

WAHOO CITY COUNCIL AGENDA
Thursday, April 2, 2026 - 7:00 PM
Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 637 N Maple St, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

Pledge of Allegiance

Advise the public of the location of posting of Open Meetings Act and Title VI information

Roll Call

Public hearings and associated actions

Comments from the Public on Items not on the Agenda

Items Not Requiring a Public Hearing

1. Discussion regarding proposed amendment to section 2.03.160 of the zoning regulations regarding single family dwelling.
2. Discussion regarding proposed rezone of the Chestnut Street corridor.

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of March 3, 2026 meeting.

Adjournment

DWELLING, SINGLE FAMILY a building having accommodations for or occupied exclusively by one family which meet all the following standards:

1. The home shall have no less than 900 square feet of floor area, above grade, for single story construction; a minimum of 50 percent of the total square foot area must be habitable.
2. The home shall have no less than an 18 foot exterior width;
3. The roof shall be pitched with a minimum vertical rise of two and one-half inches for each 12 inches of horizontal run;
4. The exterior material shall be of a color, material and scale comparable with those existing in residential site-built, single family construction; and shall not include vertical metal wall panels
5. The home shall have a non-reflective roof material that is or simulates asphalt or wood shingles, tile, or rock. Said roof may be finished in metal provided it is non-reflective and meets standards established for residential or commercial use;
6. The home shall be placed on a continuous permanent foundation and have wheels, axles, transporting lights, and removable towing apparatus removed, and
7. The home shall meet and maintain the same standards that are uniformly applied to all single-family dwellings in the zoning district.
8. Permanent foundation: Base on which building rests to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed a minimum of 42 inches below the final ground level.

NOTICE OF PROPOSED REZONING

along the Chestnut Street Corridor



In 2020, the City of Wahoo completed the construction of the \$6M Chestnut Street Corridor improvement project, converting the old state highway into a community street.

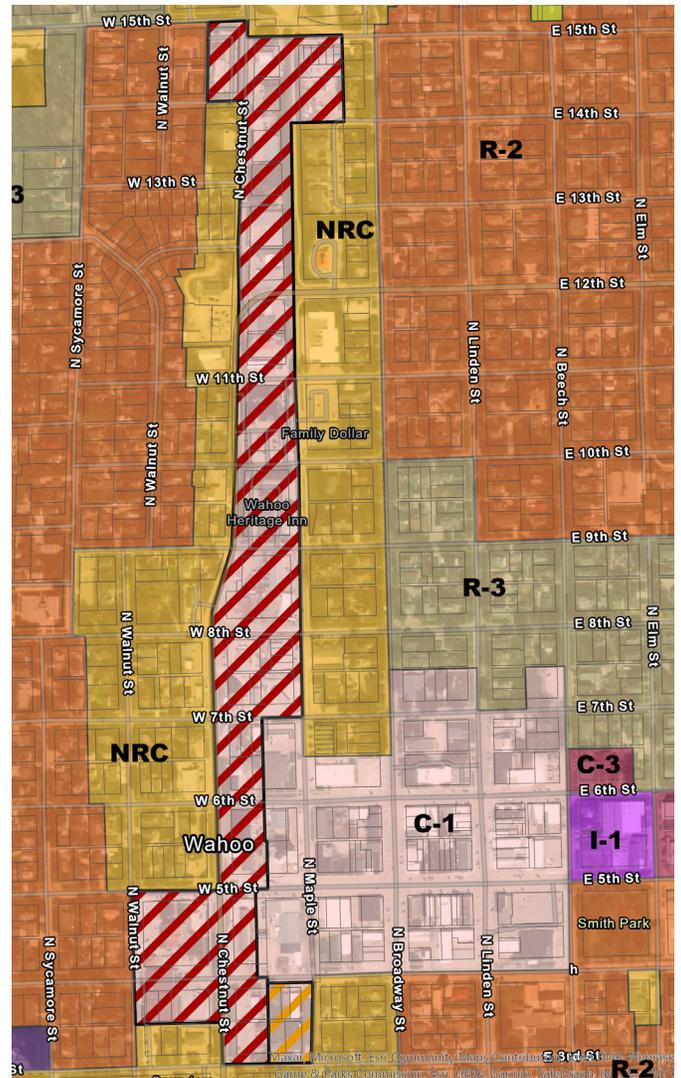
The Planning Commission is currently proposing a rezoning along Chestnut Street to protect the community's recent investment in the corridor.

- » The proposed rezoning would change the area along Chestnut St. currently zoned C-1 (Downtown Commercial) to C-3 (General Commercial), with a half block on Maple St., between 3rd and 4th streets, rezoned to NRC (Neighborhood Residential Commercial).
- » This proposed change would impact about 45 properties but would not require any change of existing uses. Rather, the change would guide future development in this area.
- » It is anticipated the proposed rezoning will appear on the October 7, 2021, Planning Commission agenda with an additional hearing before the City Council on October 26, 2021. If approved, the zone change would go into effect immediately.

Functionally, the difference between C-1 and C-3 is subtle, but there are a few features of C-3 that make it more suitable for the Chestnut Street corridor. (See page 2 for a more detailed listing.)

- » C-3 zoning requires all parking to be on premise versus publicly-provided stalls.
- » C-3 zoning has a front yard setback requirement that will help protect recently completed street improvements by requiring new structures to be at least 25 feet from the property line.
- » C-3 zoning design standards provide more aesthetic appeal through landscaping requirements.

PROPOSED ZONING MAP



Proposed Changes

- C-1 to NRC
- C-1 to C-3

Zoning		Neighborhood Residential Commercial (NRC)
	Transitional Agricultural (TA)	Downtown Commercial (C-1)
	Large Lot Residential (LLR)	Highway Commercial (C-2)
	Residential (R-1)	General Commercial (C-3)
	Residential (R-2)	Light Industrial (I-1)
	Residential (R-3)	Heavy Industrial (I-2)
	Mobile Home Residential (RM)	Residential / Mixed Use Development (RMD)

What is the difference between C-1 and C-3?

