

Planning Commission Regular Meeting  
Tuesday, October 3, 2023 7:00 PM

Hickman Community Center/City Hall 115  
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order
  - 1.A. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.
  - 1.B. This is an Open Meeting of the Hickman Nebraska Planning Commission. The Hickman Nebraska Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publically posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office and U-Stop Market.
  - 1.C. The Hickman Nebraska Planning Commission may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Planning Commission Members may be excused and re-enter the meeting room at any time after reconvening open session.
  - 1.D. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Planning Commission Chairperson or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.  
All individuals requesting to hand out documents to Planning Commission Members must deliver them directly to the Recording Clerk for distribution.
2. Roll Call
3. Approval of Meeting Minutes
  - 3.A. July 18, 2023, Planning Commission Special Meeting Minutes
4. Presentations & Introductions
  - 4.A. Blight and Substandard Presentation by Andrew Willis of Cline Williams

5. Staff Report

5.A. Annexation

5.B. Replat for Barber Addition

6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Wizkidz, LLC and Rebecca & Van O'Connor for the annexation of properties generally located North of Hickman Road and East of 68th Street, with the legal descriptions as follows: Parcel ID: 1527300002000 Legal Description: S27, T8, R7, 6th Principal Meridian, Lot 3 SW; Parcel ID: 1527321001000 Site Address: 18610 S 68TH ST, HICKMAN, NE 68372 Legal Description: Wizkidz Addition, Lot 1; Parcel ID: 1527321002000 Legal Description: Wizkidz Addition, Lot 2. And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said properties, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

6.B. The purpose of the public hearing is to obtain public comment prior to consideration of the declaration of the following areas of the City as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law: Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska (Parcel ID numbers: 1527321001000 and 1527321002000).

6.C. The purpose of the hearing is to provide an opportunity for public comment on a replat of a future developable outlot into buildable lots for three multi-family units, garage unit(s), and outlot(s) in Hickman's municipal limits using 4.28 acres, as shown on the Preliminary Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc. The lot is generally located north of 7<sup>th</sup> Street (Hickman Road) and approximately 828 feet east of Chestnut Street (S. 68th Street). Parcel ID: 15273190020000 Legal Description: Tower Ridge Addition, Outlot A, Hickman, NE 68372. Located in the SW ¼ of S27, T8, R7, 6th Principal Meridian, Lancaster County, Nebraska.

6.D. The purpose of the hearing is to provide an opportunity for public comment on a replat of a future developable outlot into lots and outlot(s) in Hickman's municipal limits using 4.28 acres, as shown on the Final Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc. The lot is generally located north of 7<sup>th</sup> Street (Hickman Road) and approximately 828 feet east of Chestnut Street (S. 68th Street). Parcel ID: 15273190020000 Legal Description: Tower Ridge Addition, Outlot A, Hickman, NE 68372. Located in the SW ¼ of S27, T8, R7, 6th Principal Meridian, Lancaster County, Nebraska.

7. Unfinished Business

8. New Business

8.A. Recommendation to the City Council for the annexation of properties generally located North of Hickman Road and East of 68th Street. The application was received from Wizkidz, LLC and Rebecca & Van O'Connor. Legal descriptions: S27, T8, R7, 6th Principal Meridian, Lot 3 SW;

Wizkidz Addition, Lot 1; Wizkidz Addition, Lot 2. And to extend the Extraterritorial Jurisdiction (ETJ) and amend the Official Zoning Map of the City of Hickman to reflect the changes.

8.B. Recommendation to the City Council for the declaration of areas as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law. Legal Descriptions: Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska.

8.C. Recommendation to the City Council for the Preliminary Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc. Legal Description: Tower Ridge Addition, Outlot A, Hickman, NE 68372.

8.D. Recommendation to the City Council for the Final Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc. Legal Description: Tower Ridge Addition, Outlot A, Hickman, NE 68372.

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment

**MINUTES OF THE HICKMAN PLANNING COMMISSION  
SPECIAL MEETING  
July 18, 2023**

**Call to Order**

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, July 18, 2023. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced.

**Roll Call**

Planning Commission Members present for Roll Call included: Nancy Brandt, Andrew Seuferer, Dave Kulwicki, Alternate Paul Tran, Chair Josh Maurer, Erik Nore, and Eldren Echternkamp. Planning Commission Members Vice Chair Troy Pomajzl and Cory Ostrander were recorded as absent and excused. Planning Commission Member ETJ Representative Colby Huenink was recorded as absent.

**Approval of Minutes**

Chair Maurer presented the June 6, 2023 Planning Commission Meeting Minutes. Motion by PC Member Echternkamp and a second by Kulwicki to approve the June 6, 2023 Planning Commission Meeting Minutes. The following PC Members voted "YEA," Seuferer, Kulwicki, Tran, Maurer, Nore, and Echternkamp. The following PC Members voted "NAY," none. PC Member Brandt voted "ABSTAINED". Motion passed 6-0.

Chair Maurer presented the June 29, 2023 Planning Commission Special Meeting Workshop Minutes. Motion by PC Member Kulwicki and a second by Nore to approve the June 29, 2023 Planning Commission Special Meeting Workshop Minutes. The following PC Members voted "YEA," Seuferer, Kulwicki, Tran, Maurer, Nore, and Echternkamp. The following PC Members voted "NAY," none. PC Member Brandt voted "ABSTAINED". Motion passed 6-0.

**Presentations & Introductions**

Mr. Keith A. Marvin AICP of Marvin Planning Consultants, Inc. in David City, Nebraska presented the proposed 2023 Draft Zoning Regulations and Zoning Map for the City of Hickman. Mr. Marvin stated there are some formatting issues on the document and those will be fixed before presenting this document to the Hickman City Council.

**Staff Reports – None**

**Public Hearings**

The purpose of the hearing is to provide an opportunity for public comment on the proposed 2023 update to the City of Hickman's Zoning Regulations and Zoning Map. The purpose is to hear all persons with written or oral comments for or against said proposals. Any party may appear in person or be represented by agent or attorney. Copies of said Zoning Regulations and Zoning Map are on file with the City Clerk. Chair Maurer opened the Public Hearing at 7:06 PM.

No public comment was received. Chair Maurer entertained a motion to close the Public Hearing. Motion made by PC Member Echternkamp and a second by Kulwicki to close the Public Hearing at 7:07 PM. The following PC Members voted "YEA," Brandt, Seuferer, Kulwicki, Tran, Maurer, Nore, and Echternkamp. The following PC Members voted "NAY," none. Motion passed 7-0.

**Unfinished Business – None**

**New Business**

Planning Commission Members and Mr. Keith A. Marvin AICP of Marvin Planning Consultants, Inc. discussed the proposed 2023 update to the City of Hickman’s Zoning Regulations and Zoning Map. Mr. Marvin recommended Planning Commission Members make note of the formatting issues needing to be addressed prior to being presented to City Council within their motion. Planning Commission Member Brandt asked Mr. Marvin and the City Zoning Enforcement Officer if 54<sup>th</sup> Street and 82<sup>nd</sup> Street should have the Corridor Overlay on them now that the City of Hickman’s Development Moratorium Ordinance will terminate soon. Mr. Marvin recommended looking at both 54<sup>th</sup> Street and 82<sup>nd</sup> Street as Future Arterial Streets. The City Zoning Enforcement Officer referenced section 6.10.03 of the City of Hickman Zoning Regulations to define where the Corridor Overlay can be placed. Planning Commission Member Brandt requested the Future Arterial Streets and the Future Transportation Map be completed quickly and that the fellow Planning Commission Members were in agreeance. The City Zoning Enforcement Officer explained to Planning Commission Members that the current Future Transportation Map has 54<sup>th</sup> Street and 82<sup>nd</sup> Street currently labeled as Future Arterial Streets. Mr. Marvin recommended to Planning Commission Members if it is requested to have the Corridor Overlay on 54<sup>th</sup> Street and 82<sup>nd</sup> Street, it should be stated as a recommended amendment to the proposed Zoning Map within the motion for recommendation to City Council and if the City Council approves that change, it will be reflected on the final document. Motion made by PC Member Kulwicki and a second by Seuferer to recommend approval to the City Council of the 2023 update to the City of Hickman’s Zoning Regulations and Zoning Map with the formatting corrected and amending the current Zoning Map to include 54<sup>th</sup> Street and 82<sup>nd</sup> Street into the Corridor Overlay District to the ETJ boundary. PC Member Kulwicki made a friendly amendment to his motion and a second by Echternkamp to recommend approval to the City Council of the 2023 update to the City of Hickman’s Zoning Regulations and Zoning Map with addressing the formatting issues and to amend the current proposed Zoning Map to include Future Arterial Streets into the Corridor Overlay District to the ETJ boundary. The following PC Members voted “YEA,” Brandt, Seuferer, Kulwicki, Tran, Maurer, Nore, and Echternkamp. The following PC Members voted “NAY,” none. Motion passed 7-0.

**Planning Commission Comments & Correspondence**

Planning Commission Members discussed the timeline for the Comprehensive Plan. The City Administrator shared that City Staff had a meeting with Mr. Keith A. Marvin AICP of Marvin Planning Consultants, Inc. to discuss the document earlier this afternoon, they will be discussing further and will bring to Planning Commission at a future meeting in September.

Planning Commission Members discussed with the City Administrator of the City of Hickman’s Development Moratorium Ordinance expiration on July 24, 2023. The City Administrator shared that funding has been established and received for both projects of the Water and Wastewater upgrades for capacity, the plans and contractors have already been approved and the City has had preconstruction meetings with both entities. The City Administrator shared that the contractors of both projects anticipate completion of the Water Treatment Plant by December 2023/January 2024 and the Wastewater Treatment Plant by February/March 2024.

Planning Commission Member Brandt asked for the status of a Boutique that is relocating in downtown Hickman and the City Administrator shared they are still in the process of planning, making personal decisions and withdrew their application for TIF. There was no further discussion.

**Meeting Adjournment**

Motion by PC Member Nore and a second by Brandt to adjourn at 7:24 PM. The following PC Members voted “YEA,” Brandt, Seuferer, Kulwicki, Tran, Maurer, Nore, and Echternkamp. The following PC Members voted “NAY,” none. Motion passed 7-0.

\_\_\_\_\_  
Josh Maurer, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Karissa Draper, Recording Clerk

\_\_\_\_\_  
Date

# City of Hickman, Nebraska.

## Blight & Substandard Determination Study.

Redevelopment Area #2.

June, 2023.



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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**HANNA:KEELAN ASSOCIATES, P.C.  
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City of Hickman, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #2

# BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law, Section 18-2103**, to the designated **Redevelopment Area** in the City of Hickman, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area #2** as both **blighted and substandard**.

### Location

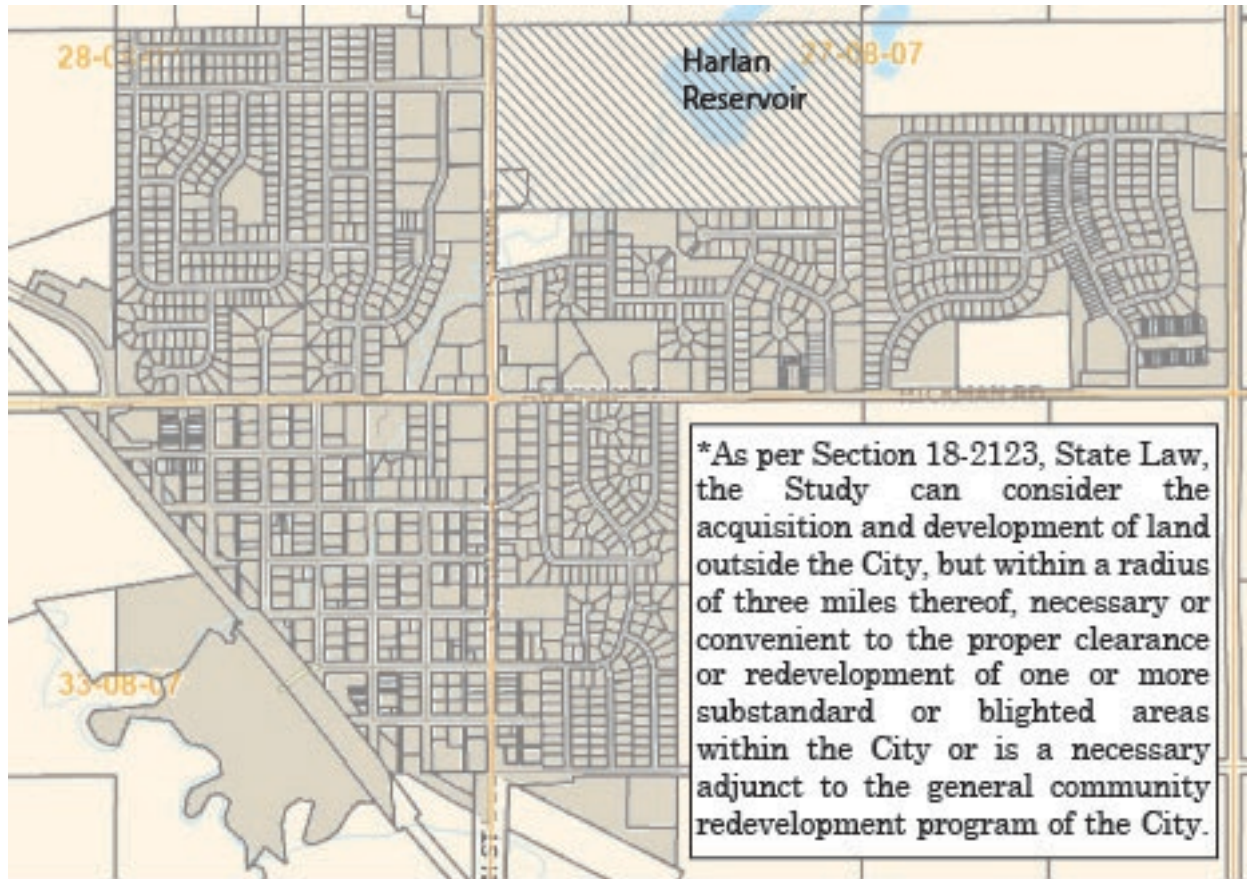
**Redevelopment Area #2** equals approximately **79 acres**, currently located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** consists primarily of undeveloped land use, with one single family residential structure and four associated accessory structures. The undeveloped parcel contains The Harlan Reservoir and grassland, pasture and cropland.

**The Redevelopment Area includes the following parcels of record on file with the Lancaster County Assessor's Office: 1527321001000 and 1527321002000.**



The **Area** will need to be annexed by and into the City of Hickman to be eligible for Tax Increment Financing, as specific redevelopment projects make application to the City.



**ILLUSTRATION 1  
 CONTEXT MAP  
 REDEVELOPMENT AREA #2  
 HICKMAN, NEBRASKA**



**Legend**

-  Redevelopment Area
-  City of Hickman Corporate Limits

**HANNA-KEELAN ASSOCIATES, P.C.  
 COMMUNITY PLANNING & RESEARCH**

This **blight and substandard evaluation** included an **exterior structural assessment of five structures, field inventory of two primary parcels,** conversations with both City of Hickman and staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions.**

### ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

### ***BLIGHTED AREA***

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #2** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

**On the basis of this approach, Redevelopment Area #2 is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.**

## ***SUBSTANDARD FACTORS***

Three of the **Four Substandard Factors** have a “**strong presence**” within **Redevelopment Area #2**, set forth in the **Nebraska Community Development Law**, and **One Factor** has “**no presence.**” The **Substandard Factors** are described in detail, below.

**TABLE 1  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ○ |
| 2. | Age or obsolescence.  | ☐ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces.                      | ☐ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☐ |

**Strong Presence of Factor**           ☐

**Reasonable Presence of Factor**   ☐

**No Presence of Factor**           ○

Source: Hanna:Keelan Associates, P.C., 2023.

### **Strong Presence of Factor -**

As per information obtained from the Lincoln/Lancaster County Assessor’s Office and the results of the **Survey** analysis, four of the five structures in the **Redevelopment Area** are estimated to be **40+ years of age** (built during or prior to 1983). The **average age** of the structures in the **Redevelopment Area** is an estimated **64 years**. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout **Redevelopment Area #2**. The **Area** lacks a public street and sidewalk system throughout. Additionally, the **Area** lacks modern infrastructure including water and sanitary sewer systems and modern storm sewer system.

The field analysis determined that the **Substandard Factor, Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare**, is a **strong presence** throughout the **Redevelopment Area**. The **primary contributing elements include functionally and economically obsolete land areas** and the **lack of a modern infrastructure system, as well as aging structures**.

## No Presence of Factor -

The results of the **Structural/Site Conditions Survey** identified **one of the five structures in Redevelopment Area #2** as being in a *deteriorating condition, with minor defects*, with the remaining four structures being in *sound condition*. This **Factor** is of little or no presence throughout the **Area**.

*The prevailing substandard conditions in the Redevelopment Area, as determined by the field survey, include:*

1. **Functionally and economically obsolete undeveloped land areas;**
2. **Advanced age of the structures, with an estimated average age of 64 years;**
3. **The Area lacks modern infrastructure** including streets, sidewalks and electrical, water and sanitary sewer systems.



***BLIGHT FACTORS***

Of the **12 Blight Factors**, throughout **Redevelopment Area #2**, as set forth in the **Nebraska Community Development Law**, **seven** represent a **strong presence**, **one** was present to a **reasonable extent** and **three** were present to **little or no extent**. The Factor, “defective or unusual condition of title,” was not reviewed. **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

- |     |  |           |
|-----|--|-----------|
| 1.  | A substantial number of deteriorated or dilapidated structures.                      | ○         |
| 2.  | Existence of defective or inadequate street layout.                                  | ☐         |
| 3.  | Faulty lot layout in relation to size, adequacy, accessibility or usefulness.        | ☐         |
| 4.  | Insanitary or unsafe conditions.   | ☐         |
| 5.  | Deterioration of site or other improvements.   | ■         |
| 6.  | Diversity of Ownership.  | ○         |
| 7.  | Tax or special assessment delinquency exceeding the fair value of land.              | ○         |
| 8.  | Defective or unusual condition of title.   | <b>NR</b> |
| 9.  | Improper subdivision or obsolete platting.   | ☐         |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☐         |
| 11. | Other environmental and blighting factors.   | ☐         |
| 12. | One of the other five conditions.  | ☐         |

<b>Strong Presence of Factor</b>	☐
<b>Reasonable Presence of Factor</b>	■
<b>Little or No Presence of Factor</b>	○
<b>NR = Not Reviewed</b>	<b>NR</b>

Source: Hanna:Keelan Associates, P.C., 2023.

## **Strong Presence of Factor –**

The *Existence of Defective or Inadequate Street Layout* is a **strong presence** throughout the **Redevelopment Area**, due to a lack of platted and developed streets, as well as the lack of a sidewalk system. Existing public streets adjacent the **Redevelopment Area** include S 68<sup>th</sup> Street, Sunflower Drive, Goldenrod Lane and E 11<sup>th</sup> Street. Sunflower Drive and Goldenrod Lane could be extended into the **Area** from the south and E 11<sup>th</sup> Street could be extended into the **Area** from the east.

*Faulty Lot Layout* is a **strong presence** throughout **Redevelopment Area #2**. The parcels within the **Redevelopment Area** lack proper, modern subdivision compliance, as per the City's Zoning and Subdivision Regulations.

*Insanitary or Unsafe Conditions* are a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include a lack of modern infrastructure, including a public street and sidewalk system as well as a lack of modern water and sanitary sewer systems. Additionally, the **Area** contains aging structures.

*Improper Subdivision or Obsolete Platting* is a **strong presence** throughout the **Redevelopment Area**, primarily due to irregular tracts (parcels) of land. Future development in the **Area** would require proper subdivision, as per the City's Zoning and Subdivision Regulations.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* is a **strong presence** throughout the **Redevelopment Area**. The **Area** contains aging structures, as well as functionally and economically obsolete undeveloped land. Additionally, the **Area** lacks a modern infrastructure system, including public streets and sidewalks and water and sanitary sewer systems.

*Other Environmental and Blighting Factors* are a **strong presence** throughout the **Redevelopment Area**. The **Area** contains aging structures and with associated parcels having “fair” site conditions with “minor” debris.

*One of the Required Five Additional Blight Factors* has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and official records of the Lancaster County Assessor's Office, the estimated average age of all residential and accessory structures in the **Area** is an estimated 64 years, exceeding the blight criteria of 40+ years of age.

## **Reasonable Presence of Factor –**

*Deterioration of Site or Other Improvements* is a **reasonable presence** throughout **Redevelopment Area #2**. Of the two parcels in the **Area**, one parcel was observed to have “fair” overall site conditions and contained “minor” debris.

## Little or No Presence of Factor –

The results of the **Structural/Site Conditions Survey** identified **one of the five structures** in **Redevelopment Area #2** as being in a *deteriorating condition, with minor defects*, with the remaining four structures being in *sound condition*. This **Factor** is of little or no presence throughout the **Area**.

*Diversity of Ownership* has **little or no presence** throughout **Redevelopment Area #2**. Research of public records from the Lincoln/Lancaster County Assessor's Office indicates that **two distinct individuals/ownership groups** own property within the **Redevelopment Area**.

*Tax or Special Assessment Delinquency Exceeding the Fair Value of Land* has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Lincoln/Lancaster County Assessor's Office concluded that of the two parcels within the **Area**, **none were recorded as property tax exempt**. No parcels were recorded as property tax delinquent.

The Factor *Defective or Unusual Condition of Title* was not reviewed.

## Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. **The primary blight and substandard conditions present, include functionally and economically obsolete undeveloped land and the lack of a modern infrastructure system.** It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #2** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The City of Hickman Planning Commission and Hickman City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

## ***BASIS FOR REDEVELOPMENT***

For a project in the **City of Hickman** to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #2** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 Neb. Rev. Stat. (Cumulative Supplement 2012), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City of Hickman Planning Commission and Hickman City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #2**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and substandard conditions and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## ***THE STUDY AREA***

The purpose of this **Study** is to determine whether all or part of the designated **Redevelopment Area #2** in the City of Hickman, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

### **Location**

**Redevelopment Area #2** equals approximately **79 acres**, located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** is comprised of undeveloped and residential land uses and the Harlan Reservoir Environs. Both functionally and economically obsolete buildings and land areas exist throughout the **Area**.

**The Redevelopment Area includes the following parcels of record on file with the Lancaster County Assessor’s Office: 1527321001000 and 1527321002000.**

The **Area** will need to be annexed, by and into the City of Hickman, to be eligible for Tax Increment Financing, as specific redevelopment projects make application to the City.

**Table 3** presents the estimated **Existing Land Use** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. The existing land use is identified on **Illustration 2, Page 13**. Undeveloped land and the Harlan Reservoir are the primary land uses in the **Redevelopment Area**.

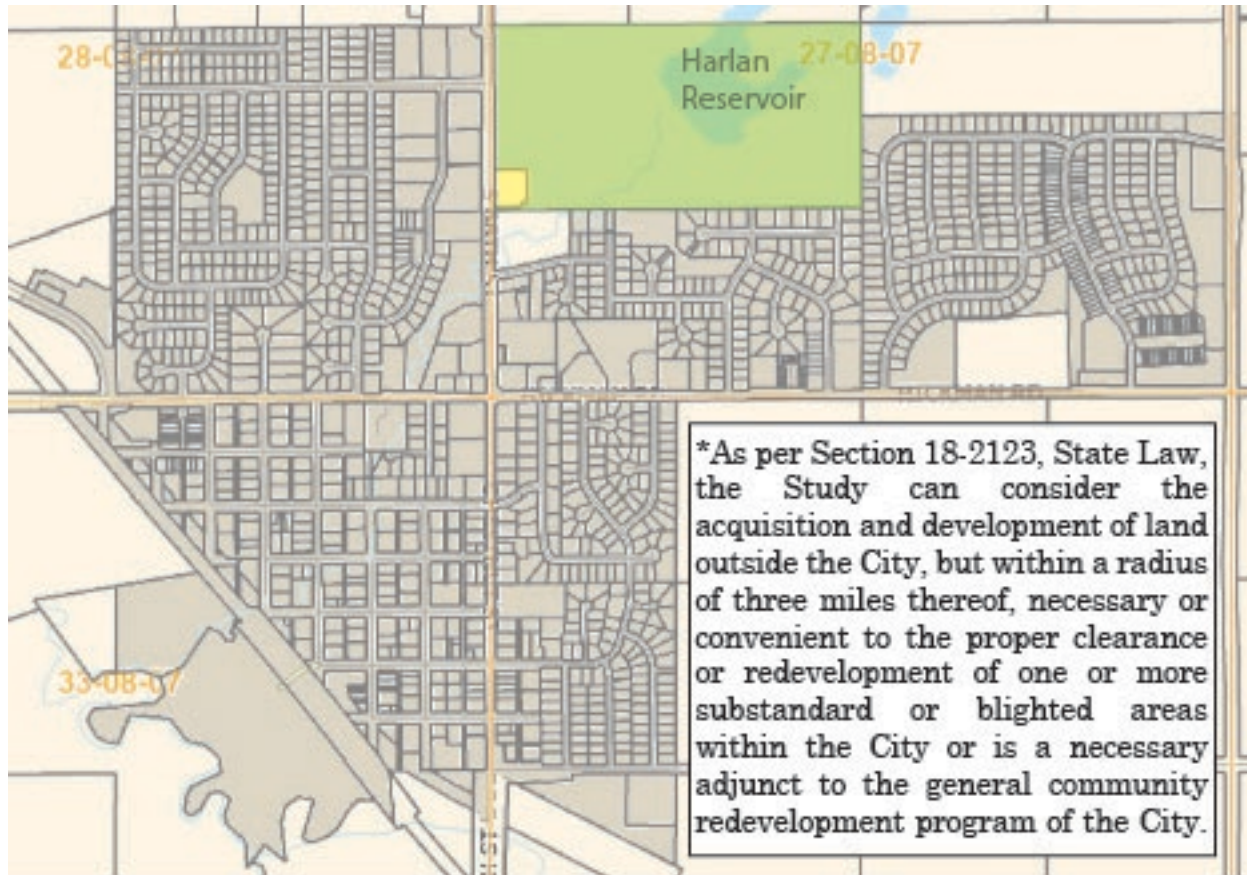
**TABLE 3  
EXISTING LAND USE  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<b><u>Land Use</u></b>	<b><u>Acres</u></b>	<b><u>Percent</u></b>
Residential	1.36	1.7%
Harlan Reservoir Environs	28.11	35.7%
<b><u>Undeveloped</u></b>	<b><u>49.37</u></b>	<b><u>62.6%</u></b>
<b>Totals</b>	<b>78.84</b>	<b>100.0%</b>





Source: Hanna:Keelan Associates, P.C., 2023.

**Illustration 3, Page 14** identifies the existing **Zoning Districts** in the **Redevelopment Area**. One Zoning District and one Overlay District are present within the **Area**. These include the “TA Transitional Agricultural District” and the “CO Corridor Overlay District.” Official Zoning activities throughout the **Redevelopment Area** are administered by the City of Hickman.

**ILLUSTRATION 2  
EXISTING LAND USE MAP  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

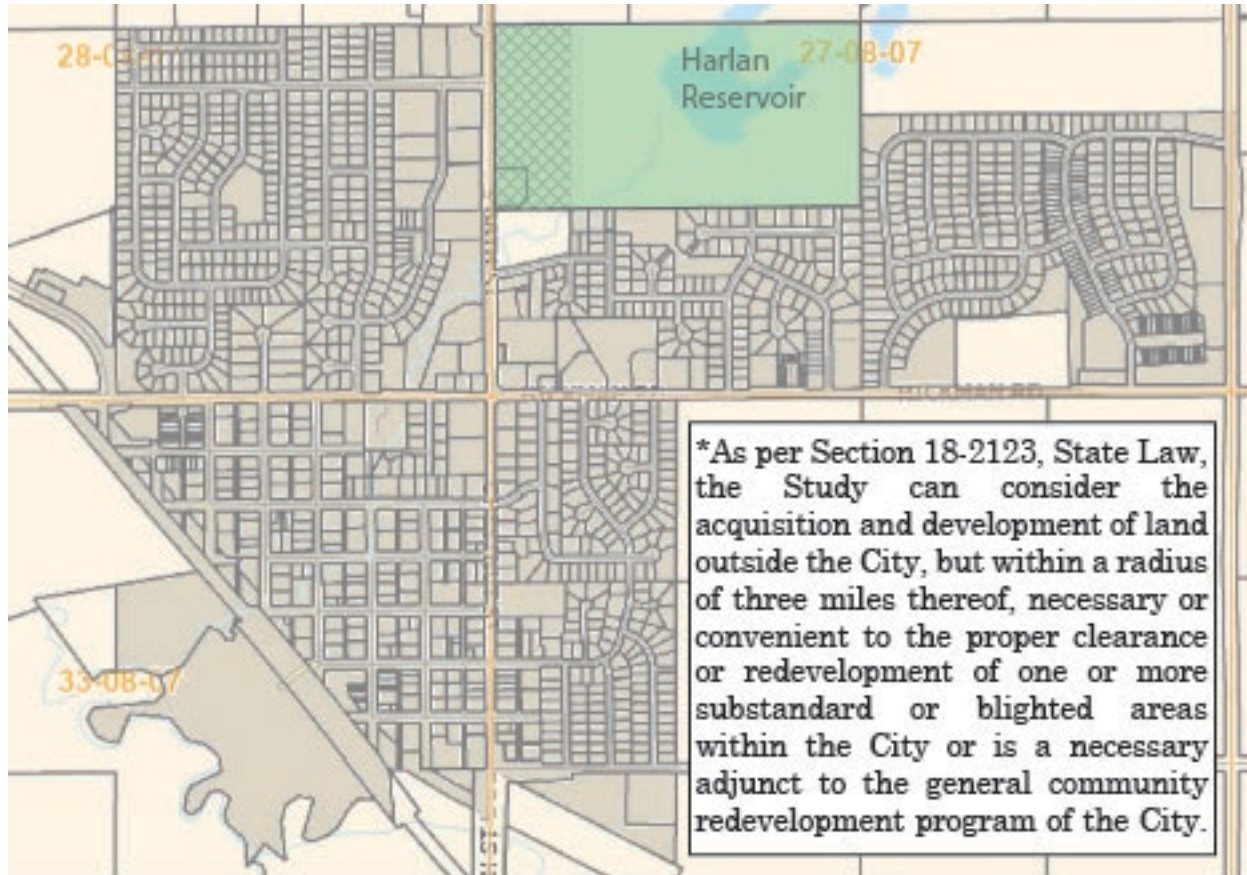


**Legend**





-  Redevelopment Area
-  City of Hickman Corporate Limits
-  Residential
-  Undeveloped

**HANNA-KEELAN ASSOCIATES, P.C.  
COMMUNITY PLANNING & RESEARCH**

**ILLUSTRATION 3  
EXISTING ZONING DISTRICTS MAP  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**



**Legend**

-  Redevelopment Area
-  City of Hickman Corporate Limits
-  Transitional Agriculture District
-  Corridor Overlay District

**HANNA:KEELAN ASSOCIATES, P.C.  
COMMUNITY PLANNING & RESEARCH**

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for the **City of Hickman Redevelopment Area #2** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

### **Structural/Site Conditions Survey Process**

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in June, 2023. A total of **five structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **two legal parcels** of record identified by the Lincoln/Lancaster County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area contains approximately 79 acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

### **Research on Property Ownership and Financial Assessment of Properties**

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

### ***SUBSTANDARD FACTORS***

#### **(1) Dilapidation/Deterioration of Structures**

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **five existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. Structure/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components)**. These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

#### **(Secondary Components)**

**Building Systems**. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/building.

**2. Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

**3. Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual *Exterior Rating Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented below.

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### 4. Survey Conclusions.

The condition of the total **five buildings** within **Redevelopment Area #2** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Four (4) structures were classified as structurally **sound**;
- One (1) structures was classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. **Of the five structures, one structure** was identified as **deteriorating** with **minor defects** and the remaining structures were aging, but in reasonably sound condition. Additional details on structural deterioration are identified within the **Appendix**. **Table 4** identifies the results of the structural rating process per building type.

#### Conclusion.

**The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #2.**



**TABLE 4  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
<b>Residential</b>	1	0	0	0	1	0
<b>Accessory</b>	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>1</u>
<b>Totals</b>	4	1	0	0	5	1
Percent	80.0%	20.0%	0.0%	0.0%	100.0%	20.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 5  
ASSESSOR'S RATING OF RESIDENTIAL STRUCTURES  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>	<u>Condition</u>
<b>Good (6)</b>	0	0
<b>Average Plus (5)</b>	0	0
<b>Typical (4)</b>	0	1
<b>Average Minus (3)</b>	1	0
<b>Fair (2)</b>	0	0
<b>Poor (1)</b>	0	0
<b>Not Available (Accessory Buildings)</b>	<u>4</u>	<u>4</u>
<b>Total</b>	5	5

Source: Lincoln/Lancaster County Assessor, 2023.

