

NOTICE OF HEARING

You are hereby notified that a public hearing before the mayor and council of the City of Columbus, NE, will be held on Monday, May 18, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the application to rezone a tract of land located in Lots 1 thru 32, Sock Pond Addition to the City of Columbus, Platte County, Nebraska (48th Avenue and 14th Street) from "R-1" (Single Family Residential) to "R-2" (Two-Family Residential) and amend the Future Land Use Map of the Comprehensive Plan to reflect the same change in zoning for said real estate. At said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 05:07:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 4, 2026
TO: Tara Vasicek, City Administrator
FROM: Andy Woehrer, Chief Building & Code Official
RE: Rezone Lots 1 thru 32, Sock Pond Addition from R-1 Single-Family Residential to R-2 Two-Family Residential.

RECOMMENDATION:

I recommend approval of the proposed rezoning from R-1 Single-Family Residential District to R-2 Two-Family Residential District and to amend the Future Land Use Map accordingly.

DISCUSSION:

We have received a rezoning application for Lots 1 thru 32, Sock Pond Addition from R-1 Single-Family Residential to R-2 Two-Family Residential. The owner intends to develop the site for residential use. This rezoning is consistent with the Columbus Land Development Ordinance and is suitable for the surrounding area.

FISCAL IMPACT:

None

ALTERNATIVE:

Deny the request for rezoning.

SIGNATURE:

By: Andy J. Woehrer

Approved By: [Signature]

REZONING APPLICATION

An application for a rezoning may be filed with the Community Development Office. Any such application will not be deemed submitted until all of the stated information is included. It is the responsibility of the applicant to provide all of the requested information. Incomplete applications WILL NOT be placed on the Planning Commission Agenda until all such missing information is provided. Such completed application shall be submitted to the Community Development Office at least 21 calendar days (including holidays) before the Planning Commission meeting at which time the public hearing on the application will be held.

PROPERTY OWNER NAME: Keyes Development, LLC

APPLICANT: Landon Wietfeld

APPLICANT MAILING ADDRESS: P.O. Box 1588, Columbus, NE 68601

APPLICANT PHONE NUMBER: 402-750-7287

APPLICANT EMAIL ADDRESS: landon.wietfeld@gmail.com

ATTORNEY/FIRM: Katherine E. Sharp, Jarecki Sharp & Petersen P.C., L.L.O.

ATTORNEY PHONE NUMBER: 402-395-1010

ATTORNEY E-MAIL ADDRESS: katie@jsplawpc.com

ADDRESS OF PROPERTY TO BE REZONED: Lots 4-12, K&S Subdivision, Columbus, NE 68601

LEGAL DESCRIPTION OF PROPERTY:
Please see the attached legal description.

PRESENT ZONING CLASSIFICATION: Single Family Residential

REQUESTED ZONING CLASSIFICATION: Two-Family Residential

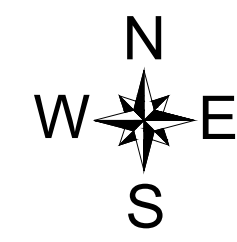
DESCRIPTION OF THE REASON FOR THE REZONING APPLICATION:
Applicant intends to develop duplexes on the real estate. Please see the attached preliminary plat.

NATURE AND OPERATING CHARACTERISTICS OF THE PROPOSED USE: (Include aerial image of proposed development on property and existing surrounding zoning classifications, any graphic information, including site plans, elevations or other drawings, necessary to describe the proposed use)

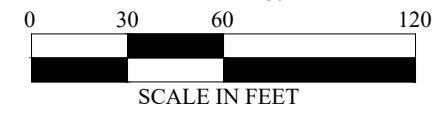
I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS _____ DAY OF _____, _____.

Signed by:
Landon J. Wietfeld
30DA5CDE4F0404
Owner or Owner's Representative



Drawn By: LRR
Date: January 23, 2026
Project Number: S-071-203
Scale: 1" = 60'



OWNER/DEVELOPER:

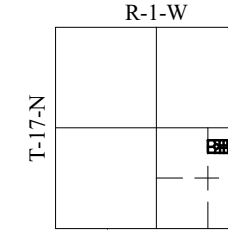
ENGINEER:
John A. Zwillingman, PE
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schultz, LS
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

LEGEND

- Section Corner Found
- Property Corner Found
- △ Property Corner Set (Mag-Nail)
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Property Corner Calculated
- M Measured Distance
- R Recorded Distance (TAT) Thomas A. Tremel, LS#455, dated May 13, 2009. (HCW) Harold C. Wurdeman, E-222, dated November 5, 1955.
- C Calculated Distance

