

WAHOO CITY COUNCIL AGENDA
Tuesday, July 7, 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

Comments from the public on items not on the Agenda

Public hearings and associated actions

1. Application for a change in zoning for at County Road 15 and County Road O from TA to LLR

Items Not Requiring a Public Hearing

1. Discussion regarding the Open House information for the Chestnut Street Rezone.

Report on current and upcoming projects

Miscellaneous and correspondence

Approve minutes of the May 7, 2026 and June 4, 2026 meeting.

Adjournment

**CITY OF WAHOO
APPLICATION FOR CHANGE OF ZONING**

Applicant's Name Ronald R. Grieselmann
Applicant's Address 2419 N. Main St. Fremont, NE. 68025
Phone Number(s): 402-721-1185
Address or location of property to be rezoned Area of County Roads 15+0",

Legal description of property to be rezoned See attachment.

Area of property (Sq Ft or Acres) 6.43 acres
Current use of property crop farm
Proposed use of property residential
Present zoning agriculture Requested zoning residential
Current zoning and use of adjoining properties:
North: agriculture South: agriculture
East: agriculture West: agriculture
Designated use of property on Future Land Use Map and Wahoo Comprehensive plan: Residential

Applicant must furnish a survey plat of property proposed to be rezoned, and site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Under the provisions of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a change of zoning. This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by Zoning Regulations.

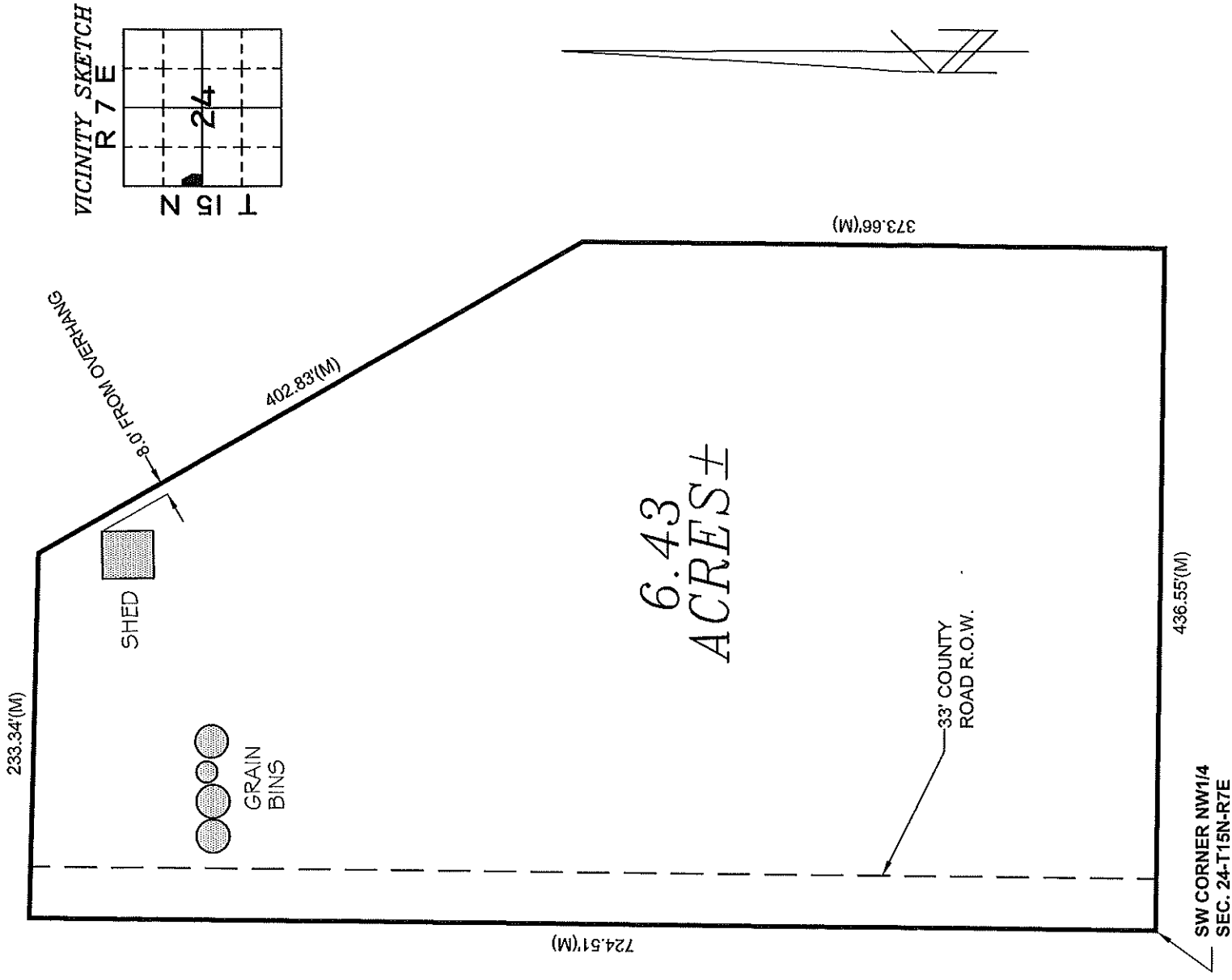
Date: 6.14.26 Signed: Ron Grieselmann
Address: 2415 N. Main St. Owner or authorized agent
Fremont, NE. 68025
Phone: 402-721-1185

FEE: \$ _____ Receipt # _____

Publication fees will be billed to applicant

Date of Hearing (Planning Commission) _____ .20____ . Approved _____ Denied _____
Date of Hearing (City Council) _____ .20____ . Approved _____ Denied _____

Zoning Administrator



LEGAL DESCRIPTION:

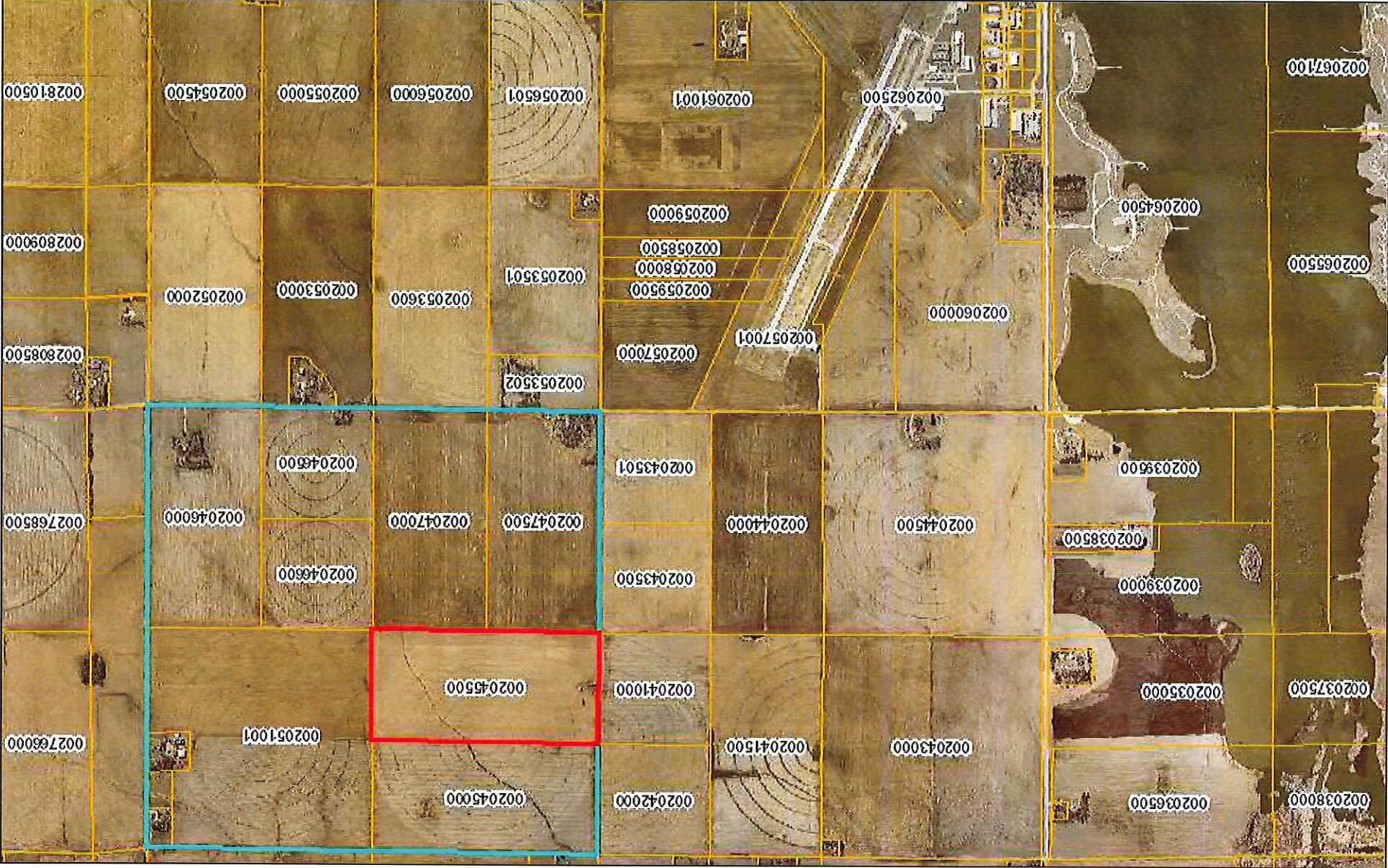
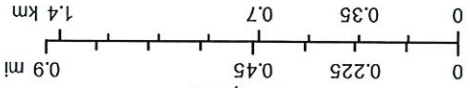
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, THENCE N00°36'08"E. (ASSUMED BEARING), ON THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 724.51 FEET; THENCE S88°33'34"E, A DISTANCE OF 233.34 FEET; THENCE S29°41'48"E, A DISTANCE OF 402.83 FEET; THENCE S00°36'08"W, A DISTANCE OF 373.66 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°20'58"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 436.55 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 6.43 ACRES MORE OR

June 29, 2026
21:22 PM

Sections 
Parcels 

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

1:26,521



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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 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 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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? **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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

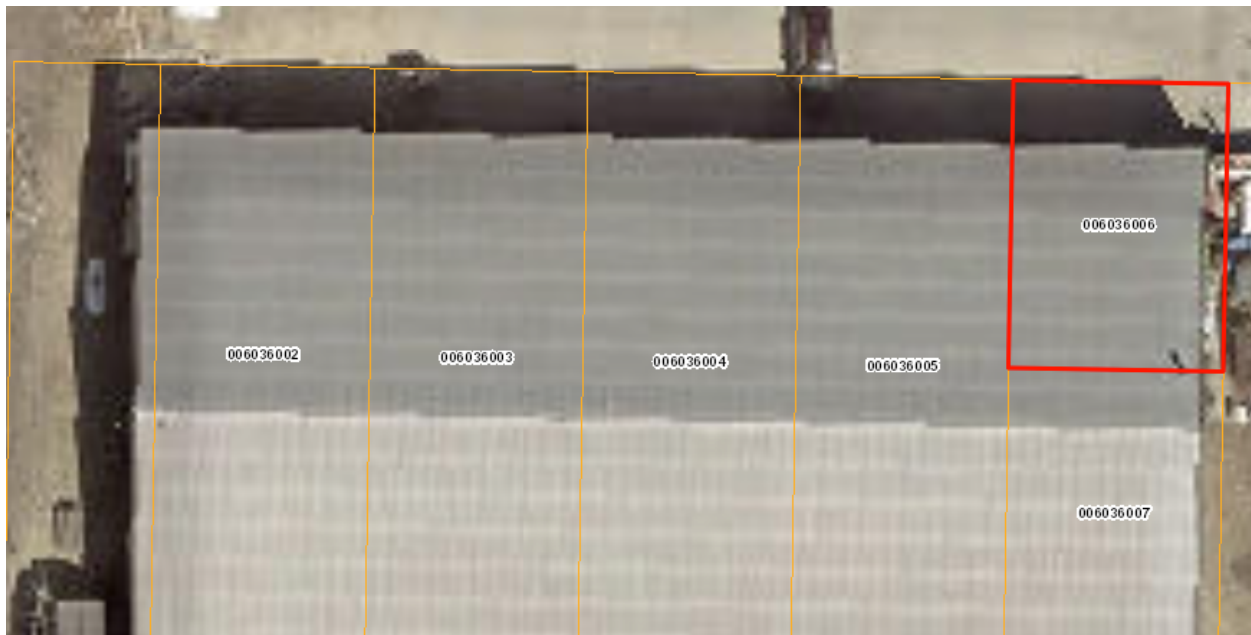
Address: **129 W 15TH UNIT 5A**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