	Zone C-1 Downtown Commercial	Zone C-3 General Commercial
Overview	C-1 is designed to provide for a wide range of retail, office, social, and service uses normally found in a downtown area.	C-3 is intended to establish standards that will foster and maintain an area within the district boundaries that will benefit the retail trade, business, cultural, and social activities of the entire community.
On-Street Parking	Provided	No on-street; on-premise only
Setback Requirements	None	25-foot front yard minimum setback with landscaping and planting to provide effective screening, where needed
Design Standards	Established	Established, including landscaping and fencing standards <ul style="list-style-type: none"> • Screening not less than 6 feet and no taller than 8 feet in height along the abutting residential property line(s) must be provided. • The owner(s) of the property in the Commercial District shall maintain said fence or wall in good condition.

To review the Wahoo Zoning Regulations, visit the Planning and Zoning section of the city's website at www.wahoo.ne.us

How does this impact properties along Chestnut Street?

The City of Wahoo is reaching out to individual property owners along Chestnut Street to clarify if or how the proposed change in zoning would impact their property. Existing uses will be identified as permitted, nonpermitted, or conditional, and existing structures determined to be conforming or nonconforming in regard to the setback requirements. However, all current uses and existing structures will be grandfathered into the new C-3 zoning classification. Future development, or the redevelopment of a property, will be subject to the C-3 regulations.

Residential Impacts

Impacted residential properties are in the half-block portion proposed to be rezoned NRC, which supports residential uses. Additionally, the proposed C-3 General Commercial District will be a more compatible use for adjacent residential areas.

Zoning Terms, Defined

Permitted: The current use of your property is an allowed use of the property as listed in the Zoning Regulations.

Not Permitted: The current use of your property is not permitted. However, you would be grandfathered in and allowed to continue this use as it exists today.

Conditional: The current use of your property is considered a conditional use. Your use will be considered grandfathered if you do not already have a conditional use permit, but any expansion of your use will require approval by the Council.

Conforming: Your current structure conforms to the structure requirements (setback, parking, etc.) of the proposed change in zoning.

Non-Conforming: Your current structure does not conform to the structure requirements (setback, parking, etc.) of the proposed change in zoning. However, your property will be considered grandfathered in and allowed to continue until substantially damaged.

For more information, or for property-specific questions, contact Travis Beavers, the Wahoo Zoning Administrator, at 402-443-3222.



Scan this QR code with your phone's camera to visit the city's website and review current zoning regulations.

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Property on 15th Street, directly east of Maple Street ROW**

Business Name: **Wahoo Properties, LLC (Condominium)**

Property Owner: **WAHOO PROPERTIES LLC, % GARY RASMUSSEN, 15 FAIRWAY DR, WAHOO, NE 68066**

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **In current C-1 Zoning there is no outdoor storage permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Property does not meet front yard setback requirements**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-3 regs allows it: **Empty lot**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **Yes**

If so, the issues include: **There have been nuisance issues reported regarding the upkeep of the property.**

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1340 N Chestnut**

Business Name: **Happy Hearts Extension**

Property Owner: **KSS INVESTMENTS LLC, C/O KEVIN & SANDRA STARK, 634 DAVEY RD, DAVEY, NE 68336-3507**

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-1 regs allows it: **5.12.02 (5) child care centers**
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-3 regs allows it: **5.14.02 (2) Child Care**
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1036 N CHESTNUT**

Business Name: **Family Fare**

Property Owner: **HINKY DINKY WAHOO SEWARD LLC, ATTN: MANAGER, 1036 N CHESTNUT, WAHOO, NE 68066**

Tenant (if different): **Tax Department, Sunmart, #727, 7600 France Ave S Edina, MN 55435**

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Conditional**

If it is, what section of C-1 regs allows it: **5.12.03 (7) Food sales**

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-3 regs allows it: **5.14.02 (12) Food Sales (limited and general)**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1102 N CHESTNUT**

Business Name: **Kate DeCoste Photography, Apartments**

Property Owner: **KDDF, LLC 219 Canterbury Ct New Lenox, IL 60451**

Tenant (if different): **Kate DeCoste, 1102 N Chestnut Ste A, Wahoo, NE 68066**

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-1 regs allows it: **5.12.02 (19) Photography studios**

If it is not, what makes the use non-conforming? **Permitted use**

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-3 regs allows it: **5.14.02(7) Photography studio**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1122 N CHESTNUT**

Business Name: **Dairy Queen**

Property Owner: **Jacill, LLC, 921 County Road 17, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Drive-thru/fast food not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-3 regs allows it: **5.14.02(5)(p) Restaurant/drive thru**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1142 N CHESTNUT**

Business Name: **SUPER C**

Property Owner: **Canyon Road Management LLC, 6221 S 58th Street Ste B, Lincoln NE 68516**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Conditional**

If it is, what section of C-1 regs allows it: **5.12.03 (2) Automotive Filling Station**

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Conditional**

If it is, what section of C-3 regs allows it: **5.14.03 (9) Convenience store w/fuel**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1236 N CHESTNUT**

Business Name: **O'Reilly Auto Parts**

Property Owner: **O'REILLY AUTO ENTERPRISES LLC, PO BO 9167 SPRINGFIELD, MO 65801**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-1 regs allows it: **5.12.02 (9)(c) auto parts retail**
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**
If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-3 regs allows it: **5.14.02 (5)(b) Retail/auto parts/supply**
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