Situation Sketch



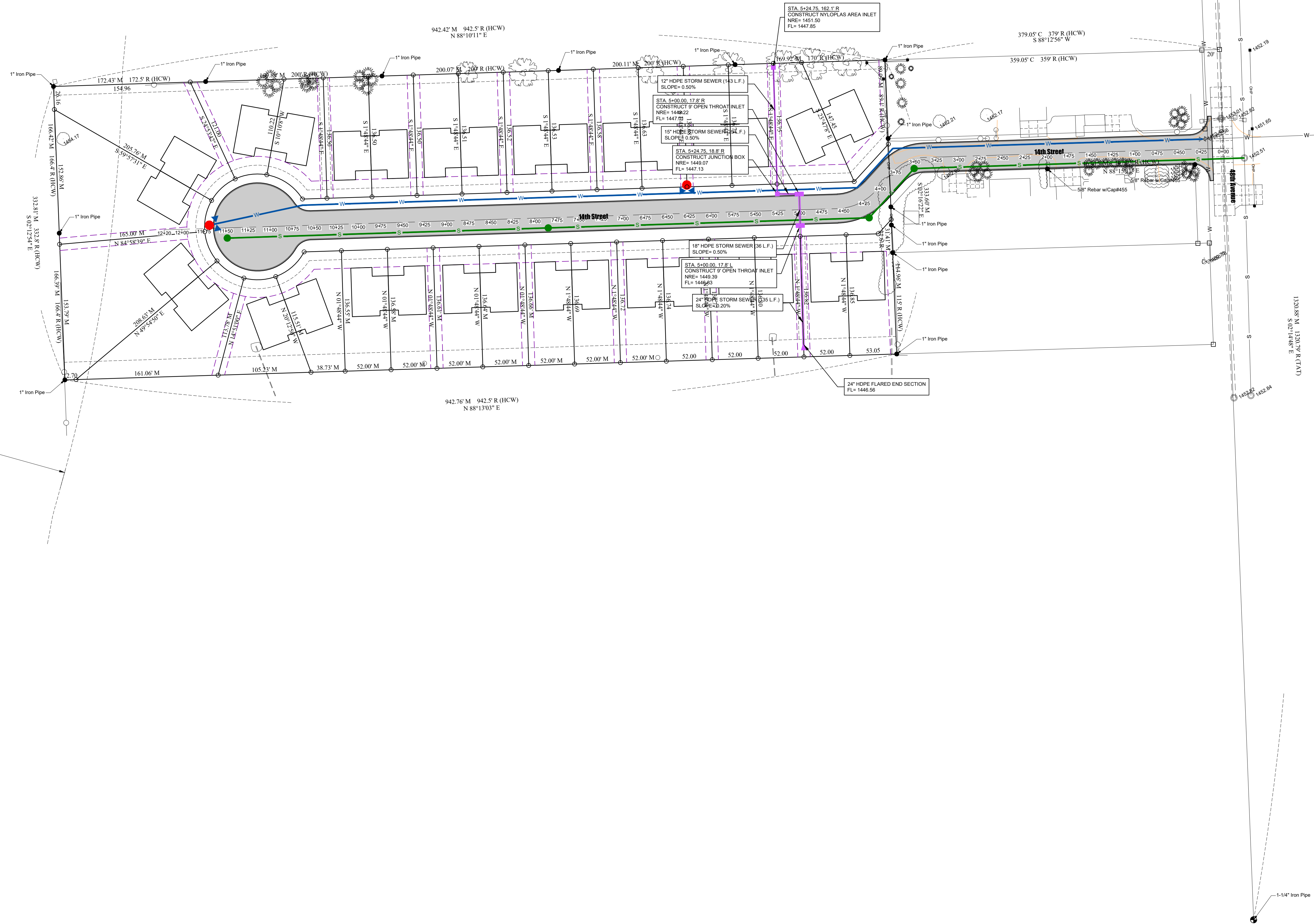
SECTION 23
Platte County, Nebraska

Existing Zone: R-1
Proposed Zone: R-2

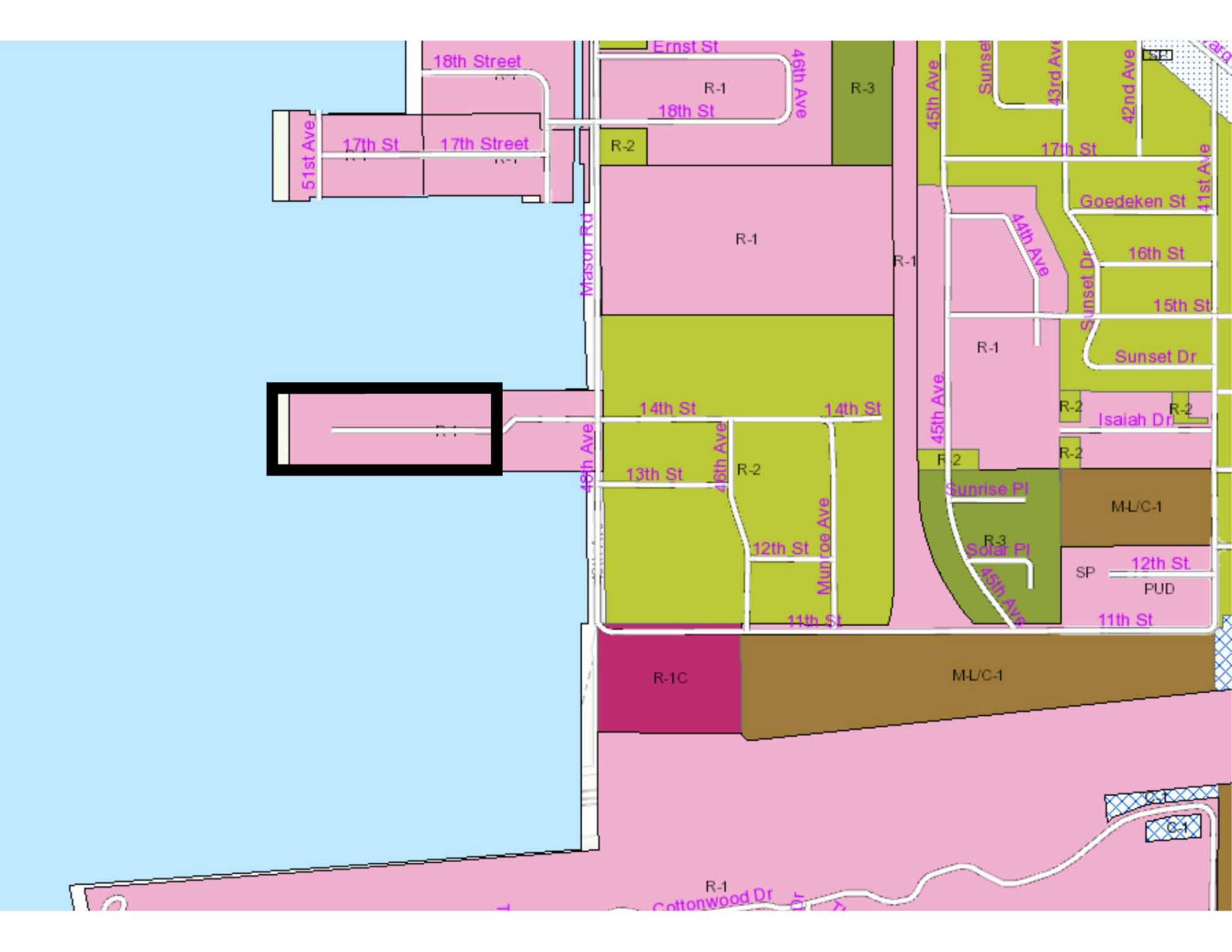
Zoning Requirements (R2)
Front Yard Setback: 20 feet to Garage; 15 feet to House
Street Side Setback: 15 feet
Interior Side Setback: 7 feet
Rear Yard Setback: 15 feet
Maximum Height: 36 feet
Maximum Building Coverage: 50%
Maximum Impervious Coverage: 65%

- Notes:
- Prior to construction of any kind within 500 feet of the levee, a USACE 408 alteration request in accordance with Engineer Circular 1165-2-220 will be required.
 - 500 feet should be measured from the toe of levee.
 - This requirement effects all lots within this subdivision.
 - There shall be no buildings, structures, wells or fences within the Easement for Construction and Maintenance of the Flood Control Levee.
 - No mining for minerals within 100 feet of levee in accordance with the Easement for Construction and Maintenance of the Flood Control Levee.

PRELIMINARY PLAT
K&S 2nd Subdivision
of Lots 3-12, K&S Subdivision, located in the
Northeast 1/4 of the Southeast 1/4 of Section 23, T17N,
R1W of the 6th P.M., Platte County, Nebraska.



Lots 1 thru 32, Sock Pond Addition to the City of Columbus, Platte County, Nebraska.



710023884

710096411

710023870

710023856

710099610

710099603

710099582

710099575

24

17
1W

777

710028175

710099631

710146821

LAND IN CITY LIMITS
SEC 23-17-1W
PARCEL 14

MUNROE

710099645

710099666

710131183

710023898

710023863

710096439

710096355

LAND IN CITY LIMITS
SEC 24-17-1W
PARCEL

LAND IN CITY LIMITS
SEC 24-17-1W

888