**(2) Age or Obsolescence.**

As per the results of the **Structural/Site Conditions Survey** and with confirmation from the Lancaster County Assessor’s Office, one of the two structures in **Redevelopment Area #2**, with age of construction records available, is 40+ years of age (built during or prior to 1983). This residential structure was constructed in 1900 and one of the four accessory structures associated with this residential structure was constructed in 2018. The other three accessory structures are estimated to be 40+ years of age due to deterioration and observation of historical aerial footage available from the Lancaster County Assessor for the **Area**. This concludes that an estimated four of the five structures are 40+ years of age. The estimated **average age of structures in the Area, with age of construction records available, is an estimated 64 years.**

**Conclusion.**

**The age and obsolescence of structures is a strong presence throughout Redevelopment Area #2.**

**(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #2**.

As per the results of the **Survey, one of the five structures** in the **Area** was rated as **deteriorating with minor defects**, with three of the remaining four structures being 40+ years of age. When not adequately maintained or upgraded to present building standards, aging structures can pose health, safety and sanitary problems.

The overall site conditions in the **Redevelopment Area** revealed that one of two parcels was found to be in **“fair” condition**. Factors related to this condition include a structure deteriorating with minor defects, with other structures aging, and site features such as landscaping conditions that are noticeably deteriorating including the presence of debris.

Additionally, the **Area** lacks modern infrastructure, including a street and sidewalk system and water and sanitary sewer systems. Future development in the **Area** would require the development of such. Water and sanitary sewer systems near the **Redevelopment Area** are approximately 10 years old and could be expanded into the **Area**.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong presence and constitutes a Substandard Factor.**

(4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

**1. Advanced Age of Structures.**

Four of the five total structures in the **Redevelopment Area** were estimated to have been built during or prior to 1983, thus 40+ years of age. The single residential structure was determined to be an estimated 123 years of age, with three associated accessory structures estimated to be 40+ years of age. The average age of **structures** in the **Area** is estimated to be **64 years**.

**2. Lack of Adequate and/or modern Utilities.**

The **Redevelopment Area** lacks a modern water and sanitary sewer system. An extension of the water and sanitary sewer systems will be necessary to support future development in the **Area**.

**3. Overall Site Condition**

The **Structural/Site Conditions Survey** identified **one of the two parcels** to be in a “fair” **condition**, as well as each parcel lacking sidewalks. Additionally, one parcel contained debris to a “**minor**” **extent**. This debris consisted of various trailers, ladders and miscellaneous objects. Another parcel lacks complete development due to the Harlan Reservoir Environs, which includes a dam and lake. The Environs contains overgrowth of mixed vegetation.



**Conclusion.**

**The combination of Factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #2.**

## ***BLIGHT FACTORS***

### **(1) Dilapidation/Deterioration of Structures.**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **five existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. Structures/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components).** These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

#### **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. **Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

**4. Survey Conclusions.**

The condition of the total **five buildings** within the **Redevelopment Area** were determined based on the findings of the exterior **Survey**. These **Survey** results indicated the following:

- Four (4) structures were classified as structurally **sound**;
- One (1) structures were classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structure was classified as **dilapidated.**

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. **Of the five structures, one structure** was identified as **deteriorating** with **minor defects** and the remaining structures were aging, but in reasonably sound condition. Additional details on structural deterioration are identified within the **Appendix**. **Table 6** identifies the results of the structural rating process per building type.

**Conclusion.**

The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #2.

**TABLE 6  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

**Exterior Structural Rating**

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	1	0	0	0	1	0
Accessory	3	1	0	0	4	1
<b>Totals</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>1</b>
Percent	80.0%	20.0%	0.0%	0.0%	100.0%	20.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 7  
ASSESSOR'S RATING OF RESIDENTIAL STRUCTURES  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>	<u>Condition</u>
Good (6)	0	0
Average Plus (5)	0	0
Typical (4)	0	1
Average Minus (3)	1	0
Fair (2)	0	0
Poor (1)	0	0
Not Available <u>(Accessory Buildings)</u>	<u>4</u>	<u>4</u>
<b>Total</b>	<b>5</b>	<b>5</b>

Source: Lincoln/Lancaster County Assessor, 2023.

**(2) Existence of Defective or Inadequate Street Layout.**

The **Redevelopment Area** lacks a public street and sidewalk network. S 68<sup>th</sup> Street is adjacent the western edge of the **Area** and is currently undergoing construction. The large, undeveloped tract of land in the **Redevelopment Area** can be considered both **functionally and economically obsolete**, due to the lack of adequate street access and modern water and sanitary sewer systems. Future development would require an extension of the street network from the development to the south of the **Area**.



**Conclusion.**

**The existence of defective or inadequate street layout has a strong presence in Redevelopment Area #2.**

**(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #2**.

**1. Inadequate Lot Size and Adequacy Issues.**

**Irregularly subdivided lots (parcels)** exist in the **Area** lacking uniform width or depth and in need of proper subdivision (as per City codes) prior to development activities.

**2. Accessibility or Usefulness.**

**The two irregular tracts of land (parcels) are both functionally and economically obsolete, undeveloped as per today's standards.** Additionally, the **Area** lacks a modern public street network, creating ingress/egress accessibility issues for the **Area**.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout Redevelopment Area #2.**

#### (4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Hickman Staff, provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #2**.

##### 1. **Age of Structures.**

Four of the five structures in the **Redevelopment Area** are estimated to be 40+ years of age, or built during or prior to 1983. Additionally, the estimated **average age of structures is 64 years**. The advanced age of the structures results in deteriorating buildings having deferred maintenance, thus potentially creating insanitary and unsafe conditions.

##### 2. **Deteriorating/Dilapidated Buildings and Sites.**

**One of the five structures** in the **Redevelopment Area** was determined to be **deteriorating with minor defects**. Structures in these conditions, in combination with **“fair” overall site conditions** and **“minor” debris** can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions. Additionally, undeveloped parcels containing an overgrowth of mixed vegetation has the potential to create health hazards to adjacent property owners and pedestrians.

##### 3. **Lack of Adequate Utilities & Infrastructure.**

The **Area** lacks a modern infrastructure system, including a public street and sidewalk system, as well as, water and sanitary sewer systems. An extension of the water and sanitary sewer system would be required for future development in this **Area**. Water and sanitary sewer systems near the **Area** was constructed of PVC within the last 10 years and could potentially be extended into the **Area**.

#### Conclusion.

**Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #2.**



(5) **Deterioration of Site or Other Improvements.**

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within **Redevelopment Area #2**. The **Appendix** documents the present condition of these site features in the **Area**. The primary issue in **Redevelopment Area #2** is the existing condition and age of buildings and associated debris. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions in the **Area** concluded that **one of the two parcels** was observed to be in **“fair” condition**, partially due to the existence of **“minor” debris**. Another parcel contains the Harlan Reservoir Environs, consisting of a dam and lake. The Environs contains an overgrowth of mixed vegetation. Portions of the Environs are undevelopable due to existing conditions.
2. One of the five structures in the **Redevelopment Area** was identified as **deteriorating** with **minor defects**. Additionally, four of the five structures were estimated to be 40+ years of age.

**Conclusion.**

**Deterioration of site improvements is a reasonable presence in Redevelopment Area #2.**



**(6) Diversity of Ownership.**

Two individuals/ownership groups own property in **Redevelopment Area #2**. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Such assemblage can be difficult without the financial assistance of public intervention programs.

**Conclusion.**

**The Factor, diversity of ownership, has little or no presence of Factor in the Redevelopment Area.**

**(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #2**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

**1. Real Estate Values.**

The tax values within the **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area** is **\$455,100**.

**2. Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **none** of the parcels in the **Area** were classified as delinquent by the Lancaster County Treasurer's Office.

**3. Tax Exempt.**

Information from the Lancaster County Assessor's and Treasurer's Offices identified that **none** of the parcels in the **Redevelopment Area** have property tax exemption.

**Conclusion.**

**Taxes or special assessments delinquency have little or no presence in Redevelopment Area #2.**

**(8) Defective or Unusual Condition of Title.**

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

**Conclusion.**

**Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #2.**

**(9) Improper Subdivision or Obsolete Platting.**

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area** and will require proper subdivision (as per City Codes) prior to development activities. **The Area in its present state is functionally and economically obsolete.**

**Conclusion.**

**A strong presence of Factor exists for improper subdivision or obsolete platting in Redevelopment Area #2.**



(10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Lack of Modern Infrastructure.**

The **Redevelopment Area** currently lacks a modern public infrastructure system, consisting of streets, sidewalks and water and sewer systems.

2. **Advanced Age of Structures.**

Four of the five structures in the **Redevelopment Area** have an estimated age of 40+ years. The **average age of structures**, with age of construction records available, is an estimated **64 years**. The aging of structures plays a role in the potential need for moderate- to substantial rehabilitation of such.

3. **Condition of Structures.**

One of the five structures in the **Area** was identified as being in a **deteriorating condition** with **minor defects**.

4. **Site Condition.**

One of the two parcels was determined to have “**fair**” **overall site conditions**, due to the existence of “**minor**” **debris**, a deteriorating structure and other aging buildings. Another parcel lacks complete development due to the Harlan Reservoir Environs, which includes a dam and lake. The Environs contains overgrowth of mixed vegetation, which hinders development opportunities.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout Redevelopment Area #2.**



**(11) Other Environmental and Blighting Factors.**

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure or property and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

The two parcels in the **Redevelopment Area** can be considered both functionally and economically obsolete. One parcel contains structures with an average age of 64 years. The other parcel is partially developed as the Harlan Reservoir Environs, containing a dam and lake with an overgrowth of mixed vegetation. The entire **Area** lacks a modern infrastructure system. The **Area** will need to be properly subdivided, as per City code, prior to any development activities.

**Conclusion.**

**Other Environmental Blighting Factors** are a strong presence throughout **Redevelopment Area #2**, containing functionally and economically obsolete parcels.



**(12) Additional Blighting Conditions.**

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

**One of the aforementioned criteria is prevalent in the designated blighted area.**

The average age of residential or commercial units in the area is at least forty (40) years.

Based upon the results of the **Field Survey** and confirmed by the analysis of Lancaster County Assessor's Office official records, the estimated average age of the **five structures** in the **Redevelopment Area** is **64 years**. The residential structure was built in the early 1900s. Three of the four remaining structures are estimated to be 40+ years of age.

**Conclusion.**

**The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence in Redevelopment Area #2.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

**Redevelopment Area #2** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" **Three** of the **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the **12 possible Factors** that can constitute the **Area** blighted, **eight** have either a reasonable or strong presence in the **Redevelopment Area.** **Factors** present in each of the criteria are identified below.

### **Substandard Factors**

1. Age or obsolescence.
2. Inadequate provision for ventilation, light, air, sanitation or open spaces.
3. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

### **Blight Factors**

1. Street layout.
2. Faulty lot layout.
3. Insanitary or unsafe conditions.
4. Deterioration of site or other improvements.
5. Improper subdivision or obsolete planning.
6. The existence of conditions which endanger life or property by fire or other causes.
7. Other environmental and blighting factors.
8. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #2**, the conclusion is that the average age of the structures, street layout, faulty lot layout and presence of **functionally and economically obsolete properties** are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hickman and support a variety of new developments.



**Structural/Site Conditions  
Survey Form**

Parcel # \_\_\_\_\_  
Address: \_\_\_\_\_

**Section I: EXISTING LAND USE.**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mobile Home
2. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
3. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Public
4. Mixed Use \_\_\_\_\_
5. Occupied \_\_\_\_\_ Vacant \_\_\_\_\_

**Section II: STRUCTURAL COMPONENTS.**

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

\_\_\_\_\_ Sound \_\_\_\_\_ Deficient-Minor \_\_\_\_\_ Deficient-Major \_\_\_\_\_ Dilapidated  
**Built Within:** \_\_\_\_\_ 1 year \_\_\_\_\_ 1-5 years \_\_\_\_\_ 5-10 years  
 \_\_\_\_\_ 10-20 years \_\_\_\_\_ 20-40 years \_\_\_\_\_ 40-100 years \_\_\_\_\_ 100+ years

**Section III: PARCEL/SITE COMPONENTS**

1. Street Surface Type: \_\_\_\_\_
2. Street Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
3. Sidewalk Condition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
4. Parking (Off-Street): \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P  
 \_\_\_\_\_ # of Spaces \_\_\_\_\_ Surface
5. Railroad Track/Right-of Way Composition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
6. Existence of Debris: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
7. Overall Site Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P

## Redevelopment Area #2 - Site and Structural Conditions.

<b>Overall Site Conditions</b>	Total	Percent	Residential	Undeveloped
Excellent	0	0.0%	0	0
Good	1	50.0%	0	1
Fair	1	50.0%	1	0
Poor	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Street Type</b>	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Concrete	0	0.0%	0	0
Asphalt	0	0.0%	0	0
Gravel	0	0.0%	0	0
Brick	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Street Condition</b>	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Excellent	0	0.0%	0	0
Good	0	0.0%	0	0
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Sidewalk Condition</b>	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Excellent	0	0.0%	0	0
Good	0	0.0%	0	0
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Debris</b>	Total	Percent	Residential	Undeveloped
None	1	50.0%	0	1
Minor	1	50.0%	1	0
Major	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Age of Structures</b>	Total	Percent	Residential	Accessory	Undeveloped
Not Available	3	60.0%	0	3	N/A
1-5 Years	1	20.0%	0	1	N/A
5-10 Years	0	0.0%	0	0	N/A
10-20 Years	0	0.0%	0	0	N/A
20-40 Years	0	0.0%	0	0	N/A
40-100 Years	0	0.0%	0	0	N/A
100+ Years	1	20.0%	1	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Final Structure Rating</b>	Total	Percent	Residential	Accessory	Undeveloped
Sound	4	80.0%	1	3	N/A
Deteriorating - Minor	1	20.0%	0	1	N/A
Deteriorating - Major	0	0.0%	0	0	N/A
Dilapidated	0	0.0%	0	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Doors</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	3	60.0%	1	2	N/A
Minor	2	40.0%	0	2	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Windows</b>	Total	Percent	Residential	Accessory	Undeveloped
None	1	20.0%	0	1	N/A
Sound	4	80.0%	1	3	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Porches and Steps</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Paint</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Sound	3	60.0%	1	2	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Driveway and Site</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Roof Structure</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Wall Foundation</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Foundation</b>	Total	Percent	Residential	Accessory	Undeveloped
None	4	80.0%	0	4	N/A
Sound	1	20.0%	1	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Foundation Type</b>	Total	Percent	Residential	Accessory	Undeveloped
Other/None	4	80.0%	0	4	N/A
Concrete	1	20.0%	1	0	N/A
Stone	0	0.0%	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Roof Surface</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	0	0.0%	0	0	N/A
Substandard	1	20.0%	0	1	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Roof Type</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Asphalt Shingles	4	80.0%	1	3	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Metal	1	20.0%	0	1	N/A
Combination	0	0.0%	0	0	N/A
Other	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Chimney</b>	Total	Percent	Residential	Accessory	Undeveloped
None	5	100.0%	1	4	N/A
Sound	0	0.0%	0	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Gutters, Downspouts</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Sound	3	60.0%	1	2	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Wall Surface</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Wall Surface Type</b>	Total	Percent	Residential	Accessory	Undeveloped
Wood	4	80.0%	1	3	N/A
Masonry	0	0.0%	0	0	N/A
Siding	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Stucco	0	0.0%	0	0	N/A
Other/Metal	1	20.0%	0	1	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Parking Surface</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Concrete	2	40.0%	1	1	N/A
Asphalt	0	0.0%	0	0	N/A
Gravel	1	20.0%	0	1	N/A
Dirt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Parking Spaces</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
1 to 2	3	60.0%	1	2	N/A
3 to 5	0	0.0%	0	0	N/A
6 to 10	0	0.0%	0	0	N/A
11 to 20	0	0.0%	0	0	N/A
21 or more	0	0.0%	0	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

**Redevelopment Area #2 Parcels.**

1527321001000*	1527321002000*	*= Outside Current Corporate Limits
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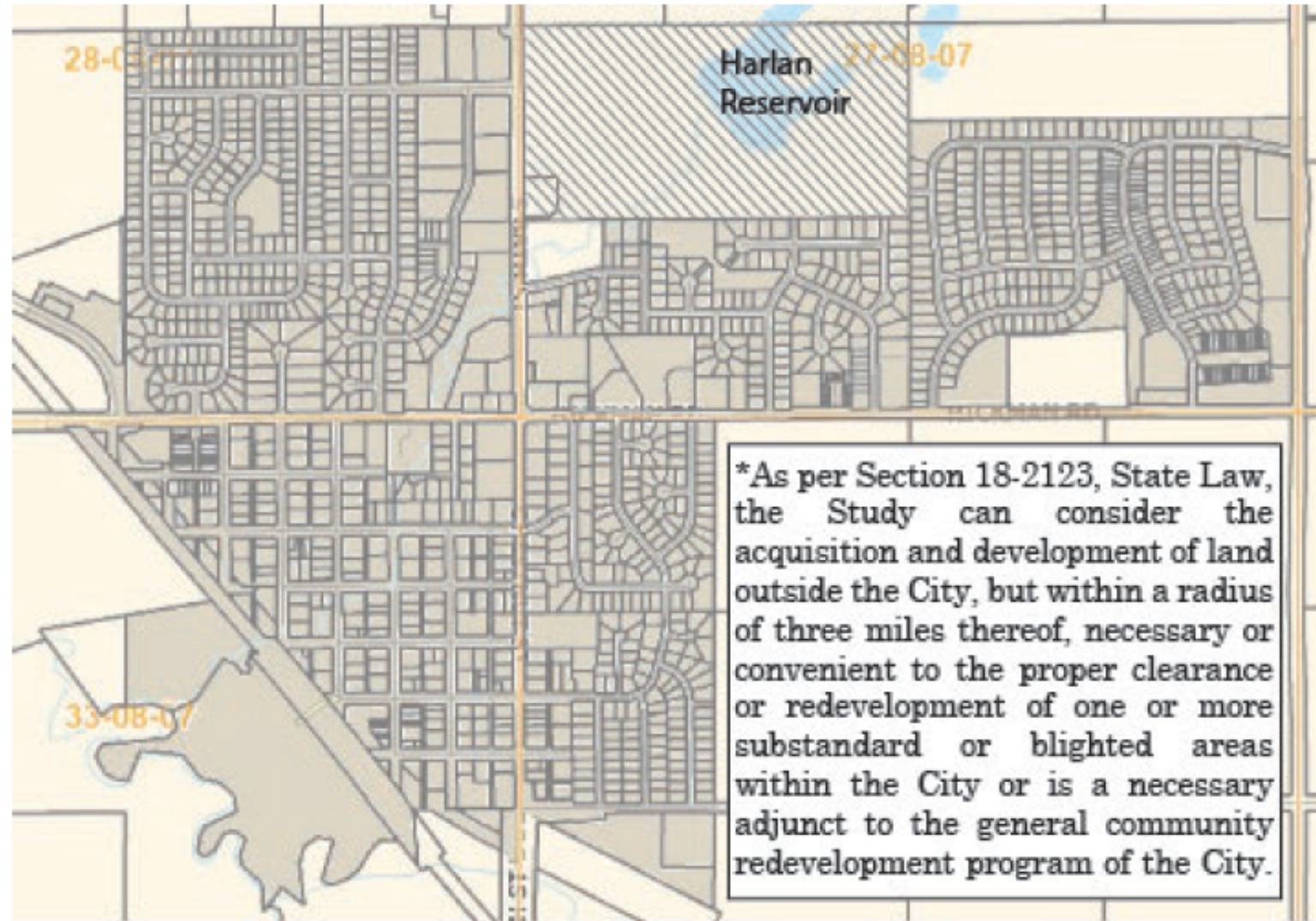
# CITY OF HICKMAN REDEVELOPMENT AREA #2 BLIGHT AND SUBSTANDARD STUDY

**Prepared by Hanna:Keelan Associates, P.C.**



**June, 2023**

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ILLUSTRATION 1  
CONTEXT MAP  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA



Legend

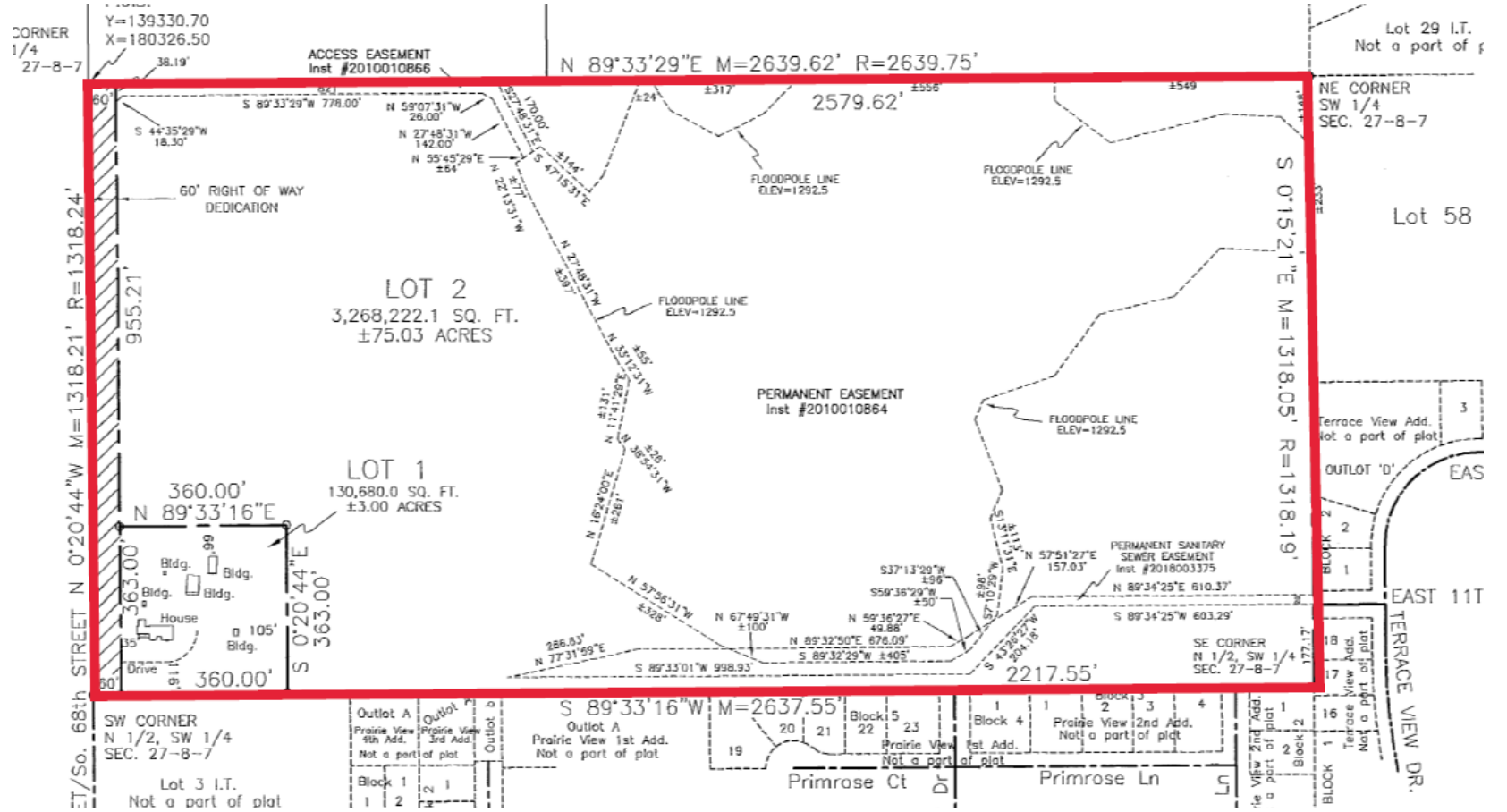
-  Redevelopment Area
-  City of Hickman Corporate Limits

# LOCATION

Lots 1 and 2, Wizkids Addition

Approx. 79 acres

The **Area** consists primarily of undeveloped land use, with one single family residential structure and four associated accessory structures. The undeveloped parcel contains The Harlan Reservoir and grassland, pasture and cropland.



## *CONTEXT FOR STUDY*

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- The Consultant for this Blight and Substandard Determination Study was guided by the premise that the finding of blight and substandard must be defensible and sufficient evidence of the presence of Factors should exist so members of the City of Hickman Planning Commission and Hickman City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all Factors found to be present.
  - Also, these deficiencies should be reasonably distributed throughout Redevelopment Area #2. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and substandard conditions and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.
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# ***BLIGHT DEFINITION***

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## ***BLIGHTED AREA***

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
  2. The advanced age and associated condition of structures;
  3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
  4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
  5. Deterioration of site or other improvements;
  6. Diversity of ownership;
  7. Tax or special assessment delinquency exceeding the fair value of the land;
  8. Defective or unusual conditions of title;
  9. Improper subdivision or obsolete platting;
  10. The existence of conditions which endanger life or property by fire or other causes;
  11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
  12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists:
    1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
    2. The average age of the residential or commercial units in the area is at least 40 years;
    3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
    4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
    5. The area has had either stable or decreasing population based on the last two decennial censuses.
-

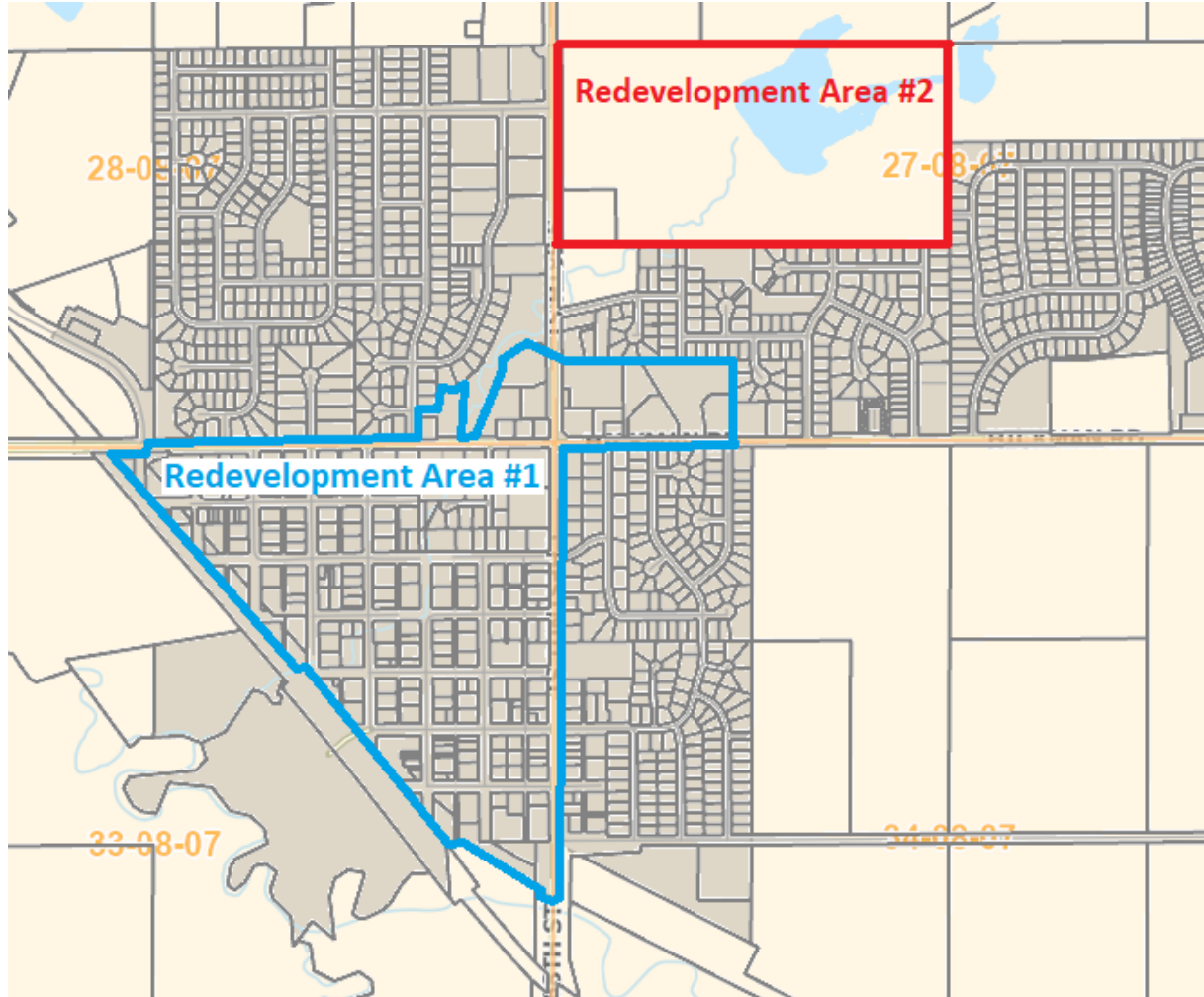
Per the Community Development Law, no more than 50% of corporate limits can be declared blighted.

**Current blighted percentage: 23.2%**

- Blighted area = 142.4 acres
- City area = 614 acres



Per the Community Development Law, no more than 50% of corporate limits can be declared blighted.



<u>Proposed changes</u>	<u>acres</u>
Annexation area	82.48
Blighted Area	79.48

	<u>Current</u>	<u>Proposed</u>
Corporate limits	614	696.48
Blighted Area	142.4	221.88
<b>Blight percentage</b>	<b>23.2%</b>	<b>31.9%</b>

***BLIGHTED FACTORS***

Of the 12 Blight Factors, throughout Redevelopment Area #2, as set forth in the Nebraska Community Development Law, seven represent a strong presence, one was present to a reasonable extent and three were present to little or no extent. The Factor, “defective or unusual condition of title,” was not reviewed. Blight Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<p>1. A substantial number of deteriorated or dilapidated structures.</p>	○	<p>8. Defective or unusual condition of title.</p>	NR
<p>2. Existence of defective or inadequate street layout.</p>	☒	<p>9. Improper subdivision or obsolete platting.</p>	☒
<p>3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</p>	☒	<p>10. The existence of conditions which endanger life or property by fire or other causes.</p>	☒
<p>4. Insanitary or unsafe conditions.</p>	☒	<p>11. Other environmental and blighting factors.</p>	☒
<p>5. Deterioration of site or other improvements.</p>	☐	<p>12. One of the other five conditions.</p>	☒
<p>6. Diversity of Ownership.</p>	○	<p>Strong Presence of Factor                   ☒</p> <p>Reasonable Presence of Factor           ☐</p> <p>Little or No Presence of Factor         ○</p> <p>NR = Not Reviewed                         NR</p> <p>Source: Hanna:Keelan Associates, P.C., 2023.</p>	
<p>7. Tax or special assessment delinquency exceeding the fair value of land.</p>	○		

## ***BLIGHTED FACTORS***

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### ***Existence of Defective or Inadequate Street Layout (strong presence)***

- lack of platted and developed streets
- lack of a sidewalk system.

### ***Faulty Lot Layout (strong presence)***

- parcels lack proper, modern subdivision compliance, per City Regulations.

### ***Insanitary or Unsafe Conditions (strong presence)***

- include a lack of modern infrastructure, including a public street and sidewalk system
- lack of modern water and sanitary sewer systems.
- The Area contains aging structures.

### ***Improper Subdivision or Obsolete Platting (strong presence)***

- primarily due to irregular tracts (parcels) of land.
- Future development in the Area would require proper subdivision.

### ***Existence of Conditions Which Endanger Life or Property (strong presence)***

- Area contains aging structures, as well as functionally and economically obsolete undeveloped land.
  - Area lacks a modern infrastructure system, including public streets and sidewalks and water and sanitary sewer systems.
-

## ***BLIGHTED FACTORS***

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### ***Other Environmental and Blighting Factors (strong presence)***

- Area contains aging structures and with associated parcels having “fair” site conditions with “minor” debris.

### ***Age of Structures: One of the Required Five Additional Blight Factors (strong presence)***

- estimated average age of all residential and accessory structures in the **Area** is an estimated 64 years, exceeding the blight criteria of 40+ years of age.

### ***Deterioration of Site or Other Improvements (reasonable presence)***

- Of the two parcels in the Area, one parcel was observed to have “fair” overall site conditions and contained “minor” debris.
-

## ***SUBSTANDARD DEFINITION***

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### ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
  2. Age or obsolescence;
  3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
  4.
    - (a) High density of population and overcrowding; or
    - (b) The existence of conditions which endanger life or property by fire and other causes; or
    - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.
-

# ***SUBSTANDARD FACTORS***

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Three of the Four Substandard Factors have a “strong presence” within Redevelopment Area #2, set forth in the Nebraska Community Development Law, and One Factor has “no presence.”

**TABLE 1  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

1.	Dilapidated/deterioration.	○
2.	Age or obsolescence.	◐
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	◐
4.	Any combination of factors that are detrimental to the public health, safety, morals, or welfare.	◐
	<b>Strong Presence of Factor</b>	◐
	<b>Reasonable Presence of Factor</b>	◑
	<b>No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2023.

