

## 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 1-12, Block A and Lots 1-7, Block B, Dubas Addition to the City of Columbus, Platte County, Nebraska (Habitat Drive and 44th Avenue) 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

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## MEMORANDUM

**DATE:** May 4, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Andy Woehrer, Chief Building & Code Official  
**RE:** Rezone Lots 1-12, Block A and Lots 1-7, Block B, Dubas 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 1-12, Block A and Lots 1-7, Block B, Dubas 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]

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# 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: 1371 44 Ave, 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)

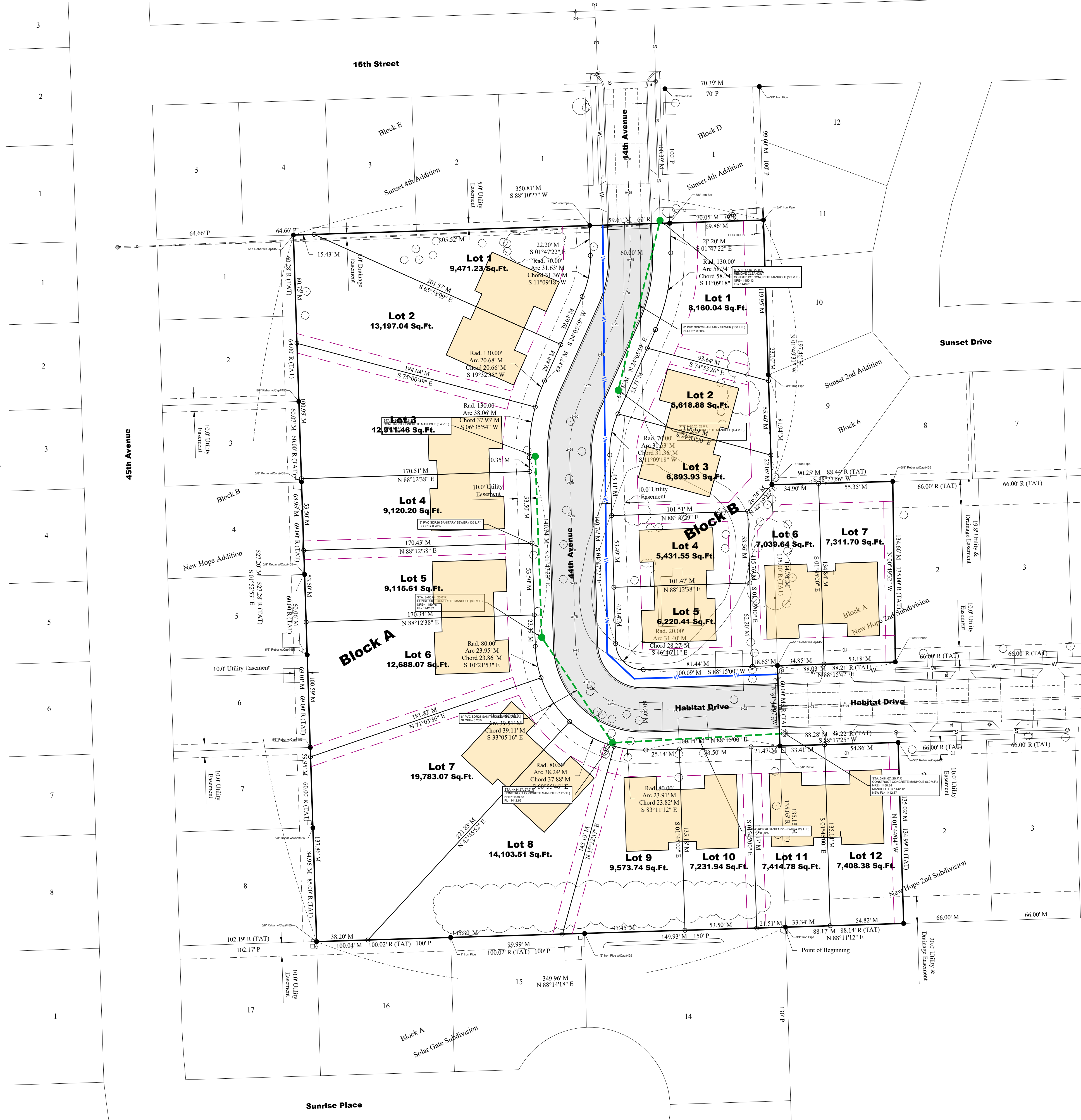
I hereby apply for a Rezoning Application and have paid the \$500 application fee.

DATED THIS 26 DAY OF March, 2020.

