



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** March 4, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Sock Pond Addition – Preliminary Plat

**RECOMMENDATION:**

I recommend the approval of the preliminary plat of Sock Pond Addition and the request for waiver of subdivision regulation for length of cul-de-sac to exceed 350 feet, as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

**DISCUSSION:**

The addition consists of 32 lots for residential use. It will be voluntary annexed and rezoned as part of the final plat process. Public improvements include a street with a cul-de-sac, storm sewer, water and sanitary sewer. The storm sewer treatment facility will utilize both the rear of Lots 21-32 in Block A and the City's storm water pre-treatment to Sock Pond.

A request for waive of subdivision on the length of the cul-de-sac is provided.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: Andrew J. Wehren

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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**MAJOR APPLICATION  
FOR SUBDIVISION OR ADDITION  
APPLICATION TYPE (CHECK BOX):**

**PRELIMINARY PLAT**

**FINAL PLAT**

DATE: \_\_\_\_\_

NAME OF SUBDIVISION: \_\_\_\_\_

NAME OF PROPERTY OWNER: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION:**

NAME OF REPRESENTATIVE: \_\_\_\_\_

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

REPRESENTATIVE E-MAIL: \_\_\_\_\_

NUMBER OF LOTS IN SUBDIVISION: \_\_\_\_\_

ADDRESS OF SUBDIVISION: \_\_\_\_\_

**PROPERTY OWNER CONTACT INFORMATION:**

NAME OF PROPERTY OWNER: \_\_\_\_\_

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

PROPERTY OWNER E-MAIL: \_\_\_\_\_

**DEVELOPER INFORMATION:**

NAME OF DEVELOPER: \_\_\_\_\_

ADDRESS (to include City, State, Zip):  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

DEVELOPER E-MAIL: \_\_\_\_\_

**SURVEYOR INFORMATION:**

NAME OF SURVEYOR: \_\_\_\_\_

SURVEYOR LICENSE NO.: \_\_\_\_\_

ADDRESS (to include City, State, Zip):

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PHONE NUMBER: \_\_\_\_\_

SURVEYOR E-MAIL: \_\_\_\_\_

**ATTORNEY INFORMATION:**

NAME OF ATTORNEY: \_\_\_\_\_

ADDRESS (to include City, State, Zip):

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PHONE NUMBER: \_\_\_\_\_

ATTORNEY E-MAIL: \_\_\_\_\_

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

*Leanne R. Ritter*

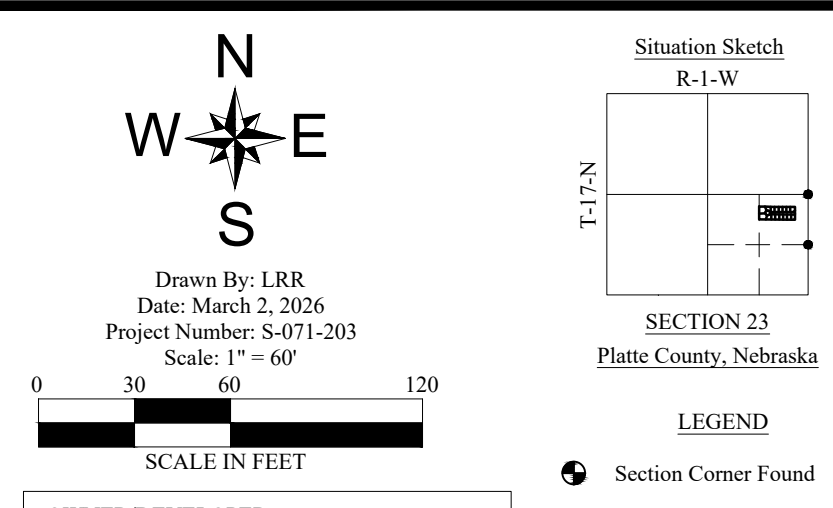
\_\_\_\_\_  
Owner or Owner's Representative

City Attorney

Neal Valorz – [nvalorz@1492law.com](mailto:nvalorz@1492law.com)

Gene G. Schumacher – [gschum@1492law.com](mailto:gschum@1492law.com)

**UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND  
ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>**



**OWNER/DEVELOPER:**  
 Reyes Development, LLC  
 c/o Landon Wietfeld  
 2815 14th Street  
 Columbus, NE 68601  
 Phone: 402-750-7287

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

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

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

**Zoning Requirements (R2)**  
 Front Yard Setback: 20 feet  
 Garage: 15 feet to House  
 Street Side Setback: 15 feet  
 Interior Side Setback: 7 feet  
 Rear Yard Setback: 15 feet  
 Maximum Height: 30 feet  
 Maximum Building Coverage: 50%  
 Maximum Impervious Coverage: 65%

