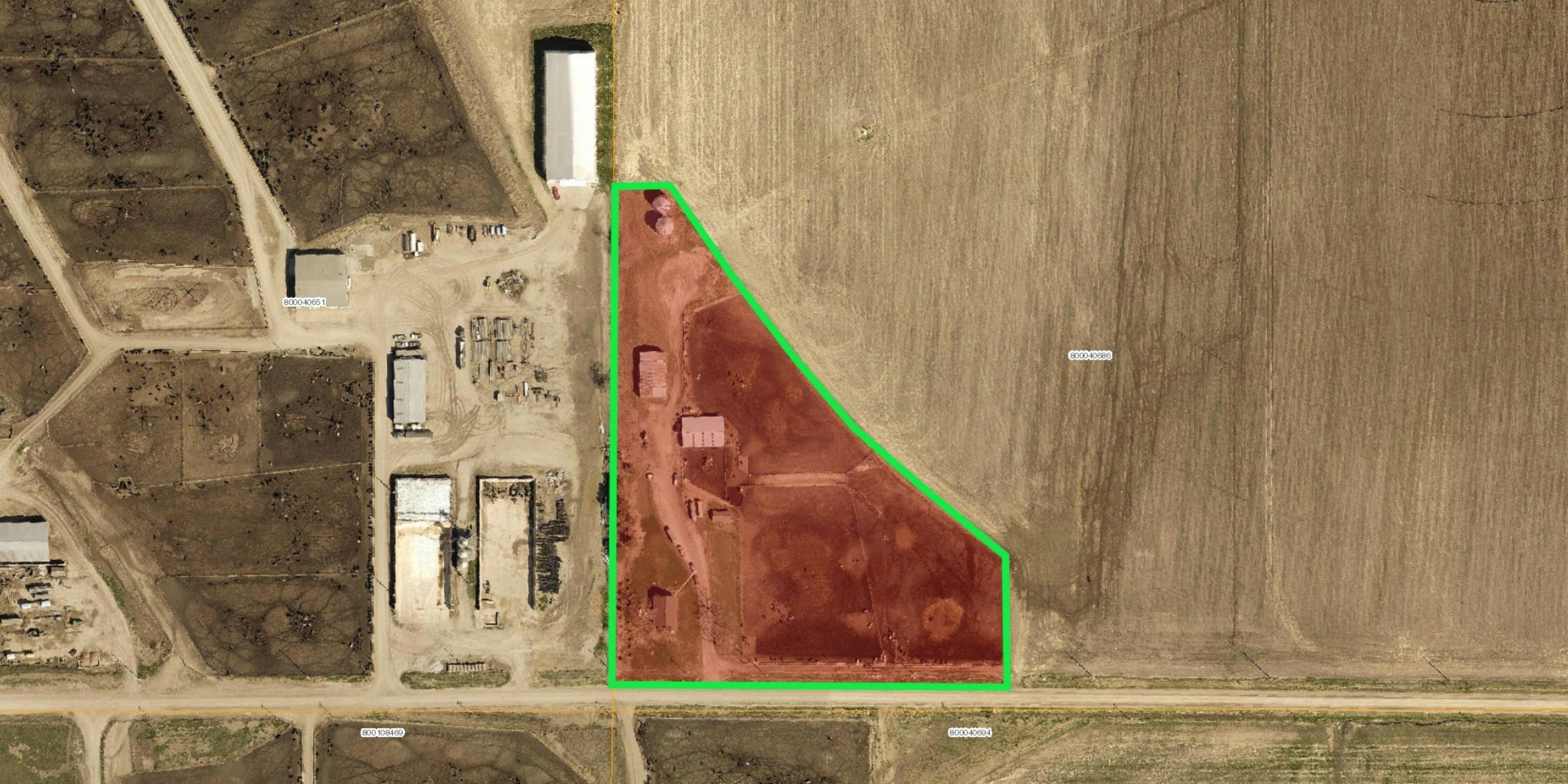
DATE: _____ TIME: _____ DRAWER NO. _____ FEE: _____

INSTRUMENT NO. _____ REGISTER OF DEEDS

VICINITY MAP



ALLIED SURVEYING AND MAPPING
8535 Executive Woods Drive - Suite 200 - Lincoln, Nebraska 68512
Phone (402) 434-2686 Fax (866) 251-8747
Project No. 2022-0034



800040651

800040686

800108460

800040694

3. Public Hearing 7:30pm: review a rezone application of Ringler 1st Addition from AG Agricultural District to RR Rural Residential District.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Rezone Application

FINAL ACTION?

DEVELOPER/OWNER

Robert Ringler

PC HEARING DATE

June 12, 2023

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

3006 Alvo Rd – AG - Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG – Realty Income Properties 18 LLC (Box Factory), ZKE LLC (Tom Matzke), GN Enterprises INC (Neal Hentzen)

East, AG – Dennis & Lodeen Koranda

South, AG – TTDA Nebraska Partnership (Tom Briggs)

West, AG – Briggs Cattle Company INC

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes of conforming to reduced lot size requirements.



APPLICATION CONTACT

Robert Ringler, 402-641-5048

1349 Ridge Run, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan.

ANALYSIS

Applicant is requesting a rezone from AG-Agricultural District to RR – Rural Residential District. A minor plat is subdividing a parcel of land to separate an existing residence from agricultural land. The parcel meets zoning requirements of rural residential.