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## ***SUBSTANDARD FACTORS***

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Age or obsolescence (**strong presence**):

- four of the five structures in the Redevelopment Area are estimated to be *40+ years of age* (built during or prior to 1983).
- The average age of the structures in the Redevelopment Area is an estimated 64 years.

***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** (**strong presence**)

- The Area lacks a public street and sidewalk system throughout.
- The Area lacks modern infrastructure including water and sanitary sewer systems and modern storm sewer system.

***Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** (**strong presence**)

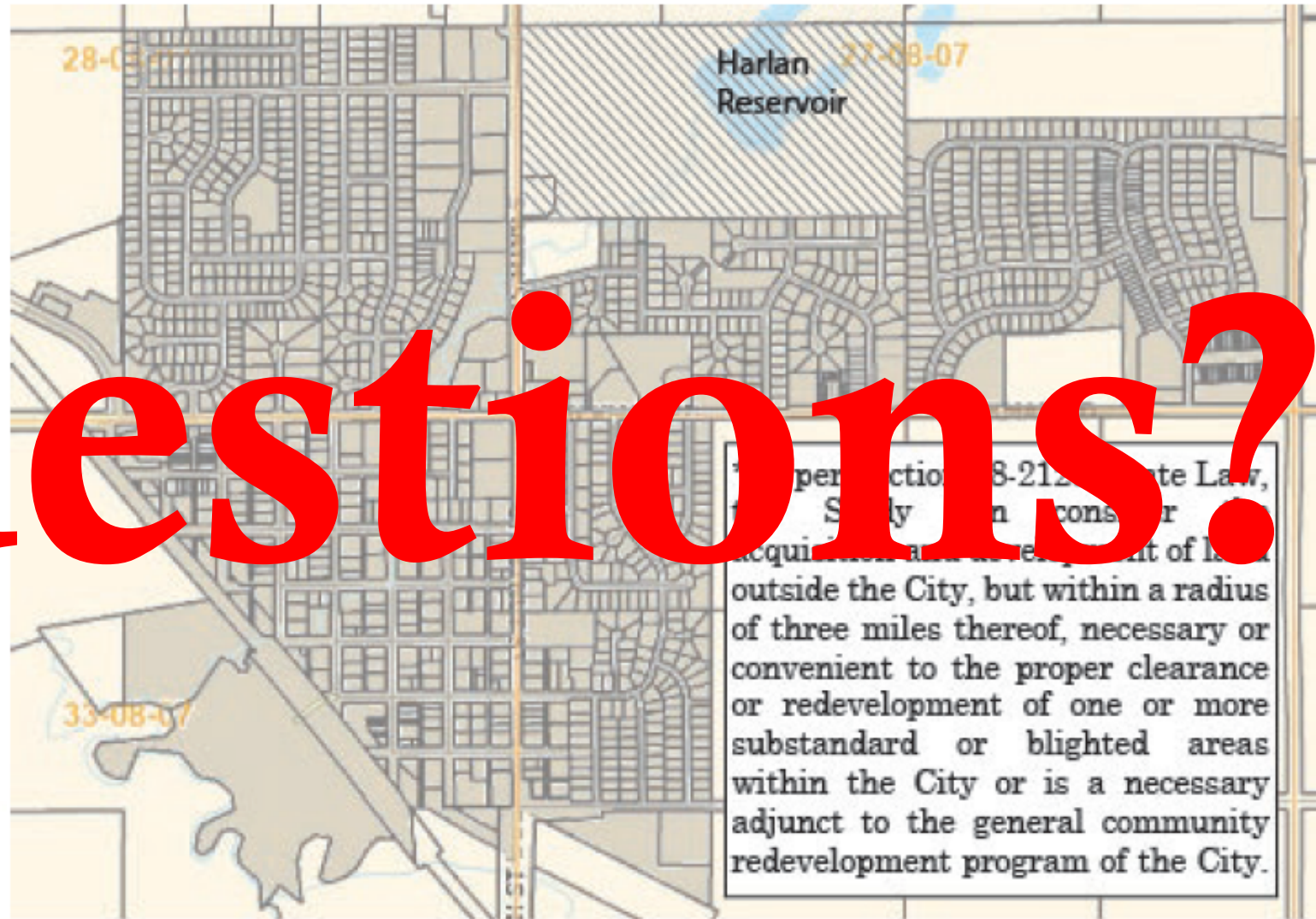
- functionally and economically obsolete land areas
  - lack of a modern infrastructure system
  - aging structures.
-

## CONCLUSION

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- It is the conclusion of the Consultant that the number, degree and distribution of Blight and Substandard Factors ... are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. The primary blight and substandard conditions present, include functionally and economically obsolete undeveloped land and the lack of a modern infrastructure system.
  - It is also the opinion of the Consultant that findings in this Blight and Substandard Determination Study warrant designating Redevelopment Area #2 as "substandard" and "blighted."
-

ILLUSTRATION 1  
CONTEXT MAP  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA



# Questions?

Legend

- ▨ Redevelopment Area
- City of Hickman Corporate Limits

**CITY OF HICKMAN**  
**STAFF REPORT FOR PLANNING COMMISSION**  
**OCTOBER 3, 2023, MEETING**

**APPLICATION/FACTS**

**PROJECT:** #2023-131 Annexation Request of Wizkidz Addition Lots 1 &2, and Lot 3 SW S27, T8, R7, 6th Principal Meridian and extension of the ETJ (extraterritorial jurisdiction) including amending the official zoning map with the changes.

**APPLICANT:** Wizkidz, LLC and Rebecca & Van O'Connor  
18610 S 68<sup>th</sup> Street, Hickman, Nebraska 68372

**OWNERS:** Wizkidz, LLC and Rebecca & Van O'Connor  
18610 S 68<sup>th</sup> Street, Hickman, Nebraska 68372

**LOCATION:** Three parcels generally located North of 7<sup>th</sup> Street (Hickman Road) and East of Chestnut Street (68th Street).

**LEGAL DESCRIPTION:** Parcel ID: 1527321001000  
Site Address: 18610 S 68TH ST, HICKMAN, NE 68372  
Legal Description: WIZKIDZ ADDITION, Lot 1

**LAND AREA:** 75.02 acres

**LEGAL DESCRIPTION:** Parcel ID: 1527321002000  
Legal Description: WIZKIDZ ADDITION, Lot 2

**LAND AREA:** 3.00 acres

**LEGAL DESCRIPTION:** Parcel ID: 1527300002000  
Legal Description: S27, T8, R7, 6th Principal Meridian, LOT 3 SW

**LAND AREA:** 4.46 acres

**PROPOSAL:** Request from Wizkidz, LLC and Rebecca & Van O'Connor for the annexation of the three parcels.

**EXISTING ZONING:** TA Transitional Agriculture

**Zoning History and Land Use:**

A portion of Wizkidz Addition lot 1 has been used as agricultural farm ground and is the site for the Lower Platte South Natural Resources District Dam #23A. Lot 2 includes the home of the O'Connor's with several outbuildings located on the property. Lot 3 SW is dryland grass with a drainage way running diagonally from the NE corner to the SW corner.

Wizkidz Addition, Lots 1 and 2 were administratively platted in2023 and are contiguous to City Limits bordered on the west by Chestnut Street (68<sup>th</sup> Street).

Lot 3 SW is contiguous to current City Limits bordered on the south by Prairie View Lane and on the west by Chestnut Street (68<sup>th</sup> Street).

**Floodplain:**

The parcels are not located within the 100-year Floodplain. Lower Platte South Natural Resources District Dam #23A is located on lot 2. The Dam does contain a spill way which will not be developed.

**Utilities:**

The City is expanding and/or improving the wastewater treatment facility, water treatment facility, and water storage capacity. Utilities may be extended to the lots for future development.

**2007 Subdivision Regulations:**

**Article 9: Waivers, Annexations, Amendments**

**Section 9.03 Annexation of Adjoining or Contiguous Properties**

All subdivisions or additions laid out adjoining or contiguous to the corporate limits shall be included within the same and become a part of the municipality for all purposes whatsoever, upon the completion of the necessary Public Hearings, the approval of and acceptance by Ordinance of the City Council, *Nebraska State Statute Section 19-916 All additions laid out contiguous or adjacent to the corporate limits of a city of the first class, city of the second class, or village may be included within the corporate limits and become a part of such municipality for all purposes whatsoever if approved by the city council or village board of trustees under this subsection.*

**Annexation Conclusion:**

The three lots are contiguous to one another and contiguous to city limits, as they each border Chestnut Street. Utilities may be extended to the lots for future development.

**Annexation Staff Recommended Motion for the Planning Commission:**

Recommendation to the City Council on a request from Wizkidz, LLC and Rebecca & Van O'Connor to approve the annexation of the three parcels; Wizkidz Addition, Lots 1 and 2; and Lot 3 SW of S27, T8, R7, 6th Principal Meridian, into the City Limits of Hickman, extending the Extraterritorial Jurisdiction, and amending the Official Zoning Map of the City of Hickman.

**CITY OF HICKMAN**  
**STAFF REPORT FOR PLANNING COMMISSION**  
**OCTOBER 3, 2023, MEETING**

**APPLICATION/FACTS**

PROJECT: #2023-125 PRELIMINARY PLAT APPLICATION FOR BARBER ADDITION SUBDIVISION  
#2023-126 FINAL PLAT APPLICATION FOR BARBER ADDITION SUBDIVISION

APPLICANT: REGA ENGINEERING GROUP INC  
601 OLD CHENEY RD LINCOLN, NEBRASKA 68512

OWNER: FUN LLC  
MATTHEW BARBER  
20777 S. 64<sup>th</sup> COURT HICKMAN, NE 68372

LOCATION: ONE PARCEL GENERALLY LOCATED NORTH OF 7TH STREET (HICKMAN ROAD) AND APPROXIMATELY 828 FEET EAST OF CHESTNUT STREET (S. 68TH STREET). SW ¼ OF S27, T8, R7, 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

PARCEL ID: 15273190020000

LEGAL DESCRIPTION: TIMBER RIDGE ADDITION, OUTLOT A (future developable), HICKMAN NE 68372

LAND AREA: 4.28 ACRES

PROPOSAL: REQUEST APPROVAL OF A PRELIMINARY PLAT AND A FINAL PLAT SUBMITTED FOR THE PURPOSE OF SUBDIVIDING A PARCEL, MAKING THREE BUILDABLE LOTS AND TWO OUTLOTS WITHIN HICKMAN’S CITY LIMITS.

EXISTING ZONING: R-3 (HIGH DENSITY RESIDENTIAL)  
EXISTING LAND USE: UNDEVELOPED GROUND

**SURROUNDING LAND USE AND ZONING:**

North:	Medium Density	R-2	South:	Medium Density	R-2
East:	High Density	R-3	West:	High Density	R-3

**Zoning History and Land Use:**

The land use map from 2005 shows the parcel zoned R-3 and used as an acreage with a single-family home. In 2020 the house was split off from the rest of the land through an administrative final plat named Timber Ridge Addition, Lot 1 and Outlot A (future developable). The plats and applications presented are for Outlot A of Timber Ridge Addition.

**Comprehensive Plan Specifications:**

The Future Land Use Map shows the parcels to be HDR or High Density Residential, which is consistent with multi-family apartment units. The property is zoned High density R-3. The 2016 Comprehensive Plan and 2016 Housing Study both address the multiple family housing shortage and the need for housing development at diverse price points and styles. The Housing Study asserts “Hickman should encourage high-density multi-family developments in the High Density Residential and Mixed-Use land uses”.

City of Hickman 2007 Subdivision Regulations:

The subdivision regulations will not allow for another administrative plat as the lot has been previously split. Therefore, a Replat is required. The City Engineer reviewed the plans and has given approval for both the preliminary plat and final plat to be brought to the same meeting.

Replat and 2007 Subdivision Regulations:

REPLAT is the act of platting the lots, parcels and easements in a recorded subdivision to achieve a reconfiguration of existing subdivision or to increase or decrease the number of lots in the subdivision.

Section 3.08 Replats

Whenever a re-subdivision of a parcel consists of four or fewer lots, the City may waive the separate submission requirements for the Preliminary and Final Plats to expedite the subdivision review process if, in the judgment of the City Engineer, separate submission will not serve the public interest and will not conflict with the intent of this Ordinance. Concurrent Plats shall be:

- 3.08.01 Replats shall be discussed with the City at a scheduled pre-application Conference, as set out in Section 3.01.
- 3.08.02 Be submitted to the City at least 21 days prior to the meeting in which it is to be considered or in accordance with the review schedule;
- 3.08.03 Be accompanied by the applications fees and completed application forms as required;
- 3.08.04 Follow the procedure set forth for herein and contain the required information Preliminary and Final Plats;
- 3.08.05 Include a drainage plan showing how run-off generated by the proposed development impacts drainage on downstream drainage systems.
- 3.08.06 Changes required by the Planning Commission shall be made prior to submission to City Council. Final plans shall be submitted to the City at least seven days prior to the next regular meeting of the City Council.
- 3.08.07 A final plat, in conformance with Section 3.05, shall be submitted to the City.
- 3.08.08 All requirements of Section 3.05 shall be met and a revised preliminary platting shall be required if the guidelines of section 3.09.03, 1 through 8 are found.

City of Hickman 2007 Subdivision Regulations:

*ARTICLE 3: PROCEDURES*

*Section 3.02 Procedures for Approval of a Preliminary Plat*

*3.02.04 The Planning Commission will consider the Preliminary Plat at a public hearing, of which notice is given in a newspaper of general circulation within the City of Hickman, and will:*

- 1. Review the preliminary plat and other material submitted for conformity thereof to this Ordinance,*
- 2. Review any recommendations of the above agencies and other agencies, and*
- 3. Recommend to the subdivider changes deemed advisable and the kind and extent of improvements to be made by him/her.*

*The Planning Commission shall act on the plat as submitted or modified, and if approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons thereof in writing.*

*3.02.05 Conditional approval of a preliminary plat shall not constitute an acceptance of the plat, but shall be deemed an expression of approval of the layout submitted on the preliminary plat.*

*3.02.06 If the Planning Commission recommends disapproval or approval, then the City Clerk will order Notice of Public Hearing before the City Council to be published. The notice must be published at least 10 days prior to the Public Hearing in a paper of general circulation within the City of Hickman. The City Council may (a) Concur with the Planning Commission's Recommendation; (b) Reverse the Planning Commission's recommendation; or (c) Refer the Preliminary Plat back to the Planning Commission for reconsideration with specific instructions to the Planning Commission; (d) approve with some modification from the Planning Commission's recommendation.*

*3.02.07 Approval of the Preliminary Plat shall become void after 12 months from the date of such approval by City Council, if no Final Plat has been filed or a Final Plat of previously proposed phases has not been filed or unless extension of approval has been granted by City Council, such extension shall not 12 months.*

Section 3.04 Procedure for Approval of Final Plat.

- 3.04.01 *The Final Plat shall conform to the Preliminary Plat as approved and may be comprised of only that portion of the approved Preliminary Plat which the subdivider proposed to record and develop at the time.*
- 3.04.02 *The Final Plat shall be submitted in accordance with the review schedule to the city for Planning Commission and City Council review.*
- 3.04.03 *Prior to approval of the City Council, at least one reproducible copy (Mylar) of the final plat and 20 copies of the plat ((3) full size and (17) 11 x 17) shall be prepared as specified in this Ordinance and submitted to the city at least 21 days prior to the meeting at which it is to be considered.*
- 3.04.04 *The Planning Commission shall approve or reject the Final Plat and have prepared a recommendation to the City Council recommending approval or rejection. All reasons and findings for rejection shall be clearly stated.*
- 3.04.05 *The final approval by the City Council shall be by Ordinance after receiving the recommendation of the Planning Commission together with a letter stating that the subdivider has complied with the requirements of these regulations. Notification of approval or rejection by the Planning Commission or City Council shall be given the subdivider within 60 days after submission of the Final Plat to the Planning Commission.*

Open Space:

Outlots A & B total 104,964 sq. ft. of open space, or 56% of the total final plat area (186,431 sq. ft.)

Streets:

There is a private internal street layout.

Dedication of Right-of-Way for Existing Streets:

The County Surveyor recommended an additional 17' of ROW (right-of-way) to make a total of 50' from the centerline of (7<sup>th</sup> Street) Hickman Road to be dedicated to the public as shown on the final plat.

Access/Egress:

An access driveway exists off 7<sup>th</sup> Street. A connection for fire vehicles to enter from the north is shown in detail in the preliminary plat document.

Topography:

The preliminary plat design water runoff control is noted on the preliminary plat and should maintain adequate drainage and collection of storm water.

Corridor Overlay District:

This parcel is within the Corridor Overlay District.

Section 5.17 CO Corridor Overlay District (*Ordinance No. 2015-06, Adopted May 26, 2015*)

5.17.01 Intent: The City of Hickman has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Corridor Overlay District has been established in order to implement the policies and guidelines developed by the City of Hickman. These criteria include but are not limited to the following: landscaping, building material selection, lighting, and road development. The purpose for regulating these issues is to provide for a cohesive and properly developed corridor and entrance into Hickman along 68th Street and along Hickman Road. Guiding development in this manner promotes the general health, safety, and welfare of the residents within the zoning jurisdiction of Hickman by providing quality design and construction which will also aid in the protection of past and future investment in the corridors. The regulations in the overlay district are in addition to those of the underlying zoning district for the property and affect all new or expanded (20% or more of original footprint) public, commercial, industrial, multi-family residential, residential subdivisions (fencing), and mixed-use buildings and properties. Where regulations are in direct conflict with other regulations in this ordinance, the stricter shall apply.

1. **PURPOSE:** The purpose of these criteria is to establish a checklist of those items that affect the physical aspect of Hickman. Pertinent to appearance is the design of the site, building and structures, planting, signs, and miscellaneous other objects that are observed by the public.

The minimum criteria contained herein are not intended to restrict imagination, innovation, or variety but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety, and welfare.

2. **GEOGRAPHIC AREA:** The Corridor Overlay District extends generally 300 to 600 feet from the right-of-way line on either side of 68th Street and Hickman Road. Entrance nodes should also be recognized at the north, south and west sides of the city. In the event the standards of this overlay district are in conflict with those of the underlying zoning district, the standards of the overlay district shall apply. If a site or property is partially covered by said overlay district, then the entire portion of the site or property facing the corridor is to be covered by these regulations. For a graphically defined area, see the Official Zoning Map.

#### Utilities:

Electricity, Sewer, and Water are available from the City of Hickman, as these parcels are within City Limits.

#### Floodplain:

The plat area is not located within the 100-year Floodplain.

#### Trail Master Plan:

The Trail Master Plan does not show a trail through this parcel. As a private street system is put in place, the sidewalks are looped internally.

#### REGA Engineering submitted a Waivers Request for Barber Addition:

The following waivers are being requested as follows:

1. Waiver to the city of Hickman 2007 Zoning Regulations (Section 5.08.06 Height and Lot Requirements). We are requesting that each internal lot have a zero-foot setback on internal abutting lot lines. A 20-foot setback around the perimeter of the site is also being proposed and no building envelope may encroach on this setback. This will allow the development to ensure green space is provided for the development and the surrounding homes and businesses.
2. Waiver to City of Hickman Schedule of Minimum Off-Street Parking and Loading Requirements. (Section 7.02-Multi-Family/Apartments) The current requirement for parking calculations refers to a "sleeping unit" as a basis of the requirement. This is not a term that is defined anywhere in the zoning regulations and seems to have been loosely determined to be each bedroom within an apartment building. The term "dwelling unit" is used for all other remaining use types that would not be considered commercial in nature throughout the rest of the zoning regulations. There are 150 bedrooms among the 3 proposed apartment buildings which under the current calculation would require 150 parking stalls. If this were to stand then roughly 13% of the total site would be utilized for parking stalls alone (24,300 Sq Ft). This severely decreases the green space possibilities of the site and gives the development the feel of being only a parking lot. We are proposing that this development adopt the same parking calculation that the City of Lincoln has for a similar zoning requirement. This particular site is 4.28 acres and is proposed to have 60 dwelling units between all three buildings. This comes out to have a density calculation of 14 units per acre and would be considered a high-density development in Lincoln. This would then correlate best to the R-6 zoning regulations that we would like to base our waiver from. The R-6 zoning for Lincoln has a parking requirement of 1.5 stalls per dwelling unit which would bring our total parking requirement for these buildings to 90 stalls.
3. Waiver to city of Hickman 2007 Subdivision Regulations (Article 5: Design Standards and Section 5.21 and Article 6: Required Improvements Section 6.07) A sidewalk installation is non-essential or unnecessary on both sides of the street due to the extreme topography and slopes of the grades. A trail is located on the south side of 7th street which would also make this trail access redundant.

Off Street Parking Requirement:

Section 7.02 Schedule of Minimum Off-Street Parking and Loading Requirements

Uses	Parking Requirements (spaces)	Loading Requirements
Multi-family / Apartments	1 per sleeping unit – spaces to be sited in the general proximity of where the sleeping units are located	None required

The 2007 Zoning regulations do not define sleeping unit, as noted for parking requirements. The 2023 zoning regulations become effective October 2, 2023, and use 1.5 spaces per dwelling unit.

This development will use the 2007 zoning regulations as they were in effect at the time of pre-application conference and planning for the subdivision. The applications for the plats were received prior to the adoption of the 2023 zoning regulations.

**Request for internal lots to have a zero-foot setback. As a private development which could be all on one lot with no setbacks other than what the Build Code and Fire Marshal require between buildings. It is reasonable to consider the buildings could have a zero-foot setback but could not be placed over the lot lines.**

**Request for a 20-foot setback around the perimeter of the site. Generally, a 25-foot buffer between different types of uses such as commercial and residential is requested. In this case a 5-foot reduction could be considered as reasonable between medium density residential and high density residential.**

**The waiver request for 1.5 off-street parking stalls per unit is acceptable. 90 stalls are to be constructed for the 60 units shown on the preliminary plat.**

**The waiver request for the internal sidewalk may be granted as the sidewalk with loop internally.**

Other Entities comments for the Final Plat as of September 28, 2023:

- A. September 11, 2023, John V. Berry RLS #535 Lancaster County Surveyor reviewed the plat.
  - 1. On page 1, in the Surveyors Cert. Section 27 is shown, in the Owners Cert. (Dedication Statement) Section 28 is shown.
  - 2. In the Owners Cert. (Dedication Statement), add the statement, "Access to East 7th Street (Hickman Road) is hereby relinquished except at the location of a Private Drive accessing Outlot A"
  - 3. In the Owners Cert. (Dedication Statement), add the statement, "The additional right of way shown hereon is hereby dedicated to the Public".
  - 4. On Sheet 1 of the Preliminary plans, add the statements in Comments 2 and 3 to the general notes, also change the "R-O-W to be vacated" statement in the Legend to "additional right of way"
  - 5. On Sheet 2 of the Final Plat, add "17.00' of right-of-way dedication" to the drawing not just in the Legend.
  - 6. On the plat, it would appear that there are small numbers next to the found monuments with the # 5 next to them.
- B. September 8, 2023, Chad Kendall Lancaster County GIS Dept "GIS finds no issues."
- C. September 8, 2023, Christopher Ladegard, Property Appraisal Technician, Lancaster County Assessor/Register of Deeds
  - 1. Ownership title should be Dedication.
  - 2. Outlots A & B need Use designation labels (open space, future development, etc.)
  - 3. Township 28 should be Township 8.
- D. September 27, 2023, Hickman City Engineer Justin Stark. See attached.
- E. September 8, 2023, Christopher Ladegard, Property Appraisal Technician, Lancaster County Assessor/Register of Deeds, noted the Barber Addition subdivision name was previously used on a plat in

2012. The name will need to be amended prior to City Council approval and filing with the County.

- F. September 28, 2023, John V. Berry RLS #535 Lancaster County Surveyor, noted all of his comments have been addressed. The subdivision name will need to be addressed prior to City Council approval and filing with the County.
- G. September 29, 2023, Chad Kendall Lancaster County GIS Dept “GIS finds no issues with the updated version of the preliminary and final plats.”

Conclusion:

- 1. Barber Addition name to be amended to “Barber Estates Addition”.
- 2. Request for internal lot lines to have a zero-foot setback is reasonable. Minimum distance between buildings to comply with building codes and state fire marshal requirements. In no case, can a building be built over a lot line.
- 3. Request for a 20-foot setback around the perimeter of the site is reasonable.
- 4. The waiver request for parking requirement of 1.5 stalls per dwelling unit is acceptable. 90 parking stalls will give a give a maximum of 60 units. Which is consistent with new regulations.
- 5. The Trail Master Plan does not show a trail through this parcel. As a private street system is put in place, the sidewalks are looped internally through the private development.

Staff Recommended Motion:

Recommend conditional approval by the Planning Commission to the City Council on the Preliminary Plat and Final Plat for Barber Addition Subdivision, amending the subdivision name on both plats to “Barber Estates Addition” with the following conditions:

- 1. To allow internal lots to have a zero-foot setback for principal and accessory buildings, if, the minimum distance between buildings complies with building codes and state fire marshal requirements, and in no case shall a building be constructed over a lot line.
- 2. To allow a 20-foot building setback around the exterior perimeter as shown on the final plat.
- 3. To allow off-street parking to be constructed to a minimum requirement is 1.5 stalls per dwelling unit.
- 4. To allow the pedestrian sidewalk to loop internally.



September 27, 2023

City of Hickman  
Attn: Heidi Hoglund, Director of Permits, Zoning, Codes and Floodplain  
115 Locust Street  
PO Box 127  
Hickman, Nebraska 68372-0127

RE: Barber Addition Preliminary Plat  
Olsson Project No. 020-3129

Dear Ms. Hoglund, Planning Commission Members and City Council Members:

We have completed our review of the Preliminary Plat Submittal for development known as Barber Addition. The following documents were submitted for review.

- Revised Preliminary Plat titled Barber Addition received on 9/27/23, from Rega Engineering. The preliminary plat includes six sheets.
- Final Plat titled Barber Addition received on 9/7/23, from Rega Engineering including two sheets.

The following documents were referenced as a basis of our review and were all viewed on the City's website.

- City of Hickman Subdivision Regulations dated 2007.

The following are comments and observations related to the preliminary plat documents submitted for review and the requirements of the City of Hickman.

Preliminary Plat Specifications

Specification Number	Requirement Met?	Comments
3.03.01	Yes	A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
3.03.02	Yes	Both existing and proposed grades shall be shown.
3.03.03	No	Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases. <i>Appears the project will be completed in one single phase.</i>

3.03.04	Yes	The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion.
3.03.05	Yes	The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout; and the names of all landowners abutting the proposed subdivision.
3.03.06	Yes	The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, and the approximate acreage of the proposed development.
3.03.07	Yes	Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
3.03.08	N/A	Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be prepared by a title company and submitted in list form and as mailing labels.
3.03.09	Yes	The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
3.03.10	Yes	The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
3.03.11	Yes	Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
3.03.12	Yes	Both existing and proposed grades shall be shown.
3.03.13	N/A	All established floodway, floodway-fringe, and flood plain overlay lines.
3.03.14	Yes	The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.

3.03.15	N/A	Three draft copies of the subdivision agreement with attached itemized cost estimate for all public improvements and detailed break down of portion of estimated costs to be borne by Subdivider and those to be borne by the City, S.I.D. or other proposed issuer of public debt. <i>No subdivision agreement is anticipated with this subdivision.</i>
3.03.16	Yes	Three copies of an erosion and sediment control plan.
3.03.17	Yes	Signature block indicating approval of the Planning Commission per Section 12.03.
3.03.18	Yes	Signature block indicating approval of the City Engineer per Section 12.06.
3.03.19	Yes	Requests for waivers of design standards. <i>See below for comments on waivers.</i>
3.03.20	N/A	The subdivider or subdivider's representative shall be in attendance at the City Planning Commission and City Council Meetings when the Preliminary Plat (displayed in duplicate) is discussed.
3.03.21	N/A	Traffic impact analysis study may be required by the City Engineer.
3.03.22	No	Four copies of the following to the City for review at the time of preliminary plat submittal: 1. A sanitary sewer plan. 2. A preliminary drainage study, within the subdivision. 3. A street profile plan with a statement of proposed street improvements. <i>All utilities and streets are private. No preliminary drainage study was provided, but a detention cell is shown in Outlot B.</i>

Waivers

1. Height and lot requirements.
2. Minimum off-street parking and loading.
3. Design Standards and Required Improvements

*City staff to review the waiver for height and lot requirements. The parking requirements were reviewed with City staff and the City Engineer during development of the preliminary plat and the parking provided should serve the use being shown in the preliminary plat. The variance to the design standards and required improvements needs to be further defined to the specifics of this waiver.*

General Comments

1. The outlet of the detention cell is located in the northwest corner of the subdivision to convey water to the west onto the adjacent property. There does not appear to be a defined drainage channel or swale that this connects to. The design engineer needs to consider potential impacts of this concentrated flow to the adjacent property.

Final Plat and Required Specifications

Specification Sections in gray shall be reviewed by the Lancaster County Surveyor.

<b>Specification Section</b>	<b>Requirement Met?</b>	<b>Requirement and Comments</b>
3.05.01	Yes	Name of subdivision designated, by name or as otherwise prescribed, in bold letters inside the margin at the top of each sheet included in the plat.
3.05.02	Yes	Date, north arrow and graphic scale.
3.05.03	Yes	Lot designation, street names, location, and rights-of-way width for all streets within or abutting the plat shall be shown.
3.05.04		An accurate boundary survey of the property, with bearings and distances, referenced to section lines and/or adjacent subdivisions.
3.05.05		Fractional lines and corners of the government township and section surveys shall be approximately labeled and dimensioned as applicable to the plat.
3.05.06		Boundary dimensions from angle point to angle point shall be used for all sides of the closed traverse.
3.05.07		Bearings, based on assumed meridian approximating North, of all boundary lines or internal angles of all angle points on the boundary shall be shown.
3.05.08		The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
3.05.10	Yes	Adjacent subdivisions, streets, alleys and easements, with their widths and names.
3.05.11	Yes	Names and widths of the streets, and block and lot numbers (numbered consecutively).
3.05.12	Yes	Location of lots, streets, public highways, alleys and other property features, with accurate bearings and distances. At a minimum all curves shall be identified with the following data; radius, arc distance, chord distance and chord bearing. It is intended that enough information be shown, so the subdivision can be reestablished on the ground.

3.05.13	Yes	All distances shall be shown in feet to the nearest one-hundredth of a foot.
3.05.14	Yes	A notarized dedication signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 12.13.
3.05.15	Yes	A block for the certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per Section 12.07.
3.05.16	Yes	A block for the approval of the Planning Commission as per Section 12.03.
3.05.17	Yes	A block for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk as per Section 12.04.
3.05.18	Yes	A block for the approval of the City Engineer per Section 12.07
3.05.19	Yes	A legal description including total acreage for the subdivision and individual lot areas.
3.05.20	N/A	A block for Certificate of County Register of Deeds as per Section 12.05.
3.05.21	Yes	A block of review from the Lancaster County Surveyor as per Section 12.06.
3.05.22	Yes	A block for the approval of the Lending Institution as per Section 12.10.
3.05.23	Yes	A block for Surveyors Certification as per Section 12.02.
3.05.24	Yes	Three copies of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.
3.05.25	Not reviewed	Prior to approval of the City Council, a minimum of one reproducible copy (Mylar) of the final plat and 20 copies of the plat ((3) full size and (17) 11 x 17) shall be submitted as well as two electronic copies on a compact disc or zip disc (AutoCAD 14 release and newer or compatible to the city engineer and Lancaster County's needs furnished in DXF extension). <i>To be provided prior to Council approval.</i>
3.05.26		Plat Boundary computations shall be based on Nebraska State Plane Coordinates as set forth in Neb. Rev State §86-1601 to 86-1606 (RRS 1998), except that North American Datum ("NAD") 1983 should be version 1995 under Neb. Rev. Stat. §86-1602(2), and the use of United States Feet and decimals of a foot shall be required in Hickman (Lancaster County) pursuant to Neb. Rev. Stat. §86-1603. State Plane Coordinates shall be shown for all boundary

		corners and reference points used in the boundary description of the final plat.
3.05.27	N/A	Statement of estimated costs and financial assumptions for any possible sanitary and improvement districts (SID) connection fees.
3.05.28	N/A	Financial data showing cost of all public improvements. Costs to be itemized and all soft costs to be itemized and funding sources identified as to general obligation, special assessment, and private.
3.05.29	N/A	Development of an acceptable subdivision agreement prior to City Council Action. <i>No subdivision agreement is anticipated with this subdivision.</i>
3.05.30	No	Waivers being requested. <i>Waivers were included on the Preliminary Plat.</i>
3.05.31	No	Final Construction Plans
3.05.32	No	Approved drainage study.
3.05.33	To be completed	Final Plat shall then be submitted to the City Council approval and adoption prior to the start of construction, at a public hearing advertised and posted with notice at least 10 days prior to the Hearing in a paper of general circulation in the City of Hickman.