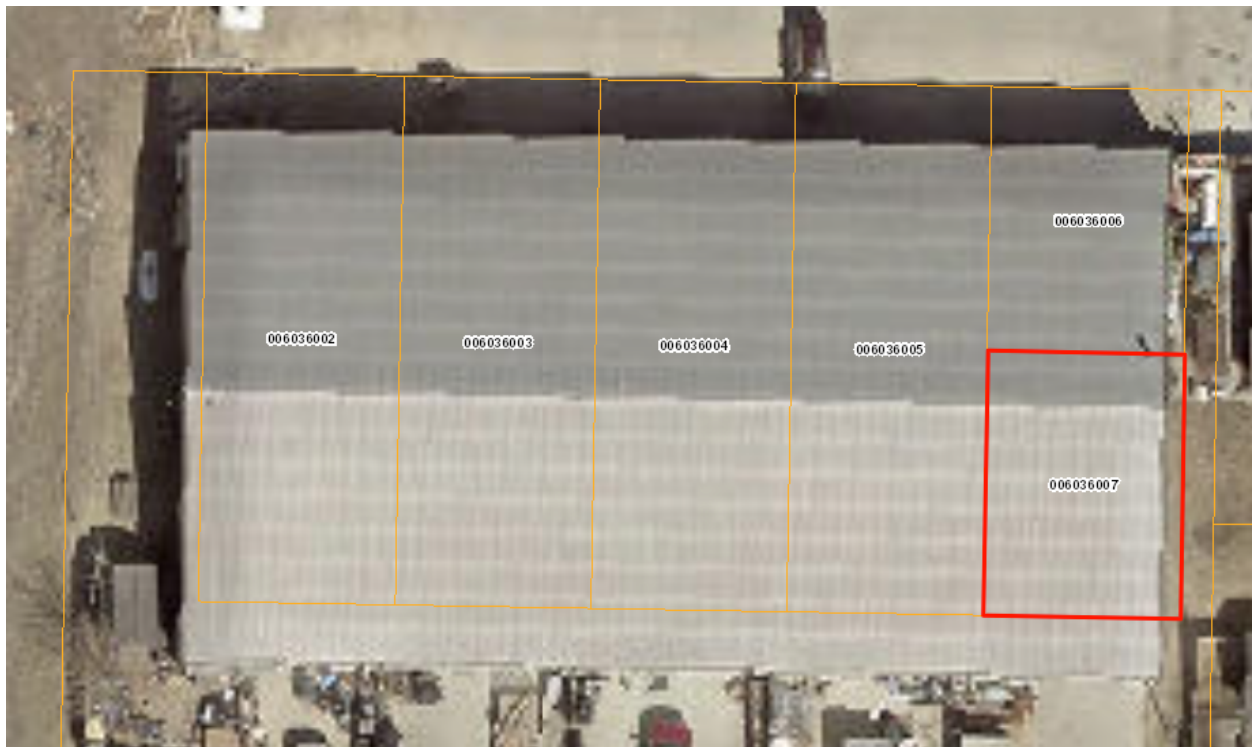
Address: **129 W 15TH UNIT 5B**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

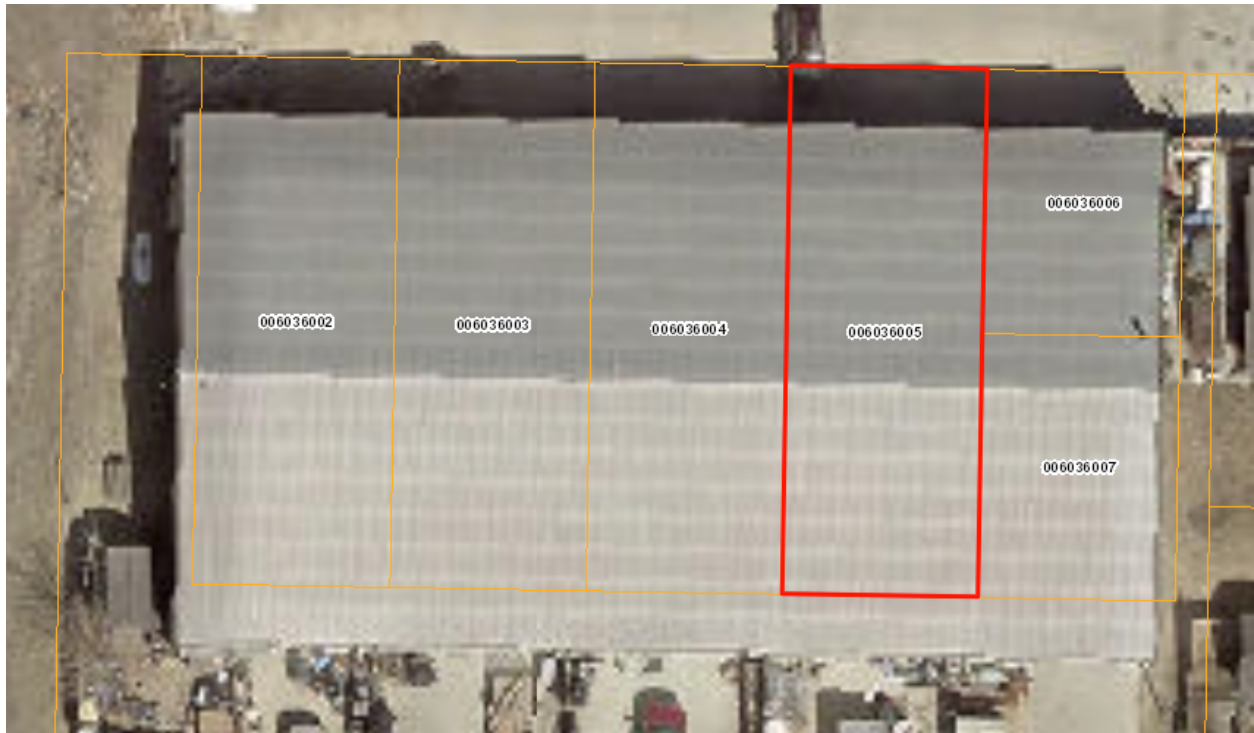
Address: **137 W 15TH**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