The current property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction (ETJ) of the City of Seward.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

315810 sq. ft. or 7.25 acres +/-

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH, ON THE WEST LINE OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°00'10"W, FOR A DISTANCE OF 811.02'; THENCE N89°59'50"E, FOR A DISTANCE OF 128.63'; THENCE S01°11'56"W, FOR A DISTANCE OF 73.29'; THENCE S35°18'39"E, FOR A DISTANCE OF 133.88'; THENCE S34°30'36"E, FOR A DISTANCE OF 168.32'; THENCE S42°39'15"E FOR A DISTANCE OF 192.82'; THENCE S51°59'38"E FOR A DISTANCE OF 227.23'; THENCE S00°06'19"W FOR A DISTANCE OF 214.25' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°25'11"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 609.13' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 7.25 ACRES, MORE OR LESS. PID 800040686

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



Request for Amendment to the Unified Land Development Ordinance

\$300.00

Date: 4-10-23 Application Fee: \$200 + Notification Fee: 100 + Filing Fee: _____ = Amount Due: \$200

Applicant: Robert Ringle Address: 1349 Ridge Run Seward NE 68434

Phone: 402 641 5048 Email: robringler86@gmail.com

I wish to _____ Build _____ Alter Buildings/ Structures _____ Change the Use of Land or Structures _____ Premise Address: 3006 Alvo Rd Seward

Legal Description: SE 1/4 Sec 30 Twn 11 N Range 3E

The following change in the Unified Land Development ordinance is hereby requested:

Change in zoning of the subject property from its present classification: AG
To the following proposed zoning classification: Rural Residential

NA Amend the text or district regulations as follows: _____

NA To permit the following improvement or use: _____

The applicant shall furnish a plat of the area containing the property for which a zoning change is sought and including all the lots within 300 feet of the property lines of the subject property. The plat shall show existing and proposed zoning.

I certify that the above information and that required by section _____ of the _____ Unified Land Development Ordinance, as submitted herewith, is, to the best of my knowledge, true and accurate.

Applicate Signature: Robert S. Ringle

ORDINANCE NO. 2023-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF ALVO RD AND WEST OF 294TH RD; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within Extra Territorial Jurisdiction of the City of Seward, Nebraska is hereby rezoned from "AG Agricultural District", to "RR Rural Residential District" to wit:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH, ON THE WEST LINE OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°00'10"W, FOR A DISTANCE OF 811.02; THENCE N89°59'50"E, FOR A DISTANCE OF 128.63'; THENCE S01°11'56"W, FOR A DISTANCE OF 73.29'; THENCE S35°18'39"E, FOR A DISTANCE OF 133.88'; THENCE S34°30'36"E, FOR A DISTANCE OF 168.32'; THENCE S42°39'15"E FOR A DISTANCE OF 192.82'; THENCE S51°59'38"E FOR A DISTANCE OF 227.23'; THENCE S00°06'19"W FOR A DISTANCE OF 214.25' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°25'11"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 609.13' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 7.25 ACRES, MORE OR LESS ALSO KNOWN AS RINGLER 1ST ADDITION.

Section 2. USES PERMITTED. Uses permitted by the ordinance of the City of Seward, Nebraska for "Rural Residential District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended, and it is ordered that the above described land shall now be shown as "RR Rural Residential District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____,
2023.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

4. Public Hearing 7:30pm: review a Preliminary and Final Plat of Hendrix Compound Subdivision.



City of Seward Planning Commission
Major Subdivision Application

Application shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting. City Planning Commission meets the 2nd Monday of each Month.

Date: 4/26/23 Preliminary Plat Fee: \$400 + \$40 per Lot: 120 + Notification Fee: \$100 = Amount Due: \$500

Owner/Developer: ALYSSA HENDRIX Address: 456 S. COLUMBIA
 Email: hendrix.alyssa@gmail.com Phone: 402.641.3798
 Legal Description: #B2, within mans. lot 1, 2, 3, & 1/2 4 Subdivision: Hendrix Compound
 Project Engineer: Derek Keen Hossom - Allen Number of Lots: 3
 Present Zoning: R3 & R4 Requested Zoning: yes

Within City Limits	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Adjacent to City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Within 2 Mile Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Annexation Requested	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Subdivision Agreement Submitted	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Performance Bond Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>

Signed by Developer: [Signature]

Preliminary Plat Review

Staff Review

Electric Dept
 Street Dept
 Police Dept
 Park/Rec Dept

Agency Review

Cable TV
 Gas Co
 Phone Co
 School Board
 County P.C.