**Conclusion and Recommendation**

Based upon the review of the preliminary and final plat submittal, we conclude the plats could be approved if the conditions and comments above are resolved prior to City Council approval of the plat. This conclusion does not relieve the developer from the responsibility of meeting any and all requirements of the City that may not be specifically included in this letter.

We appreciate this opportunity to be of service to your community. If you have any questions or concerns, please feel free to contact me at [jstark@olsson.com](mailto:jstark@olsson.com) or 402-458-5697.

Sincerely,



Justin R. Stark, PE

**PUBLIC NOTICE**  
**City of Hickman, Nebraska**  
**Planning Commission Meeting**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, October 3, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Wizkidz, LLC and Rebecca & Van O'Connor for the annexation of property generally located North of Hickman Road and East of 68th Street, with the legal descriptions as follows:

**Parcel ID: 1527300002000**

Legal Description: S27, T8, R7, 6th Principal Meridian, LOT 3 SW

**Parcel ID: 1527321001000**

Site Address: 18610 S 68TH ST, HICKMAN, NE 68372  
Legal Description: WIZKIDZ ADDITION, Lot 1

**Parcel ID: 1527321002000**

Legal Description: WIZKIDZ ADDITION, Lot 2

And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said property, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.



---

Jaala Johnson  
City Clerk

# The Voice News

P.O. Box 148  
Hickman, NE 68372-0148  
402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	3029014	DUE DATE	10/21/2023
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
County of Lancaster } ss. says that he is the publisher of

### VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster & Scotts Bluff, Douglas, Sarpy & Saunders Counties,**  
a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Scotts Bluff, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE  
CITY OF HICKMAN, NEBRASKA  
PLANNING COMMISSION  
MEETING**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, October 3, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

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Legal Description: WIZKIDZ ADDITION, Lot 2

And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said property, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

Jaala Johnson  
City Clerk

Sept. 21 - 45 Ins  
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	9/21/2023
and ending with the issue of:	9/21/2023
Publisher's fee at Legal Rate is:	<b>\$18.94</b>

*Darren P. Ivy*

Darren P. Ivy, Publisher

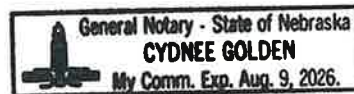
Summary Information	Weekly Cost
Hickman Planning Commission - Notice of Oct. 3 Public Hearing Wizkidz, LLC - Sept. 21	18.94

Subscribed and sworn before me, this 21 day of

September, 20 23

*Cydnee Golden*

Notary Public





115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
[www.hickman.ne.gov](http://www.hickman.ne.gov)



September 14, 2023

- Wizkidz LLC  
18610 S 68 ST  
HICKMAN, NE 68372
- Van & Rebecca O'Connor  
18610 S 68th St  
Hickman, NE 68372
- Olsson  
Attn: Justin Stark P.E.  
601 P Street  
Lincoln, NE 68508
- Mr. Kelly R. Hoffschneider  
Hoffschneider Law  
1120 K Street, Ste 200  
Lincoln, NE 68508
- Chief Building Inspector Dale Stertz  
115 Locust Street  
Hickman, NE 68372
- Hickman Rural Fire District  
Attn: Fire Chief  
P.O. Box 67  
Hickman, NE 68372
- Nebraska 811  
824 Weathered Rock Road  
Jefferson City, MO 65101
- Zito Media  
Attn Engineering Dept  
102 S Main St Fl 3  
Coudersport, PA 16915
- NeXT link Internet  
Attn: Planning & Engineering  
95 Parker Oaks Ln  
Hudson Oaks, TX 76087
- Windstream Communications  
Attn: New Development Engineer  
1440 M Street; 5<sup>th</sup> Floor  
Lincoln, NE 68508
- Norris Public Power District  
Attn: Planning & Engineering  
606 Irving Street  
Beatrice, NE 68310
- Black Hills Energy  
Attn: Planning & Engineering  
1102 East 1<sup>st</sup> Street  
Papillon, NE 68046
- Norris School District 160  
Attn: Administrative Office  
25211 South 68<sup>th</sup> Street  
Firth, NE 68358
- Post Office – Hickman  
Attn: Postmaster  
116 Locust Street  
Hickman, NE 68372
- Lincoln/Lancaster County  
Attn: Mr. Terry Kathe  
555 South 10<sup>th</sup> Street, Room 203  
Lincoln, NE 68508
- Mr. John Berry  
Lancaster Co. Engineer's Office  
444 Cherrycreek Road, Building C  
Lincoln, NE 68528
- Lancaster County Assessor  
Register of Deeds  
555 South 10<sup>th</sup> Street, Room 102  
Lincoln, NE 68508
- Lancaster County Sheriff's Office  
Administrative Office  
575 South 10<sup>th</sup> Street  
Lincoln, NE 68508
- Lincoln/Lancaster Co. Planning  
Attn: Mr. Tom Cajka  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508
- Rural Water District No. 1  
Attn: Mr. Ken Halvorsen  
310 Fir Street; PO BOX 98  
Bennet, NE 68317
- 911 Communication Center  
Attn: New Development Planning  
575 South 10th, Room 045  
Lincoln, NE 68508
- Lower Platte S. Natural Resources Dist.  
Attn: Planning Department  
3125 Portia St.  
Lincoln, NE 68501-3581

RE: **PLANNING COMMISSION PUBLIC HEARING NOTICE** for a Petition/Request for Annexation into the city limits of Hickman Nebraska.

*Parcel ID: 1527321001000, Legal Description: Wizkidz Addition, Lot 1*

*Parcel ID: 1527321002000, Legal Description: Wizkidz Addition, Lot 2*

*Parcel ID: 1527300002000, Legal Description: S27, T8, R7, 6th Principal Meridian, Lot 3 SW*

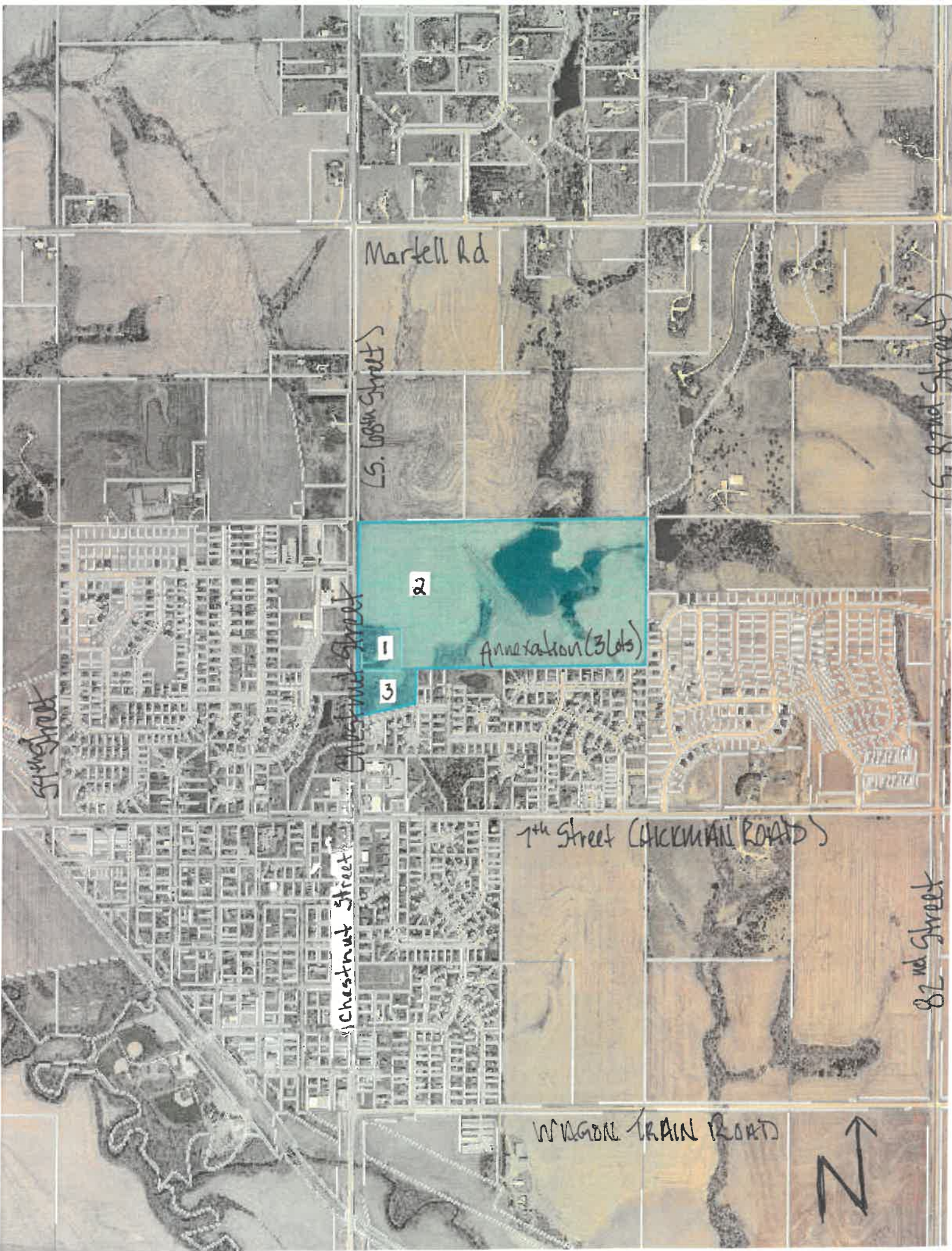
Dear Stakeholder:

The purpose of the public hearing(s), is to provide an opportunity for public comment on a request from Wizkidz, LLC, for the Annexation of Wizkidz Addition, Lots 1 & 2 and S27, T8, R7, 6th Principal Meridian, Lot 3 SW. If approved, the Official Zoning Map will be amended to reflect the annexation and extend the ETJ (extraterritorial jurisdiction) boundaries.

**The Annexation Public Hearing(s) will be held at the Hickman Community Center/City Hall, Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on Tuesday, October 3, 2023, at 7:00 pm, at which time you may appear in person. Written comments are to be submitted by Wednesday, September 27, 2023, by noon (12 pm). Comments may be in support or opposition of the proposed annexation of the three lots. If you would like additional information, you are encouraged to contact the Hickman City Office either by phone (402) 792-2212 or email [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).**

For the City, Heidi Hoglund, Zoning Enforcement Officer

Enclosures: Enclosed is a vicinity map and copy of the Wizkidz Addition Administrative Final Plat located contiguous to city limits of Hickman, generally north of 7th Street (Hickman Road) and east of Chestnut Street (S. 68th Street).



Martell Rd

S. 68th Street

S. 87th Street

2

1

Annexation (3 lots)

3

S. 44th Street

Chestnut Street

Chestnut Street

1st Street (HICKMAN ROAD)

S. 82nd Street

WAGON TRAIN ROAD



# WIZKIDZ ADDITION ADMINISTRATIVE PLAT

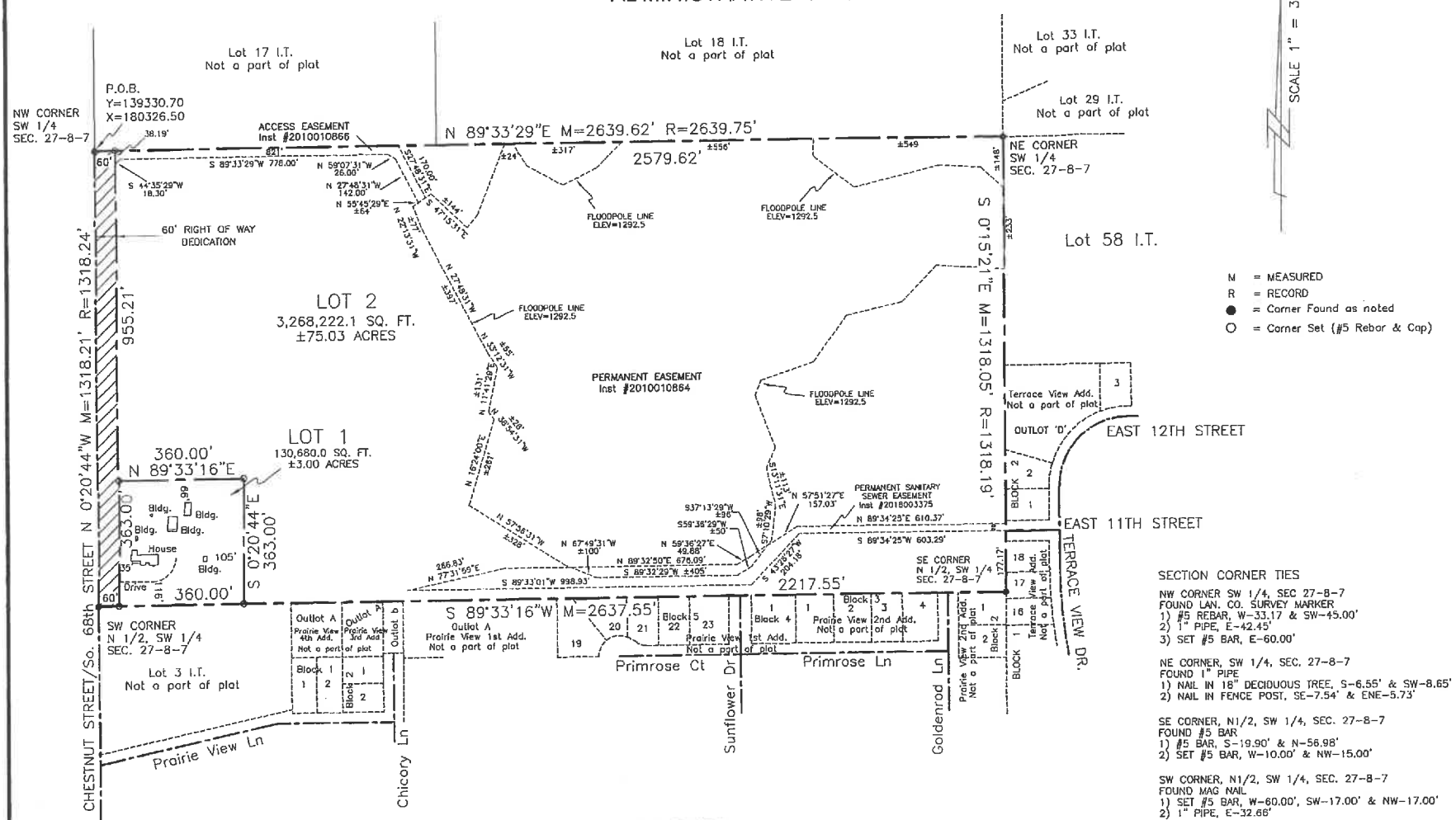
Inst # 2023025426 Thu Aug 24 11:34:12 CDT 2023  
Filing Fee: \$52.00  
Lancaster County, NE Assessor/Register of Deeds  
Office PLAT  
Pages 1



# 6236

WIZKIDZ

SCALE 1" = 300'



### PERIMETER DESCRIPTIONS

ALL OF LOTS 50 AND 51 IRREGULAR TRACTS, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 51, AND THE NORTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSIGNED BEARING OF N 89°33'29"E 2639.62', TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER, S 0°15'21"E 1318.05', TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH HALF, S 89°33'16"W 2637.55', TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER, N 0°20'44"W 1318.21', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3,477,984.62 SQUARE FEET OR 79.84 ACRES, MORE OR LESS

### OWNERS CERTIFICATION

I THE UNDERSIGNED, VAN A. O'CONNOR & REBECCA A. O'CONNOR, OWNERS; BARBARA K. PESTER AND JEFF WISMER, WIZKIDZ LLC, MANAGING MEMBERS, OWNERS; OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN CERTIFY THAT I HAVE LAID OUT, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:  
THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS INSTALLATIONS.

THE 60' WIDE RIGHT OF WAY SHOWN ALONG CHESTNUT STREET AND OR SOUTH 68th STREET IS HEREBY DEDICATED TO THE PUBLIC.

DIRECT VEHICLE ACCESS INTO LOT 2, FROM EAST 11TH STREET, GOLDENROD LANE, SUNFLOWER DRIVE, AND OUTLOT B, PRAIRIE VIEW 3RD ADDITION IS NOT ALLOWED UNTIL LOT 2 IS SUBDIVIDED

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY DRAINAGE EASEMENT SHOWN THEREON

THE BUILDING SETBACKS WILL COMPLY WITH THE ZONING DISTRICT IN WHICH THE STRUCTURE WILL BE LOCATED.

ONE NEW COMMERCIAL/RESIDENTIAL ACCESS POINT OFF CHESTNUT STREET AND OR SOUTH 68th STREET IS ALLOWED.

NATIONAL WETLANDS INVENTORY SHOWS FRESHWATER WETLANDS THROUGHOUT LOT 2.  
LOT 2 CONTAINS THE UPPER SALT CREEK DAM AND PERMANENT EASEMENT THIS EASEMENT IS GRANTED FOR THE PURPOSE OF AND IN CONNECTION WITH THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND INSPECTION OF A FLOODWATER RETARDING STRUCTURE, TO INCLUDE A SITE WHERE THE SUITABLE BORROW MATERIALS CAN BE OBTAINED; FOR THE INSTALLATION AND MAINTENANCE OF WILDLIFE HABITAT; AND FOR THE PURPOSE OF THE FLOWAGE OF ANY WATERS IN, OVER, UPON, OR THROUGH SUCH STRUCTURE; AND FOR THE PERMANENT STORAGE AND TEMPORARY DETENTION, EITHER OR BOTH, OF ANY WATERS THAT ARE IMPOUNDED, STORED OR DETAINED BY SUCH FLOODWATER RETARDING STRUCTURE DESIGNATED AS SITE 35-A OF THE UPPER SALT CREEK WATERSHED PROJECT.

- ### SECTION CORNER TIES
- NW CORNER SW 1/4, SEC 27-8-7 FOUND LAN. CO. SURVEY MARKER
    - #5 REBAR, W-33.17' & SW-45.00'
    - 1" PIPE, E-42.45'
    - SET #5 BAR, E-60.00'
  - NE CORNER, SW 1/4, SEC. 27-8-7 FOUND 1" PIPE
    - NAIL IN 18" DECIDUOUS TREE, S-6.55' & SW-8.65'
    - NAIL IN FENCE POST, SE-7.54' & ENE-5.73'
  - SE CORNER, N1/2, SW 1/4, SEC. 27-8-7 FOUND #5 BAR
    - #5 BAR, S-19.90' & N-56.98'
    - SET #5 BAR, W-10.00' & NW-15.00'
  - SW CORNER, N1/2, SW 1/4, SEC. 27-8-7 FOUND MAG NAIL
    - SET #5 BAR, W-60.00', SW-17.00' & NW-17.00'
    - 1" PIPE, E-32.66'

**APPROVAL OF CITY OF HICKMAN**  
THIS ADMINISTRATIVE PLAT WAS APPROVED BY THE CITY OF HICKMAN THIS 21st DAY OF August, 2023  
*Heidi Hugel*  
ZONING ADMINISTRATOR



**ACCEPTANCE BY HICKMAN CITY ENGINEER**  
THIS ADMINISTRATIVE PLAT WAS REVIEWED AND APPROVED BY THE HICKMAN CITY ENGINEER  
ON THIS 24th DAY OF August, 2023  
*Justin R. Stach*  
HICKMAN CITY ENGINEER

**ACCEPTANCE BY LANCASTER COUNTY REGISTER OF DEEDS**  
RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**REVIEW OF LANCASTER COUNTY SURVEYOR**  
THIS ADMINISTRATIVE PLAT OF ADDITION WAS REVIEWED BY THE LANCASTER COUNTY SURVEYOR  
ON THIS 22nd DAY OF Aug., 2023  
*John B. B...*  
LANCASTER COUNTY SURVEYOR

**COUNTY TREASURER'S CERTIFICATIONS**  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY RECORDS.  
LANCASTER COUNTY TREASURER *NR* **AUG 24 2023**  
COUNTY TREASURER DATE

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
LANCASTER COUNTY  
ON THIS 21st DAY OF August, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, VAN A. O'CONNOR & REBECCA A. O'CONNOR, HUSBAND AND WIFE, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME ARE FIXED TO THE DEDICATION TO THE FOREGOING PLAT AND THEY ACKNOWLEDGES THE SAME TO BE THEIR VOLUNTARY ACT AND DEED  
MY COMMISSION EXPIRES THE 26th DAY OF June 2025  
*Seth Patrick*  
NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
LANCASTER COUNTY  
ON THIS 21st DAY OF August, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, JEFF WISMER, WIZKIDZ, MANGAING MEMBER, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS FIXED TO THE DEDICATION TO THE FOREGOING PLAT AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED  
MY COMMISSION EXPIRES THE 26th DAY OF June 2025  
*Seth Patrick*  
NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
LANCASTER COUNTY  
ON THIS 21st DAY OF August, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, BARBARA K. PESTER, WIZKIDZ, MANGAING MEMBER, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS FIXED TO THE DEDICATION TO THE FOREGOING PLAT AND SHE ACKNOWLEDGES THE SAME TO BE HER VOLUNTARY ACT AND DEED  
MY COMMISSION EXPIRES THE 26th DAY OF June 2025  
*Seth Patrick*  
NOTARY PUBLIC



*Van A. O'Connor*  
VAN A. O'CONNOR, husband  
*Rebecca O'Connor*  
REBECCA A. O'CONNOR, wife  
*Jeff Wismer*  
By: JEFF WISMER  
WIZKIDZ LLC, MANAGING MEMBER  
*Barbara K. Pester*  
By: BARBARA K. PESTER  
WIZKIDZ LLC, MANAGING MEMBER

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 27, 2023, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS 18th DAY OF August, 2023.  
*Billy Joe Kepp*  
BILLY JOE KEPP, LS #483  
K & M LAND SURVEYING INC.



## **NOTICE OF PUBLIC HEARING**

Public notice is hereby given by the Planning Commission of the City of Hickman, Nebraska, that a public hearing will be held at 7:00 p.m. on Tuesday, October 3, 2023, in the Hickman Community Center/City Hall located at 115 Locust Street, Hickman, Nebraska.

The purpose of the public hearing is to obtain public comment prior to consideration of the declaration of the following area of the City as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law:

Lots One (1) and Two (2), Wizkidz Addition, Lancaster County, Nebraska  
(Parcel ID numbers: 1527321001000 and 1527321002000).

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed blight and substandard designation. A map of the Subject Area and a copy of the blight and substandard study shall be maintained at the office of the City Clerk.

Jaala Johnson, City Clerk

[Publish Twice: September 14th and September 21st]

# The Voice News

P.O. Box 148  
 Hickman, NE 68372-0148  
 402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	3028916	DUE DATE	10/14/2023
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
 County of Lancaster } ss. says that he is the publisher of

### VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster & Scotts Bluff, Douglas, Sarpy & Saunders Counties,**  
 a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Scotts Bluff, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

#### NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission of the City of Hickman, Nebraska, that a public hearing will be held at 7:00 p.m. on Tuesday, October 3rd, 2023, in the Hickman Community Center/City Hall located at 115 Locust Street, Hickman, Nebraska.

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Jaala Johnson, City Clerk

Sept. 14 & 21- 31 lns  
 ZNEZ

2	Successive Week(s)
Beginning with the issue of:	9/14/2023
and ending with the issue of:	9/21/2023
Publisher's fee at Legal Rate is:	<b>\$24.46</b>

*Darren P. Ivy*

**Darren P. Ivy, Publisher**

Summary Information	Weekly Cost
Notice of Public Hearing for Blighted Area - Sept. 14	13.04
Notice of Public Hearing for Blighted Area - Sept. 21	11.42

Subscribed and sworn before me, this 21 day  
 of

September, 20 23

*Adrian Go*  
 Notary Public



**PUBLIC NOTICE**  
**City of Hickman, Nebraska**  
**Planning Commission Meeting**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, October 3, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a replat of a future developable outlot into buildable lots for three multi-family units, garage unit(s), and outlot(s) in Hickman's municipal limits using 4.28 acres, as shown on the Preliminary Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc.

The lot is generally located north of 7<sup>th</sup> Street (Hickman Road) and approximately 828 feet east of Chestnut Street (S. 68th Street). Parcel ID: 15273190020000 Legal Description: Tower Ridge Addition, Outlot A, Hickman, NE 68372. Located in the SW ¼ of S27, T8, R7, 6th Principal Meridian, Lancaster County, Nebraska.



---

Jaala Johnson  
City Clerk

# The Voice News

P.O. Box 148  
Hickman, NE 68372-0148  
402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	3029013	DUE DATE	10/21/2023
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
County of Lancaster } ss. says that he is the publisher of

### VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster & Scotts Bluff, Douglas, Sarpy & Saunders Counties,**  
a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Scotts Bluff, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE  
CITY OF HICKMAN, NEBRASKA  
PLANNING COMMISSION  
MEETING**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, October 3, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a replat of a future developable outlot into buildable lots for three multi-family units, garage unit(s), and outlot(s) in Hickman's municipal limits using 4.28 acres, as shown on the Preliminary Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc.

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Jaala Johnson  
City Clerk

Sept. 21 - 38 Ins  
ZNEZ

1	Successive Week(s)
Beginning with the issue of:	9/21/2023
and ending with the issue of:	9/21/2023
Publisher's fee at Legal Rate is:	<b>\$15.99</b>

*Darren P. Ivy*

Darren P. Ivy, Publisher

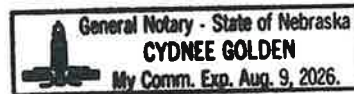
Summary Information	Weekly Cost
Hickman Planning Commission - Notice of Oct. 3 Public Hearing Barber Addition Replat - Sept. 21	15.99

Subscribed and sworn before me, this 21 day  
of

September, 20 23

*Adrian Go*

Notary Public





115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
www.hickman.ne.gov



September 1, 2023

Matthew Barber  
20777 S. 64<sup>th</sup> Court  
Hickman, NE 68372

REGA Engineering Group  
Attn: Nate Burnett  
601 Old Cheney Road, Suite A  
Lincoln NE 68512

Olsson  
Attn: Justin Stark P.E.  
601 P Street  
Lincoln, NE 68508

Mr. Kelly R. Hoffschneider  
Hoffschneider Law  
1120 K Street  
Lincoln, NE 68508

Black Hills Energy  
Attn: Planning & Engineering  
1102 East 1<sup>st</sup> Street  
Papillion, NE 68046

Windstream Communications  
Attn: New Development Engineer  
1440 M Street; 5<sup>th</sup> Floor  
Lincoln, NE 68508

Zito Media  
Attn: Engineering Dept  
600 1/2 Grant Ave  
York, NE 68467

Hickman Rural Fire District  
P.O. Box 67  
Hickman, NE 68372

Nextlink Internet  
Attn: Planning & Engineering  
95 Parker Oaks Ln  
Hudson Oaks, TX 76087

Norris Public Power District  
Attn: Planning & Engineering  
606 Irving Street  
Beatrice, NE 68310

Nebraska 811  
824 Weathered Rock Road  
Jefferson City, MO 65101

Norris School District 160  
Attn: Administrative Office  
25211 South 68<sup>th</sup> Street  
Firth, NE 68358

Post Office – Hickman  
Attn: Postmaster  
116 Locust Street  
Hickman, NE 68372

Ms. Pamela L. Dingman  
Lancaster Co. Engineer's Office  
444 Cherrycreek Road, Building C  
Lincoln, NE 68528

Mr. John Berry  
Lancaster Co. Engineer's Office  
444 Cherrycreek Road, Building C  
Lincoln, NE 68528

City Building Inspector Dale Stertz  
115 Locust Street  
Hickman, NE 68372

Lancaster County Assessor  
Register of Deeds  
555 South 10<sup>th</sup> Street, Room 102  
Lincoln, NE 68508

Lancaster County Sheriff's Office  
Administrative Office  
575 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Lincoln/Lancaster County  
Attn: Mr. Terry Kathe  
555 South 10<sup>th</sup> Street, Room 203  
Lincoln, NE 68508

Lincoln/Lancaster Co. Planning  
Attn: Mr. Tom Cajka  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

Rural Water District No. 1  
Attn: Mr. Ken Halvorsen  
310 Fir Street; PO BOX 98  
Bennet, NE 68317

911 Communication Center  
Attn: New Development Planning  
575 South 10<sup>th</sup>, Room 045  
Lincoln, NE 68508

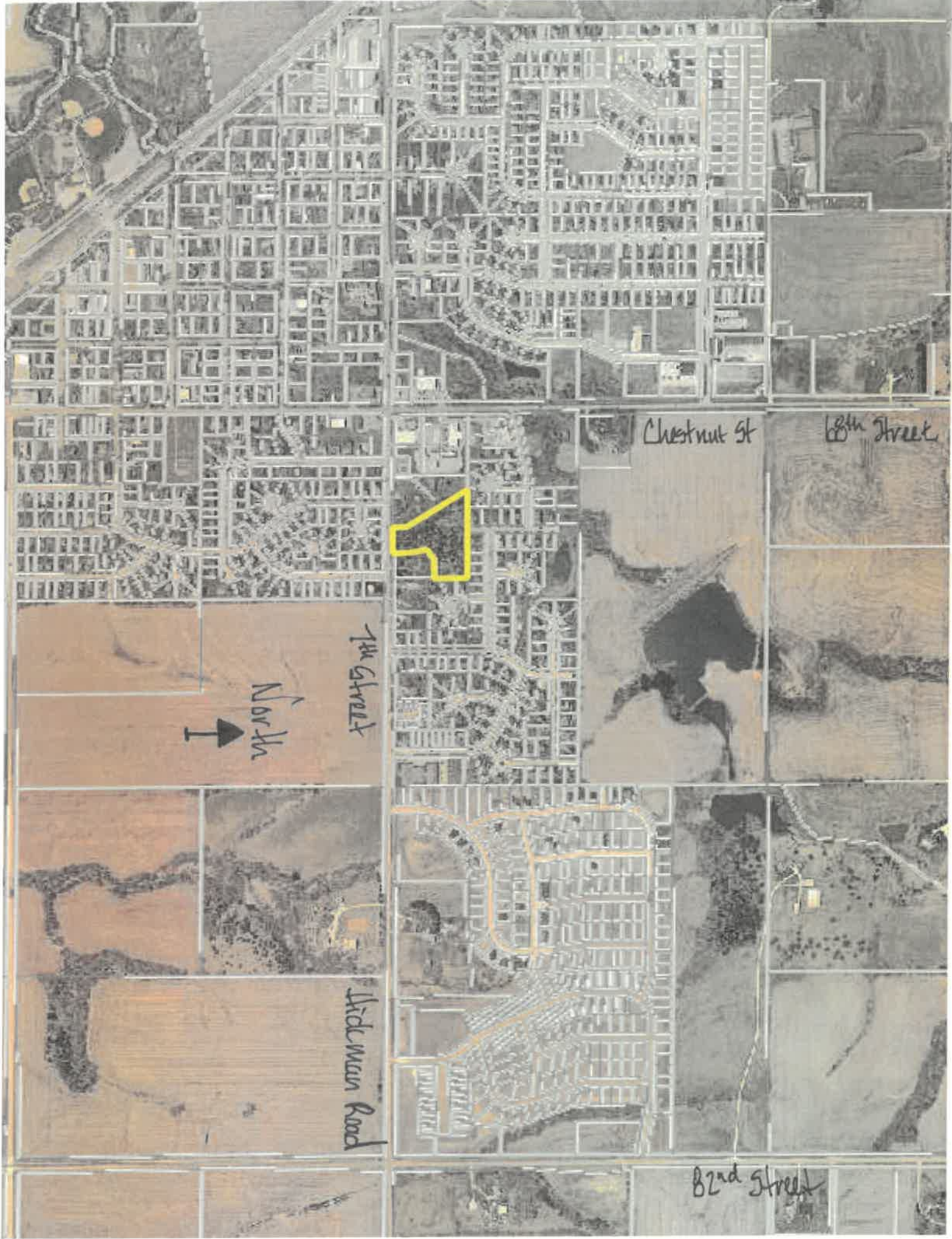
Lower Platte S. Natural Res. Dist.  
Attn: Planning Department  
3125 Portia St.  
Lincoln, NE 68501-3581

**RE: TWO PUBLIC HEARINGS one for each "Barber Addition Preliminary Plat" & "Barber Addition Final Plat"**

Legal Description: TOWER RIDGE ADDITION, OUTLOT A (future developable)

Parcel ID: 15273190020000

Enclosed is a map of the application site. A Preliminary Plat and a Final Plat have been submitted by REGA Engineering Group, Inc., on behalf of FUN LLC & Matthew Barber for the purpose of creating three buildable lots and two outlots within Hickman's municipal city limits on 4.28 acres, accessing off of 7<sup>th</sup> Street (Hickman Road) at a point approximately 828 feet east of Chestnut Street (68<sup>th</sup> Street). The **two Public Hearings** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, October 3, 2023, at 7:00 pm**, at which time you may appear in person. Written comments should be submitted by Wednesday, September 27, 2023, at 12 pm. Comments may be in support of or opposition of the proposed Plat applications. If you would like additional information, you are encouraged to contact the agent, Nate Burnett, REGA Engineering Group at 402.484.7342, or the Hickman City Office by phone 402.792.2212 or email [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).