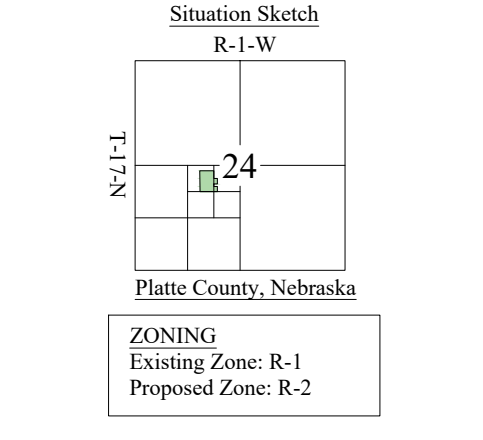
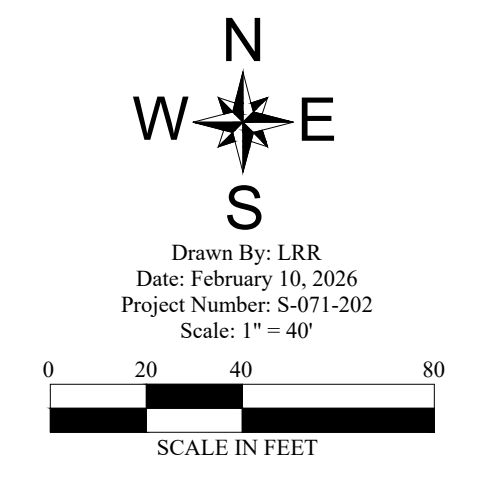
Signed by:  
Landon J. Wietfeld  
30DA5CDD4F0404...  
Owner or Owner's Representative

Lots 1-12, Block A and Lots 1-7, Block B, Dubas Addition to the City of Columbus, Platte County, Nebraska.

PRELIMINARY PLAT  
**DUBAS SUBDIVISION**  
 Located in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of  
 Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska.



- LEGEND**
- Property Corner Found
  - Property Corner Set (5/8" x 24" L.B. w/Cap)
  - Calculated Point
  - M Measured Distance
  - R Recorded Distance (TAT) Thomas A. Tremel, LS #455, dated March 19, 2013 and June 24, 2020, (RCJ) Richard C. Johnson, LS #429, dated December 22, 2011.
  - C Calculated Distance
  - ⊕ Curbside
  - ⊙ Fire Hydrant
  - ⊗ Water Valve
  - ⊙ Guy Anchor
  - ⊙ Light Pole
  - ⊙ Manhole
  - ⊙ Power Pole
  - ⊙ Sign
  - ⊙ Telephone Pedestal
  - ⊙ Proposed Sanitary Manhole
  - ⊙ Proposed Water Valve
  - ⊙ Proposed Fire Hydrant
  - S Existing Sanitary Sewer Main
  - T Telephone Line
  - OHP Overhead Power Line
  - UGP Underground Power Line
  - FO FO Fiber Optic
  - W Existing Water Main
  - Existing Storm Sewer
  - Proposed 6" Water Main
  - Proposed 8" Sewer Main
  - Essement Line
  - Setback Line



**OWNER/DEVELOPER:**  
 Keyes Development, LLC  
 c/o John DuBray  
 2815 14th Street  
 Columbus, NE 68601  
 Phone: 402-369-3936

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

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

DRAFT

This survey was prepared at the request of John DuBray, Columbus, Nebraska.

**LEGAL DESCRIPTION**  
 A tract of land located in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows:  
 Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 88°17'25" W on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 00°49'32" W on the East line of said Lot 1, Block A, 134.66 feet to the Northeast corner of said Lot 1, Block A; thence S 88°27'56" W on the North line of said Lot 1, Block A, 90.25 feet; thence N 01°49'31" W on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less.

**SURVEYOR'S CERTIFICATE**  
 I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.



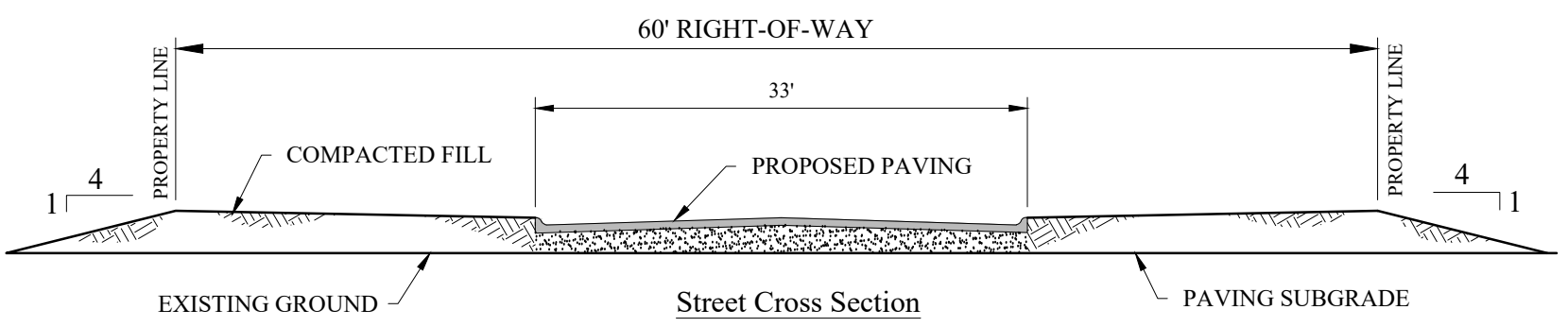
Terry L. Schulz, State of Nebraska, LS #550 Date \_\_\_\_\_