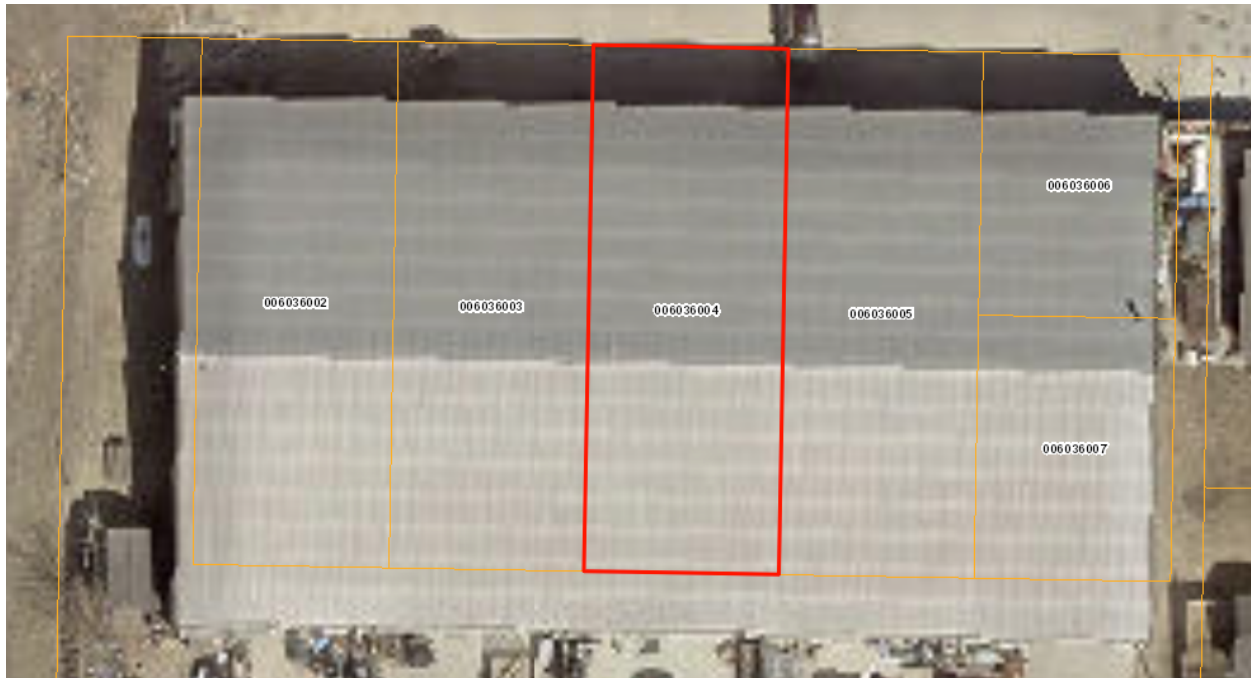
Address: **145 W 15TH**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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? **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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

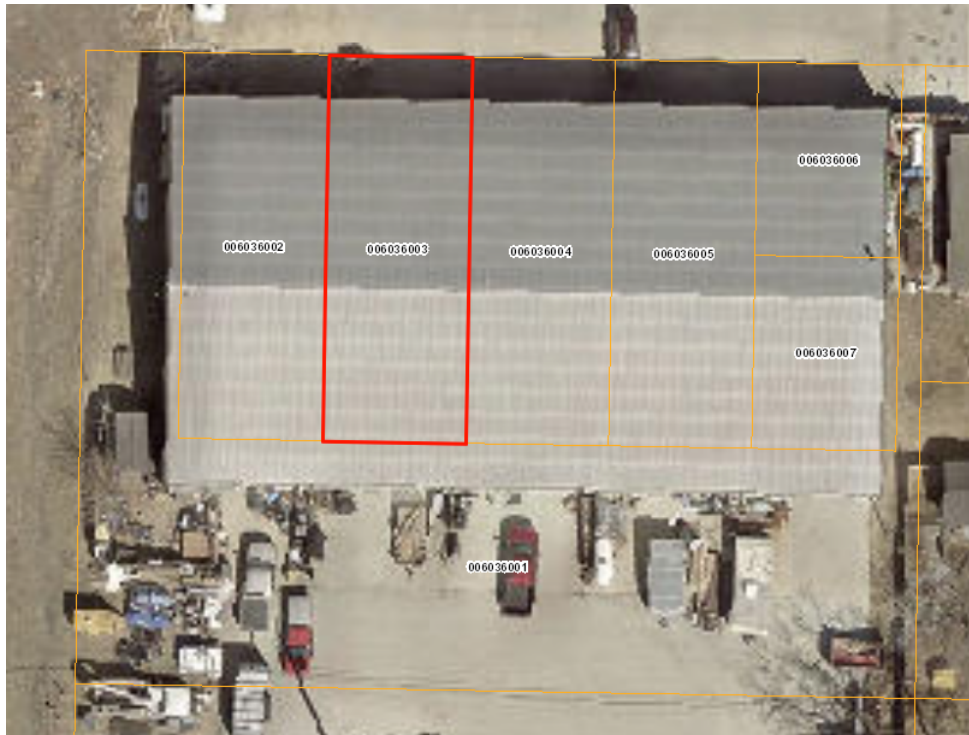
Address: **153 W 15TH**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

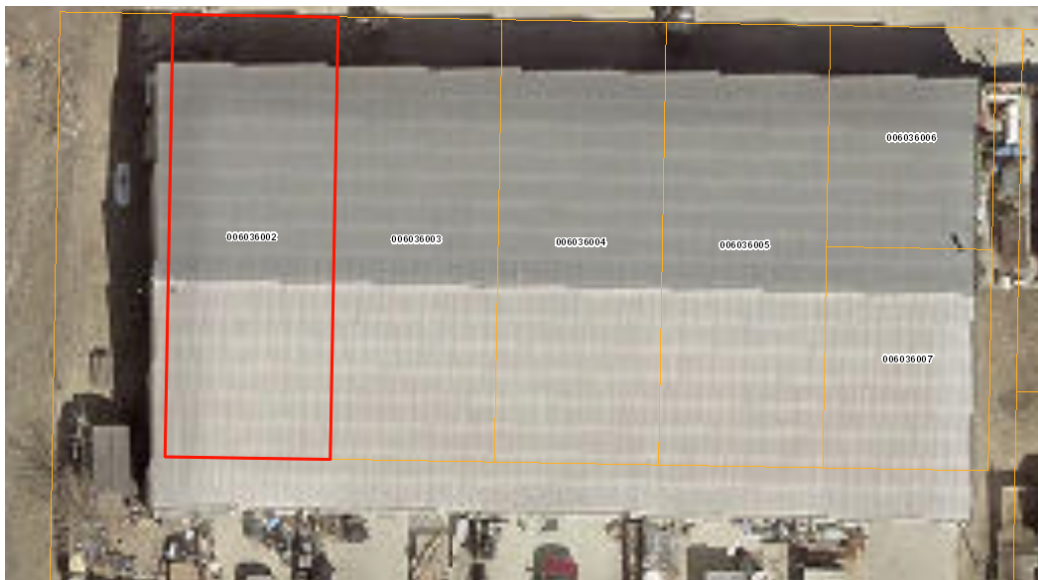
Address: **161 W 15TH**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 commercial**