Chestnut St

6th Street

1st Street

North  
↓

Hickman Road

B2nd Street

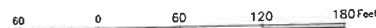


# BARBER ADDITION PRELIMINARY PLAT

An addition to City of Hickman in the Southwest Quarter of the of Section 27, Township 8 North, Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska.



SCALE 1" = 60'



### SHEET LEGEND:

- COVER SHEET
- SITE PLAN
- UTILITY PLAN
- EXISTING GRADING & DRAINAGE PLAN
- PROPOSED GRADING & DRAINAGE PLAN
- EROSION CONTROL PLAN
- FIRETRUCK ACCESS PATH

### MONUMENT SYMBOL LEGEND

- 1 FOUND 1" PIPE
- 2 FOUND 5/8" REBAR
- 3 FOUND CAPPED REBAR 654
- 4 FOUND CAPPED REBAR 695
- 5 FOUND CAPPED REBAR 825

### GREEN SPACE CALCULATIONS

LAND AREA IN PLAT = 4.28 ACRES.  
LAND AREA RESERVED FOR OPEN SPACE (OUTLOT 'A,B') = 35,936 SF  
OPEN SPACE BEING RESERVED FOR STORMWATER DETENTION = 14,559 SF  
OPEN SPACE PERCENTAGE = (35,936-14,559 SF)/186,384 = 11.5%

### LEGAL DESCRIPTION:

A parcel of land being all of Outlot A, Tower Ridge Addition, located in the SW 1/4 of Section 27, T8N, R8E of the 6th P.M., City of Hickman, Lancaster County, Nebraska, being more particularly described as follows:

Beginning at the NW corner of said Outlot A, N89°39'23"E, 613.39 feet to the NE corner of said Outlot A, all bearings hereon are relative thereto;  
Thence on the boundaries of said Outlot A the following nine (9) courses:  
Thence, S00°29'08"E, 231.00 feet;  
Thence, S89°39'12"W, 143.28 feet to the beginning of a non-tangential curve, to the right having a delta of 47°15'05", having a radius of 80.00 feet, and whose long chord bears S49°07'15"W for a distance of 48.09 feet;  
Thence on said curve 49.48 feet to the a point of reverse curvature to the left having a delta of 88°43'13", having a radius of 30.00 feet, and whose long chord bears S28°23'13"W for a distance of 41.95 feet;  
Thence on said curve 46.45 feet to the a point of reverse curvature to the right having a delta of 15°30'19", having a radius of 530.00 feet, and whose long chord bears S08°12'04"E for a distance of 142.99 feet;  
Thence on said curve 143.43 feet;  
Thence, S00°26'55"E, 72.18 feet to the North Right-of-Way of Hickman Rd;  
Thence on said North Right-of-Way, S89°34'52"W, 180.00 feet;  
Thence, N00°21'01"W, 93.22 feet;  
Thence, N31°28'41"W, 480.55 feet to the Point of Beginning, Containing 186,384 Square Feet or 4.28 Acres more or less.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE

LYLE L. LOTH L.S. #314

### ENGINEER'S CERTIFICATE

I hereby certify that these plans were prepared by me or under my direct supervision and that I am a Registered Professional Engineer under the laws of the State of Nebraska. These plans meet the requirements of the City Engineer's office design requirements.

Date

Nothaniel Burnett E-15612

### REVIEWED BY LANCASTER COUNTY SURVEYOR

This preliminary plat of Barber Addition was reviewed and approved by the office of Lancaster County Surveyor on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Lancaster County Surveyor

(SEAL)

### ACCEPTANCE BY THE HICKMAN CITY ENGINEER

This preliminary plat of Barber Addition was reviewed and approved by the Hickman City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Hickman City Engineer

### APPROVAL OF HICKMAN CITY CITY COUNCIL

This preliminary plat of Barber Addition was approved by the Hickman Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Mayor \_\_\_\_\_ (city of Hickman Seal)

City Clerk

### APPROVAL OF PLANNING COMMISSION OF HICKMAN, NEBRASKA

This preliminary plat Barber Addition was reviewed and approved by the Hickman Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ in accordance with the State Statutes of Nebraska.

Chairperson, Hickman Planning Commission

### LEGEND

- CORNER FOUND (as Shown)
- CORNER SET (3/4"x24" Bar w/Cop)
- SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION
- S.B. SETBACK
- ⊕ POWER POLE

R-O-W TO BE VACATED

PROPERTY LINE

20' PERIMETER SETBACK

OWNERS OF RECORD:

MATT BARBER  
20777 S 64 CT  
HICKMAN, NE 68372  
(402) 889-3665

DEVELOPER:

MATT BARBER  
20777 S 64 CT  
HICKMAN, NE 68372  
(402) 889-3665

ENGINEER:

NATHANIEL F. BURNETT  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

SURVEYOR:

LYLE L. LOTH  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

LANDSCAPE ARCHITECT:

COREY HASELHORST  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

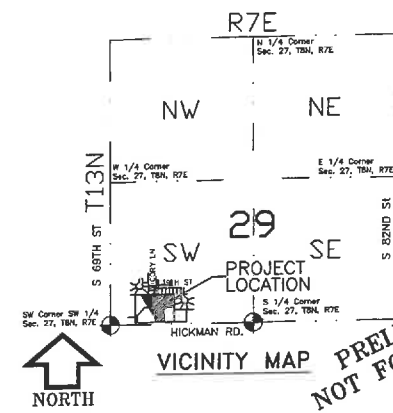
Curve Table				
Curve #	Delta	Radius	Chord Direction	Chord Length
C1	47°15'05"	60.00'	S49° 07' 15"W	48.09'
C2	88°43'13"	30.00'	S28° 23' 13"W	41.95'
C3	15°30'19"	530.00'	S08° 12' 04"E	142.99'

### GENERAL NOTES

- THIS PRELIMINARY PLAT CONTAINS 4.28 ACRES.
- THIS PRELIMINARY PLAT PERMITS 3 MULTI FAMILY RESIDENCE LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE PRINCIPAL BUILDING, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
- THIS PRELIMINARY PLAT PERMITS 2 OUTLOTS. EACH OUTLOT SHALL BE UTILIZED FOR STORM WATER MANAGEMENT, PARKING OR ACCESSORY BUILDINGS.
- CURRENTLY ZONED "R-3". NO REZONING IS BEING REQUESTED AT THIS TIME.
- THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET, AS PER "R-3" ZONING.
- THE DEVELOPER/OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE PROPOSED 20' PERIMETER BUILDING SETBACKS AS SHOWN AND NOT EXCEEDING A PROPERTY DENSITY OF .03 UNITS PER ACRE.
- UTILITY EASEMENTS SHALL BE GRANTED TO CITY OF HICKMAN, OTHER PUBLIC UTILITY COMPANIES TO PROVIDE SERVICES TO THE PROPOSED LOTS.
- DEVELOPER SHALL INSTALL STREET IDENTIFICATION SIGNS, ONE STOP SIGNS AND ONE NO OUTLET SIGN AS REQUIRED.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.

### WAIVERS

- CITY OF HICKMAN DESIGN STANDARDS (SECTION 5.08.06 - HEIGHT AND LOT REQUIREMENTS)
- CITY OF HICKMAN SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS (SECTION 7.02 - MULTI-FAMILY/APARTMENTS)



PROJECT  
211242



601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● LAND SURVEYING  
● IRRIGATION

BARBER ADDITION - PRELIMINARY PLAT  
COVER SHEET  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

SHEET NO.  
1 of 7

# BARBER ADDITION PRELIMINARY PLAT

NO.	REVISIONS		
	DESCRIPTION	DATE	BY

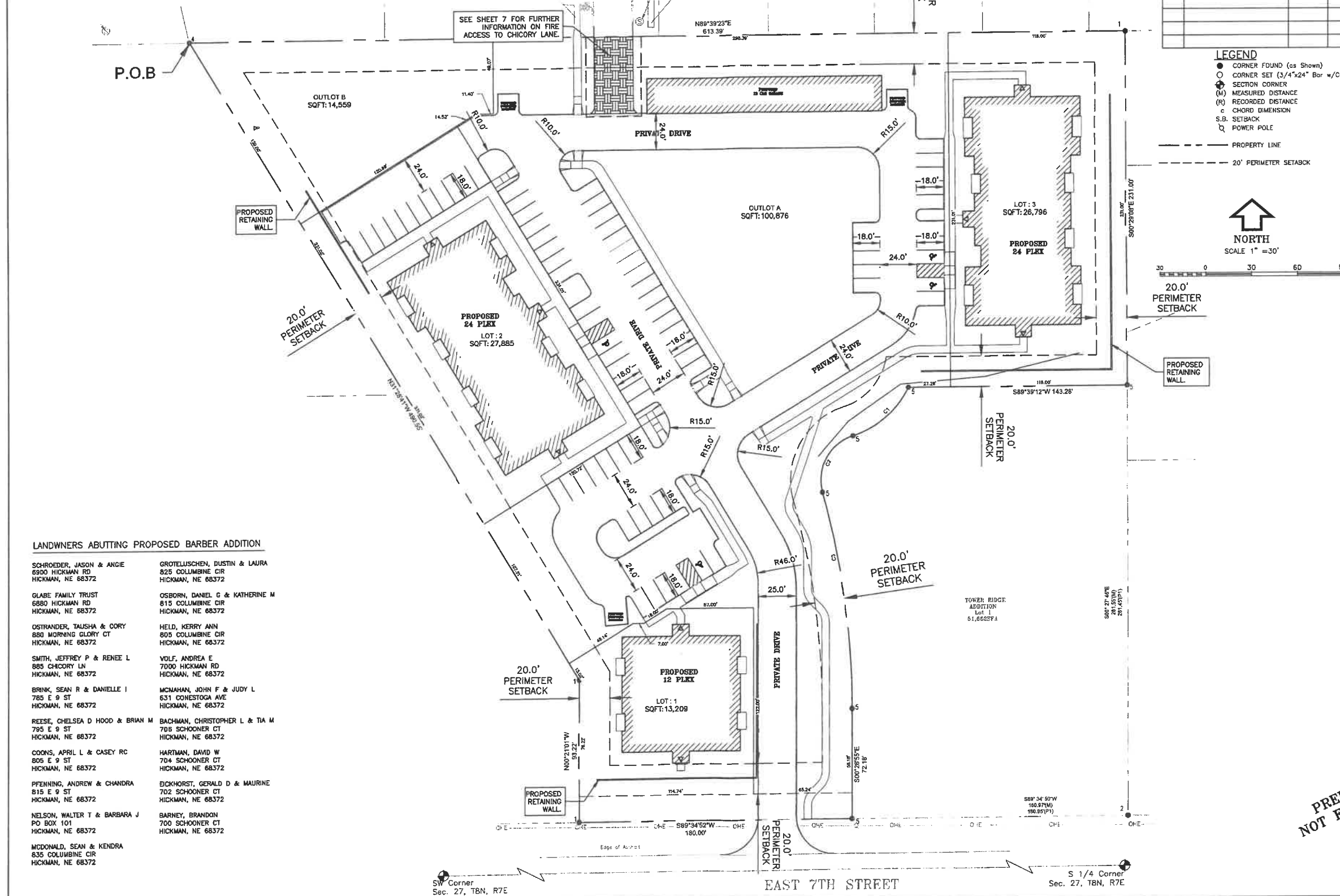
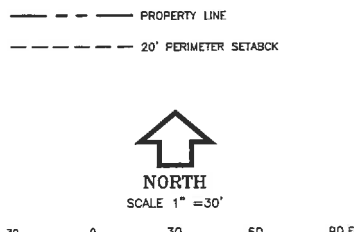
PROJECT  
211242

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

- LEGEND**
- CORNER FOUND (as Shown)
  - CORNER SET (3/4"x24" Bar w/Cap)
  - ⊕ SECTION CORNER
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE
  - c CHORD DIMENSION
  - S.B. SETBACK
  - ⚡ POWER POLE



**LANDWNERS ABUTTING PROPOSED BARBER ADDITION**

SCHROEDER, JASON & ANGIE 6900 HICKMAN RD HICKMAN, NE 68372	GROTELUSCHEN, DUSTIN & LAURA 825 COLUMBINE CIR HICKMAN, NE 68372
GLABE FAMILY TRUST 6880 HICKMAN RD HICKMAN, NE 68372	OSBORN, DANIEL G & KATHERINE M 815 COLUMBINE CIR HICKMAN, NE 68372
OSTRANDER, TAUSHA & CORY 880 MORNING GLORY CT HICKMAN, NE 68372	HELD, KERRY ANN 805 COLUMBINE CIR HICKMAN, NE 68372
SMITH, JEFFREY P & RENEE L 885 CHICORY LN HICKMAN, NE 68372	VOLF, ANDREA R 7000 HICKMAN RD HICKMAN, NE 68372
BRINK, SEAN R & DANIELLE I 785 E 9 ST HICKMAN, NE 68372	MCMAHAN, JOHN F & JUDY L 631 CONESTOGA AVE HICKMAN, NE 68372
REESE, CHELSEA D HOOD & BRIAN M 795 E 9 ST HICKMAN, NE 68372	BACHMAN, CHRISTOPHER L & TIA M 706 SCHOONER CT HICKMAN, NE 68372
COONS, APRIL L & CASEY RC 805 E 9 ST HICKMAN, NE 68372	HARTMAN, DAVID W 704 SCHOONER CT HICKMAN, NE 68372
PFEHNING, ANDREW & CHANDRA 815 E 9 ST HICKMAN, NE 68372	ECKHORST, GERALD D & MAURINE 702 SCHOONER CT HICKMAN, NE 68372
NELSON, WALTER T & BARBARA J PO BOX 101 HICKMAN, NE 68372	BARNEY, BRANDON 700 SCHOONER CT HICKMAN, NE 68372
MCDONALD, SEAN & KENDRA 835 COLUMBINE CIR HICKMAN, NE 68372	

**BARBER ADDITION - PRELIMINARY PLAT  
SITE PLAN  
HICKMAN, NEBRASKA**

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

SHEET NO.  
**2 of 7**

# BARBER ADDITION PRELIMINARY PLAT

NO.	REVISIONS	
	DESCRIPTION	DATE BY

PROJECT  
211242



601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
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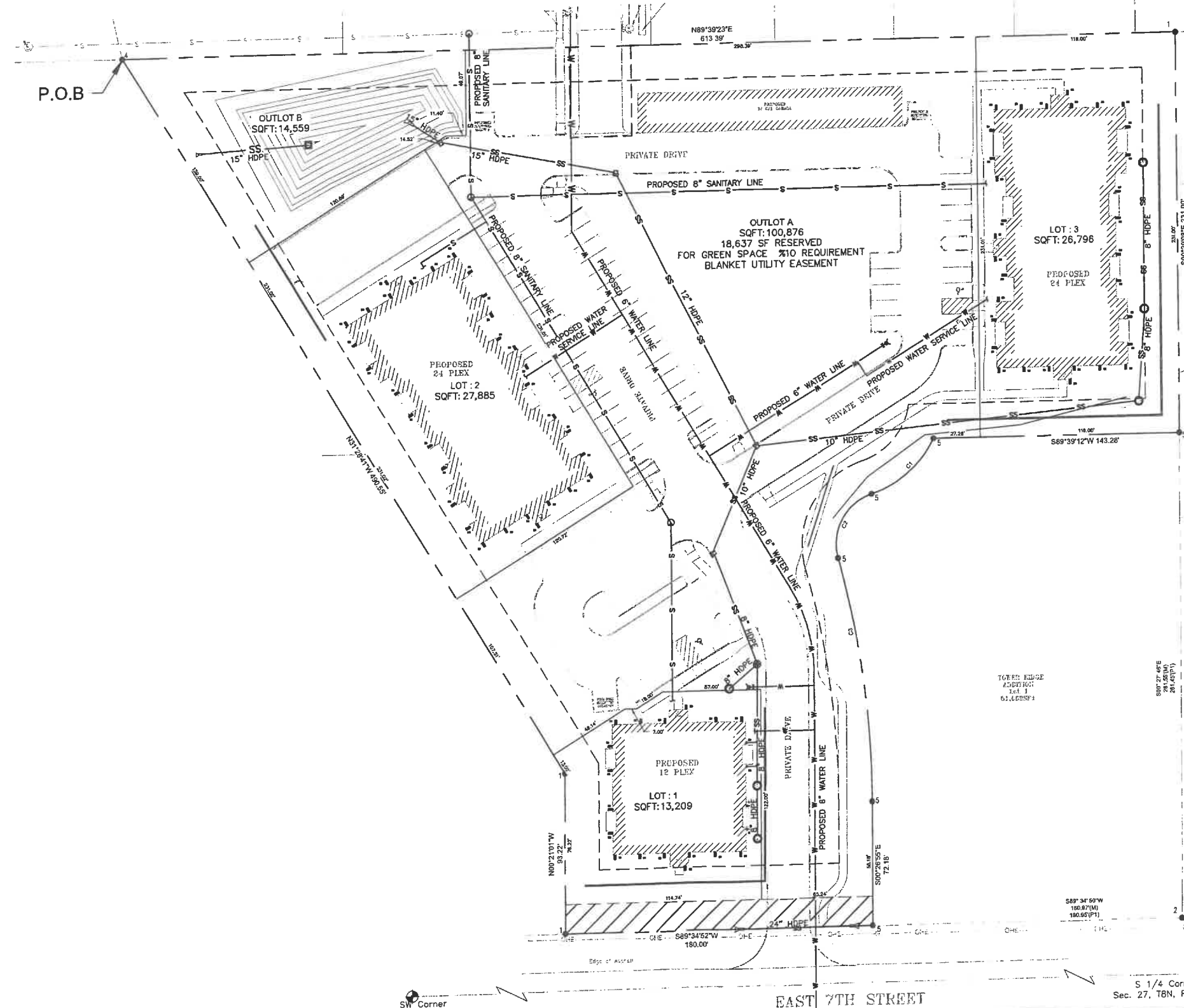
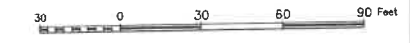
### LEGEND

- - - - - PROPERTY LINE
- - - - - 20' PERIMETER SETBACK
- S - S - SANITARY SEWER LINE
- W - W - WATER LINE
- SS - PROPOSED STORM SEWER LINE
- - FIRE HYDRANT
- - PROPOSED STORM SEWER MANHOLE
- - PROPOSED STORM SEWER INLET
- ⊕ - PROPOSED AREA INLET
- ⊙ - SANITARY MANHOLE
- DS - DOWN SPOUTS
- RD - ROOF DRAINS



NORTH

SCALE 1" = 30'



BARBER ADDITION - PRELIMINARY PLAT  
UTILITY PLAN  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

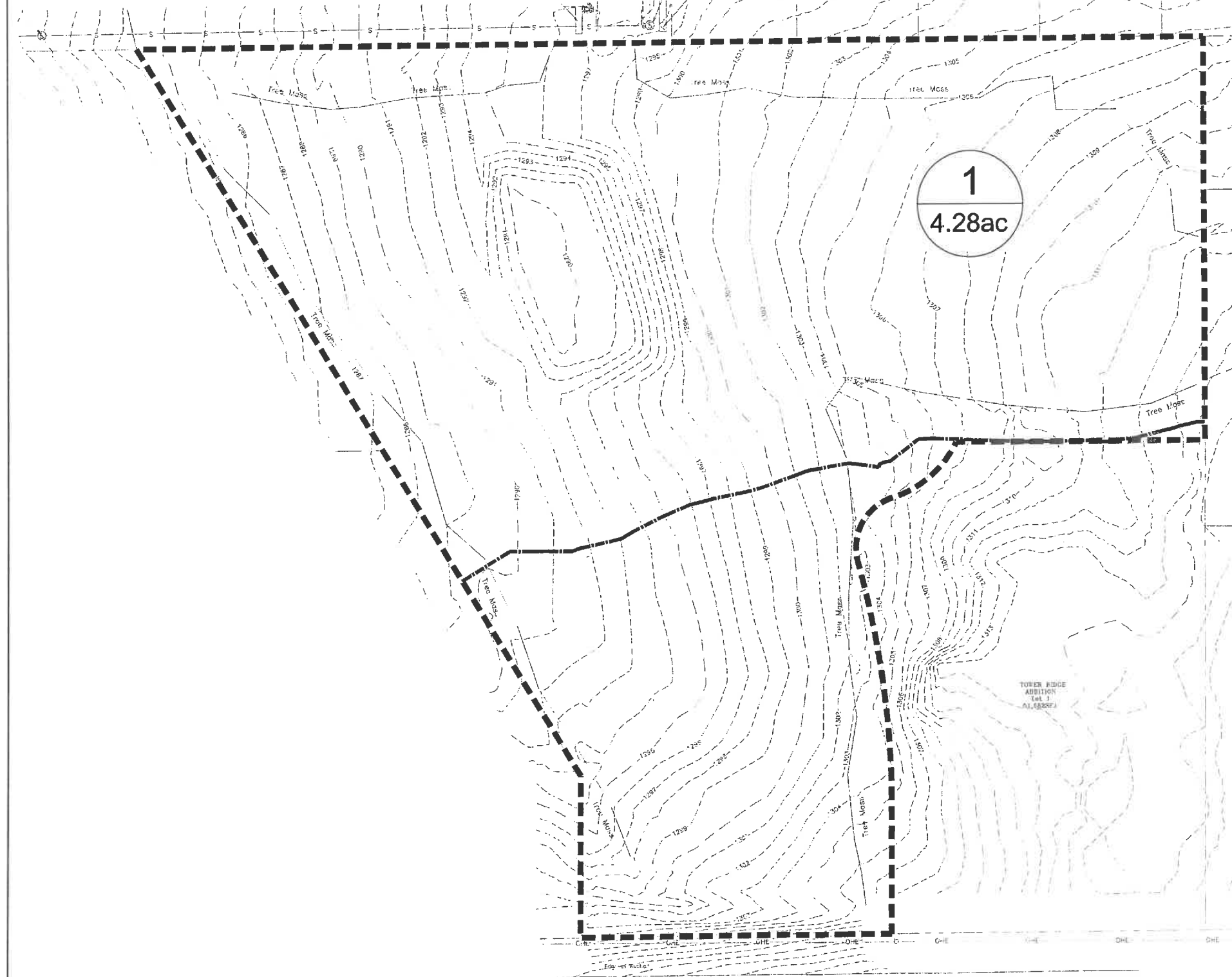
SHEET NO.  
3 of 7

SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

# BARBER ADDITION PRELIMINARY PLAT



1  
4.28ac

NO.	REVISIONS		
	DESCRIPTION	DATE	BY

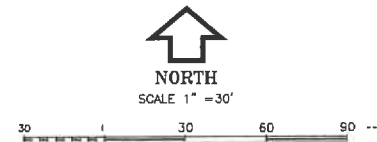
PROJECT  
211242

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● LAND SURVEYING  
● IRRIGATION

- LEGEND**
- — — — — PROPERTY LINE
  - - - - - 20' PERIMETER SETBACK
  - - - - - 1300 - EXISTING CONTOURS
  - - - - - 1300 - PROPOSED CONTOURS
  - — — — — DRAINAGE AREA
  - — — — — TIME OF CONCENTRATION

**GENERAL NOTE**  
1. SEE DRAINAGE STUDY FOR FURTHER DETAILS ON PRE AND POST DEVELOPMENT DRAINAGE AREAS AND REQUIREMENTS.



BARBER ADDITION - PRELIMINARY PLAT  
EXISTING GRADING & PRE DEVELOPMENT PLAN  
HICKMAN, NEBRASKA

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

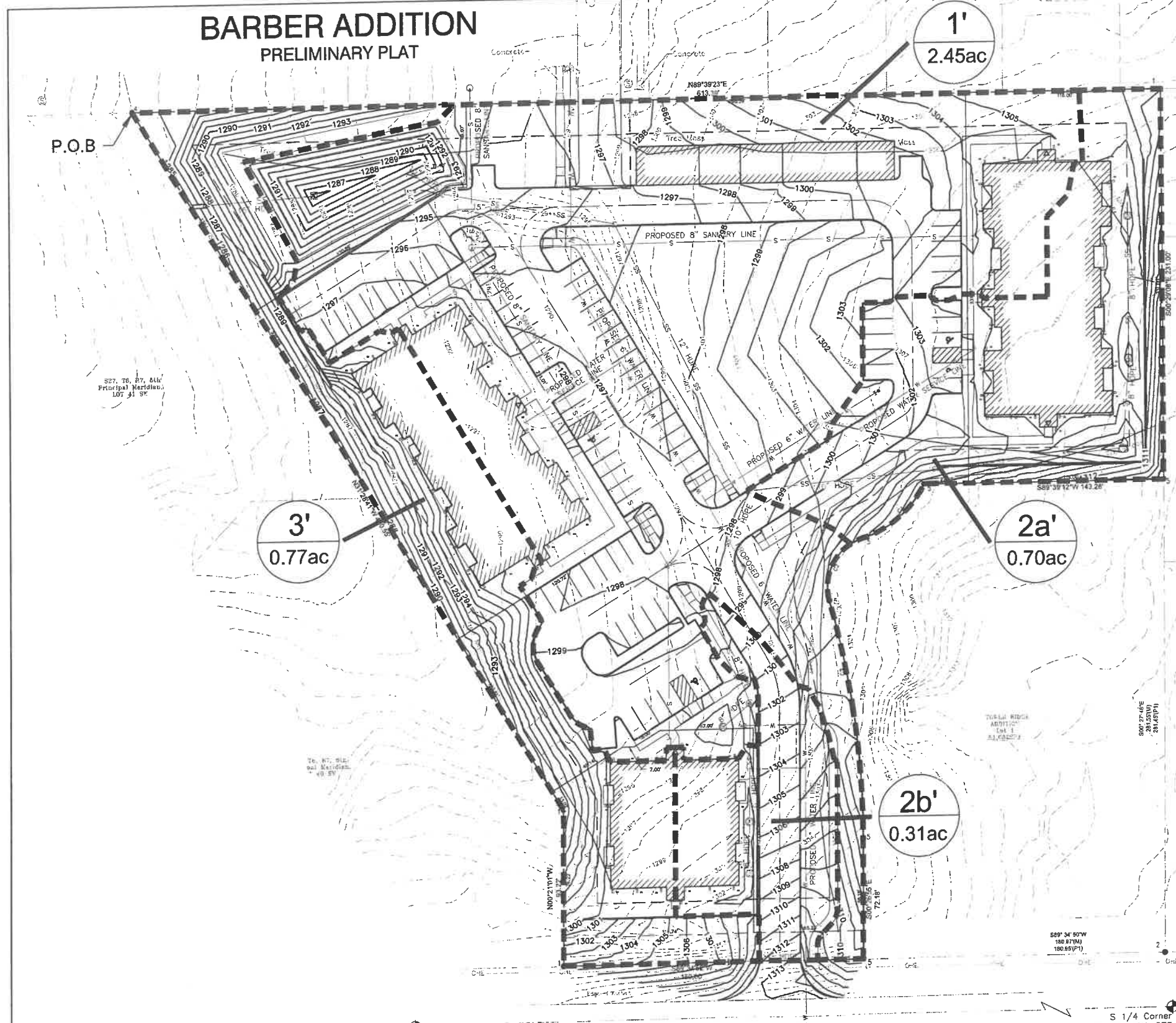
SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

SHEET NO.  
4 of 7

# BARBER ADDITION PRELIMINARY PLAT



NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

**LEGEND**

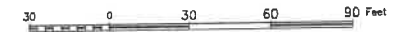
- PROPERTY LINE
- - - 20' PERIMETER SETBACK
- - - 1300 EXISTING CONTOURS
- - - 1300 PROPOSED CONTOURS
- - - DRAINAGE AREA

**GENERAL NOTE**

1. SEE DRAINAGE STUDY FOR FURTHER DETAILS ON PRE AND POST DEVELOPMENT DRAINAGE AREAS AND REQUIREMENTS.



NORTH  
SCALE 1" = 30'



BARBER ADDITION - PRELIMINARY PLAT  
PROPOSED GRADING & DRAINAGE PLAN  
HICKMAN, NEBRASKA

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

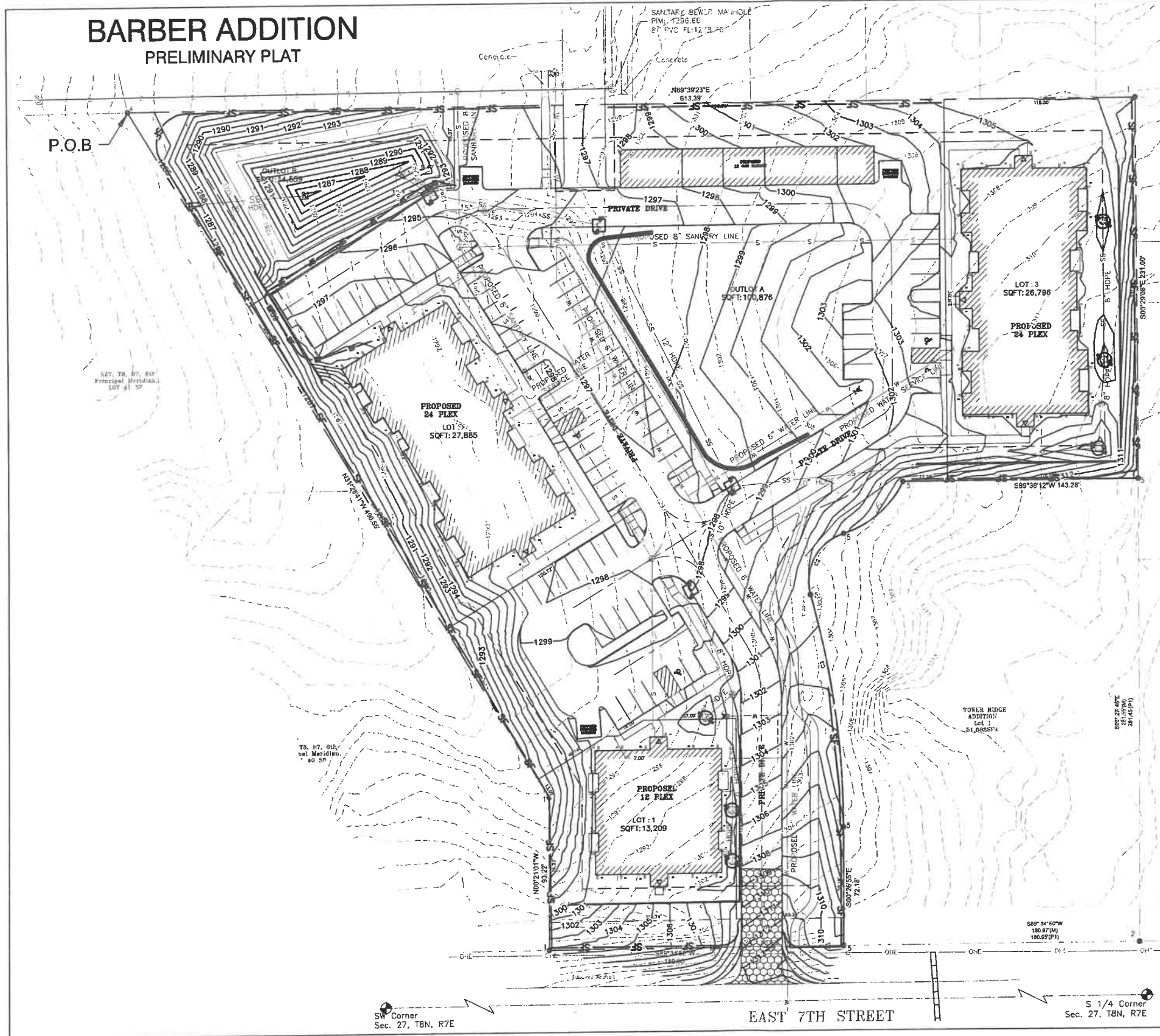
SHEET NO.  
5 of 7

SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

# BARBER ADDITION PRELIMINARY PLAT



NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342  
 ● ENGINEERING  
 ● PLANNING  
 ● LANDSCAPE ARCHITECTURE  
 ● LAND SURVEYING  
 ● IRRIGATION

### LEGEND

- PROPERTY LINE
- - - 1300 - - - 20'
- 1300 — EXISTING CONTOURS
- PROPOSED CONTOURS
- CONSTRUCTION ENTRANCE
- CURLEX 1 QUICK GRASS (USED FOR SLOPES GREATER THAN 10%)
- SF — SILT FENCE
- IP — DIVERSION DIKE
- INLET PROTECTION

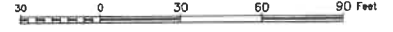
### SWPPP NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AN ACCURATE SET OF STORM WATER PREVENTION POLLUTION PLANS (SWPPP) ON SITE DURING THE TIME OF THEIR WORK.
2. THE CONTRACTOR SHALL ADHERE TO TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES ON THIS SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. ALL MEASURES SHOWN ON THE STORM WATER PREVENTION POLLUTION PLAN (SWPPP) SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE.
5. ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE, EXCLUDING NON BUSINESS HOURS, BY THE CONTRACTOR AND MUST BE DOCUMENTED AND KEPT ON SITE FOR ACCESSIBILITY. THE CONTRACTOR SHALL COMPLETE WEEKLY REPORT AND PROVIDE REPORT TO ARCHITECT, ANY CHANGES MADE TO THE SWPPP SHALL BE REDLINED AND INITIALED ON THE PLANS BY THE CONTRACTOR.
6. ANY NECESSARY REPAIRS OR CLEAN UP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR ON SITE.
7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
8. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE HALF THE HEIGHT OF THE SILT FENCE.
9. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR ON SITE, IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON THE PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITION DEMANDS.