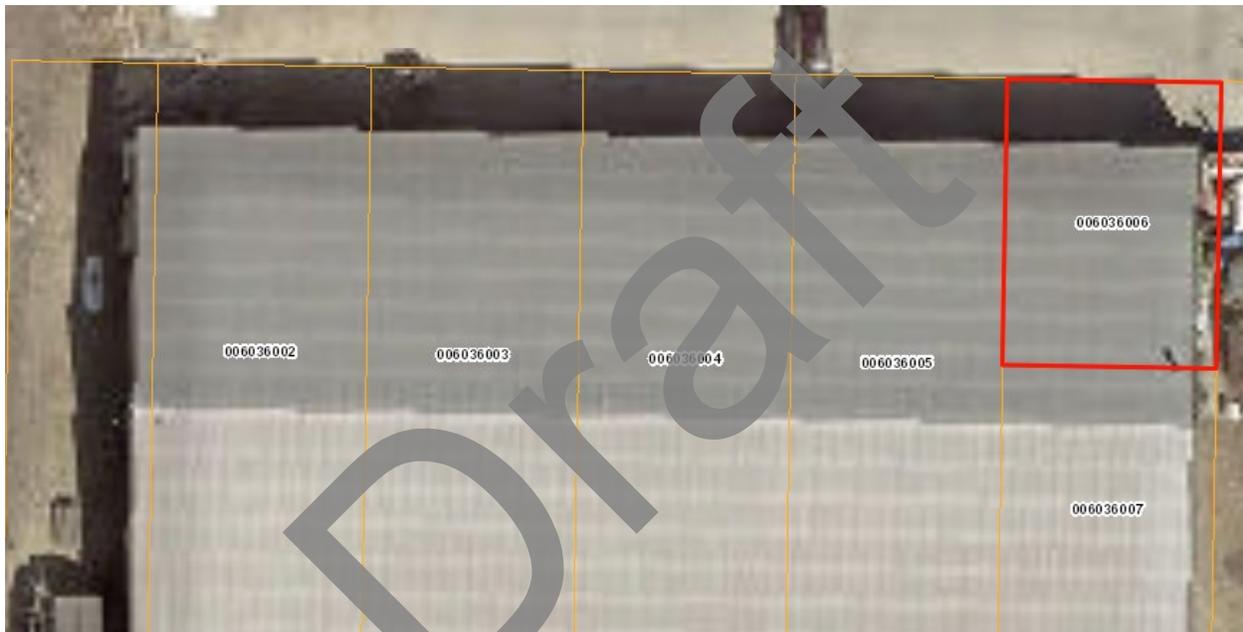
Address: **129 W 15TH UNIT 5A**

Business Name:

Property Owner: **JOHN A LAWTON, 1459 N BROADWAY WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Storage not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **C-3 does not allow storage sheds**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

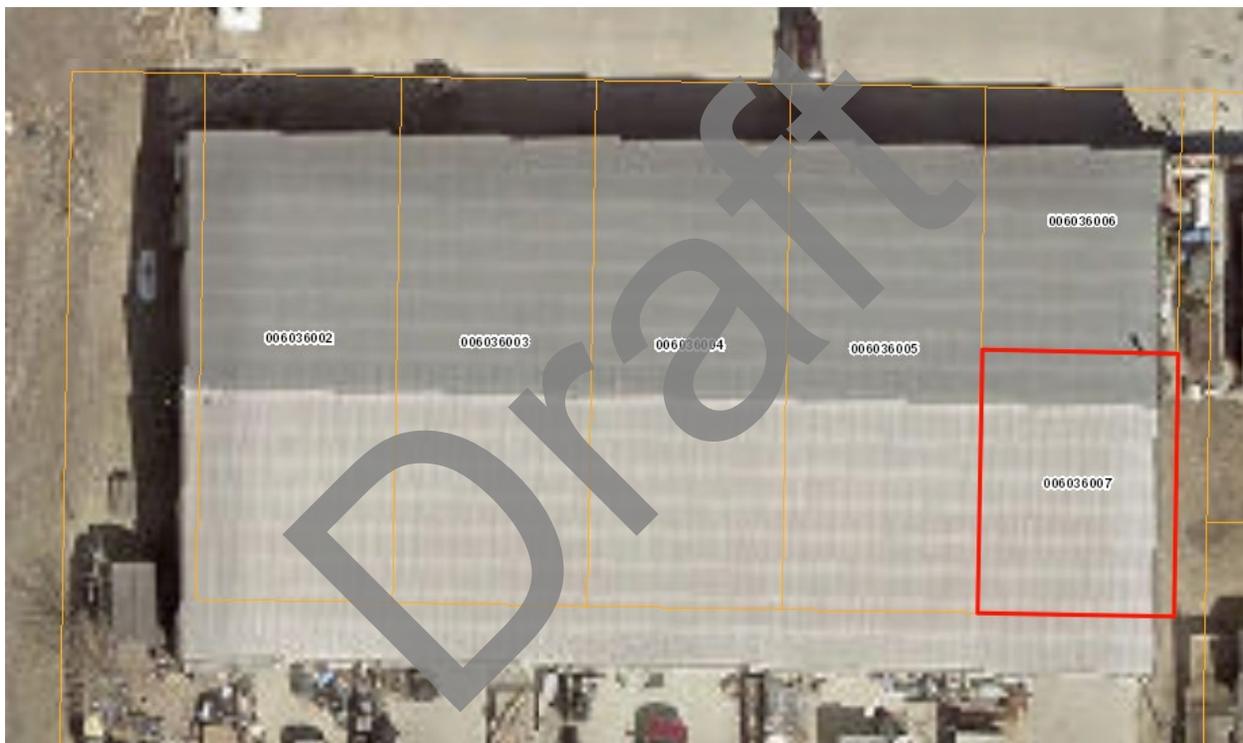
Address: **129 W 15TH UNIT 5B**

Business Name:

Property Owner: **JOHN A LAWTON, 1459 N BROADWAY, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Storage not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **C-3 does not allow storage sheds**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