Final Plat Fee: \$100 + \$10 per Lot: 30 + Filing Fee: 28 = Amount Due: \$100

Aid to Construction for Electric Department per Resolution No. 2015-25

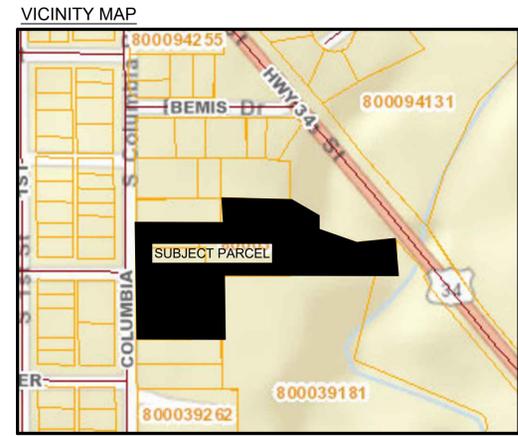
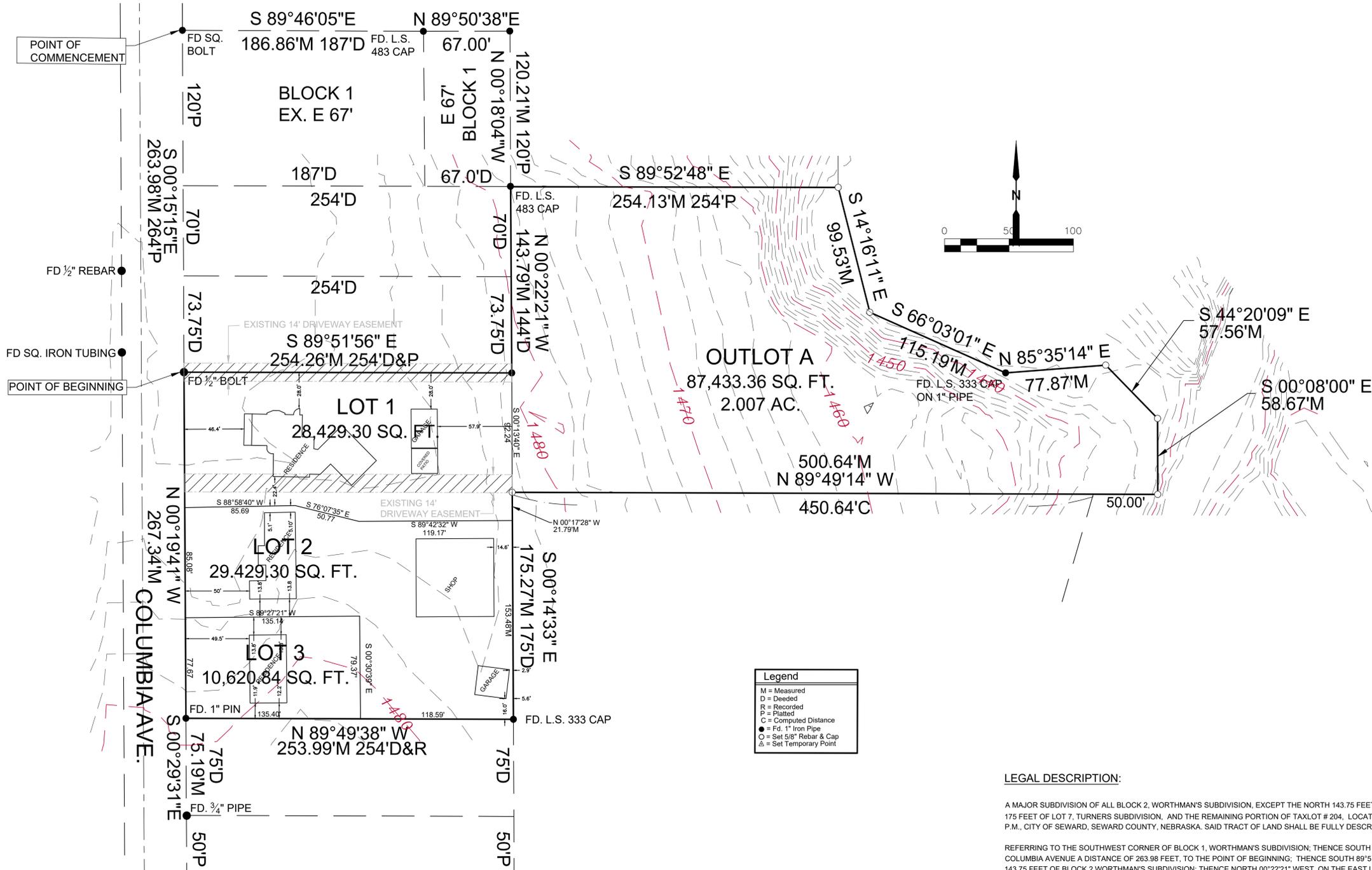
Developer Fee N/A Developer Fees - \$4 per foot of electrical line installation: N/A

Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5 Section B, Parks and Reservations, to determine land or cash donation: _____

Total Amount Due: \$600.00

Date Action Taken: Planning Commission _____ City Council _____

778.00



OWNERS/DEVELOPERS:
 CAREY F. AND ALYSSA N. HENDRIX
 KACH 528 LLC.
 KACH 508 LLC.
 134 N. 6TH ST.
 SEWARD, NE 68434
 PH. 402-641-3798

SURVEYOR & PREPARER:
 ALLEN SURVEYING SERVICES LLC.
 6412 KEARNEY AVE.
 LINCOLN, NE 68507
 (402) 466-4366

ZONING INFORMATION:

CURRENT ZONING:
 R-3, AND R-4

PROPOSED ZONING: R-4

SETBACKS'
 FRONT YARD = 25 FEET
 SIDE YARD = 5 FEET
 STREET SIDE YARD = 25 FEET
 REAR YARD = 20% OF LOT DEPTH

Legend	
M	= Measured
D	= Deeded
R	= Recorded
P	= Platted
C	= Computed Distance
●	= Fd. 1" Iron Pipe
○	= Set 5/8" Rebar & Cap
△	= Set Temporary Point

LEGAL DESCRIPTION:

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4, ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL BE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

REFERRING TO THE SOUTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DEREK A. BEENBLOSSOM HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS 24TH DAY OF MAY, 2023.

Derek A. Beenblossom
 DEREK A. BEENBLOSSOM L.S. #570

APPROVAL OF THE SEWARD PLANNING COMMISSION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATION, THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

APPROVAL OF SEWARD CITY COUNCIL:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED AND APPROVED BY THE SEWARD CITY COUNCIL THIS ____ DAY OF _____, 2023.