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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 commercial**

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 Casesy'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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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

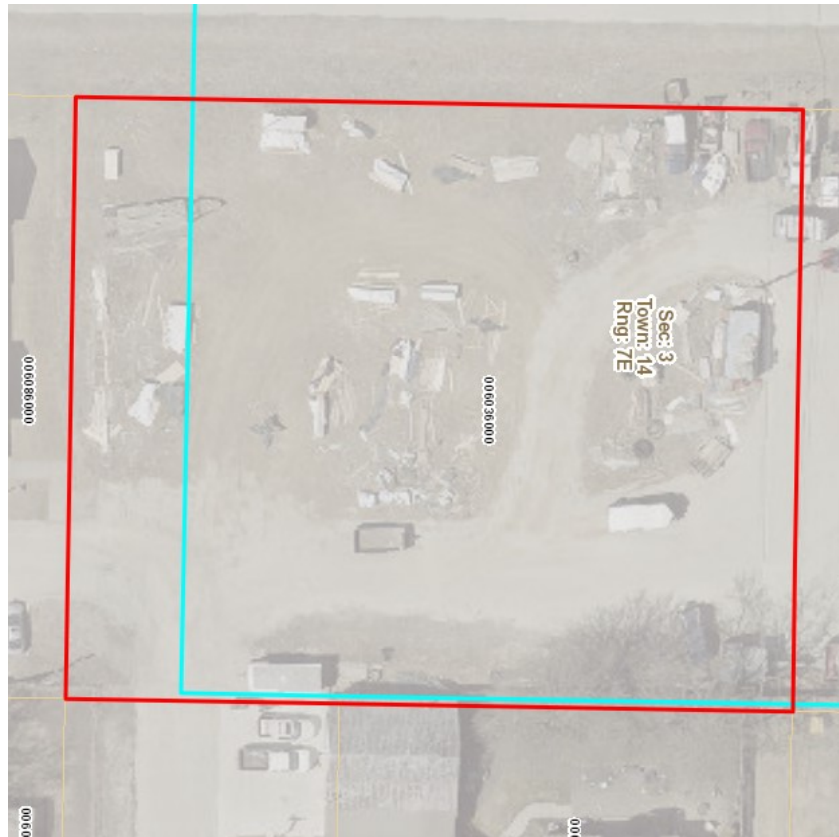
Address: **Lots 7-10 Blk 71 County Addition Wahoo & S ½ Alley lying Adj & part VAC 14th St**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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

If it is, what section of C-3 regs allows it: **5.14.03 (16) and (19)**

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? **Yes**

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 permitted or conditional use? **No**

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

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? **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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE permitted or conditional use? **Conditional use**
If it is, what section of C-3 regs allows it: **5.14.03 (21) Plumbing**
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**
If yes, the issue is:
Is there a different structural issue with the building? **No**
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: **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? **No 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 permitted or conditional use? **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?

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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE permitted or conditional use? **Conditional use**
If it is, what section of C-3 regs allows it: **5.14.03 (16) Tire store, minor auto repair**
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**
If yes, the issue is:
Is there a different structural issue with the building? **No**
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: **Storage of wrecked and/or unlicensed vehicles**

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? **Yes**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 Zoning does not allow 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: **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? **Yes**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 Zoning does not allow 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: **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? **Yes**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 Zoning does not allow 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: **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? **Yes**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 Zoning does not allow 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: **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? **No**

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 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 Right-of-way and Liquor store 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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

If it is, what section of C-3 regs allows it: **5.14.03 (5) Liquor store**

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? **Yes**

If yes, the issue is: **Awning in Right-of-Way**

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

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: **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? **YES**

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 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 is not allowed in C-1**

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? **Does not meet setbacks**

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

Is the USE permitted or conditional use? **Conditional as an accessory for storage to plumbing contractor if lots combined**

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? **Yes**

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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE permitted or conditional use? **Conditional use**
If it is, what section of C-3 regs allows it:
If it is not, what makes the use non-conforming? **5.14.03 (9) Conv store w/ limited fuel**

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**
If yes, the issue is:
Is there a different structural issue with the building? **No**
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?

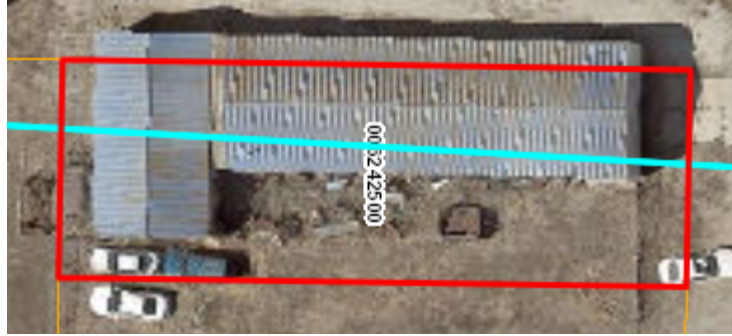
Are there any nuisance issues with this property? **No**
If so, the issues include:

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION
--

Address: **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? **No 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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?

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? **No 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 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? **Towing/automotive 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 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE permitted or conditional use? **No outdoor storage**

If it is, what section of C-3 regs allows it: **5.14.03 (16) Tire store. Minor auto repair**
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: **Storage of wrecked and/or unlicensed vehicles**

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? **Yes**

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 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? **Towing/automotive 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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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

If it is, what section of C-3 regs allows it: **5.14.03 (16) Tire store. Minor auto repair**

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: **Storage of wrecked and/or unlicensed vehicles**