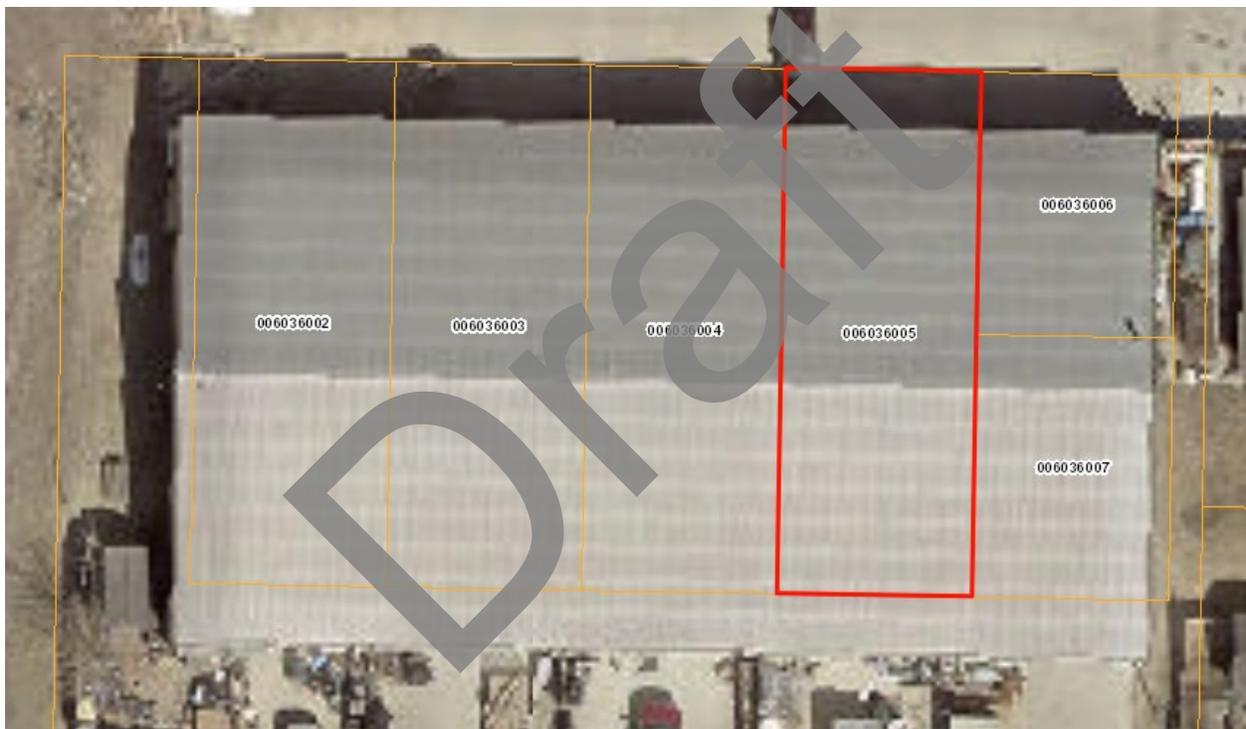
Address: **137 W 15TH**

Business Name:

Property Owner: **GARY C & GAYLE J RASMUSSEN, CO-TRUSTEES, 15 FAIRWAY DR, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Storage not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **C-3 does not allow storage sheds**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1410 N CHESTNUT**

Business Name: **Wahoo Happy Hearts Daycare and Preschool**

Property Owner: **KSS INVESTMENTS LLC, C/O KEVIN & SANDRA STARK, 634 DAVEY RD, DAVEY, NE 68336-3507**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-1 regs allows it: **5.12.02 (5) child care centers**
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-3 regs allows it: **5.14.02 (2) Child Care**
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

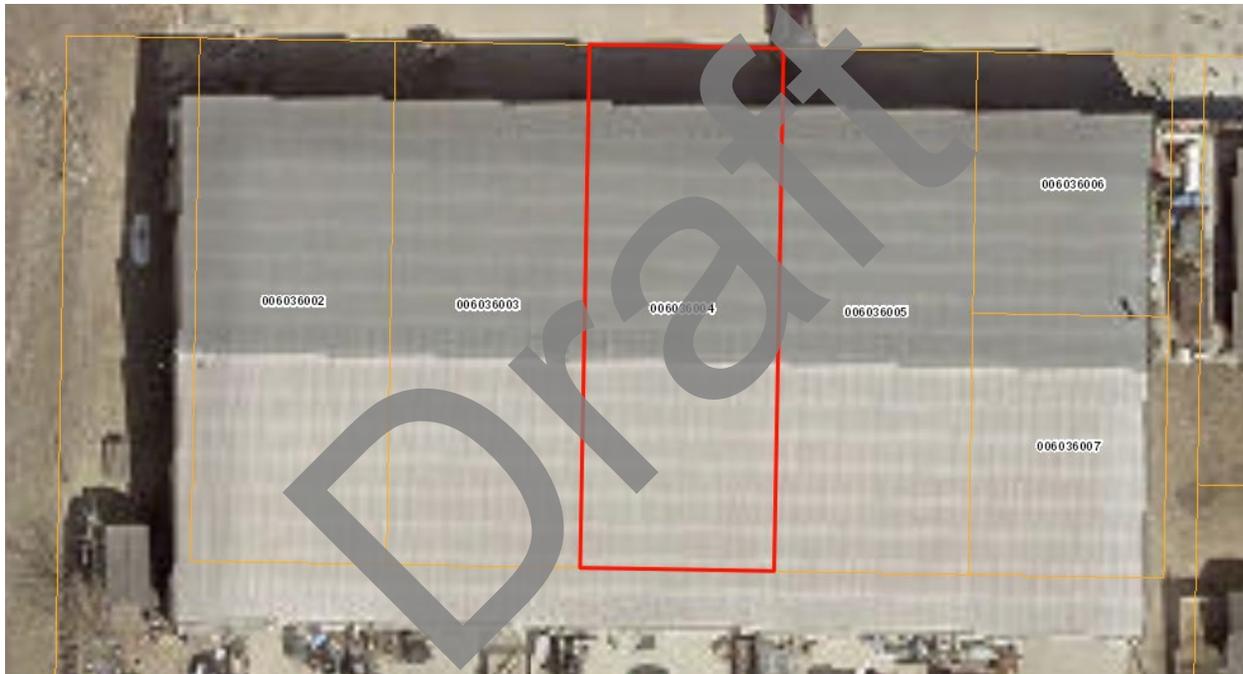
Address: **145 W 15TH**

Business Name:

Property Owner: **GARY C & GAYLE J RASMUSSEN, CO-TRUSTEES, 15 FAIRWAY DR, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Residential not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **C-3 does not allow storage sheds**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1490 N CHESTNUT**

Business Name: **Lacey Construction**

Property Owner: **LACEY CONSTRUCTION INC, 2349 COUNTY ROAD G, WESTON, NE 68070**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-1 regs allows it: **5.12.02 (4) Office for business services**

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**

If it is, what section of C-3 regs allows it: **5.14.02 (1) Office for business services**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **1499 N CHESTNUT**

Business Name: **Chips**

Property Owner: **JANSA BROS LLC, 880 COUNTY ROAD 20, WAHOO, NE 68066**

Tenant (if different): **Jennifer Pinkelman, 1499 N Chestnut, Wahoo, NE 68066**

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-1 regs allows it: **5.12.02 (12) Food service, restaurant**
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-3 regs allows it: **5.14.02 (5)(p) Restaurant/drive thru**
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