ATTEST:
 MAYOR _____ ATTEST: CITY CLERK _____

ALLEN SURVEYING SERVICES LLC
 6412 Kearney Ave.
 Lincoln, NE 68507
 402-466-4366

HENDRIX COMPOUND SUBDIVISION PRELIMINARY PLAT

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4, ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY

LEGAL DESCRIPTION:

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4,, ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL BE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

REFERRING TO THE SOUTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DEREK A. BEENBLOSSOM HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS 6TH DAY OF JUNE, 2023.

Derek A. Beenblossom
DEREK A. BEENBLOSSOM L.S. #570



OWNERSHIP CERTIFICATE:

WE CAREY F. AND ALYSSA N. HENDRIX, HUSBAND AND WIFE, AND DEREK A. BEENBLOSSOM, HENDRIX MANAGING MEMBER OF KACH 526 LLC, AND KACH 508 LLC., OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS PLAT SHALL BE KNOWN AS "HENDRIX COMPOUND SUBDIVISION", CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

WITNESS MY HAND THIS _____ DAY OF _____, 2023

_____ CAREY F. HENDRIX	_____ ALYSSA N. HENDRIX
_____ KACH 526 LLC ALYSSA N. HENDRIX MANAGING MEMBER	_____ KACH 508 LLC. ALYSSA N. HENDRIX MANAGING MEMBER

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)) SS
COUNTY OF SEWARD)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED CAREY F. AND ALYSSA N. HENDRIX, AND SEPARATELY AND SEVERALLY ACKNOWLEDGE THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)) SS
COUNTY OF SEWARD)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED ALYSSA N. HENDRIX, MANAGING MEMBER OF KACH 526 LLC. A NEBRASKA LIMITED LIABILITY COMPANY AND KACH 508 LLC, A LIMITED LIABILITY COMPANY, AND SEPARATELY AND SEVERALLY ACKNOWLEDGE THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

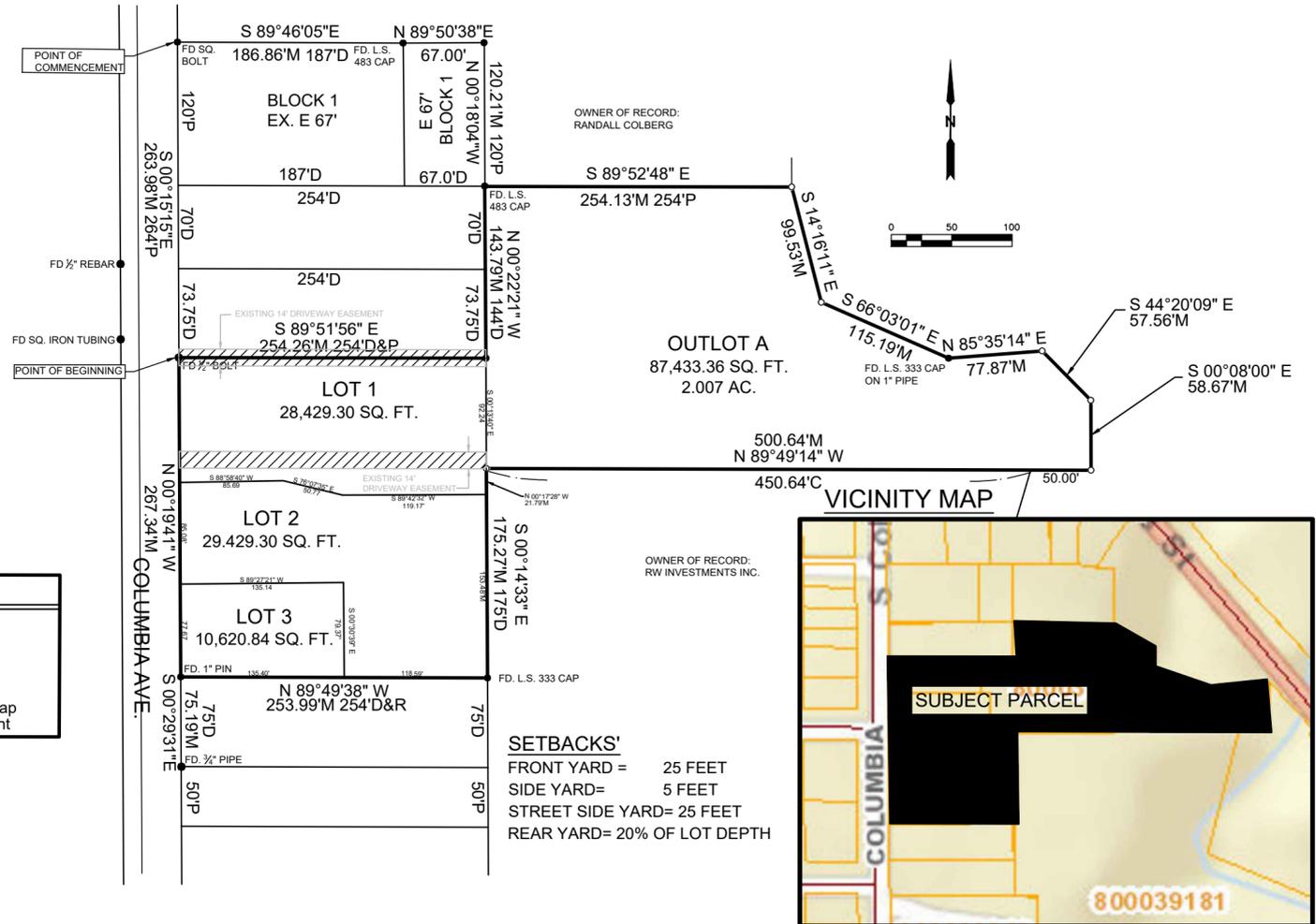
APPROVAL OF THE SEWARD PLANNING COMMISSION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