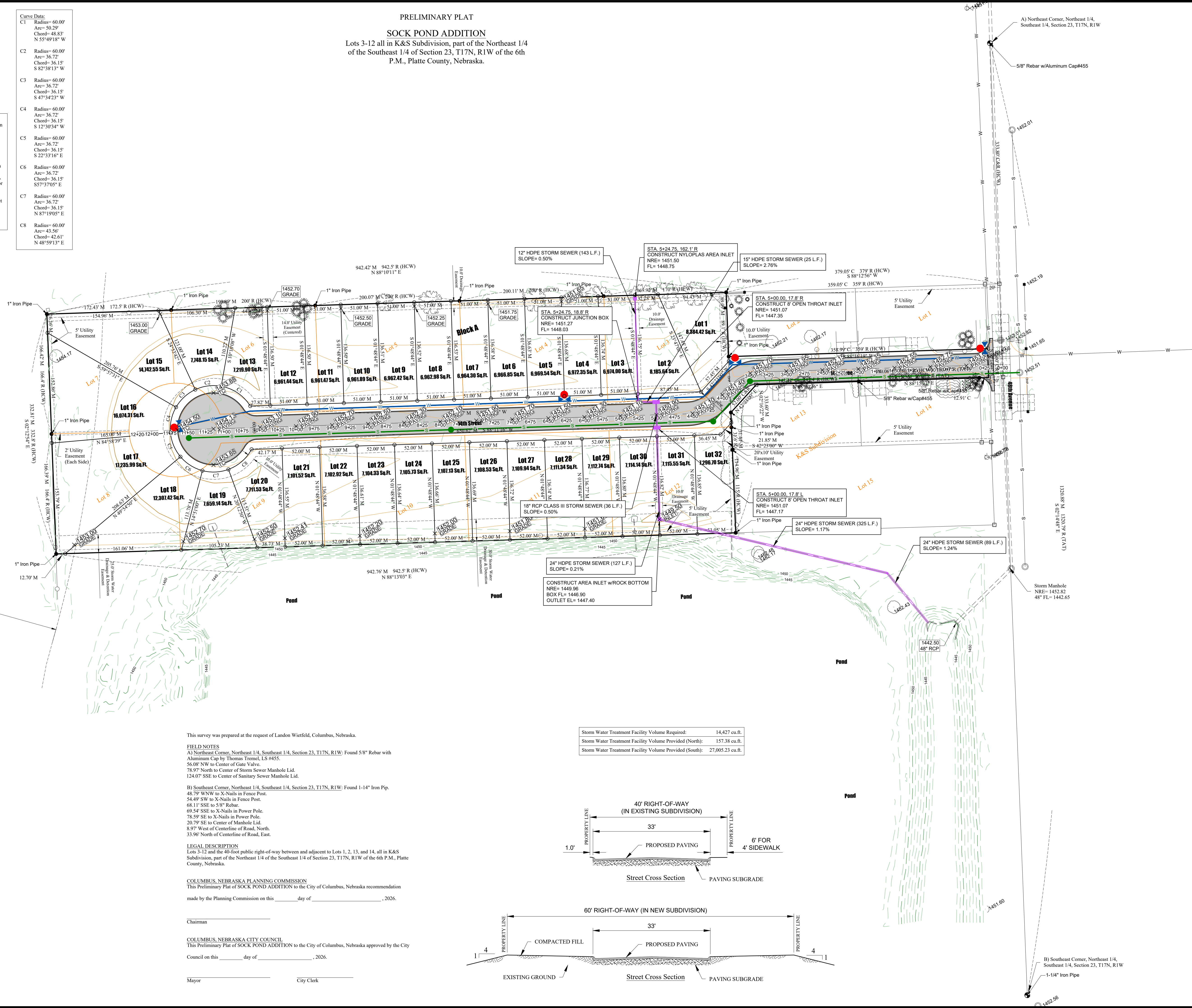
**Notes:**

- 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.

**Curve Data:**

C1	Radius= 60.00'	Arc= 50.29'	Chord= 48.83'	N 55°49'18" W
C2	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 82°38'13" W
C3	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 47°34'23" W
C4	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 12°30'34" W
C5	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 22°33'16" E
C6	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 57°37'05" E
C7	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	N 87°19'05" E
C8	Radius= 60.00'	Arc= 43.56'	Chord= 42.61'	N 48°59'13" E

**PRELIMINARY PLAT**  
**SOCK POND ADDITION**  
 Lots 3-12 all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.



Storm Water Treatment Facility Volume Required:	14,427 cu.ft.
Storm Water Treatment Facility Volume Provided (North):	157.38 cu.ft.
Storm Water Treatment Facility Volume Provided (South):	27,005.23 cu.ft.

This survey was prepared at the request of Landon Wietfeld, Columbus, Nebraska.