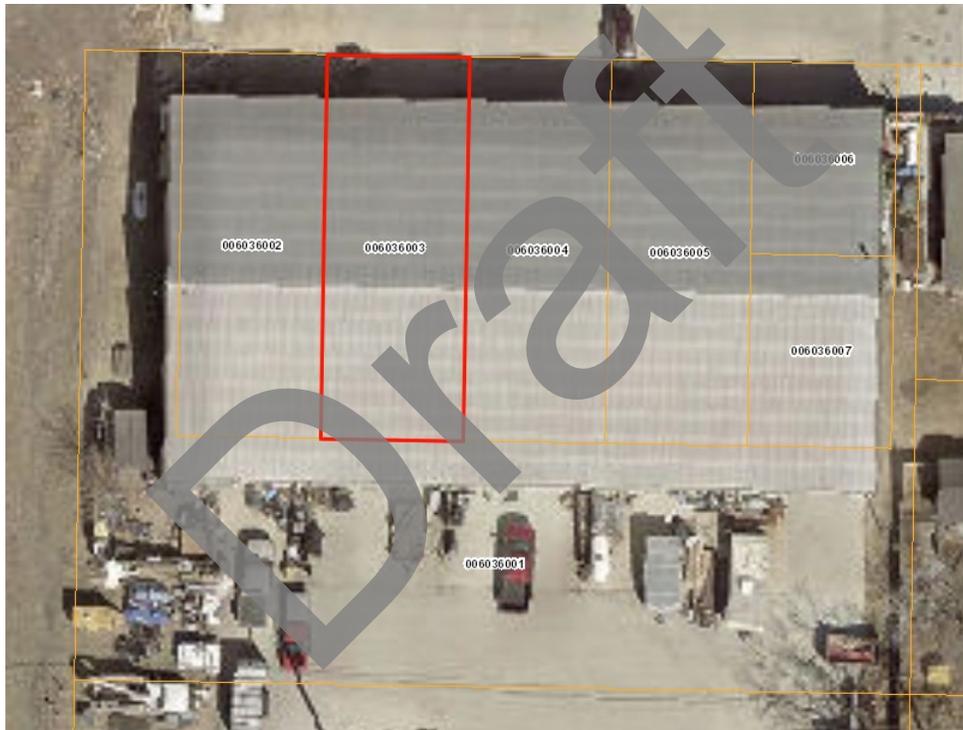
Address: **153 W 15TH**

Business Name:

Property Owner: **GARY C & GAYLE J RASMUSSEN, CO-TRUSTEES, 15 FAIRWAY DR, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Personal storage not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **C-3 does not allow sheds sheds**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

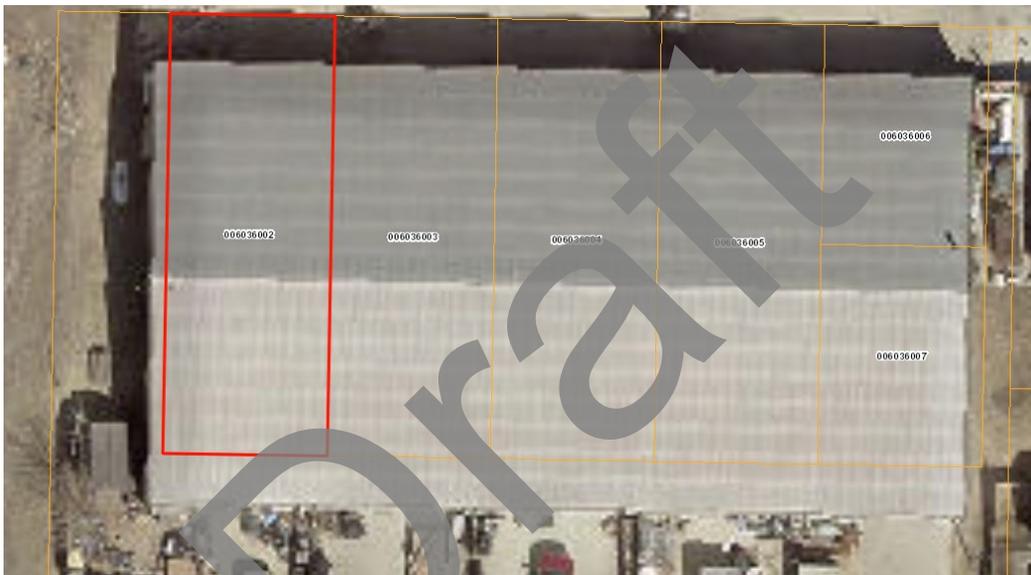
Address: **161 W 15TH**

Business Name:

Property Owner: **TIM MALY CONSTRUCTION LLC, 204 CONTINENTAL EST, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Parking is not sufficient for the structure.**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it: **Non-conforming use**

If it is not, what makes the use non-conforming? **Construction Sales/ Services not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line and does not meet the required 25' front yard setback**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **C-3 does not allow storage sheds**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **Yes**

If so, the issues include: **Section 94.20 (B)(8) ...lumber not neatly piled, scrap iron, tin or other metal not neatly piled**

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **240 W 13TH**

Business Name:

Property Owner: **Dena Carlson, 240 W 13TH, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Single family residence in commerical**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not Permitted**

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming? **Single family residence in commerical**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **250 W 12TH**

Business Name: **Empty Casey's Lot – Future Wahoo Vision**

Property Owner: **250 W 12th Street LLC, 1937 N Chestnut Street, Wahoo NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-1 regs allows it: **5.12.02 (18) Professional Services**
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Permitted**
If it is, what section of C-3 regs allows it: **4.14.02(6) Professional Services**
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **950 N CHESTNUT**

Business Name: **Heritage Inn**

Property Owner: **WAHOO HOSPITALITY INC, 950 N CHESTNUT, WAHOO, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Not permitted**

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming? **Hotels not permitted**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **Yes**

If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Conditional**

If it is, what section of C-3 regs allows it: **5.14.03 (20) Hotels**

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**

If yes, the issue is:

Is there a different structural issue with the building? **No issue**

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **No**

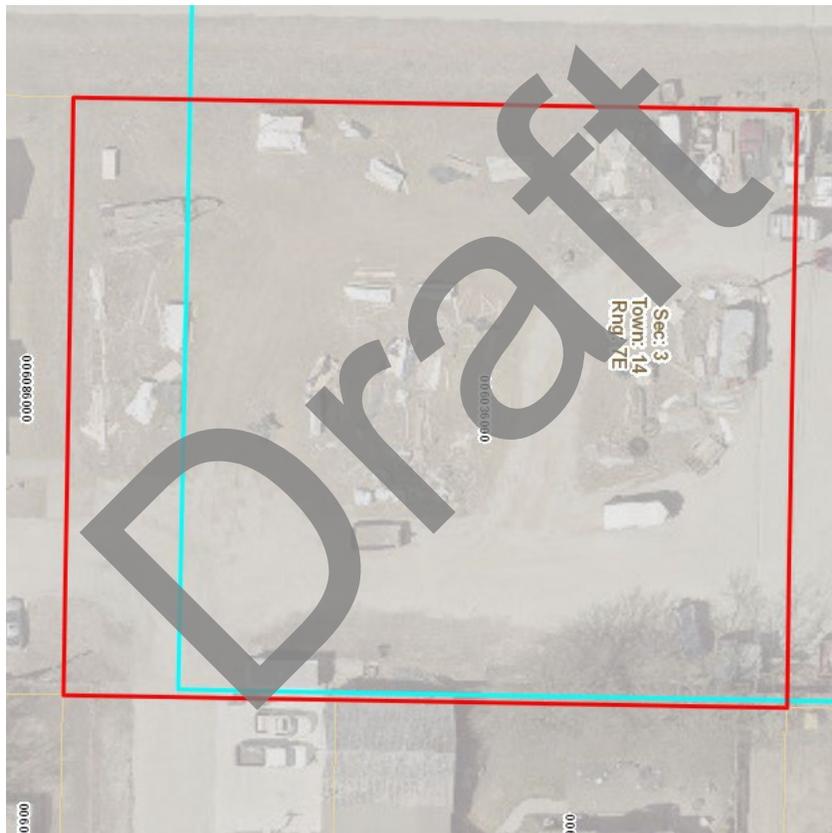
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Lots 7-10 Blk 71 County Addition Wahoo & S ½ Alley lying Adj & part VAC 14th St**
Business Name:
Property Owner: Westwing Investments LLC 116 Pine Log Road Wahoo, NE 68066
Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No structure**
If it is not, then why is it considered non-conforming?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **No use**
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No structure**
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **No use**
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **Yes**
If so, the issues include: **junk accumulation/vacant property**

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **824 N Chestnut Street**

Business Name: **Cuda Towing**

Property Owner: **Larry Cuda 112 W 15th Street Wahoo, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure? **No**

If it is not, then why is it considered non-conforming? **Structure bypasses property lines to the south**

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Partially Conditional use**
If it is, what section of C-1 regs allows it: **5.12.03 (2) Auto Service**
If it is not, what makes the use non-conforming? **2. Automotive filling station, convenience stores and/or service station, provided all displays, merchandise and service work are confined within the walls of the premises.**

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure? **No**
If it is not, then why is it considered non-conforming? **The building is constructed too close to the property line**

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use? **Partially Conditional**
If it is, what section of C-3 regs allows it: **5.14.03 (16) and (19)**
1. If it is not, what makes the use non-conforming? **Excluding heavy trucks and machinery. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.**

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way? **No issue**
If yes, the issue is:
Is there a different structural issue with the building? **No issue**
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property? **Yes**
If so, the issues include: **junk accumulation**

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **740 N Chestnut Street**
Business Name: **Fud & Tracy's Plumbing and Heating**
Property Owner: **Fud & Tracy's Plumbing and Heating**
Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Lot 3 Blk 135 County Addition**

Business Name:

Property Owner: **Larry Cuda 112 W 15th Street Wahoo, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

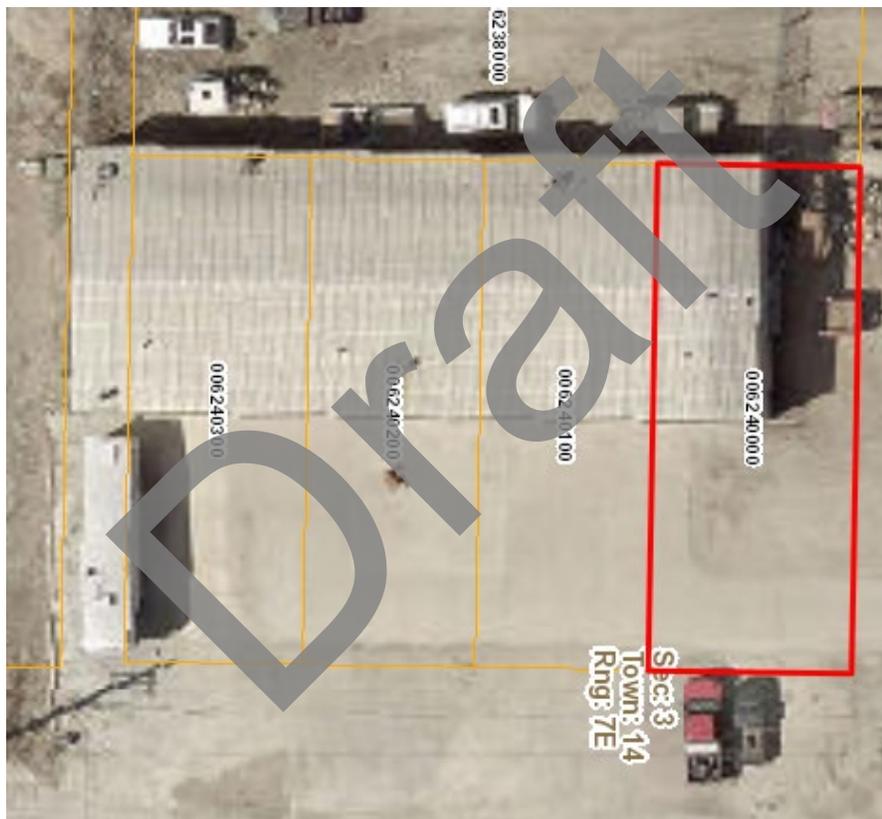
Address: **761 N Maple Street**

Business Name: **C.R.A.B LLC**

Property Owner: **C.R.A.B LLC c/o Carrie Barry 258 E 10th Street Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **749 N Maple St**

Business Name:

Property Owner: **Marc and Lori Buckminster 238 W Sloup Dr Wahoo, NE 68066**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