HENDRIX COMPOUND SUBDIVISION FINAL PLAT

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4,, ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY



APPROVAL OF THE SEWARD PLANNING COMMISSION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

APPROVAL OF SEWARD CITY COUNCIL:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED AND APPROVED BY THE SEWARD CITY COUNCIL THIS ____ DAY OF _____, 2023.
ATTEST:

MAYOR _____ CITY CLERK _____

REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN SEWARD COUNTY REGISTER OF DEEDS OFFICE.
DATE: _____ TIME _____ IN DRAWER _____

INST. NO. _____ FEE _____

REGISTER OF DEEDS _____

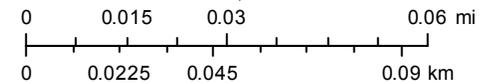


June 9, 2023
12:52 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,803

- Streets
- Parcels
- Subdivisions



Return To: Derek Bargmann
City of Seward
Seward, NE 68434

ORDINANCE NO. 2023-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "HENDRIX COMPOUND SUBDIVISION", A PLAT OF LAND LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "HENDRIX COMPOUND SUBDIVISION", City of Seward, Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2023.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk

5. Public Hearing 7:30pm: review a rezone application for Lot 1 and Outlot A, Hendrix Compound Subdivision located in the Southeast of Section 21, Township 11, Range 3 East of the 6th P.M. from R-3 Urban Residential Mixed-Density District to R-4 Urban Residential Multifamily District.

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report
Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-2928 opt 3 opt 1

<u>APPLICATION TYPE</u>	<u>FINAL ACTION?</u>	<u>DEVELOPER/OWNER</u>
Rezone Application		Alyssa Hendrix

<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
June 12, 2023	Major Subdivision Preliminary Final Plat	456 S Columbia, R-3, Residential

ADJACENT ZONING DISTRICTS/USE:

- North, R-3, Residential – Kevin and Mary Wadas, Randal Colberg
- East, C/OS – City of Seward (Parade of Flags)
- South, R-4, Residential – Kay Herrold, R W Investments INC
- West, R-4, Residential – Randall Colberg

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from R-3 Urban Residential Mixed Density District to R-4 Urban Residential Multifamily District (High-Density).



APPLICATION CONTACT

Alyssa Hendrix, 402-641-3798
456 S Columbia Ave, Seward NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan

ANALYSIS

The applicant is requesting a rezone from R-3 Urban Residential Mixed Density District to R-4 Urban Residential Multifamily District (High-Density). The property is currently a residential property use. The property is bound by R-3 residential to the north and R-4 residential properties to the south and west. The parcels meet zoning requirements of R-4 zoning. The re-zone is in conjunction with a major subdivision plat and needs to be unified in zoning distinction. After review by City staff it was determined that R-4 was an acceptable zoning for these parcels.

The notice of this Public Hearing was published in the paper, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

3.567 acres or 155,381.88 sf +/-

LEGAL DESCRIPTION:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS. EXCEPT LOTS 1-3, THE NORTH HALF OF LOT 4, AND THE NORTH 175 FEET OF LOT SEVEN, ALL IN TURNERS SUBDIVISION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA. (PID's 800092988, 800093011, 800039289)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

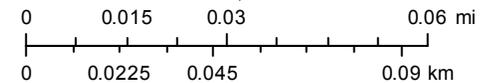


June 9, 2023
12:52 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,803

- Streets
- Parcels
- Subdivisions



ORDINANCE NO. 2020-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA NOW ZONED R-3 URBAN RESIDENTIAL MIXED-DENSITY DISTRICT, TO R-4 URBAN RESIDENTIAL MULTIFAMILY DISTRICT; SPECIFICALLY, TRACTS OF LAND EAST OF COLUMBIA AVENUE AND SOUTH OF BEMIS DRIVE; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within the corporate limits of the City of Seward, Nebraska is hereby rezoned from "R-3 Urban Residential Mixed Density District to R-4 Urban Residential Multifamily District" to wit:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS. EXCEPT LOTS 1-3, THE NORTH HALF OF LOT 4, AND THE NORTH 175 FEET OF LOT SEVEN, ALL IN TURNERS SUBDIVISION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.

Section 2. USES PERMITTED . Uses permitted by the ordinances of the City of Seward, Nebraska for "R-4 Urban Residential Mixed Density District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended and it is ordered that the above described land shall now be shown as "Highway Commercial District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2023.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

6. Public Hearing 7:30pm: review the 2024 One (1) and Six (6) Year Public Roads Plan for the City of Seward, NE.

City of Seward Planning Commission
142 N 7th St., Seward, NE 68434

Staff Report
Tim Dworak, Building/Zoning &
Code Enforcement Director
Tim Dworak 402-643-4000

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

2024 1 and 6 Year Public Roads
Plan review

City of Seward

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

June 12, 2023

BRIEF SUMMARY OF REQUEST

Review of the Annual One (1) and Six (6) Year Public Roads Plan for highway, road and street improvements for the City of Seward, NE, in fulfillment of the requirements of Title 428 of the Nebraska Administrative Code. The notice of this Public Hearing was published in the Seward County Independent.