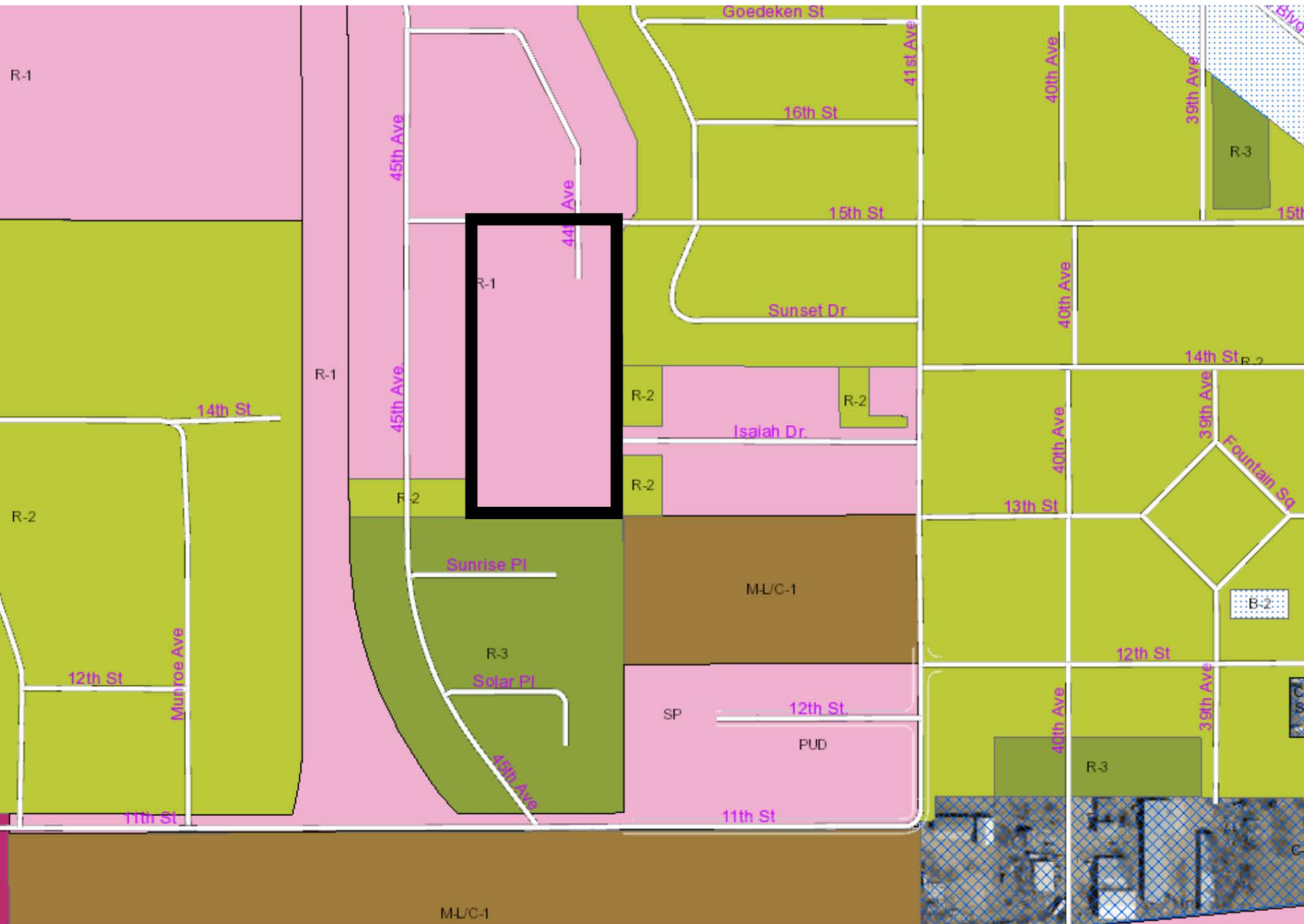
**COLUMBUS, NEBRASKA PLANNING COMMISSION**  
 This Preliminary Plat of DUBAS SUBDIVISION to the City of Columbus, Nebraska approved by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman \_\_\_\_\_

**COLUMBUS, NEBRASKA CITY COUNCIL**  
 This Preliminary Plat of DUBAS SUBDIVISION to the City of Columbus, Nebraska approved by the Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_





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