NORTH

SCALE 1" = 30'



BARBER ADDITION - PRELIMINARY PLAT  
 EROSION CONTROL PLAN  
 HICKMAN, NEBRASKA

PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

SHEET NO.

6 of 7

# BARBER ADDITION PRELIMINARY PLAT

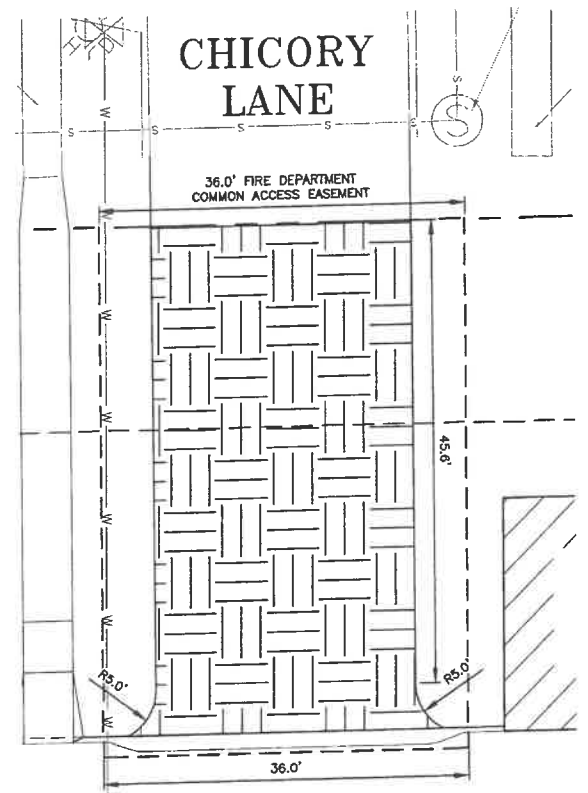
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

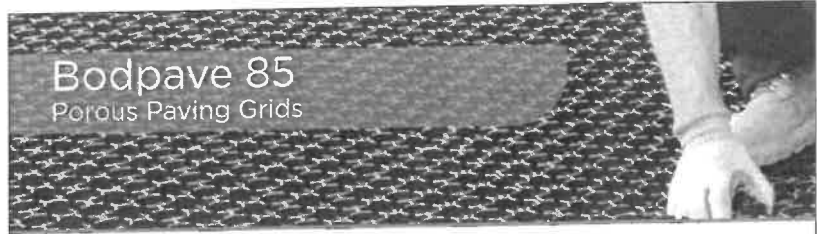
**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION



**BODPAVE 85 FIRE ACCESS PATH**  
SCALE : NO SCALE



**Bodpave 85**  
Porous Paving Grids

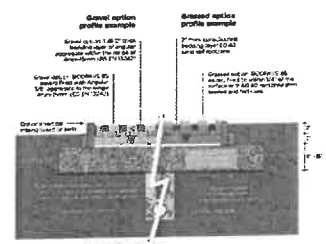
BODPAVE<sup>®</sup>85 pavers should be installed onto a well prepared, free draining, firm and relatively level sub-base (typically a Class 5 or reduced fines Class 7) using either a reduced-dig system or by employing a full sub-base construction.

The panels (a pre-assembly of four pavers) connect together and are then filled with either a sand/soil rootzone and seeded or turfed for a grass surface, or filled with an angular aggregate for a gravel surface as determined by the application. Construction profiles for each application will be determined by the specific site conditions and load bearing criteria. Detailed design literature and technical support are available to download online from [www.typargeosynthetics.com](http://www.typargeosynthetics.com)

All BODPAVE 85 paver applications must be provided with sufficient and adequate drainage facilities in order to function as intended. Failure to ensure this may compromise overall performance.

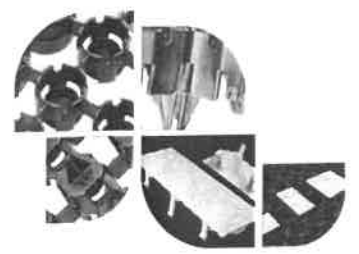
They can be permanently fixed in place by applying a suitable high strength plastic (HDPE) glue or an outdoor frame sealant to the underside of the marker. If required, the markers can be reduced in size to create single-cell or double-cell sized units by cutting accurately along the lines between each textured square/pyramidal section. It is recommended that these are bonded into place to resist displacement.

**TYPICAL PROFILE**



The open cell structure provides high surface water infiltration and is suitable for source control within a LID/LEED profile.

Plastic markers are available for marking parking bays and lines within areas of the BODPAVE 85 cellular paving system. The markers are designed to clip positively into the plaque shaped cells of the BODPAVE 85 pavers and can be fitted in various orientations to create solid or dotted lines and 'T' or 'L' shapes for parking bay heads, aisles and junctions.



Fiberweb Minneapolis  
1611 County Road B West #102  
Roseville, MN 55113  
USA  
T: +1 651 330 2920

**BODPAVE<sup>®</sup>85**

Issue: 02.B8513 Date: 06.25.12 Page: 1 of 1

**Product Data Sheet**

Physical Properties	
Structure	Rigid-walled, flexible semi-closed cell combination
Polymer	100% recycled polyethylene (HDPE)
Color Options	(1) Black, Green and Natural
Grid Connection Type	Overlapping edge loop and cell connection
Grid Interlock Type	Integral self locking snap-fit clips
Dimensional Characteristics	
Paver Size	19.7" x 19.7"
Installed Paver Size	19.7" x 19.7" (4 grids per 12 yd <sup>2</sup> )
Height	1.97"
Ground Spike Length	1.37"
Weight	3.4lbs/paver
Nominal Internal Cell Size	Castellated 2.6" Plaque & 1.8" Round shaped
Cell Wall Thickness	0.1" - 0.2"
Open Cell %	Top 92% / Base 75%
Technical Characteristics	
Load Bearing Capacity (Filled)	< 367 tons/ yd <sup>2</sup>
Crush Resistance (Unfilled)	(2) < 275 tons
Basal Support & Anti Shear	Integral 135" long cross & 'T' section ground spikes (18 per paver)
Chemical Resistance	Excellent
UV Resistance	High
Toxicity	Non Toxic

Notes:  
(1) Green and Natural subject to minimum order requirements  
(2) Research carried out by Sheffield University UK Department of Mechanical Engineering, (Rennison/Allen March 2009)

As part of its continual improvement process, Fiberweb, Inc. reserves the right to change the properties listed on this data sheet without prior notice.  
\* indicates a registered trademark of Fiberweb, Inc. or a Fiberweb Group company, many of which are registered in a number of countries around the world.

**fiberweb BUSINESS**

BARBER ADDITION - PRELIMINARY PLAT  
FIRETRUCK ACCESS PATH  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

# BARBER ADDITION

## FINAL PLAT

### BASED ON TOWER RIDGE ADDITION

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "BARBER ADDITION", a subdivision of Outlot A, Tower Ridge Addition located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East, of the 6th P.M., Hickman, Lancaster County, Nebraska and more particularly described as follows:

A parcel of land being all of Outlot A, Tower Ridge Addition, located in the SW 1/4 of Section 27, T.8N, R.7E of the 6th P.M., City of Hickman Lancaster County, Nebraska, being more particularly described as follows:

Beginning at the NW corner of said Outlot A;  
 Thence on the North boundary of said Outlot A, N89°39'23"E, 613.39 feet to the NE corner of said Outlot A, all bearings hereon are relative thereto;  
 Thence on the boundaries of said Outlot A the following nine (9) courses:  
 Thence, S00°29'08"E, 231.00 feet;  
 Thence, S89°39'12"W, 143.28 feet to the beginning of a non-tangential curve, to the right having a delta of 47°15'05", having a radius of 60.00 feet, and whose long chord bears S49°07'15"W for a distance of 48.09 feet;  
 Thence on said curve 49.48 feet a point of reverse curvature to the left having a delta of 88°43'13", having a radius of 30.00 feet, and whose long chord bears S28°23'13"W for a distance of 41.95 feet;  
 Thence on said curve 46.45 feet to a point of reverse curvature to the right having a delta of 15°30'19", having a radius of 530.00 feet, and whose long chord bears S08°12'04"E for a distance of 142.99 feet;  
 Thence on said curve 143.43 feet;  
 Thence, S00°26'55"E, 72.18 feet to the North Right-of-Way of Hickman Rd;  
 Thence on said North Right-of-Way, S89°34'52"W, 180.00 feet;  
 Thence departing, N00°21'01"W, 93.22 feet;  
 Thence, N31°28'41"W, 490.55 feet to the Point of Beginning.  
 Containing 186,384 Square Feet or 4.28 Acres more or less.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline at each street intersection and at each point of tangency and curvature.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Lyle L. Loth, L.S. 314  
 REGA Engineering Group Inc.  
 601 Old Cheney Road, Suite 'A'  
 Lincoln, NE 68512  
 402-484-7342

**REVIEW OF LANCASTER COUNTY SURVEYOR**

This final plat of Barber Addition was reviewed by the office of Lancaster County Surveyor on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Lancaster County Surveyor

**ACCEPTANCE OF HICKMAN CITY COUNCIL**

This final plat of Barber Addition was approved by the City Council of the City of Hickman, Nebraska

on this \_\_\_ day of \_\_\_\_\_, 20\_\_, in accordance with the State Statutes of Nebraska.  
 (City of Hickman SEAL)

\_\_\_\_\_  
 Mayor

ATTEST \_\_\_\_\_  
 City Clerk

**OWNERS CERTIFICATION**

The foregoing plat, known as Barber Addition, in the Southwest Quarter of Section 27, Township 28 North, Range 7 East of the 6th P.M., Hickman, Lancaster County, Nebraska, and being more fully described by metes and bounds in the Surveyor's Certificate.

This dedication is made with the free consent and in accordance with the desires of the undersigned, the sale owners, and the easements shown thereon are here by granted in perpetuity to The City of Hickman, Nebraska. Windstream Nebraska Inc., Time Warner Cable Midwest LLC., Black Hills Energy, and Norris Public Power District, their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

The construction or location of any building or structures, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The City of Hickman, Nebraska, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon. Relocation of existing facilities will be at the owner/developers expense.

\_\_\_\_\_  
 Fun, LLC. Managing Member

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

On this \_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came (name, position, company), to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

\_\_\_\_\_  
 NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

**ACCEPTANCE BY HICKMAN CITY ENGINEERS**

This final plat of Barber Addition was reviewed and approved by the

Hickman City Engineer on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Hickman City Engineer

**COUNTY TREASURER'S CERTIFICATION**

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

\_\_\_\_\_  
 County Treasurer

\_\_\_\_\_  
 Date

**APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA**

This final plat of Barber Addition was approved by the Hickman

Planning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Chairperson, Hickman Planning Commission

**LIEN HOLDER CONSENT AND SUBORDINATION**

The undersigned holders of those certain liens against the real property described in the plat known as "Barber Addition" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2017000297 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

First State Bank

By: \_\_\_\_\_

Trustee & Beneficiary

Signature

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 Print Name of individual

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 on behalf of said (Bank name)

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

**LIEN HOLDER CONSENT AND SUBORDINATION**

The undersigned holders of those certain liens against the real property described in the plat known as "Barber Addition" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2021041691 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Western Bank

By: \_\_\_\_\_

Trustee & Beneficiary

Signature

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 Print Name of individual

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_

\_\_\_\_\_  
 Print Name

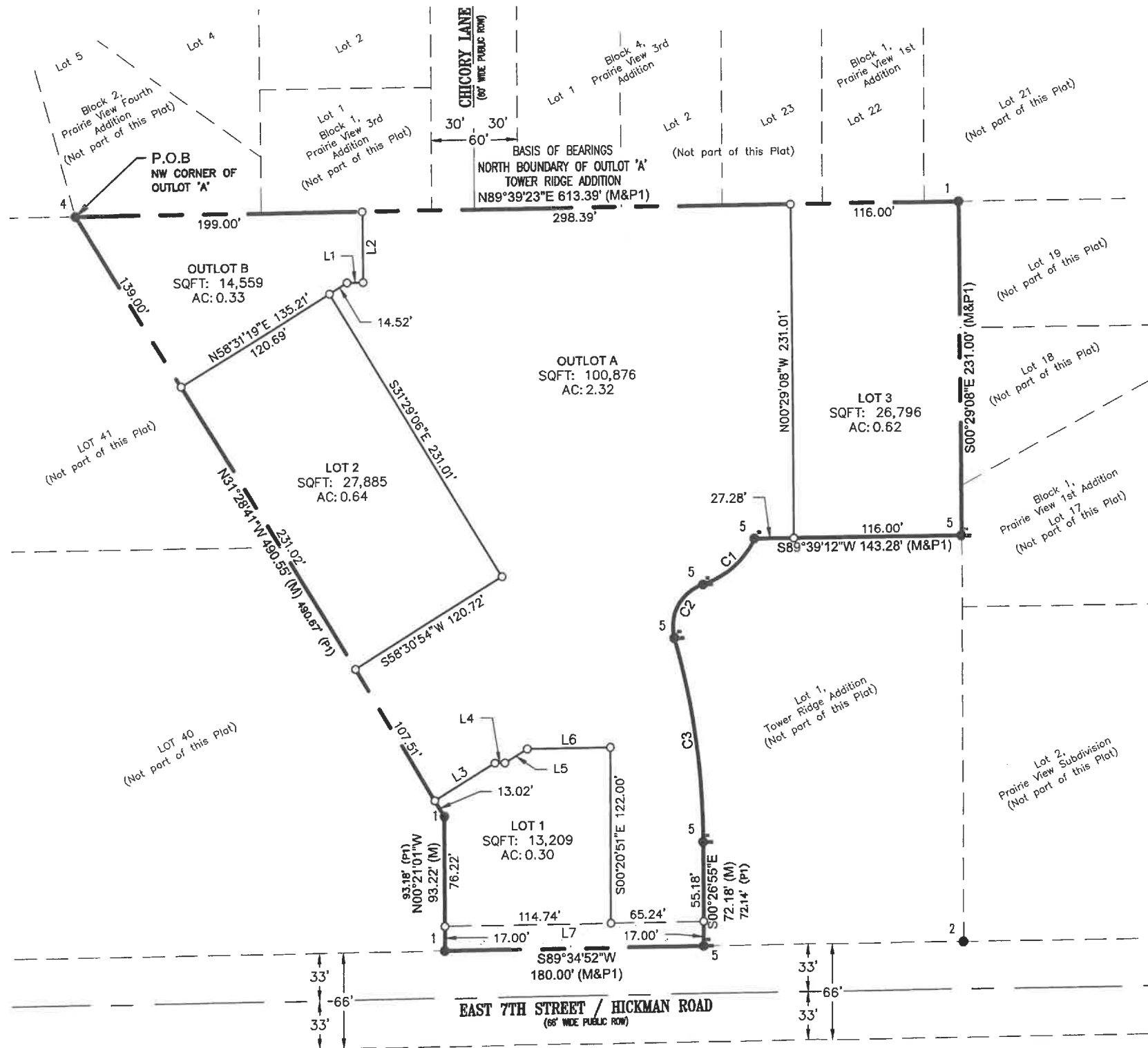
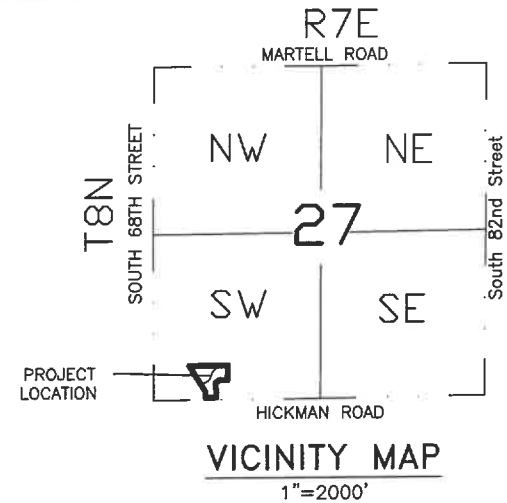
\_\_\_\_\_  
 on behalf of said (Bank name)

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

# BARBER ADDITION FINAL PLAT BASED ON TOWER RIDGE ADDITION



Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	47°15'05"	60.00'	49.48'	S49° 07' 15"W	48.09'
C2	88°43'13"	30.00'	46.45'	S28° 23' 13"W	41.95'
C3	15°30'19"	530.00'	143.43'	S08° 12' 04"E	142.99'

Line Table		
Line #	Direction	Length
L1	S89°39'23"W	11.40'
L2	S00°20'37"E	49.07'
L3	N58°31'19"E	49.14'
L4	N89°38'59"E	7.00'
L5	N58°31'19"E	18.00'
L6	N89°34'51"E	57.00'
L7	S89°34'51"W	179.97'

## MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
  - 1 FOUND 1" PIPE
  - 2 FOUND 5/8" REBAR
  - 3 FOUND CAPPED REBAR 654
  - 4 FOUND CAPPED REBAR 695
  - 5 FOUND CAPPED REBAR 825
- (P1) PLATTED DIMENSION PER TOWER RIDGE ADDITION  
(M) MEASURED DIMENSION
- ⎓ R-O-W TO BE DEDICATED

**PUBLIC NOTICE**  
**City of Hickman, Nebraska**  
**Planning Commission Meeting**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, October 3, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a replat of a future developable outlot into lots and outlot(s) in Hickman's municipal limits using 4.28 acres, as shown on the Final Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc.

The lot is generally located north of 7<sup>th</sup> Street (Hickman Road) and approximately 828 feet east of Chestnut Street (S. 68th Street). Parcel ID: 15273190020000 Legal Description: Tower Ridge Addition, Outlot A, Hickman, NE 68372. Located in the SW ¼ of S27, T8, R7, 6th Principal Meridian, Lancaster County, Nebraska.



---

Jaala Johnson  
City Clerk

# The Voice News

P.O. Box 148  
 Hickman, NE 68372-0148  
 402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	3029012	DUE DATE	10/21/2023
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
 County of Lancaster } ss. says that he is the publisher of

### VOICE NEWS

**News of Otoe, Johnson, Gage, Cass, Lancaster & Scotts Bluff, Douglas, Sarpy & Saunders Counties,**  
 a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Scotts Bluff, Douglas, Sarpy, and Saunders Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**PUBLIC NOTICE  
 CITY OF HICKMAN, NEBRASKA  
 PLANNING COMMISSION  
 MEETING**

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, October 3, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a replat of a future developable outlot into lots and outlot(s) in Hickman's municipal limits using 4.28 acres, as shown on the Final Plat for Barber Addition. The application, on behalf of Fun LLC and Matthew Barber, is provided by REGA Engineering Group Inc.

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Jaala Johnson  
 City Clerk

Sept. 21 - 36 Ins  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	9/21/2023
and ending with the issue of:	9/21/2023
Publisher's fee at Legal Rate is:	<b>\$15.15</b>

*Darren P. Ivy*

**Darren P. Ivy, Publisher**

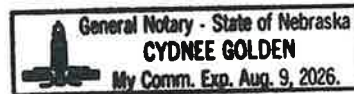
Summary Information	Weekly Cost
Hickman Planning Commission - Notice of Oct. 3 Public Hearing - Sept. 21	15.15

Subscribed and sworn before me, this 21 day  
 of

September, 2023

*Cyndee Golden*

Notary Public





115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
www.hickman.ne.gov



September 1, 2023

Matthew Barber  
20777 S. 64<sup>th</sup> Court  
Hickman, NE 68372

REGA Engineering Group  
Attn: Nate Burnett  
601 Old Cheney Road, Suite A  
Lincoln NE 68512

Olsson  
Attn: Justin Stark P.E.  
601 P Street  
Lincoln, NE 68508

Mr. Kelly R. Hoffschneider  
Hoffschneider Law  
1120 K Street  
Lincoln, NE 68508

Black Hills Energy  
Attn: Planning & Engineering  
1102 East 1<sup>st</sup> Street  
Papillion, NE 68046

Windstream Communications  
Attn: New Development Engineer  
1440 M Street; 5<sup>th</sup> Floor  
Lincoln, NE 68508

Zito Media  
Attn: Engineering Dept  
600 1/2 Grant Ave  
York, NE 68467

Hickman Rural Fire District  
P.O. Box 67  
Hickman, NE 68372

Nextlink Internet  
Attn: Planning & Engineering  
95 Parker Oaks Ln  
Hudson Oaks, TX 76087

Norris Public Power District  
Attn: Planning & Engineering  
606 Irving Street  
Beatrice, NE 68310

Nebraska 811  
824 Weathered Rock Road  
Jefferson City, MO 65101

Norris School District 160  
Attn: Administrative Office  
25211 South 68<sup>th</sup> Street  
Firth, NE 68358

Post Office – Hickman  
Attn: Postmaster  
116 Locust Street  
Hickman, NE 68372

Ms. Pamela L. Dingman  
Lancaster Co. Engineer's Office  
444 Cherrycreek Road, Building C  
Lincoln, NE 68528

Mr. John Berry  
Lancaster Co. Engineer's Office  
444 Cherrycreek Road, Building C  
Lincoln, NE 68528

City Building Inspector Dale Stertz  
115 Locust Street  
Hickman, NE 68372

Lancaster County Assessor  
Register of Deeds  
555 South 10<sup>th</sup> Street, Room 102  
Lincoln, NE 68508

Lancaster County Sheriff's Office  
Administrative Office  
575 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Lincoln/Lancaster County  
Attn: Mr. Terry Kathe  
555 South 10<sup>th</sup> Street, Room 203  
Lincoln, NE 68508

Lincoln/Lancaster Co. Planning  
Attn: Mr. Tom Cajka  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

Rural Water District No. 1  
Attn: Mr. Ken Halvorsen  
310 Fir Street; PO BOX 98  
Bennet, NE 68317

911 Communication Center  
Attn: New Development Planning  
575 South 10<sup>th</sup>, Room 045  
Lincoln, NE 68508

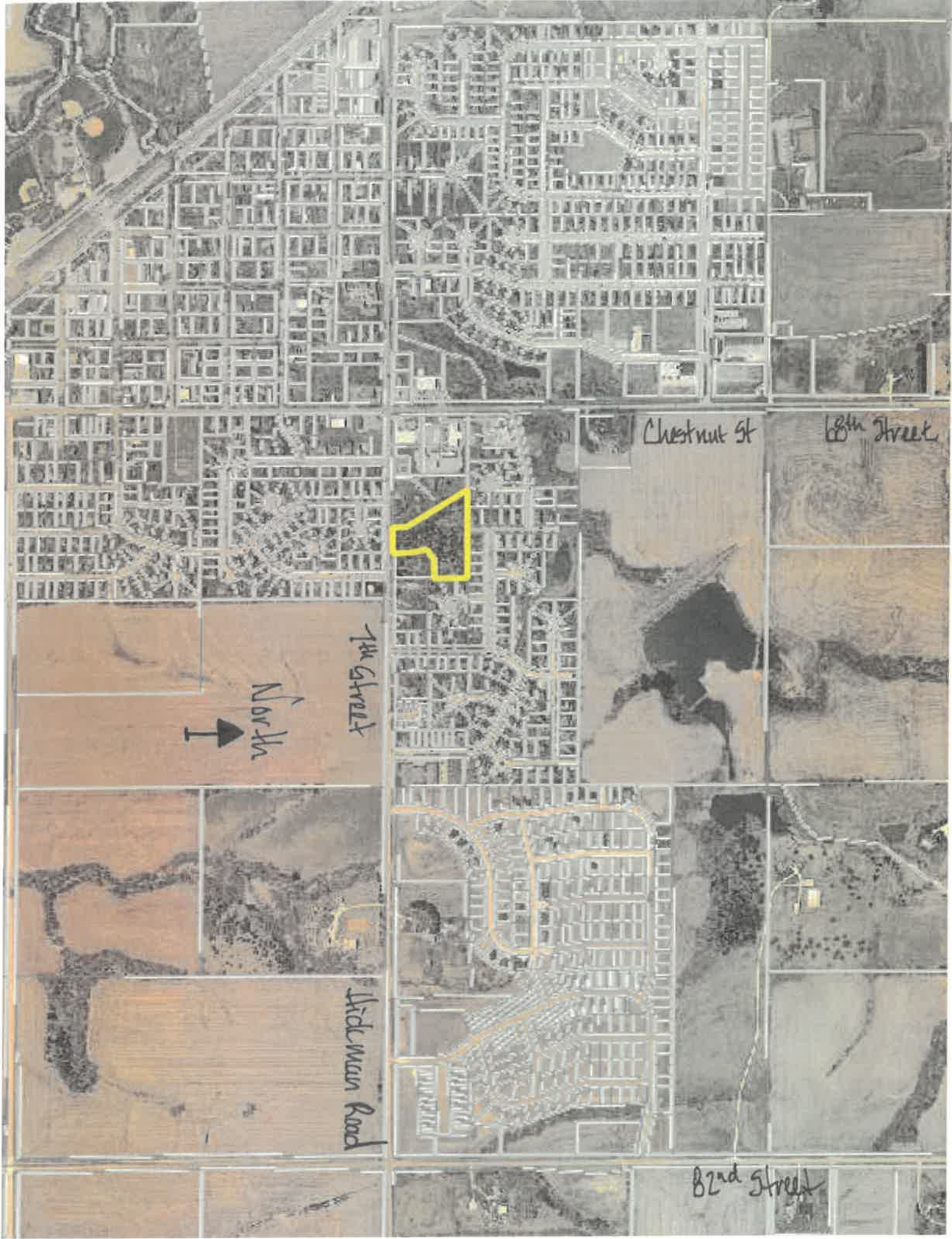
Lower Platte S. Natural Res. Dist.  
Attn: Planning Department  
3125 Portia St.  
Lincoln, NE 68501-3581

**RE: TWO PUBLIC HEARINGS one for each "Barber Addition Preliminary Plat" & "Barber Addition Final Plat"**

Legal Description: TOWER RIDGE ADDITION, OUTLOT A (future developable)

Parcel ID: 15273190020000

Enclosed is a map of the application site. A Preliminary Plat and a Final Plat have been submitted by REGA Engineering Group, Inc., on behalf of FUN LLC & Matthew Barber for the purpose of creating three buildable lots and two outlots within Hickman's municipal city limits on 4.28 acres, accessing off of 7<sup>th</sup> Street (Hickman Road) at a point approximately 828 feet east of Chestnut Street (68<sup>th</sup> Street). The **two Public Hearings** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, October 3, 2023, at 7:00 pm**, at which time you may appear in person. Written comments should be submitted by Wednesday, September 27, 2023, at 12 pm. Comments may be in support of or opposition of the proposed Plat applications. If you would like additional information, you are encouraged to contact the agent, Nate Burnett, REGA Engineering Group at 402.484.7342, or the Hickman City Office by phone 402.792.2212 or email [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).



Chestnut St

6th Street

1st Street

North  
↓

Hickman Road

B2nd Street

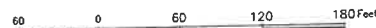


# BARBER ADDITION PRELIMINARY PLAT

An addition to City of Hickman in the Southwest Quarter of the of Section 27, Township 8 North, Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska.



SCALE 1" = 60'



### SHEET LEGEND:

- COVER SHEET
- SITE PLAN
- UTILITY PLAN
- EXISTING GRADING & DRAINAGE PLAN
- PROPOSED GRADING & DRAINAGE PLAN
- EROSION CONTROL PLAN
- FIRETRUCK ACCESS PATH

### MONUMENT SYMBOL LEGEND

- 1 FOUND 1" PIPE
- 2 FOUND 5/8" REBAR
- 3 FOUND CAPPED REBAR 654
- 4 FOUND CAPPED REBAR 695
- 5 FOUND CAPPED REBAR 825

### GREEN SPACE CALCULATIONS

LAND AREA IN PLAT = 4.28 ACRES.  
LAND AREA RESERVED FOR OPEN SPACE (OUTLOT 'A,B') = 35,936 SF  
OPEN SPACE BEING RESERVED FOR STORMWATER DETENTION = 14,559 SF  
OPEN SPACE PERCENTAGE = (35,936-14,559 SF)/186,384 = 11.5%

### LEGAL DESCRIPTION:

A parcel of land being all of Outlot A, Tower Ridge Addition, located in the SW 1/4 of Section 27, T8N, R8E of the 6th P.M., City of Hickman, Lancaster County, Nebraska, being more particularly described as follows:

Beginning at the NW corner of said Outlot A, N89°39'23"E, 613.39 feet to the NE corner of said Outlot A, all bearings hereon are relative thereto;  
Thence on the boundaries of said Outlot A the following nine (9) courses:  
Thence, S00°29'08"E, 231.00 feet;  
Thence, S89°39'12"W, 143.28 feet to the beginning of a non-tangential curve, to the right having a delta of 47°15'05", having a radius of 80.00 feet, and whose long chord bears S49°07'15"W for a distance of 48.09 feet;  
Thence on said curve 49.48 feet to the a point of reverse curvature to the left having a delta of 88°43'13", having a radius of 30.00 feet, and whose long chord bears S28°23'13"W for a distance of 41.95 feet;  
Thence on said curve 46.45 feet to the a point of reverse curvature to the right having a delta of 15°30'19", having a radius of 530.00 feet, and whose long chord bears S08°12'04"E for a distance of 142.99 feet;  
Thence on said curve 143.43 feet;  
Thence, S00°26'55"E, 72.18 feet to the North Right-of-Way of Hickman Rd;  
Thence on said North Right-of-Way, S89°34'52"W, 180.00 feet;  
Thence, N00°21'01"W, 93.22 feet;  
Thence, N31°28'41"W, 480.55 feet to the Point of Beginning, Containing 186,384 Square Feet or 4.28 Acres more or less.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE

LYLE L. LOTH L.S. #314

### ENGINEER'S CERTIFICATE

I hereby certify that these plans were prepared by me or under my direct supervision and that I am a Registered Professional Engineer under the laws of the State of Nebraska. These plans meet the requirements of the City Engineer's office design requirements.

Date

Nothaniel Burnett E-15612

### REVIEWED BY LANCASTER COUNTY SURVEYOR

This preliminary plat of Barber Addition was reviewed and approved by the office of Lancaster County Surveyor on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Lancaster County Surveyor

(SEAL)

### ACCEPTANCE BY THE HICKMAN CITY ENGINEER

This preliminary plat of Barber Addition was reviewed and approved by the Hickman City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Hickman City Engineer

### APPROVAL OF HICKMAN CITY CITY COUNCIL

This preliminary plat of Barber Addition was approved by the Hickman Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Mayor \_\_\_\_\_ (city of Hickman Seal)

City Clerk

### APPROVAL OF PLANNING COMMISSION OF HICKMAN, NEBRASKA

This preliminary plat Barber Addition was reviewed and approved by the Hickman Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ in accordance with the State Statutes of Nebraska.

Chairperson, Hickman Planning Commission

### LEGEND

- CORNER FOUND (as Shown)
- CORNER SET (3/4"x24" Bar w/Cop)
- SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION
- S.B. SETBACK
- ⊕ POWER POLE

R-O-W TO BE VACATED

PROPERTY LINE

20' PERIMETER SETBACK

OWNERS OF RECORD:

MATT BARBER  
20777 S 64 CT  
HICKMAN, NE 68372  
(402) 889-3665

DEVELOPER:

MATT BARBER  
20777 S 64 CT  
HICKMAN, NE 68372  
(402) 889-3665

ENGINEER:

NATHANIEL F. BURNETT  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

SURVEYOR:

LYLE L. LOTH  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

LANDSCAPE ARCHITECT:

COREY HASELHORST  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

Curve Table				
Curve #	Delta	Radius	Chord Direction	Chord Length
C1	47°15'05"	60.00'	S49° 07' 15"W	48.09'
C2	88°43'13"	30.00'	S28° 23' 13"W	41.95'
C3	15°30'19"	530.00'	S08° 12' 04"E	142.99'

### GENERAL NOTES

1. THIS PRELIMINARY PLAT CONTAINS 4.28 ACRES.
2. THIS PRELIMINARY PLAT PERMITS 3 MULTI FAMILY RESIDENCE LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE PRINCIPAL BUILDING, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
3. THIS PRELIMINARY PLAT PERMITS 2 OUTLOTS. EACH OUTLOT SHALL BE UTILIZED FOR STORM WATER MANAGEMENT, PARKING OR ACCESSORY BUILDINGS.
4. CURRENTLY ZONED "R-3". NO REZONING IS BEING REQUESTED AT THIS TIME.
5. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET, AS PER "R-3" ZONING.
6. THE DEVELOPER/OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE PROPOSED 20' PERIMETER BUILDING SETBACKS AS SHOWN AND NOT EXCEEDING A PROPERTY DENSITY OF .03 UNITS PER ACRE.
7. UTILITY EASEMENTS SHALL BE GRANTED TO CITY OF HICKMAN, OTHER PUBLIC UTILITY COMPANIES TO PROVIDE SERVICES TO THE PROPOSED LOTS.
8. DEVELOPER SHALL INSTALL STREET IDENTIFICATION SIGNS, ONE STOP SIGNS AND ONE NO OUTLET SIGN AS REQUIRED.
9. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.