APPLICATION CONTACT

Michael Oneby – City Engineer
Bob Miers – Superintendent of Streets

Prepared by
Tim Dworak
City of Seward Building - Zoning – Code Enforcement Director

FY 2024 Seward One Year FY 2025-2030 Six Year Street Plan

Priority	Project #	Project Type	Status	Completed Project Description (FY 2023)	Surfacing	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
N/A	M-539(206)	Storm Sewer	Construction	Karol Kay box culvert near Plum Creek Park	Concrete Channel	\$310,000	2023		Engineering completed in 2022
N/A	M-539 (208)	Alley Paving	Construction	Alley between 4th and 5th, Ash to South St.	Concrete	\$15,000	2023		Constructed by city staff
N/A	M-539 (225)	Storm Sewer	Engineering & Construction	Rail Campus Business Park Storm Drainage	PVC Pipe	\$65,000	2023		Engineering in-house
Priority	Project #	Project Type	Status	One Year Plan Description (FY 2024)	Surfacing	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
1	M-539 (209)	New Paving	Construction	East Seward Street - City Limit to Prairie Flower Rd (E-W) Prairie Flower Rd to STH 34 (N-S)	Concrete with Curb	\$1,620,000	2023/2024	County contribution \$250,000	Completion anticipated December 2023 Construction straddles two fiscal years
2	M-539 (210)	Reconstruction Storm Sewer	Construction	Park Avenue from 6th to 8th Streets 36-inch SS	Concrete paving Pipe	\$1,654,000	2023/2024		Completion anticipated December 2023 Construction straddles two fiscal years
3	M-539 (219)	Reconstruction Storm Sewer	Construction	Bradford St, 6th to 10th 18-inch SS	Concrete paving Pipe	\$628,000	2023/2024		Completion anticipated December 2023 Construction straddles two fiscal years
4	M-539 (233)	Street Reconstruction	Engineering & Construction	Izaak Walton at Hwy 15	Concrete with Curb	\$400,000	2024		Completion anticipated December 2023 Construct prior to Hwy 15/6th St widening
5	M-539 (213)	Street Reconstruction	Engineering	Highway 15 (6th St) Ash St to City Limits	Concrete with Curb	\$10,000,000	2024/2025	Federal & State funding City contribution \$300,000	NDOT Project, City contribution for parallel parking stalls along Courthouse square
6	M-539 (151)	Street Reconstruction	Construction	East Hillcrest Drive from Eastridge Drive to Plum Creek bridge (includes Bike Trail spur)	Concrete with Curb	\$1,152,000	2024		Engineering in 2022-2023 Bid Fall 2023
7	M-539 (212)	Reconstruction/ New paving	Construction	Lindell Avenue from Jackson Avenue to East Seward Street & Jackson Avenue from Lindell Avenue to 127' east of Lindell	Concrete with Curb	\$500,000	2024		Engineering in 2023 Bid Fall 2023
8	M-539 (227)	Reconstruction Storm Sewer	Engineering & Construction	Seward Street - 4th to 5th St	Brick reconstruction	\$400,000	2024		
9	M-539 (226)	Shared Use Path	Engineering & Construction	Plum Creek Trail re-route	Concrete	\$30,000	2024		Constructed by city staff
Priority	Project #	Project Type	Status	Six Year Plan Description (FY 2025-2030)	Surfacing	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
1	M-539 (228)	Storm Sewer Reconstruction	Engineering	Bradford St, 5th to 6th Roberts Street, 5th to 6th	Asphalt with Concrete Curb	\$253,000	2025		Engineering 2023 2024, Bid Fall 2024 Completes Hwy 15 drainage
2	M-539 (170)	Shared Use Path	Engineering	Bike Trail from South Columbia to Waverly Road and Karol Kay (ENH-30(83))	Concrete	\$4,000,000	2025	80/10/10 cost share with State & Federal	City contribution estimated \$400,000 Engineering 2022/2023/2024
3	M-539 (193)	Storm Sewer Detention	Planning	Pinewood and Hwy 15 Drainage	Detention Basin	\$400,000	2025		Probable site west of Hwy 15 in Golf Course
4	M-539 (223a)	Overlay	Planning	Third Street - Ash Street to Main Street	Asphalt with Concrete Curb	\$700,000	2025		
5	M-539 (194)	Storm Sewer	Planning	42" storm sewer between 12th & 13th north of Main Street	Pipe	\$100,000	2025		Research existing pipe diameters; identify bottleneck
6	M-539 (199)	Reconstruction	Planning	East Seward Street - Lindell Avenue to Columbia Avenue	Brick/concrete	\$500,000	2025		Engineering completed in 2024 In sequence after Jackson/Lindell (Project 212)
7	M-539 (235)	Storm Sewer Reconstruction	Planning	Pine Street, Worthman Blvd to Aspen Street	Storm Sewer Concrete pavement	\$253,000	2025		Correct Rail Campus storm sewer deficiencies
8	M-539 (204)	Storm Sewer	Engineering & Construction	Open channel from Elementary School to Rainbow Avenue near Star Street	Concrete Channel	\$60,000	2025		Engineering in-house
9	M-539 (217)	Bridge Reconstruction	Engineering	Plum Creek Bridge	Concrete	\$1,800,000	2026	100% Federal Funding	Managed by NDOT Preliminary Enngineering complete 2022
10	M-539 (196b)	Reconstruction Storm Sewer	Engineering	Pinewood Avenue - Meadow Lane to Hwy 15	Concrete/Asphalt	\$1,821,000	2026		Engineering in 2024 Different treatments in different sections
11	M-539 (205)	Storm Sewer	Planning	8th St. from Park Av to Hillcrest W. Hillcrest, 7th St to Ironwood	Brick/concrete Pipe, curb inlets	\$509,000	2026		Engineering in 2024 Different treatments in different sections
12	M-539 (198)	Overlay	Planning	Ash Street - Columbia Avenue to Highway 15	Asphalt with Concrete Curb	\$400,000	2026		
13	M-539 (234)	New Paving	Planning	Columbia Avenue from City Limit to Depot Street	Concrete with Curb	\$30,000	2026		Constructed by city staff
14	M-539 (184)	Street Reconstruction	Planning	East Hillcrest Drive from Highway 15 (6th Street) east to Eastridge	Concrete with Curb	\$1,500,000	2027		
15	M-539 (131)	New Paving	Planning	Park Avenue from N. 11th St. to N. 12th Street	Concrete with Curb Box culvert	\$385,000	2027		Pavement constructed by city staff Acquire ROW, Requires USACE approval
16	M-539 (236)	Storm Sewer Detention	Planning	Rail Campus Detention Basin	Detention Basin	\$400,000	2027		