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION

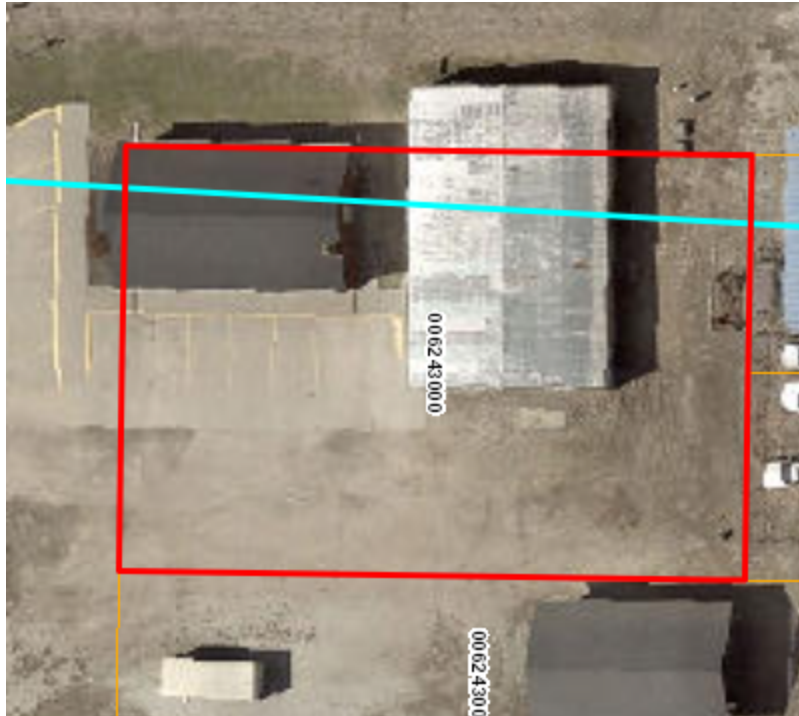
Address: **616 N Chestnut**

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? **No, building is in right of way**

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 permitted or conditional use? **Permitted**

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

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? **Building is in the right of way**

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

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

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

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? **Yes**

If yes, the issue is:

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

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: **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? **Yes**

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 permitted or conditional use? **No**

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

If it is not, what makes the use non-conforming? **Storage building on separate lot**

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? **Possibly**

If it is not, then why is it considered non-conforming? **Lot could be combined with other property and be conforming as an accessory structure to primary**

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

Is the USE permitted or conditional use? **No**

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

If it is not, what makes the use non-conforming? **Lot needs to be combined to be accessory use**

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**

If yes, the issue is:

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

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? **None**

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? **Yes**

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 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**

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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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 Zoning 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?

If so, the issues include: **No**

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? **Yes**

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 permitted or conditional use? **Conditional use**

If it is, what section of C-1 regs allows it: **5.12.03 Coffee Kiosk**

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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

Is the USE 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: **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? **Yes**

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 permitted or conditional use? **Permitted**

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**

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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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

If it is, what section of C-3 regs allows it: **Business/Office**

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: **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? **Yes**

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 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? **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 permitted use or conditional use that is listed in C-3 regulations? And if the USE is non-conforming, what makes it that way?

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

If it is, what section of C-3 regs allows it: **Restaurant/drive through**
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?
If so, the issues include: **No**

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? **Yes**

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 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 NRC Zoning Regulations

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

Is the USE permitted or conditional use? **Yes**

If it is, what section of NRC regs allows it: **Single family dwelling**
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: **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? **Yes**

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 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 NRC Zoning Regulations

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

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

If it is, what section of NRC regs allows it:

If it is not, what makes the use non-conforming? **NRC Zoning does not allow personal 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
--

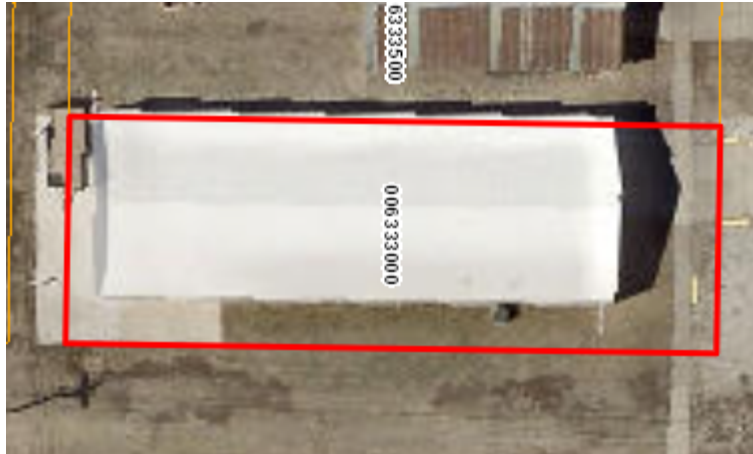
Address: **211 W 4th**

Business Name:

Property Owner: **Steve Peetz 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? **Yes**

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 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/main level living not permitted**

Property considered under NRC Zoning Regulations

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

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

If it is, what section of NRC regs allows it:

If it is not, what makes the use non-conforming? **NRC Zoning does not allow personal 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**

If yes, the issue is:

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

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
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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?

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

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 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 NRC Zoning Regulations

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

Is the USE permitted or conditional use? **Permitted**
If it is, what section of NRC regs allows it: **Single family dwelling**
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: **210 W 3rd**
Business Name:
Property Owner: **Bouc, Brian J Et Al c/o Caroline A Bouc 2149 County Rd C Ceresco, NE 68017**
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**

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 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 on main level**

Property considered under NRC Zoning Regulations

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

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

If it is, what section of NRC regs allows it:

If it is not, what makes the use non-conforming? **Single Family dwelling**

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?

If so, the issues include: **No**

INFO SHEET FOR CHESTNUT STREET REZONING

PROPERTY/OWNER/TENANT INFORMATION
--

Address: **433 N Chestnut Street -**

Business Name:

Property Owner: **Saunders County – Patti Lindgren Ounty Clerk PO Box 61 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**

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 permitted or conditional use? **Permitted**

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

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

Property considered under NRC Zoning Regulations

Under NRC Zoning Regulations, does the STRUCTURE conform to the requirements of NRC 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? **Setbacks**

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

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

If it is, what section of NRC regs allows it: **County**

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?

If so, the issues include: **No**

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.