### WAIVERS

1. CITY OF HICKMAN DESIGN STANDARDS (SECTION 5.08.06 - HEIGHT AND LOT REQUIREMENTS)
2. CITY OF HICKMAN SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS (SECTION 7.02 - MULTI-FAMILY/APARTMENTS)

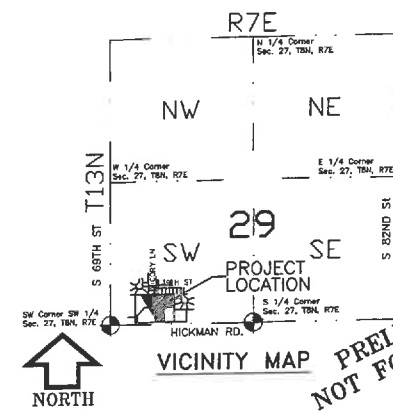
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242



601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● LAND SURVEYING  
● IRRIGATION

BARBER ADDITION - PRELIMINARY PLAT  
COVER SHEET  
HICKMAN, NEBRASKA



PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

SHEET NO.  
1 of 7

# BARBER ADDITION PRELIMINARY PLAT

NO.	DESCRIPTION	DATE	BY

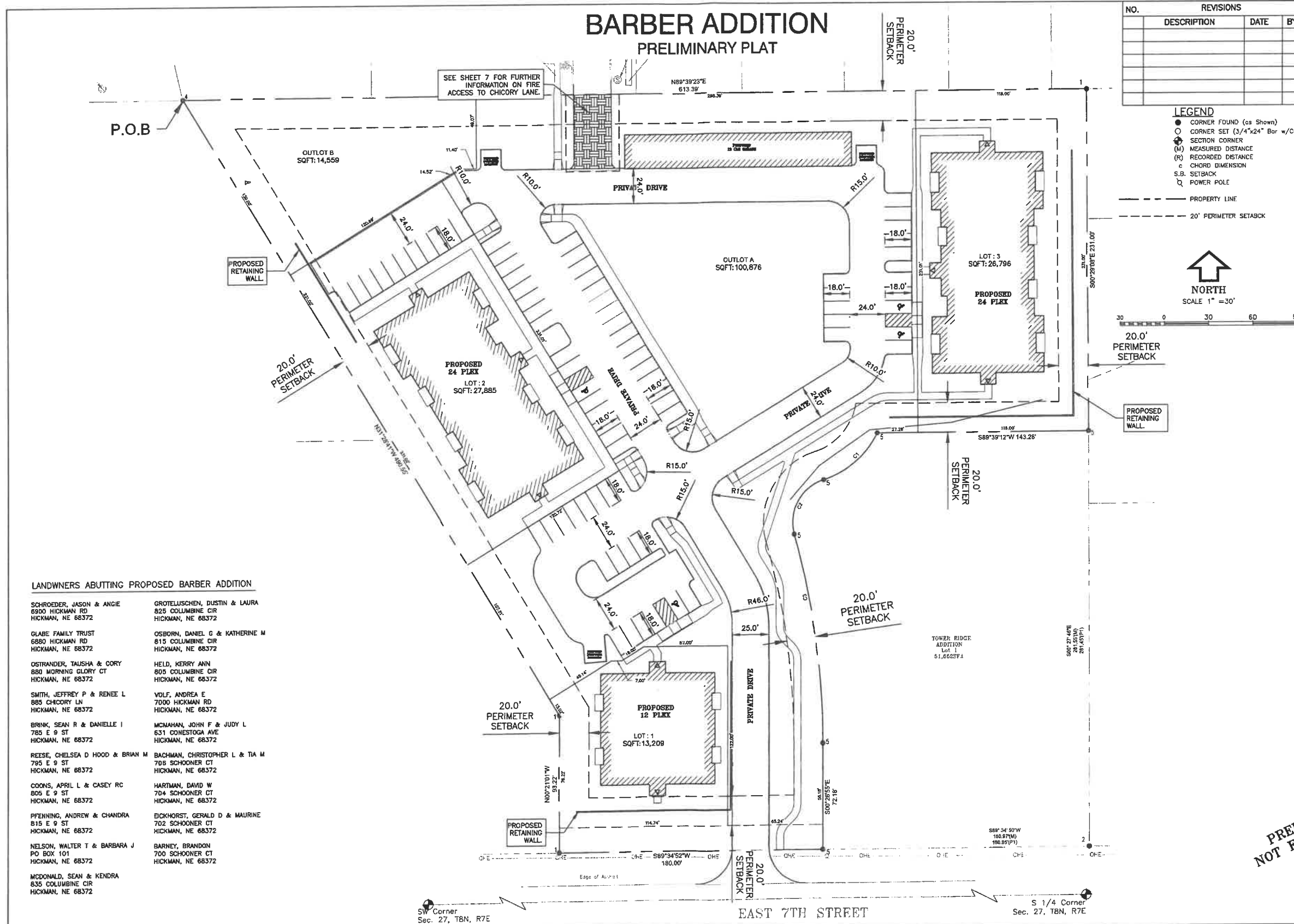
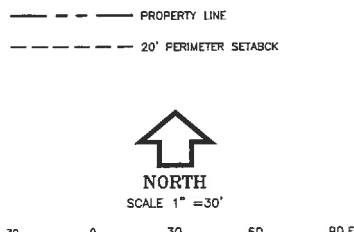
PROJECT  
211242

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

- LEGEND**
- CORNER FOUND (as Shown)
  - CORNER SET (3/4"x24" Bar w/Cap)
  - ⊕ SECTION CORNER
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE
  - c CHORD DIMENSION
  - S.B. SETBACK
  - ⚡ POWER POLE



**LANDWNERS ABUTTING PROPOSED BARBER ADDITION**

SCHROEDER, JASON & ANGIE 6900 HICKMAN RD HICKMAN, NE 68372	GROTELUSCHEN, DUSTIN & LAURA 825 COLUMBINE CIR HICKMAN, NE 68372
GLABE FAMILY TRUST 6880 HICKMAN RD HICKMAN, NE 68372	OSBORN, DANIEL G & KATHERINE M 815 COLUMBINE CIR HICKMAN, NE 68372
OSTRANDER, TAUSHA & CORY 880 MORNING GLORY CT HICKMAN, NE 68372	HELD, KERRY ANN 805 COLUMBINE CIR HICKMAN, NE 68372
SMITH, JEFFREY P & RENEE L 885 CHICORY LN HICKMAN, NE 68372	VOLF, ANDREA R 7000 HICKMAN RD HICKMAN, NE 68372
BRINK, SEAN R & DANIELLE I 785 E 9 ST HICKMAN, NE 68372	MCMAHAN, JOHN F & JUDY L 631 CONESTOGA AVE HICKMAN, NE 68372
REESE, CHELSEA D HOOD & BRIAN M 795 E 9 ST HICKMAN, NE 68372	BACHMAN, CHRISTOPHER L & TIA M 706 SCHOONER CT HICKMAN, NE 68372
COONS, APRIL L & CASEY RC 805 E 9 ST HICKMAN, NE 68372	HARTMAN, DAVID W 704 SCHOONER CT HICKMAN, NE 68372
PFEHNING, ANDREW & CHANDRA 815 E 9 ST HICKMAN, NE 68372	ECKHORST, GERALD D & MAURINE 702 SCHOONER CT HICKMAN, NE 68372
NELSON, WALTER T & BARBARA J PO BOX 101 HICKMAN, NE 68372	BARNEY, BRANDON 700 SCHOONER CT HICKMAN, NE 68372
MCDONALD, SEAN & KENDRA 835 COLUMBINE CIR HICKMAN, NE 68372	

**BARBER ADDITION - PRELIMINARY PLAT  
SITE PLAN  
HICKMAN, NEBRASKA**

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

SHEET NO.  
**2 of 7**

# BARBER ADDITION PRELIMINARY PLAT

NO.	REVISIONS	
	DESCRIPTION	DATE BY

PROJECT  
211242



601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● LAND SURVEYING  
● IRRIGATION

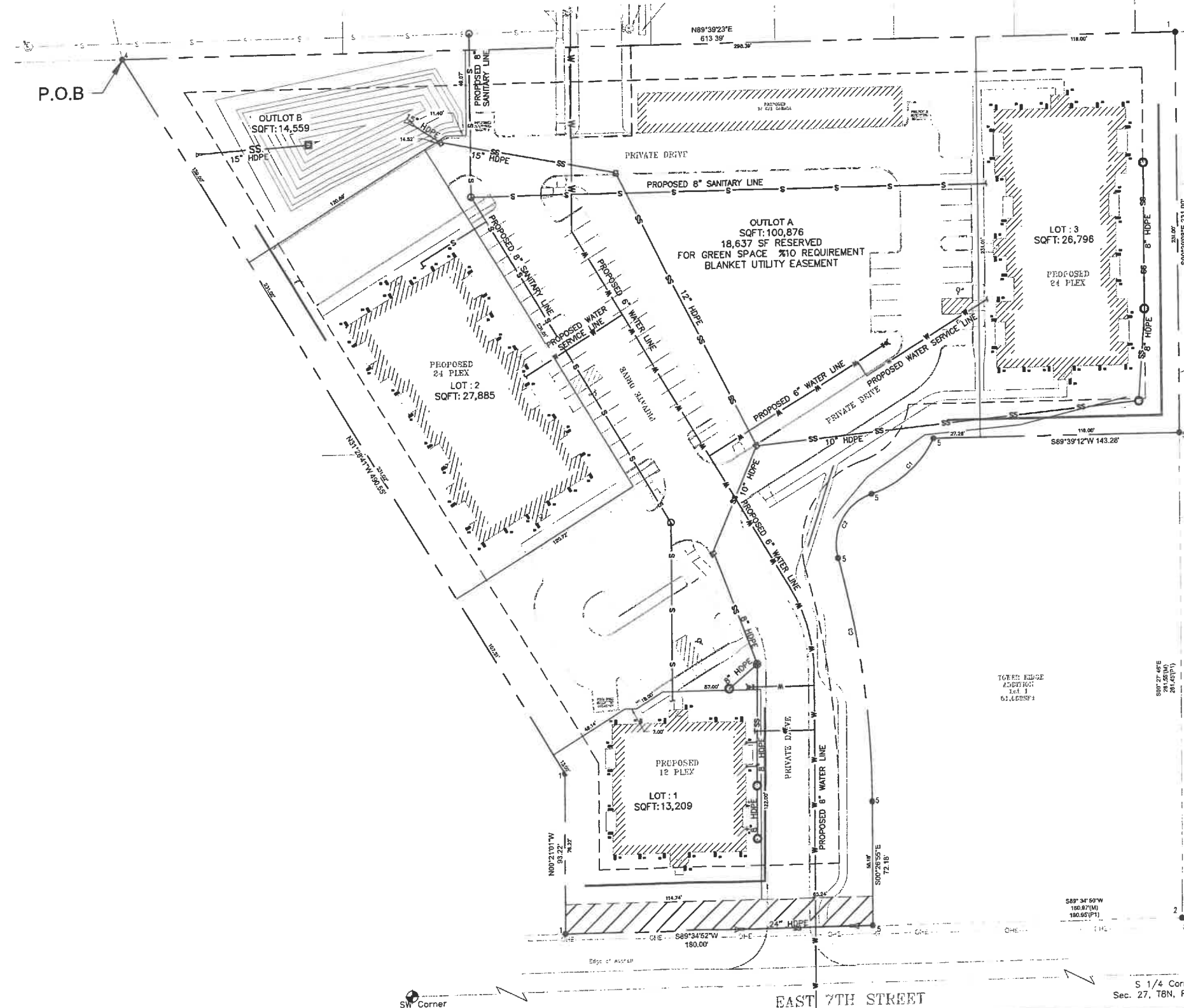
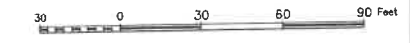
### LEGEND

- - - - - PROPERTY LINE
- - - - - 20' PERIMETER SETBACK
- S - S - SANITARY SEWER LINE
- W - W - WATER LINE
- SS - PROPOSED STORM SEWER LINE
- - FIRE HYDRANT
- - PROPOSED STORM SEWER MANHOLE
- - PROPOSED STORM SEWER INLET
- ⊕ - PROPOSED AREA INLET
- ⊙ - SANITARY MANHOLE
- DS - DOWN SPOUTS
- RD - ROOF DRAINS



NORTH

SCALE 1" = 30'



BARBER ADDITION - PRELIMINARY PLAT  
UTILITY PLAN  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

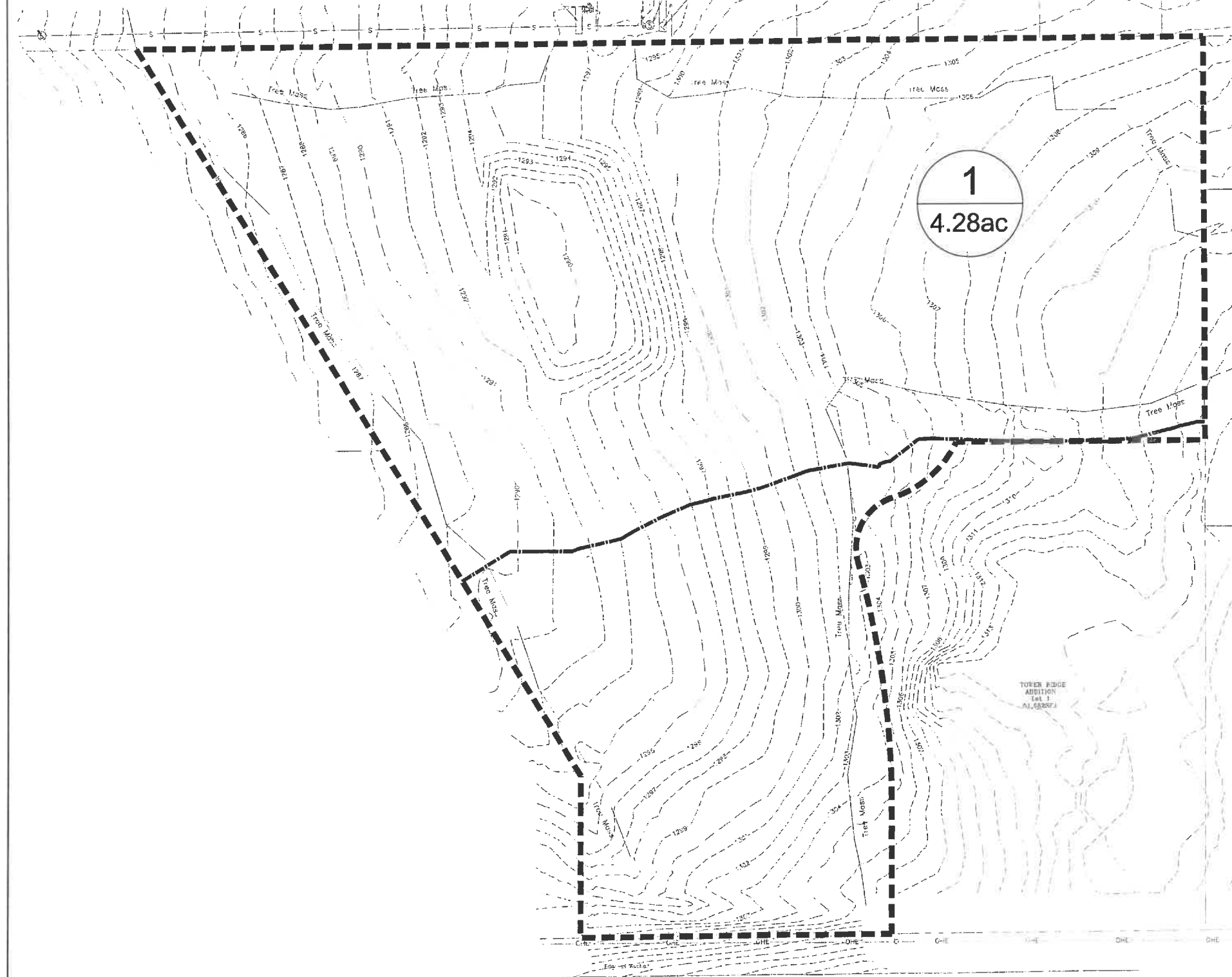
SHEET NO.  
3 of 7

SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

# BARBER ADDITION PRELIMINARY PLAT



1  
4.28ac

NO.	REVISIONS		
	DESCRIPTION	DATE	BY

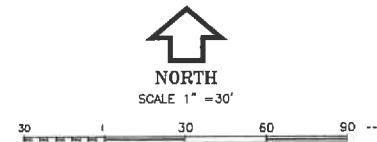
PROJECT  
211242

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342  
● ENGINEERING  
● PLANNING  
● LANDSCAPE ARCHITECTURE  
● LAND SURVEYING  
● IRRIGATION

- LEGEND**
- — — — — PROPERTY LINE
  - — — — — 20' PERIMETER SETBACK
  - - - - - 1300 - EXISTING CONTOURS
  - 1300 — PROPOSED CONTOURS
  - — — — — DRAINAGE AREA
  - — — — — TIME OF CONCENTRATION

**GENERAL NOTE**  
1. SEE DRAINAGE STUDY FOR FURTHER DETAILS ON PRE AND POST DEVELOPMENT DRAINAGE AREAS AND REQUIREMENTS.



BARBER ADDITION - PRELIMINARY PLAT  
EXISTING GRADING & PRE DEVELOPMENT PLAN  
HICKMAN, NEBRASKA

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

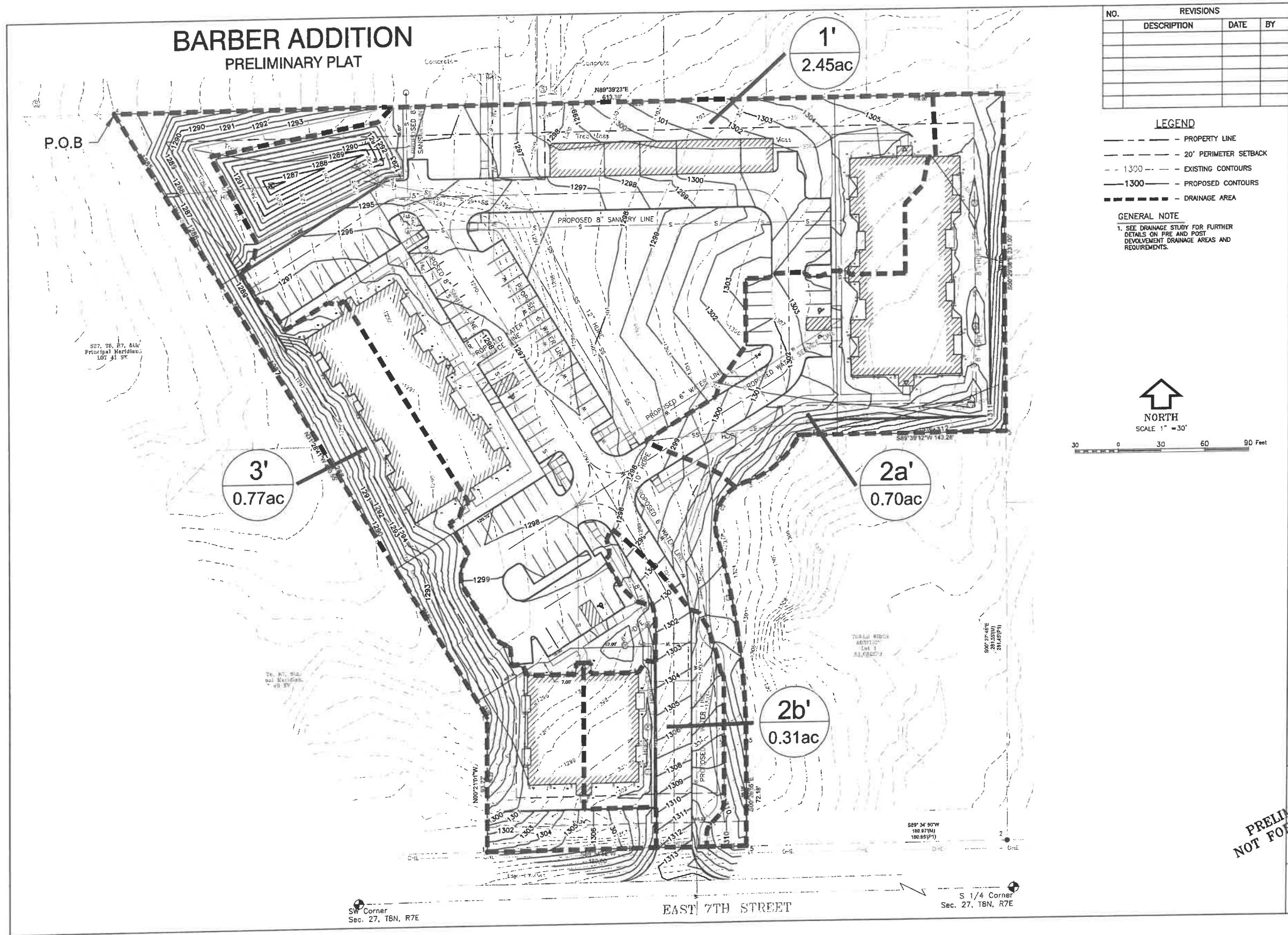
SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

SHEET NO.  
4 of 7

# BARBER ADDITION PRELIMINARY PLAT



NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA  
ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

**LEGEND**

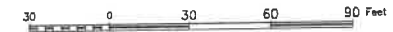
- — — — — PROPERTY LINE
- - - - - 20' PERIMETER SETBACK
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- - - - - DRAINAGE AREA

**GENERAL NOTE**

1. SEE DRAINAGE STUDY FOR FURTHER DETAILS ON PRE AND POST DEVELOPMENT DRAINAGE AREAS AND REQUIREMENTS.



NORTH  
SCALE 1" = 30'



BARBER ADDITION - PRELIMINARY PLAT  
PROPOSED GRADING & DRAINAGE PLAN  
HICKMAN, NEBRASKA

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

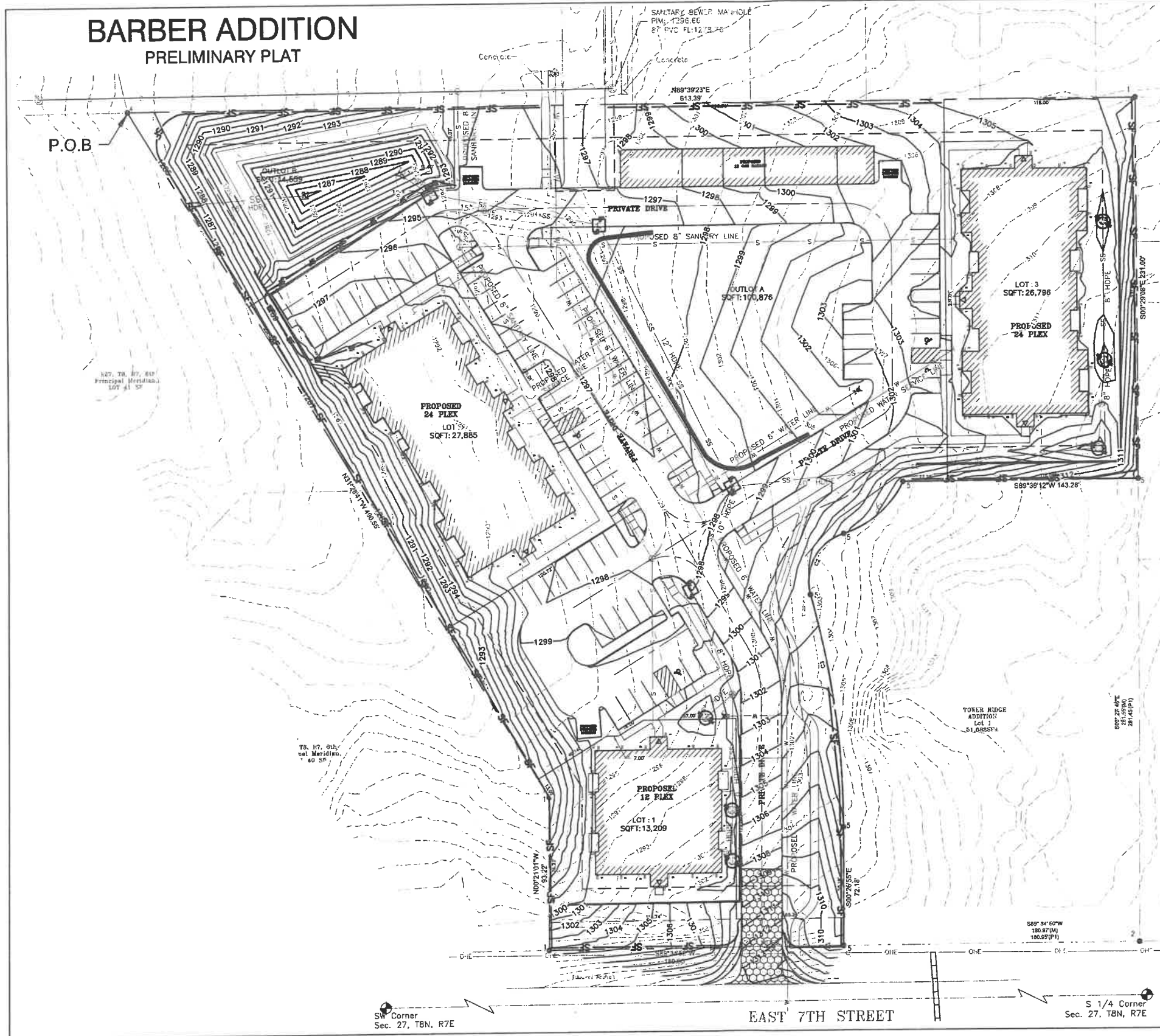
SHEET NO.  
5 of 7

SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

# BARBER ADDITION PRELIMINARY PLAT



NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

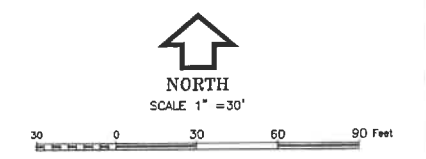
**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

- LEGEND**
- PROPERTY LINE
  - - - 1300 --- 20'
  - 1300 --- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - CONSTRUCTION ENTRANCE
  - CURLEX 1 QUICK GRASS (USED FOR SLOPES GREATER THAN 10%)
  - SF --- SILT FENCE
  - IP --- DIVERSION DIKE
  - INLET PROTECTION

- SWPPP NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AN ACCURATE SET OF STORM WATER PREVENTION POLLUTION PLANS (SWPPP) ON SITE DURING THE TIME OF THEIR WORK.
  2. THE CONTRACTOR SHALL ADHERE TO TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES ON THIS SITE.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
  4. ALL MEASURES SHOWN ON THE STORM WATER PREVENTION POLLUTION PLAN (SWPPP) SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE.
  5. ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE, EXCLUDING NON BUSINESS HOURS, BY THE CONTRACTOR AND MUST BE DOCUMENTED AND KEPT ON SITE FOR ACCESSIBILITY. THE CONTRACTOR SHALL COMPLETE WEEKLY REPORT AND PROVIDE REPORT TO ARCHITECT, ANY CHANGES MADE TO THE SWPPP SHALL BE REDLINED AND INITIALED ON THE PLANS BY THE CONTRACTOR.
  6. ANY NECESSARY REPAIRS OR CLEAN UP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR ON SITE.
  7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
  8. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE HALF THE HEIGHT OF THE SILT FENCE.
  9. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR ON SITE, IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON THE PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITION DEMANDS.



BARBER ADDITION - PRELIMINARY PLAT  
EROSION CONTROL PLAN  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

SHEET NO.  
6 of 7

# BARBER ADDITION PRELIMINARY PLAT

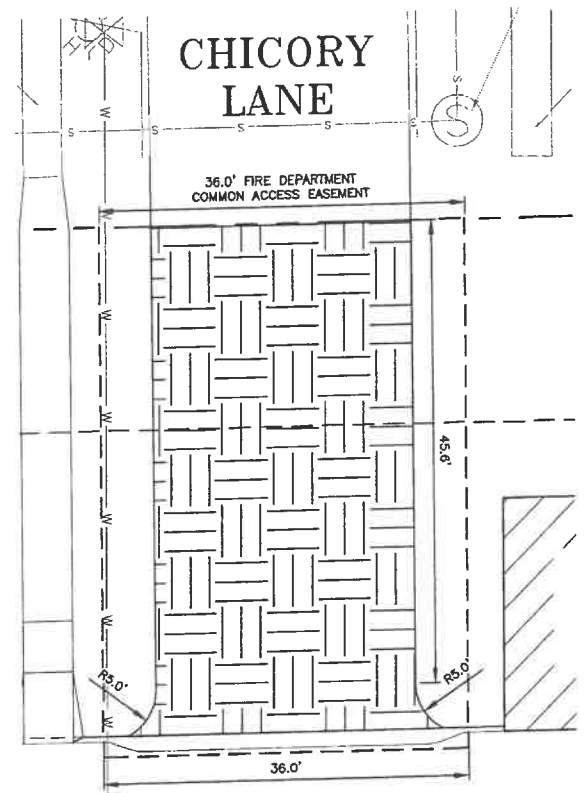
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PROJECT  
211242

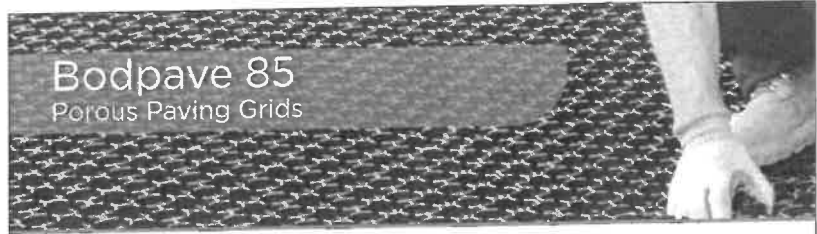
**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION



**BODPAVE 85 FIRE ACCESS PATH**  
SCALE : NO SCALE



**Bodpave 85**  
Porous Paving Grids

BODPAVE<sup>®</sup>85 pavers should be installed onto a well prepared, free draining, firm and relatively level sub-base (typically a Class 5 or reduced fines Class 7) using either a reduced-dig system or by employing a full sub-base construction.

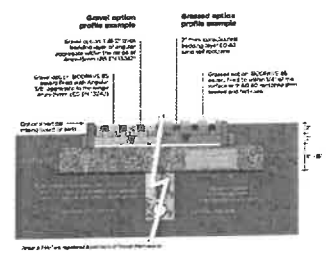
The panels (a pre-assembly of four pavers) connect together and are then filled with either a sand/soil rootzone and seeded or turfed for a grass surface, or filled with an angular aggregate for a gravel surface as determined by the application.

Construction profiles for each application will be determined by the specific site conditions and load bearing criteria. Detailed design literature and technical support are available to download online from [www.typargeosynthetics.com](http://www.typargeosynthetics.com)

All BODPAVE 85 paver applications must be provided with sufficient and adequate drainage facilities in order to function as intended. Failure to ensure this may compromise overall performance.

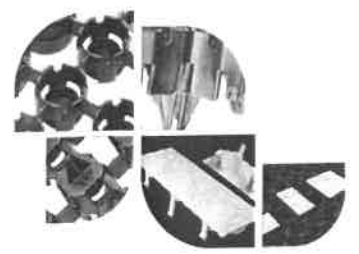
They can be permanently fixed in place by applying a suitable high strength plastic (HDPE) glue or an outdoor frame sealant to the underside of the marker. If required, the markers can be reduced in size to create single-cell or double-cell sized units by cutting accurately along the lines between each textured square/pyramidal section. It is recommended that these are bonded into place to resist displacement.

**TYPICAL PROFILE**



The open cell structure provides high surface water infiltration and is suitable for source control within a LID/LEED profile.

Plastic markers are available for marking parking bays and lines within areas of the BODPAVE 85 cellular paving system. The markers are designed to clip positively into the plaque shaped cells of the BODPAVE 85 pavers and can be fitted in various orientations to create solid or dotted lines and 'T' or 'L' shapes for parking bay heads, aisles and junctions.