FY 2024 Seward One Year FY 2025-2030 Six Year Street Plan

Priority	Project #	Project Type	Status	Six Year Plan (continued)		Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
				Description (FY 2025-2030)	Surfacing				
17	M-539 (223b)	Overlay	Planning	Third Street - Main Street to Bradford	Asphalt with Concrete Curb	\$700,000	2027		
18	M-539 (221)	Storm Sewer	Planning	Plum Creek Park	Detention	\$300,000	2027		Probable site south of tennis courts Coordinate with NRD
19	M-539 (237)	Storm Sewer Reconstruction	Planning	Seventh Street from Ash Street to Main Street	Concrete with Curb	\$500,000	2027		Replace corrugated metal storm pipe under east curb, partial pavement replacement
20	M-539 (215)	New Paving	Planning	Second Street - Oak St to Big Blue Bridge	Concrete with Curb	\$30,000	2027		Constructed by city staff
21	M-539 (229)	New Paving	Planning	Bluff Road, Plum Creek Bridge to 252nd St	Concrete with Curb	\$2,925,000	2028		Currently a county road Cost share with county
22	M-539 (218)	Overlay	Planning	Roberts Street, Columbia to 5th	Asphalt with Concrete Curb	\$600,000	2027		
23	M-539 (222)	New Paving	Planning	Worthman Blvd from Pine St to west limit of Rail Campus Development	Concrete	\$900,000	2028		Timed with Rail Campus development
24	M-539 (238)	Reconstruction	Planning	Fairgrounds Road	Concrete no curb	\$300,000	2028		Currently a county road Annexation
25	M-539 (201)	Signal	Planning	Traffic Signal on Hwy 15 at Worthman Blvd (Rail Campus)	N/A	\$400,000	2028		Required when traffic warrants
26	M-539 (231)	New Paving	Planning	Cemetery Reynolds Addition Detention	Detention	\$300,000	2028		
27	M-539 (165)	New Paving	Planning	Spruce Street from 1/2 block west of Progressive Road to Pine Street	Concrete with Curb	\$30,000	2028		Constructed by city staff
28	M-539 (230)	New Paving	Planning	252nd Street, Hwy 34 to Bluff Rd	Concrete with Curb	\$2,274,000	2029		Currently a county road Cost share with county
29	M-539 (202)	Reconstruction	Planning	Highway 15 Bridge across Worthman Creek widening and turn lanes	Asphalt	\$1,500,000	2029		Required when traffic warrants
30	M-539 (224)	Storm Sewer	Planning	Elm Street - 2nd to 3rd Streets	Pipe	\$200,000	2029		
31	M-539 (220)	Storm Sewer Detention	Planning	Cedar Street Detention Basin	Improvements	\$85,000	2029		
32	M-539 (200)	Storm Sewer	Planning	Drainage Basin (Northeast) Improvements		\$400,000	2029		Improve detention upstream of Cedar St. Detention Basin, property acquisition
33	M-539 (232)	New Paving and Subgrade	Planning	Prairie Flower Rd, E. Seward to Bluff Rd	Concrete	\$5,062,000	2030		4,000 ft.
34	M-539 (216)	Reconstruction	Planning	Highway 15 Bridge across Big Blue River widening	Concrete	\$6,000,000	2030	Seek Federal & State funding	Required when traffic warrants
35	M-539 (161)	New Paving	Planning	Pine Street from Birch Street thru Spruce Street	Concrete with Curb	\$85,000	2030		
36	M-539 (162)	New Paving	Planning	Pine Street from Spruce Street thru Walnut Street	Concrete with Curb	\$85,000	2030		
37	M-539 (163)	New Paving	Planning	Pine Street from Walnut Street to Cottonwood Street	Concrete with Curb	\$85,000	2030		
38	M-539 (186)	Reconstruction	Planning	Walnut Street from Progressive Road to Pine Street	Concrete	\$70,000	2030		
39	M-539 (195)	Storm Sewer	Planning	Drainage Basin (Southwest) Improvements		\$200,000	2030		
Long Range Plan									
	Project #	Project Type	Status	Description (FY 2031+)	Surfacing	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
	M-539 (x)	New Paving and Subgrade	Planning	252nd St, Bluff Rd to Waverly Rd	Concrete	\$3,054,000	TBD		5,300 ft.
	M-539 (x)	Reconstruction	Planning	Walker Rd. from Pine St to CTH 294	Concrete	TBD	TBD		4,600 ft.
	M-539 (x)	Reconstruction	Planning	Lincoln Avenue from Columbia Av to Highway 15 (6th Street)	Concrete with Curb	TBD	TBD		Include Bike Trail spur
	M-539 (x)	Reconstruction	Planning	Lincoln Avenue from Highway 15 (6th Street) to 10th St	Concrete with Curb	TBD	TBD		Include Bike Trail spur
	M-539 (x)	Storm Sewer	Planning	Langworthy from Columbia to Meadow Lane	Pipe	TBD	TBD		
	M-539 (x)	New Paving	Planning	Birch Street from 285th St to CTH 294	Concrete	TBD	TBD		3,500 ft.
	M-539 (x)	Reconstruction	Planning	Moffitt St from Columbia Av to Highway 15 (6th Street)	Brick/concrete	TBD	TBD		
	M-539 (x)	Reconstruction	Planning	Moffitt St from Highway 15 (6th Street) to 10th St	Brick/concrete	TBD	TBD		