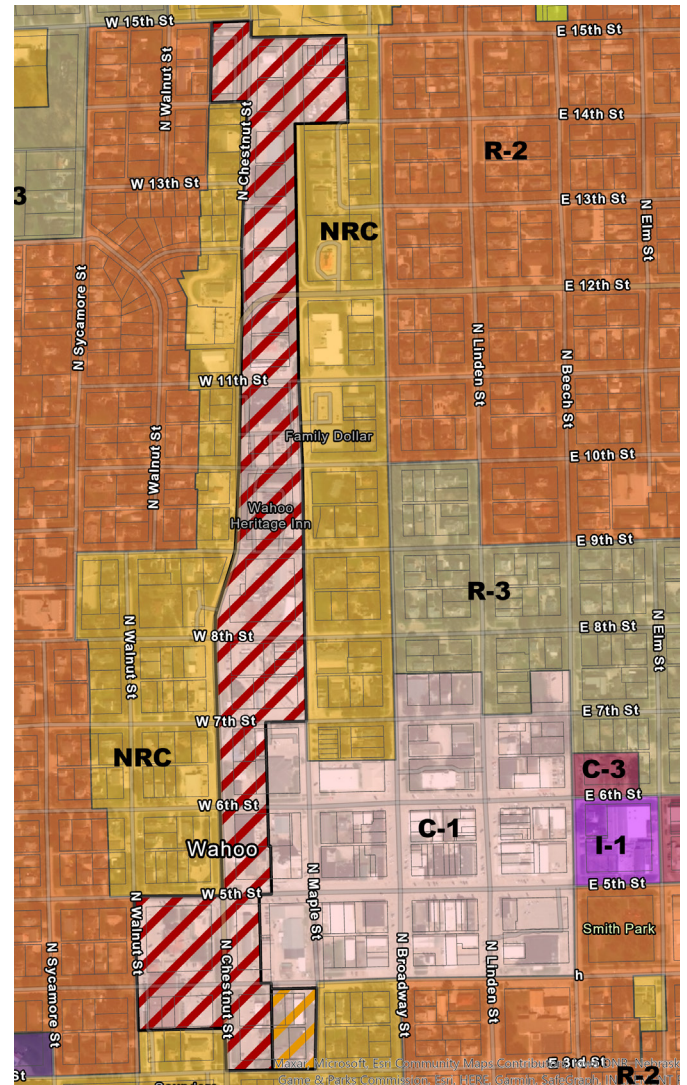
The Planning Commission is currently proposing a rezoning along Chestnut Street to protect the community's recent investment in the corridor.

- » 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		
Transitional Agricultural (TA)	Neighborhood Residential Commercial (NRC)	
Large Lot Residential (LLR)	Downtown Commercial (C-1)	
Residential (R-1)	Highway Commercial (C-2)	
Residential (R-2)	General Commercial (C-3)	
Residential (R-3)	Light Industrial (I-1)	
Mobile Home Residential (RM)	Heavy Industrial (I-2)	
	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 - 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.

The City of Wahoo will be hosting an Open House to address the proposed rezoning of the Chestnut Street Corridor

(Map)

You are receiving this information because your property is one that would be affected by this proposed rezone.

What does this mean for you today?

- There is NO immediate affect to you or to your property.
 - o Current non-conforming structures will not have to be altered
 - o Current non-conforming uses will be permitted to continue

Why are we rezoning?

- The current zoning for this area is C1- Downtown Commercial. This zoning area has specific requirements and restrictions that conflict with property uses along Chestnut Street. The City is proposing this change in zoning to address the large number on non-conforming uses of those properties and bring the majority of the properties into conformity with our Zoning Regulations

When will this change effect property owners?

- There are two instances in which this change in zoning could impact property owners:
 1. If the current structure is damaged beyond 50%
 - If this were to happen the structure would have to be built back in a manner that removes any non-conformity.
 2. If the property has a gap in non-conforming use that exceeds twelve months. Then the non-conforming use would no longer be allowed.

If you have additional questions or would like more information, please attend the Open House on May

WAHOO PLANNING COMMISSION

Meeting Minutes

June 4, 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 Chair then directed the City Administrator to call the roll: Egr: Present, Fick: Present, Gabel: Present, Lentfer: Present, Pearson: Present, Pfligler: Present, Wilcox: Absent. Brooks: Absent, Miyoshi: Absent. (Note: Wilcox entered the meeting at 7:04 p.m.)

The Chair called for comments from the public on items not listed on the agenda and none were presented.

The public hearing on a proposed amendment to the City Zoning Regulations regarding single family dwelling definition that would require a minimum of 50 percent of the total square foot area of a single-family dwelling to be habitable was declared open at 7:02 p.m. The provisions of the amendment were reviewed and the Chair called for comments from the public; none were presented. A motion was made by Pearson to close the public hearing at 7:03 p.m., seconded by Gabel. Roll Call vote: Pearson: yes, Gabel: yes, Fick: yes, Lentfer: yes, Egr: yes, Pfligler: yes. Wilcox, Brooks, and Miyoshi: absent and not voting. Motion carried.

Wilcox entered the meeting at 7:04 p.m.

A motion was made by Fick to recommend approval to the City Council of the proposed amendment to Zoning Regulations regarding single family dwelling definition that would require a minimum of 50 percent of the total square foot area of a single-family dwelling to be habitable, seconded by Wilcox. Roll Call vote: Fick: yes, Wilcox: yes, Gabel: yes, Lentfer: yes, Egr: yes, Pearson: yes, Pfligler: yes. Brooks and Miyoshi: absent and not voting. Motion carried.

Chair Pfligler indicated discussion would now be held on a possible amendment to the City of Wahoo Design Standards to exempt industrial zoned areas from the application of Design Standards when in the Transportation Corridor Overlay Area. City Administrator Harrell reported that following the City Council meeting on May 26, City staff reviewed current Zoning Regulations with the Design Standards, and the report of that comparison was included in the Planning Commission packet, with each of the specific focus areas of Design Standards compared. This comparison was reviewed by Harrell with the Planning Commission. Additionally, Harrell presented a staff proposed amendment to the Design Standards that would add industrial uses in industrially zoned areas as exempted from the Design Standards in Section 1.3 of the Design Standards. Discussion was held by the Planning Commission members covering topics including zoning violation enforcement, impact of the Design Standards to economic development, location of industrial zoned areas in Wahoo, and concern with creating a precedent by exempting industrial zoned areas for other zoned areas. Harrell reviewed the marketing process of industrial lots and emphasized that the site selection process for industrial investment is very cutthroat and influenced by the bottom line for an investor. The Planning

Commission was reminded that all future platting will come to the Planning Commission and the City Council for review, and if there is concern about appearance along transportation corridors, that can be controlled by zoning (i.e. not allowing industrial zoning along Hwy 77/92). Questions were raised on items that are specifically addressed by the performance standards in Zoning Regulations that apply to industrial uses. Harrell also explained that some of the items of concern can be addressed through a redevelopment agreement if tax increment financing were applied for. Mayor Johnson spoke in favor of the proposed amendment.