**FIELD NOTES**

A) Northeast Corner, Northeast 1/4, Southeast 1/4, Section 23, T17N, R1W: Found 5/8" Rebar with Aluminum Cap by Thomas Tremel, LS #455.  
 56.08' NW to Center of Gate Valve.  
 78.97' North to Center of Storm Sewer Manhole Lid.  
 124.07' SSE to Center of Sanitary Sewer Manhole Lid.

B) Southeast Corner, Northeast 1/4, Southeast 1/4, Section 23, T17N, R1W: Found 1-1/4" Iron Pipe.  
 48.79' WNW to X-Nails in Fence Post.  
 54.49' SW to X-Nails in Fence Post.  
 68.11' SSE to 5/8" Rebar.  
 69.54' SSE to X-Nails in Power Pole.  
 78.59' SE to X-Nails in Power Pole.  
 20.79' SE to Center of Manhole Lid.  
 8.97' West of Centerline of Road, North.  
 33.96' North of Centerline of Road, East.

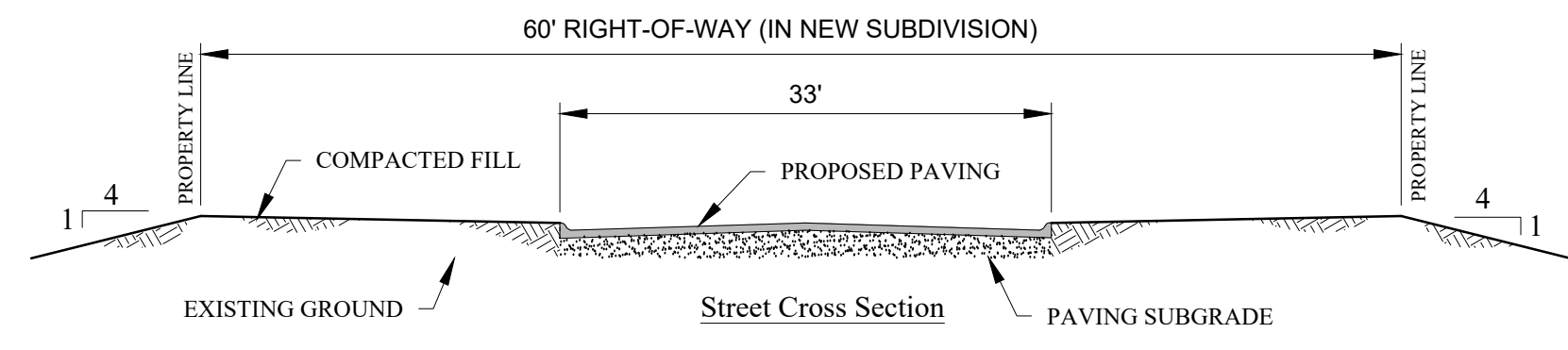
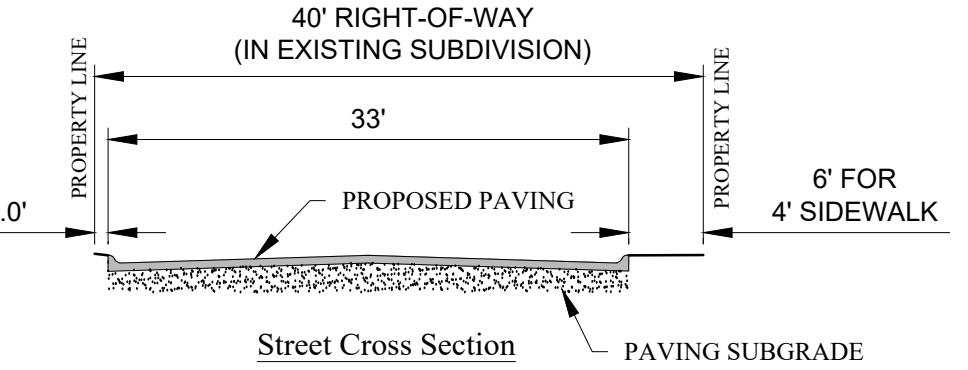
**LEGAL DESCRIPTION**  
 Lots 3-12 and the 40-foot public right-of-way between and adjacent to Lots 1, 2, 13, and 14, all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.