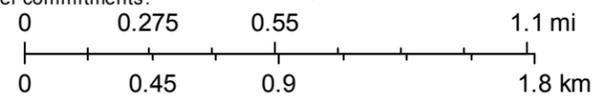


July 15, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:25,432

Municipal Boundaries

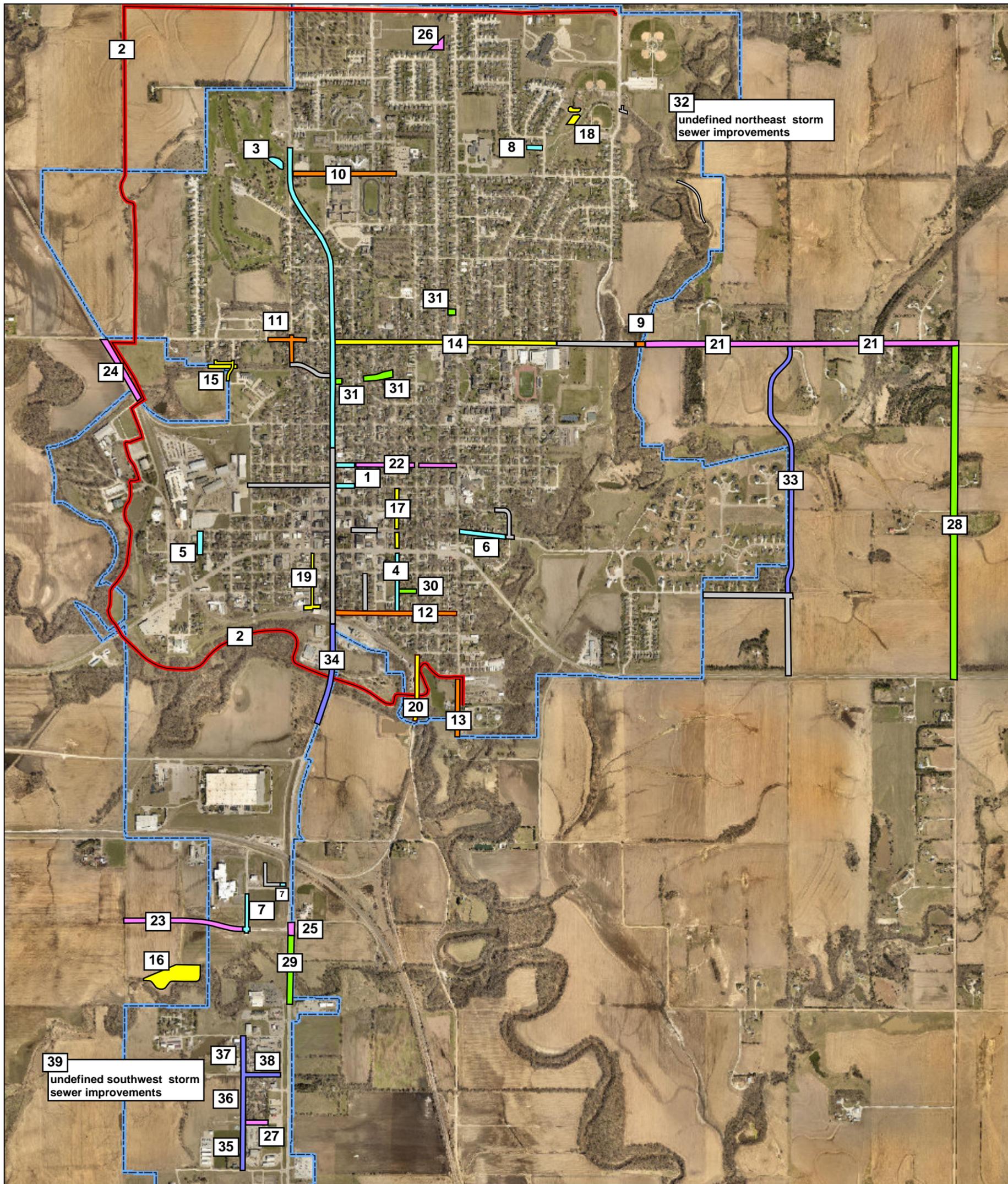


LEGEND

	CITY LIMITS
	Completed
	FY 2023/2024
	FY 2024
	FY 2024/2025



NOTE: NUMBERED BOXES CORRESPOND TO PRIORITY NUMBER IN THE FY 2024 ONE YEAR PLAN

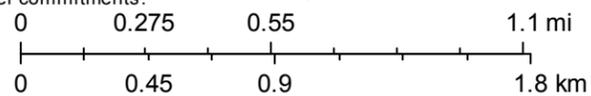


July 15, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:25,432

Municipal Boundaries



LEGEND

	CITY LIMITS
	FY 2024
	FY 2025
	FY 2026
	BIKE TRAIL
	FY 2027
	FY 2028
	FY 2029
	FY 2030



NOTE: NUMBERED BOXES CORRESPOND TO PRIORITY NUMBER IN THE FY 2025 - FY 2030 SIX YEAR PLAN

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN**

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Municipal Building, Seward County Courthouse, Seward Memorial Library and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date