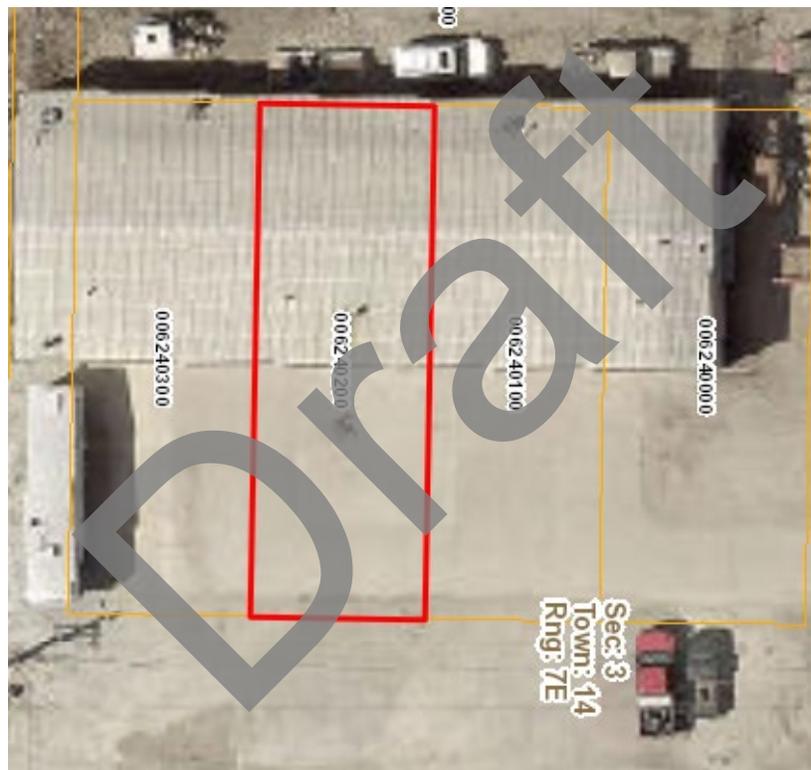
Address: **737 N Maple Street**

Business Name:

Property Owner: **Eugene and Carol Jedlicka 1799 N Sycamore St Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **725 N Maple Street**

Business Name:

Property Owner: **David and Kristine Hohl Trustees 651 N Beech Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **708 N Chestnut St**

Business Name: **Spirits by Beckman**

Property Owner: **Michael Beckman 708 N Chestnut Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?

If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-3 regs allows it:

If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?

If yes, the issue is:

Is there a different structural issue with the building?

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?

If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Lot 9 Blk 135 County Addition**

Business Name: **Fud & Tracy's Building LLC**

Property Owner: **Fud & Tracy's 740 N Chestnut Street Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **202 W 7th St**

Business Name: **BP**

Property Owner: **OOP Properties LLC 3288 Ponderosa Drive Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **652 N Chestnut**

Business Name:

Property Owner: **City of Wahoo Public Library Foundation 637 N Maple St Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **253 W 7th**

Business Name:

Property Owner: **Loren Cuda 2521 County Road O Malmo, NE 68040**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Bal Lot 4 Block 136 County Addition**

Business Name:

Property Owner: **Loren Cuda 2521 County Road O Malmo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

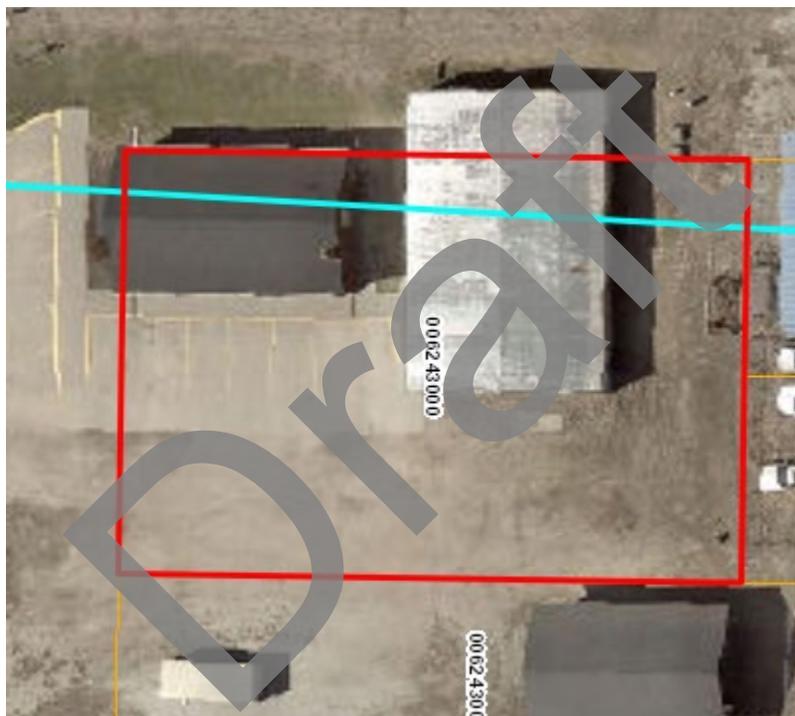
Address: **616 N Chestnut**

Business Name: **Ice Cream You Scream/**

Property Owner: **Jesus & Claudia Zaragoza 1315 Shalene Circle Wahoo NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Lot 9 S 15' Lot 4 Blk 36 County Addition**

Business Name:

Property Owner: **Jesus & Claudia Zaragoza 1315 Shalene Cir Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **Lots 4-6 Blk 151 County Addition**

Business Name:

Property Owner: **Merton & Sally Oden Trustees 1112 N Birch Street Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **534 N Chestnut Street**

Business Name: **Scooters**

Property Owner: **Kusslong Holdings LLC 1820 Paul Ave Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-1 regs allows it:
If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **450 N Chestnut**

Business Name: **Inspro/Craft Shack**

Property Owner: **High Velocity Sports – Robert Sloup 360 E 5th Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming?

Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

Is the structure located in the street right-of-way?
If yes, the issue is:
Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **354 N Chestnut**
Business Name: **Burger King**
Property Owner: **ARC Cafeusa001 LLC -**
Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?
If it is, what section of C-3 regs allows it:
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Other Issues - Structural

Are there any structural issues with the property that should be considered or reviewed at this time?