A motion was made Wilcox to recommend to the City Council an amendment to the Design Standards to add industrial uses in industrially zoned areas as exempt from the Design Standards in Section 1.3(F). Motion was seconded by Lentfer. Roll Call vote: Wilcox: yes, Lentfer: yes, Gabel: yes, Fick: yes, Egr: yes, Pearson: yes, Pfligler: no. Pfligler stated that she firmly believed going down this road was a mistake. Brooks and Miyoshi: absent and not voting. Motion carried.

Administrator Harrell asked for clarification on the date of the July Planning Commission. It was agreed the meeting would be held on Tuesday, July 7 instead of Thursday, July 2 due to conflict with the 4th of July holiday.

Harrell reported on the Downtown Revitalization Committee kickoff meeting held on June 1 and explained the group of about 25 volunteers was a good representation of the community and all very passionate about our downtown. Questions were asked about the Market Suites project located on the old Wahoo Super lot - discussion was held about the redevelopment agreement that was previously approved and the status of that project. Questions were raised about the amphitheater project located on Lake Wanahoo property and those questions were answered by Mayor Johnson. Harrell also reported on the utility looping project that is under contract to extend water, electricity, and natural gas around the west portion of Wahoo. It was also reported on Windstream/Kinetic's project to get fiber infrastructure access to all locations in Wahoo which will be happening over the next couple months.

A motion was made by Pfligler to table the approval of the minutes due to how late they were made available for review, seconded by Egr. Roll Call vote: Pfligler: yes, Egr: yes, Gabel: yes, Fick: yes, Lentfer: yes, Wilcox: no, Pearson: yes. Brooks and Miyoshi: absent and not voting. Motion carried.

Meeting adjourned at 8:12 p.m.

Approved:

Melissa Harrell
City Administrator
City of Wahoo

WAHOO PLANNING COMMISSION

Meeting Minutes

May 7, 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 Chair then directed the City Clerk to call the roll: Brooks: Present, Egr: Present, Fick: Present, Gabel: Present, Lentfer: Present, Miyoshi: Present, Pearson: Present, Pfligler: Present, Wilcox: Absent.

A public hearing regarding an application for conditional use permit for used car sales located at Lots 7-8 Blk 36 south Wahoo Addition with offices at 130 S Walnut Street. The applicant Dennon Hladik spoke to the application. A motion was made by Pearson, seconded by Miyoshi to close the public hearing at 7:02pm. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

Questions were asked regarding curbing, parking and the use of the adjacent alley for access. It was suggested that a condition to the permit be that the parking area should be rocked and well maintained. A motion was made Pfligler and seconded by Fick to recommend approval of the Conditional Use Permit with conditions that the parking area be rocked and kept weed free and that no parking be permitted within the alley. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

A public hearing was opened at 7:16pm regarding an application for the rezone of Krumel Industrial Subdivision. Kevin Anderson from JEO Investments gave a broad overview of the whole project and the application for rezone. They are proposing the area be zoned I2 – Heavy Industrial and C-2 Highway Commercial. He stated that I2 would be a better fit in the area verse I1 because I2 allows for outdoor storage and I1 does not. A motion was made by Pfligler, seconded by Pearson to close the public hearing at 7:19pm. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

Pfligler noted that there had been a change from the original plat that had been presented. Originally the smaller internal lots had been presented as being zoned commercial. Beavers asked for clarification on what was meant by outdoor storage. Anderson commented that the intention was for business to store their own equipment and not to allow something like camper storage to operate on those lots.

Fick asked about landscaping buffer along old Hwy 77. Anderson noted that along old Hwy 77 there is a plated drainage out lot and that that would limit what could be planted along that area. Beavers spoke to the landscaping and screening requirements for I2 that are within zoning especially if the industrial lot abuts residential or office space. Beavers also noted that there are fencing requirements detailed in the zoning regulations also. A motion was made by Miyoshi,

seconded by Lentfer to recommend approval of the rezone of Krumel Industrial Subdivision from TA and C3 to I2 and C2. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

Discussion was had regarding a waiver to the of the Expressway Corridor Design Standards changing it from 1/4 mile to 1/8 mile within the Krumel Subdivision. Kevin Anderson from JEO Investments addressed the waiver. He stated there is a conflict between industrial and the design standards and that there are a lot of different ways to address that issue. Anderson presented a site layout for basic building designs that depict the difference for lots with and without the design standards.

Pfligler commented on the design standards as being a points system. She stated that the once the City loses the design standards as a planning tool it isn't something that the City could get back. She acknowledged that industrial is not the most visually appealing in nature but that shouldn't mean that they aren't held to a standard especially in a major access point to Wahoo.

Pearson commented that she would rather have Industrial removed from the design standards than to shirk down the size of it from 1/4 mile to an 1/8 mile. Pfligler disagreed. She suggested that there is another way to compromise. Pfligler suggested making an exception for outdoor storage for outdoor storage could be a compromise. A large amount of conversation was directed to landscape and site barriers that shield the industrial area.

Kevin Anderson asked for direction as to what the Planning Commission would be more amiable to. The Planning Commission is generally in favor of finding a mechanism to accomplish the same outcome without wavering on the design standards. A motion was made by Gabel, seconded by Brooks to deny the waiver to the of the Expressway Corridor Design Standards, changing it from 1/4 mile to 1/8 mile within the Krumel Subdivision. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

Kevin Anderson from JEO Investments spoke to the final plat for Krumel Industrial Subdivision. He stated that the access points indicated on the plat at 27th and 29th streets have been approved by NDOT. Questions were asked regarding drainage in the area. The drainage outlots are oversized to address future drainage for future development to the East. Beavers verified that there were no requests for waivers regarding street widths or right of way widths. A motion was made by Pearson, seconded by Fick to approve the final plat of Krumel Industrial Subdivision. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

Discussion was held regarding proposed amendment to section 2.03.160 of the zoning regulations regarding single family dwelling. Action on this item will be brought to the Planning Commission at the next meeting.

Beavers reported on projects throughout the city. Miyoshi asked questions about fill within the floodplain for the Dry Run Commons subdivision. Beavers explained the difference between floodway and floodplain.

A motion was made by Pearson, seconded by Miyoshi to approve the minutes from March 5, 2026 meeting of the Planning Commission. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

A motion was made by Fick, seconded by Egr to approve the minutes from the April 2, 2026 meeting of the Planning Commission. Roll Call vote: Brooks: yes, Egr: yes, Fick: yes, Gabel: yes, Lentfer: yes, Miyoshi: yes, Pearson: yes, Pfligler: yes, Wilcox: Absent and not voting. Motion carried.

Meeting adjourned at 8:39pm.

Approved:

Christina Fasel
City Clerk
City of Wahoo