**COLUMBUS, NEBRASKA PLANNING COMMISSION**  
 This Preliminary Plat of SOCK POND ADDITION to the City of Columbus, Nebraska recommendation made by the Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman \_\_\_\_\_

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

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



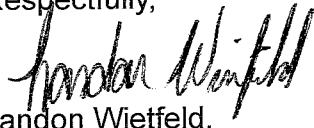
City of Columbus  
Planning Commission & City Council  
2500 14<sup>th</sup> Street, Suite 3  
Columbus, NE 68601

March 2, 2026

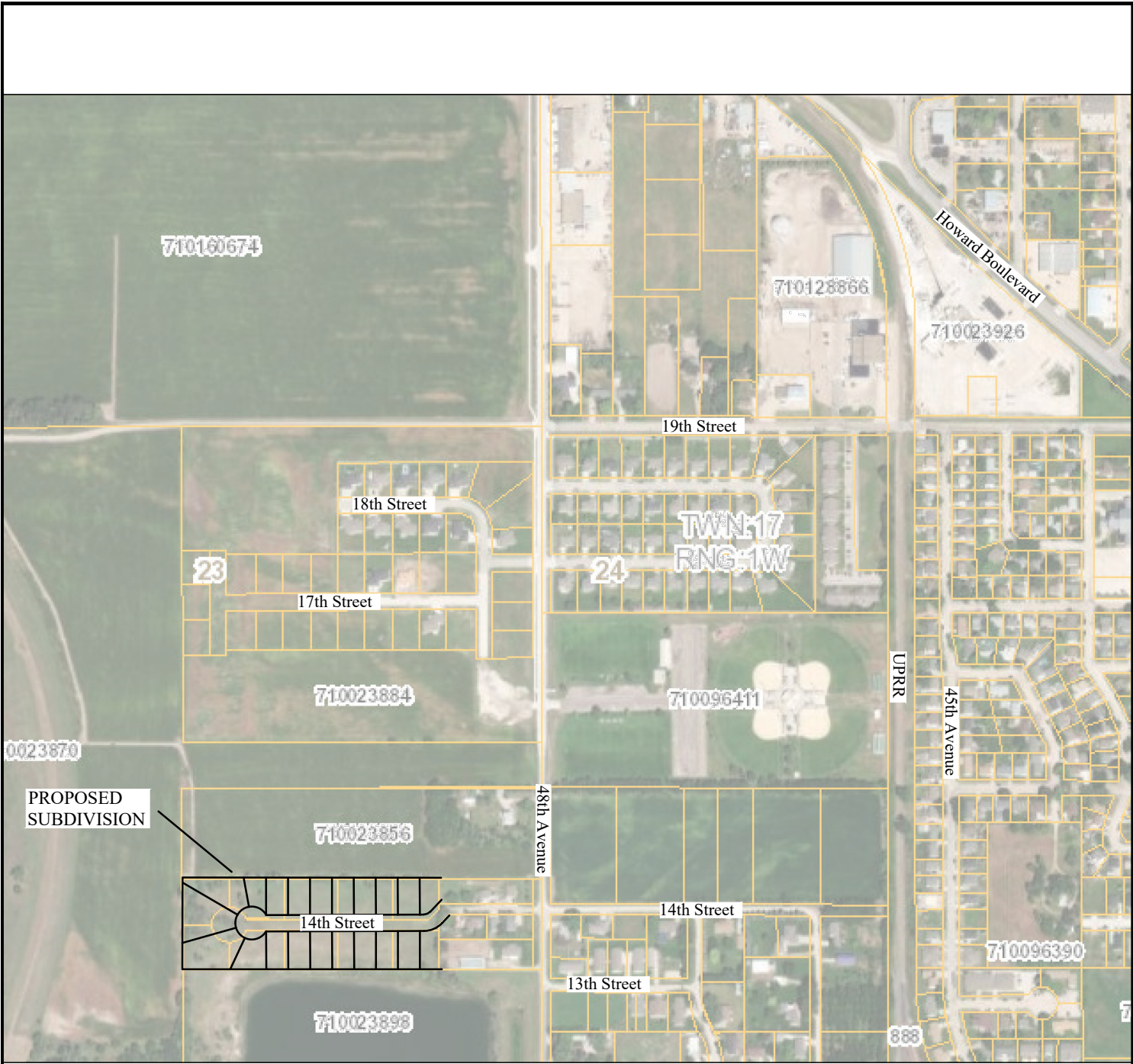
RE: Cul-de-sac Variance

As shown on the plat for Sock Pond Addition, the cul-de-sac exceeds current standards of 350 feet as specified in the City of Columbus Land Development Ordinance. As previously platted in K&S Subdivision, the cul-de-sac length was 1175 feet from 48<sup>th</sup> Avenue to the center. We respectfully request a waiver of length for the new subdivision to be 1100 feet from 48<sup>th</sup> Avenue to the center of the new cul-de-sac.

Respectfully,

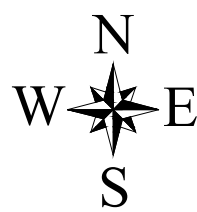
A handwritten signature in black ink, appearing to read "Landon Wietfeld". The signature is written in a cursive, flowing style.

Landon Wietfeld,  
Keyes Development, LLC



# LOCATION MAP

No Scale



Drawn By: LRR  
 Date: January 16, 2026  
 Scale: None  
 Project Number: S-071-203