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Is there a different structural issue with the building?
If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **233 W 4th**

Business Name:

Property Owner: **Sand Creek Investments – Mike Hancock 931 HABA CV Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
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Other Issues - Nuisance

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Are there any nuisance issues with this property?
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INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

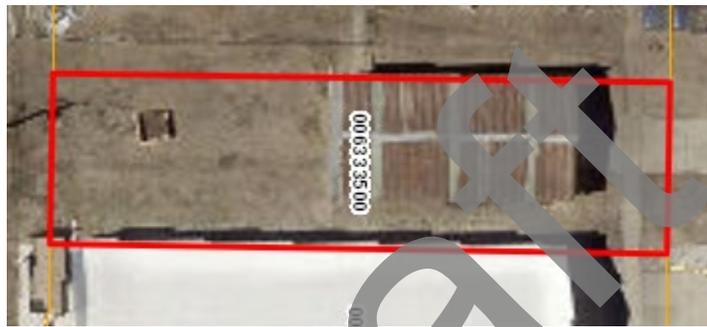
Address: **225 W 4th**

Business Name:

Property Owner: **Thomas and Marilyn Svoboda 252 N Elm Street**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?
If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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If it is, what section of C-3 regs allows it:
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Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

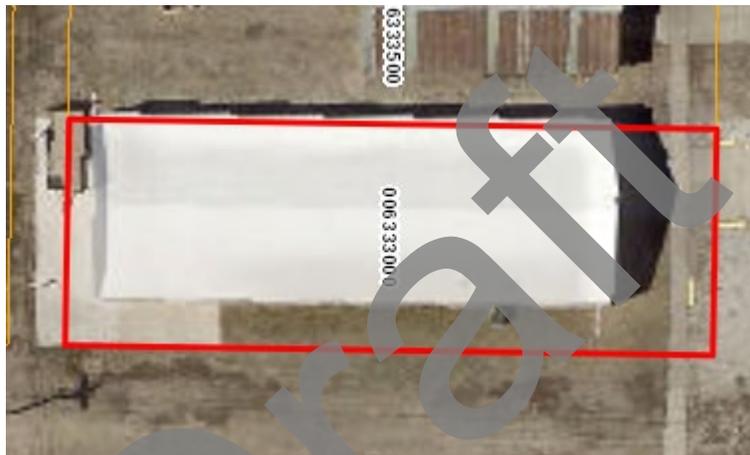
Address: **211 W 4th**

Business Name:

Property Owner: **Speetz LLC 1338 N Pine Wahoo, NE**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning? And if it does not conform to the requirements, why?

Is the STRUCTURE a conforming structure?

And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE a permitted or conditional use?

If it is, what section of C-1 regs allows it:

If it is not, what makes the use non-conforming?

Property considered under C-3 Zoning Regulations

*Under C-3 Zoning Regulations, does the STRUCTURE conform to the requirements of C-3 Zoning?
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Is the STRUCTURE a conforming structure?
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And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

Address: **210 W 3rd**

Business Name:

Property Owner: **Brian Bouc – c/o Caroline Bouc – Life Use 2149 County Road C Ceresco, Ne**

Tenant (if different):

AERIAL IMAGE OF PROPERTY



Property considered under C-1 Zoning Regulations

*Under C-1 Zoning Regulations, does the STRUCTURE conform to the requirements of C-1 Zoning?
And if it does not conform to the requirements, why?*

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And under C-1 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-1 regulations? And if the USE is non-conforming, what makes it that way?

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If it is, what section of C-1 regs allows it:

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Property considered under C-3 Zoning Regulations

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If it is not, then why is it considered non-conforming?

And under C-3 Zoning Regulations, is the USE of the facility either a permitted use or a conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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If yes, the issue is:

Is there a different structural issue with the building?

If yes, the issue is:

Other Issues - Nuisance

Are there any nuisance issues with the property that should be considered or reviewed at this time?

Are there any nuisance issues with this property?

If so, the issues include:

WAHOO PLANNING COMMISSION

Meeting Minutes

March 3, 2026

The Wahoo Planning Commission met in regular session and in accordance with the agenda posted at City Hall, the Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. The meeting was called to order at 7:00 p.m. by Chair Tracy Pfligler and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding Nebraska Open Meetings Act and Title VI. The Vice Chair then directed the City Clerk to call the roll: Brooks: Present, Egr: Present, Fick: Absent, Gabel: Present, Lentfer: Absent, Miyoshi: Present, Pearson: Present, Pfligler: Present, Wilcox: Present.

Kevin Stuhr reported on Parks and Recreation projects throughout the city. Including Highlands Park conceptual plans that include a neighbor park, small playground, sports courts and green space. Smith Park conceptual plans will have updates done in phases and include a pavilion and sports courts. Trail development plans will connect the current trail system to the Heritage Heights neighborhood, taking foot traffic off of old Hwy 77/Chestnut street.

Discussion was had regarding the approval of the final plat of lots 51 and 52 North Highlands Subdivision. There is a utility easement between the lots but it does not currently have utilities within that easement. It would be vacated with the approval of the final plat. Utilities General Manager Ryan Hurst does not have concerns with the vacation of that easement as infrastructure is in place in the right of way. A motion was made by Jessica Pearson, seconded by Glen Wilcox, to recommend approval of a final plat for a replat of lots. Roll call vote: Brooks: yes, Egr: yes, Fick: Absent, Gabel: yes, Lentfer: Absent, Miyoshi: yes, Pearson: yes, Pfligler: no, Wilcox: yes. Motion carried.

Discussion was had regarding the zoning of the area around the Wahoo Water Tower Planning Inspector/Zoning Administrator Travis Beavers stated that the future land use shows the area being zoned as R2 – Medium Density Residential. He stated there is a buyer interested in a parcel if the zoning was C3 – General Commercial. The board voiced that they were generally against the idea of changing zoning to C3.

Building Inspector/Zoning Administrator Travis Beavers asked for discussion for clarification on how the board interprets the definition of the 900sq/ft living area for residential building requirements. Lacking a current definition allows for multiple interpretations. After discussion the board generally agreed that the zoning regulations should be amended to define an expectation of at least 50% of the square footage as habitable. The board requested that a draft amendment be brought to the next meeting for further discussion.

Discussion was had regarding the 1/4 mile requirement for the design standards in anticipation of likely request for waiver. General consensus of the board was to maintain the 1/4 mile. And to potentially add design standards down 12th/old hwy 77.

Mayor Jerry Johnson spoke regarding a vacancy on the Board of Adjustments for a member of the Planning Commission.

Planning Inspector/Zoning Administrator Travis Beavers spoke to the current project throughout the city.

A motion was made by John Miyoshi, seconded by Glen Wilcox, to approve the minutes from the February 5, 2026 meeting of the Planning Commission. Roll Call vote: Brooks: yes, Egr: yes, Fick: Absent, Gabel: yes, Lentfer: Absent, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: yes. Motion carried.

Meeting adjourned at 8:27pm.

Approved:

Christina Fasel
City Clerk
City of Wahoo