Fiberweb Minneapolis  
1611 County Road B West #102  
Roseville, MN 55113  
USA  
T: +1 651 330 2920

**BODPAVE<sup>®</sup>85**

Issue: 02.B8513 Date: 06.25.12 Page: 1 of 1

**Product Data Sheet**

Physical Properties	
Structure	Rigid-walled, flexible semi-closed cell combination
Polymer	100% recycled polyethylene (HDPE)
Color Options	(1) Black, Green and Natural
Grid Connection Type	Overlapping edge loop and cell connection
Grid Interlock Type	Integral self locking snap-fit clips
Dimensional Characteristics	
Paver Size	19.7" x 19.7"
Installed Paver Size	19.7" x 19.7" (4 grids per 12 yd <sup>2</sup> )
Height	1.97"
Ground Spike Length	1.37"
Weight	3.4lbs/paver
Nominal Internal Cell Size	Castellated 2.6" Plaque & 1.8" Round shaped
Cell Wall Thickness	0.1" - 0.2"
Open Cell %	Top 92% / Base 75%
Technical Characteristics	
Load Bearing Capacity (Filled)	< 367 tons/ yd <sup>2</sup>
Crush Resistance (Unfilled)	(2) < 275 tons
Basal Support & Anti Shear	Integral 135" long cross & 'T' section ground spikes (18 per paver)
Chemical Resistance	Excellent
UV Resistance	High
Toxicity	Non Toxic

Notes:  
(1) Green and Natural subject to minimum order requirements  
(2) Research carried out by Sheffield University UK Department of Mechanical Engineering, (Rennison/Allen March 2009)

As part of its continual improvement process, Fiberweb, Inc. reserves the right to change the properties listed on this data sheet without prior notice.  
\* indicates a registered trademark of Fiberweb, Inc. or a Fiberweb Group company, many of which are registered in a number of countries around the world.

**fiberweb BUSINESS**

BARBER ADDITION - PRELIMINARY PLAT  
FIRETRUCK ACCESS PATH  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

# BARBER ADDITION

## FINAL PLAT

### BASED ON TOWER RIDGE ADDITION

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "BARBER ADDITION", a subdivision of Outlot A, Tower Ridge Addition located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East, of the 6th P.M., Hickman, Lancaster County, Nebraska and more particularly described as follows:

A parcel of land being all of Outlot A, Tower Ridge Addition, located in the SW 1/4 of Section 27, T.8N, R.7E of the 6th P.M., City of Hickman Lancaster County, Nebraska, being more particularly described as follows:

Beginning at the NW corner of said Outlot A;  
 Thence on the North boundary of said Outlot A, N89°39'23"E, 613.39 feet to the NE corner of said Outlot A, all bearings hereon are relative thereto;  
 Thence on the boundaries of said Outlot A the following nine (9) courses:  
 Thence, S00°29'08"E, 231.00 feet;  
 Thence, S89°39'12"W, 143.28 feet to the beginning of a non-tangential curve, to the right having a delta of 47°15'05", having a radius of 60.00 feet, and whose long chord bears S49°07'15"W for a distance of 48.09 feet;  
 Thence on said curve 49.48 feet a point of reverse curvature to the left having a delta of 88°43'13", having a radius of 30.00 feet, and whose long chord bears S28°23'13"W for a distance of 41.95 feet;  
 Thence on said curve 46.45 feet to a point of reverse curvature to the right having a delta of 15°30'19", having a radius of 530.00 feet, and whose long chord bears S08°12'04"E for a distance of 142.99 feet;  
 Thence on said curve 143.43 feet;  
 Thence, S00°26'55"E, 72.18 feet to the North Right-of-Way of Hickman Rd;  
 Thence on said North Right-of-Way, S89°34'52"W, 180.00 feet;  
 Thence departing, N00°21'01"W, 93.22 feet;  
 Thence, N31°28'41"W, 490.55 feet to the Point of Beginning.  
 Containing 186,384 Square Feet or 4.28 Acres more or less.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline at each street intersection and at each point of tangency and curvature.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Lyle L. Loth, L.S. 314  
 REGA Engineering Group Inc.  
 601 Old Cheney Road, Suite 'A'  
 Lincoln, NE 68512  
 402-484-7342

**REVIEW OF LANCASTER COUNTY SURVEYOR**

This final plat of Barber Addition was reviewed by the office of Lancaster County Surveyor on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Lancaster County Surveyor

**ACCEPTANCE OF HICKMAN CITY COUNCIL**

This final plat of Barber Addition was approved by the City Council of the City of Hickman, Nebraska

on this \_\_\_ day of \_\_\_\_\_, 20\_\_, in accordance with the State Statutes of Nebraska.  
 (City of Hickman SEAL)

\_\_\_\_\_  
 Mayor

ATTEST \_\_\_\_\_  
 City Clerk

**OWNERS CERTIFICATION**

The foregoing plat, known as Barber Addition, in the Southwest Quarter of Section 27, Township 28 North, Range 7 East of the 6th P.M., Hickman, Lancaster County, Nebraska, and being more fully described by metes and bounds in the Surveyor's Certificate.

This dedication is made with the free consent and in accordance with the desires of the undersigned, the sale owners, and the easements shown thereon are here by granted in perpetuity to The City of Hickman, Nebraska. Windstream Nebraska Inc., Time Warner Cable Midwest LLC., Black Hills Energy, and Norris Public Power District, their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

The construction or location of any building or structures, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The City of Hickman, Nebraska, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon. Relocation of existing facilities will be at the owner/developers expense.

\_\_\_\_\_  
 Fun, LLC. Managing Member

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

On this \_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came (name, position, company), to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

\_\_\_\_\_  
 NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

**ACCEPTANCE BY HICKMAN CITY ENGINEERS**

This final plat of Barber Addition was reviewed and approved by the

Hickman City Engineer on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Hickman City Engineer

**COUNTY TREASURER'S CERTIFICATION**

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

\_\_\_\_\_  
 County Treasurer

\_\_\_\_\_  
 Date

**APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA**

This final plat of Barber Addition was approved by the Hickman

Planning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Chairperson, Hickman Planning Commission

**LIEN HOLDER CONSENT AND SUBORDINATION**

The undersigned holders of those certain liens against the real property described in the plat known as "Barber Addition" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2017000297 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

First State Bank

By: \_\_\_\_\_

Trustee & Beneficiary

Signature

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 Print Name of individual

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 on behalf of said (Bank name)

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

**LIEN HOLDER CONSENT AND SUBORDINATION**

The undersigned holders of those certain liens against the real property described in the plat known as "Barber Addition" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2021041691 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Western Bank

By: \_\_\_\_\_

Trustee & Beneficiary

Signature

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 Print Name of individual

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
 ) SS  
 LANCASTER COUNTY )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_

\_\_\_\_\_  
 Print Name

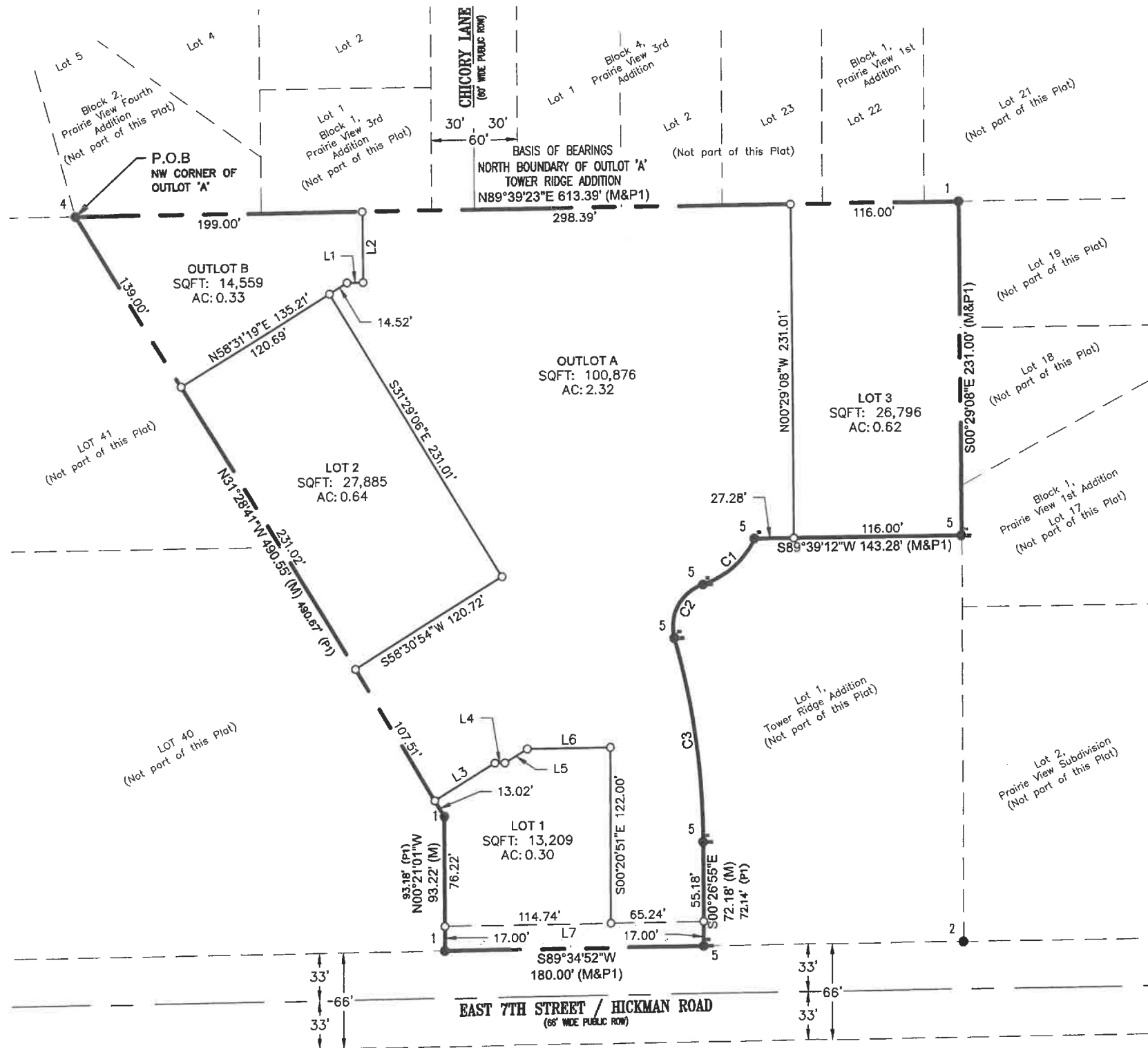
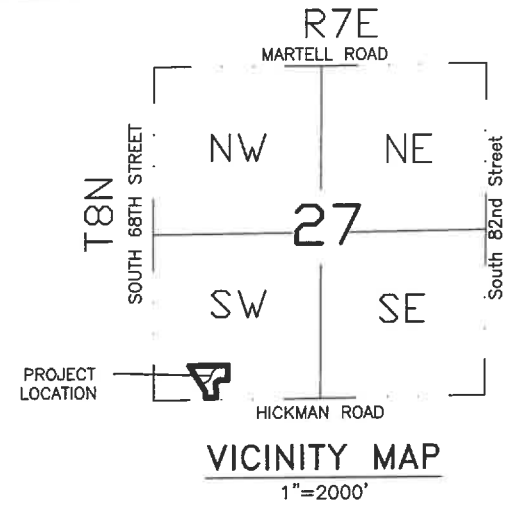
\_\_\_\_\_  
 on behalf of said (Bank name)

\_\_\_\_\_  
 Print Title

\_\_\_\_\_  
 NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

# BARBER ADDITION FINAL PLAT BASED ON TOWER RIDGE ADDITION



Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	47°15'05"	60.00'	49.48'	S49° 07' 15"W	48.09'
C2	88°43'13"	30.00'	46.45'	S28° 23' 13"W	41.95'
C3	15°30'19"	530.00'	143.43'	S08° 12' 04"E	142.99'

Line Table		
Line #	Direction	Length
L1	S89°39'23"W	11.40'
L2	S00°20'37"E	49.07'
L3	N58°31'19"E	49.14'
L4	N89°38'59"E	7.00'
L5	N58°31'19"E	18.00'
L6	N89°34'51"E	57.00'
L7	S89°34'51"W	179.97'

## MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
  - 1 ● FOUND 1" PIPE
  - 2 ● FOUND 5/8" REBAR
  - 3 ● FOUND CAPPED REBAR 654
  - 4 ● FOUND CAPPED REBAR 695
  - 5 ● FOUND CAPPED REBAR 825
- (P1) PLATTED DIMENSION PER TOWER RIDGE ADDITION  
(M) MEASURED DIMENSION
- ⎓ R-O-W TO BE DEDICATED



115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
www.hickman.ne.gov

### PETITION/REQUEST FOR ANNEXATION

**Legal Description and Location:** S27, T8, R7, 6th Principal Meridian, LOT 3 SW (PID: 1527300002000),  
WIZKIDZ ADDITION, Lot 1 (PID: 1527321001000), and WIZKIDZ ADDITION, Lot 2 (PID: 1527321002000)

**Property Owner:**

Name: WIZKIDZ LLC  
Address: 18610 S 68 ST  
HICKMAN, NE 68372  
Telephone: (402) 580-3010

**Agent:** (Authorized to act on Subdivider's behalf)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**Name of Final Plat:** Wizkidz Addition + Lot 3 SW **Area of Land in Acres:** 82.48

### Nebraska State Statutes 17-405.04.

Inhabitants of annexed land; benefits; ordinances.

The inhabitants of territories annexed under sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such city of the second class or village as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city or village, except that such one-year period shall be tolled pending final court decision in any court action to contest such annexation.

Rebecca O'Connor

Signature of Applicant

Rebecca O'Connor

Printed Name

9/14/2023

Date

[Signature]

Signature of City Staff

[Signature]

Printed Name

9-14-23

Date

**City Use Only**

Final Plat #: 2023-20 Fee paid \$ 150.00  
Receipt No. 810925210 Date: 9.14.23 Employee: Karissa Dwyer

# WIZKIDZ ADDITION ADMINISTRATIVE PLAT

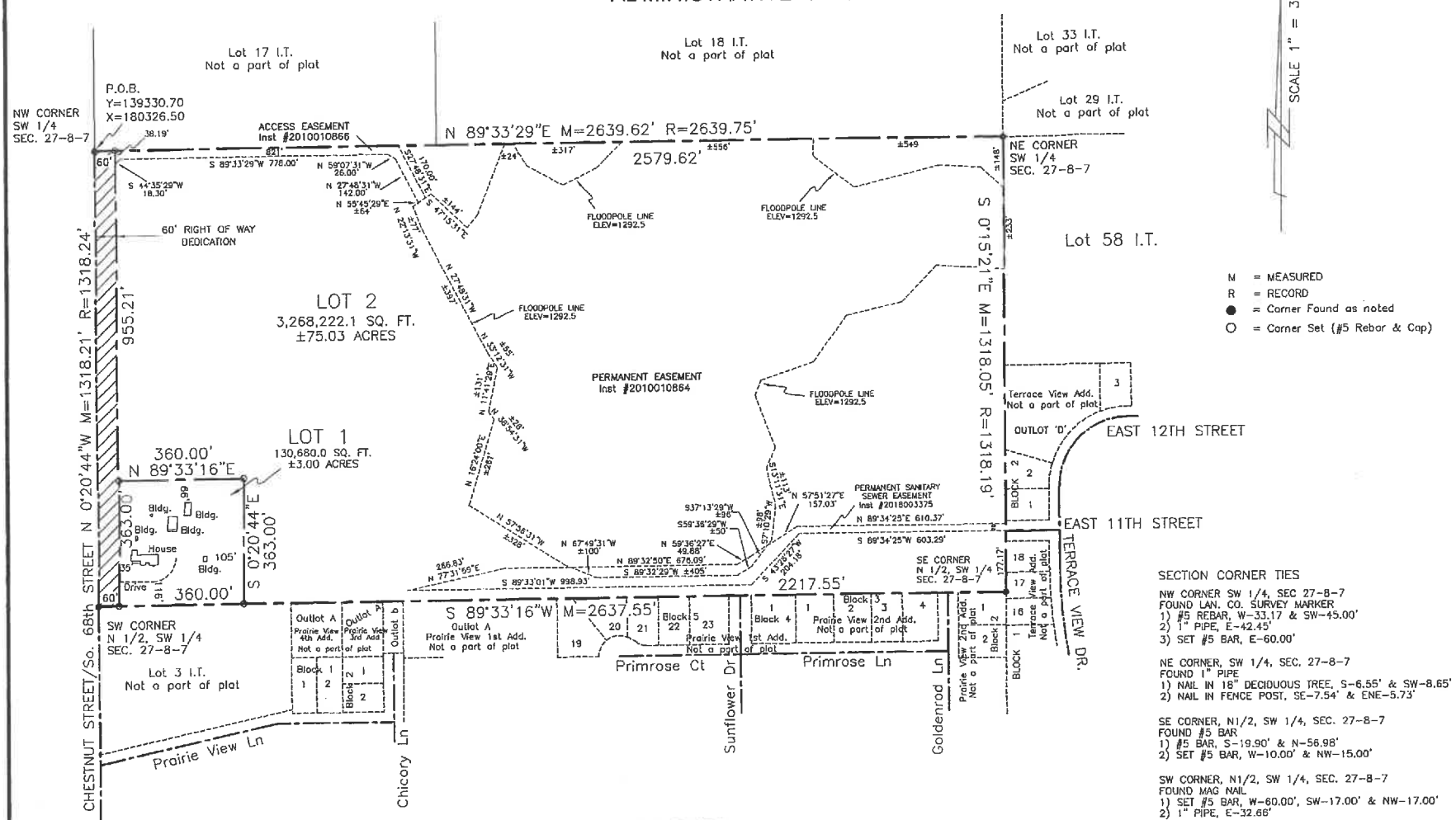
Inst # 2023025426 Thu Aug 24 11:34:12 CDT 2023  
Filing Fee: \$52.00  
Lancaster County, NE Assessor/Register of Deeds  
Office PLAT  
Pages 1



# 6236

WIZKIDZ

SCALE 1" = 300'



### PERIMETER DESCRIPTIONS

ALL OF LOTS 50 AND 51 IRREGULAR TRACTS, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 51, AND THE NORTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSIGNED BEARING OF N 89°33'29"E 2639.62', TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER, S 0°15'21"E 1318.05', TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH HALF, S 89°33'16"W 2637.55', TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER, N 0°20'44"W 1318.21', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3,477,984.62 SQUARE FEET OR 79.84 ACRES, MORE OR LESS

### OWNERS CERTIFICATION

I THE UNDERSIGNED, VAN A. O'CONNOR & REBECCA A. O'CONNOR, OWNERS; BARBARA K. PESTER AND JEFF WISMER, WIZKIDZ LLC, MANAGING MEMBERS, OWNERS; OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN CERTIFY THAT I HAVE LAID OUT, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:  
THERE ARE STRIPS OF GROUND SHOWN OR DESCRIBED ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS INSTALLATIONS.

THE 60' WIDE RIGHT OF WAY SHOWN ALONG CHESTNUT STREET AND OR SOUTH 68th STREET IS HEREBY DEDICATED TO THE PUBLIC.

DIRECT VEHICLE ACCESS INTO LOT 2, FROM EAST 11TH STREET, GOLDENROD LANE, SUNFLOWER DRIVE, AND OUTLOT B, PRAIRIE VIEW 3RD ADDITION IS NOT ALLOWED UNTIL LOT 2 IS SUBDIVIDED

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY DRAINAGE EASEMENT SHOWN THEREON

THE BUILDING SETBACKS WILL COMPLY WITH THE ZONING DISTRICT IN WHICH THE STRUCTURE WILL BE LOCATED.

ONE NEW COMMERCIAL/RESIDENTIAL ACCESS POINT OFF CHESTNUT STREET AND OR SOUTH 68th STREET IS ALLOWED.

NATIONAL WETLANDS INVENTORY SHOWS FRESHWATER WETLANDS THROUGHOUT LOT 2.  
LOT 2 CONTAINS THE UPPER SALT CREEK DAM AND PERMANENT EASEMENT THIS EASEMENT IS GRANTED FOR THE PURPOSE OF AND IN CONNECTION WITH THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND INSPECTION OF A FLOODWATER RETARDING STRUCTURE, TO INCLUDE A SITE WHERE THE SUITABLE BORROW MATERIALS CAN BE OBTAINED; FOR THE INSTALLATION AND MAINTENANCE OF WILDLIFE HABITAT; AND FOR THE PURPOSE OF THE FLOWAGE OF ANY WATERS IN, OVER, UPON, OR THROUGH SUCH STRUCTURE; AND FOR THE PERMANENT STORAGE AND TEMPORARY DETENTION, EITHER OR BOTH, OF ANY WATERS THAT ARE IMPOUNDED, STORED OR DETAINED BY SUCH FLOODWATER RETARDING STRUCTURE DESIGNATED AS SITE 35-A OF THE UPPER SALT CREEK WATERSHED PROJECT.

- ### SECTION CORNER TIES
- NW CORNER SW 1/4, SEC 27-8-7 FOUND LAN. CO. SURVEY MARKER
    - #5 REBAR, W-33.17' & SW-45.00'
    - 1" PIPE, E-42.45'
    - SET #5 BAR, E-60.00'
  - NE CORNER, SW 1/4, SEC. 27-8-7 FOUND 1" PIPE
    - NAIL IN 18" DECIDUOUS TREE, S-6.55' & SW-8.65'
    - NAIL IN FENCE POST, SE-7.54' & ENE-5.73'
  - SE CORNER, N1/2, SW 1/4, SEC. 27-8-7 FOUND #5 BAR
    - #5 BAR, S-19.90' & N-56.98'
    - SET #5 BAR, W-10.00' & NW-15.00'
  - SW CORNER, N1/2, SW 1/4, SEC. 27-8-7 FOUND MAG NAIL
    - SET #5 BAR, W-60.00', SW-17.00' & NW-17.00'
    - 1" PIPE, E-32.66'

**APPROVAL OF CITY OF HICKMAN**  
THIS ADMINISTRATIVE PLAT WAS APPROVED BY THE CITY OF HICKMAN THIS 21st DAY OF August, 2023  
*Heidi Hugel*  
ZONING ADMINISTRATOR



**ACCEPTANCE BY HICKMAN CITY ENGINEER**  
THIS ADMINISTRATIVE PLAT WAS REVIEWED AND APPROVED BY THE HICKMAN CITY ENGINEER  
ON THIS 24th DAY OF August, 2023  
*Justin R. Stach*  
HICKMAN CITY ENGINEER

**ACCEPTANCE BY LANCASTER COUNTY REGISTER OF DEEDS**  
RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**REVIEW OF LANCASTER COUNTY SURVEYOR**  
THIS ADMINISTRATIVE PLAT OF ADDITION WAS REVIEWED BY THE LANCASTER COUNTY SURVEYOR  
ON THIS 22nd DAY OF Aug., 2023  
*John B. B...*  
LANCASTER COUNTY SURVEYOR

**COUNTY TREASURER'S CERTIFICATIONS**  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY RECORDS.  
LANCASTER COUNTY TREASURER *NR* **AUG 24 2023**  
COUNTY TREASURER DATE

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
LANCASTER COUNTY  
ON THIS 21st DAY OF August, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, VAN A. O'CONNOR & REBECCA A. O'CONNOR, HUSBAND AND WIFE, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME ARE FIXED TO THE DEDICATION TO THE FOREGOING PLAT AND THEY ACKNOWLEDGES THE SAME TO BE THEIR VOLUNTARY ACT AND DEED  
MY COMMISSION EXPIRES THE 26th DAY OF June 2025  
*Seth Patrick*  
NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
LANCASTER COUNTY  
ON THIS 21st DAY OF August, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, JEFF WISMER, WIZKIDZ, MANGAING MEMBER, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS FIXED TO THE DEDICATION TO THE FOREGOING PLAT AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED  
MY COMMISSION EXPIRES THE 26th DAY OF June 2025  
*Seth Patrick*  
NOTARY PUBLIC



**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA  
LANCASTER COUNTY  
ON THIS 21st DAY OF August, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, BARBARA K. PESTER, WIZKIDZ, MANGAING MEMBER, KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS FIXED TO THE DEDICATION TO THE FOREGOING PLAT AND SHE ACKNOWLEDGES THE SAME TO BE HER VOLUNTARY ACT AND DEED  
MY COMMISSION EXPIRES THE 26th DAY OF June 2025  
*Seth Patrick*  
NOTARY PUBLIC



*Van A. O'Connor*  
VAN A. O'CONNOR, husband  
*Rebecca A. O'Connor*  
REBECCA A. O'CONNOR, wife  
*Jeff Wismer*  
By: JEFF WISMER  
WIZKIDZ LLC, MANAGING MEMBER  
*Barbara K. Pester*  
By: BARBARA K. PESTER  
WIZKIDZ LLC, MANAGING MEMBER

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 27, 2023, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS 18th DAY OF August, 2023.  
*Billy Joe Kepp*  
BILLY JOE KEPP, LS #483  
K & M LAND SURVEYING INC.



# City of Hickman, Nebraska.

## Blight & Substandard Determination Study.

Redevelopment Area #2.

June, 2023.



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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**HANNA:KEELAN ASSOCIATES, P.C.  
COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING \* HOUSING STUDIES \*  
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING \*  
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS\**

*\*Lincoln, Nebraska\* 402.464.5383 \**

*\*Becky Hanna, Tim Keelan, Keith Carl & Ember Batelaan\**

City of Hickman, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #2

# BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law, Section 18-2103**, to the designated **Redevelopment Area** in the City of Hickman, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area #2** as both **blighted and substandard**.

### Location

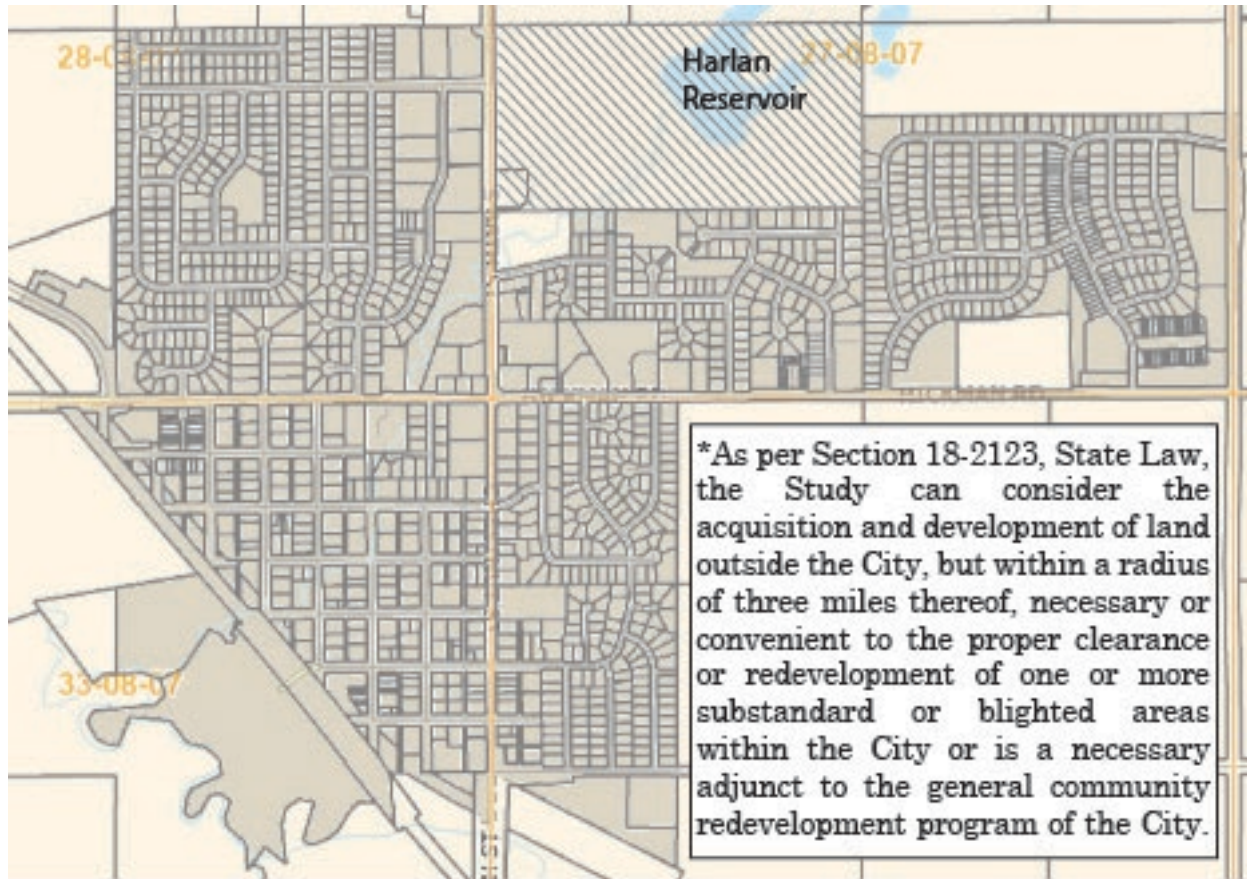
**Redevelopment Area #2** equals approximately **79 acres**, currently located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** consists primarily of undeveloped land use, with one single family residential structure and four associated accessory structures. The undeveloped parcel contains The Harlan Reservoir and grassland, pasture and cropland.

**The Redevelopment Area includes the following parcels of record on file with the Lancaster County Assessor's Office: 1527321001000 and 1527321002000.**



The **Area** will need to be annexed by and into the City of Hickman to be eligible for Tax Increment Financing, as specific redevelopment projects make application to the City.



**ILLUSTRATION 1  
 CONTEXT MAP  
 REDEVELOPMENT AREA #2  
 HICKMAN, NEBRASKA**



**Legend**

-  Redevelopment Area
-  City of Hickman Corporate Limits

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This **blight and substandard evaluation** included an **exterior structural assessment of five structures, field inventory of two primary parcels,** conversations with both City of Hickman and staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions.**

### ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

### ***BLIGHTED AREA***

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #2** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

**On the basis of this approach, Redevelopment Area #2 is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.**

## ***SUBSTANDARD FACTORS***

Three of the **Four Substandard Factors** have a “**strong presence**” within **Redevelopment Area #2**, set forth in the **Nebraska Community Development Law**, and **One Factor** has “**no presence.**” The **Substandard Factors** are described in detail, below.

**TABLE 1  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ○ |
| 2. | Age or obsolescence.  | ☒ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces.                      | ☒ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☒ |

**Strong Presence of Factor**           ☒

**Reasonable Presence of Factor**   ☐

**No Presence of Factor**           ○

Source: Hanna:Keelan Associates, P.C., 2023.

### **Strong Presence of Factor -**

As per information obtained from the Lincoln/Lancaster County Assessor’s Office and the results of the **Survey** analysis, four of the five structures in the **Redevelopment Area** are estimated to be **40+ years of age** (built during or prior to 1983). The **average age** of the structures in the **Redevelopment Area** is an estimated **64 years**. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout **Redevelopment Area #2**. The **Area** lacks a public street and sidewalk system throughout. Additionally, the **Area** lacks modern infrastructure including water and sanitary sewer systems and modern storm sewer system.

The field analysis determined that the **Substandard Factor, Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare**, is a **strong presence** throughout the **Redevelopment Area**. The **primary contributing elements include functionally and economically obsolete land areas and the lack of a modern infrastructure system, as well as aging structures.**

## No Presence of Factor -

The results of the **Structural/Site Conditions Survey** identified **one of the five structures in Redevelopment Area #2** as being in a *deteriorating condition, with minor defects*, with the remaining four structures being in *sound condition*. This **Factor** is of little or no presence throughout the **Area**.

*The prevailing substandard conditions in the Redevelopment Area, as determined by the field survey, include:*

1. **Functionally and economically obsolete undeveloped land areas;**
2. **Advanced age of the structures, with an estimated average age of 64 years;**
3. **The Area lacks modern infrastructure** including streets, sidewalks and electrical, water and sanitary sewer systems.



***BLIGHT FACTORS***

Of the **12 Blight Factors**, throughout **Redevelopment Area #2**, as set forth in the **Nebraska Community Development Law**, **seven** represent a **strong presence**, **one** was present to a **reasonable extent** and **three** were present to **little or no extent**. The Factor, “defective or unusual condition of title,” was not reviewed. **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

- |     |  |           |
|-----|--|-----------|
| 1.  | A substantial number of deteriorated or dilapidated structures.                      | ○         |
| 2.  | Existence of defective or inadequate street layout.                                  | ☐         |
| 3.  | Faulty lot layout in relation to size, adequacy, accessibility or usefulness.        | ☐         |
| 4.  | Insanitary or unsafe conditions.   | ☐         |
| 5.  | Deterioration of site or other improvements.   | ■         |
| 6.  | Diversity of Ownership.  | ○         |
| 7.  | Tax or special assessment delinquency exceeding the fair value of land.              | ○         |
| 8.  | Defective or unusual condition of title.   | <b>NR</b> |
| 9.  | Improper subdivision or obsolete platting.   | ☐         |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☐         |
| 11. | Other environmental and blighting factors.   | ☐         |
| 12. | One of the other five conditions.  | ☐         |

<b>Strong Presence of Factor</b>	☐
<b>Reasonable Presence of Factor</b>	■
<b>Little or No Presence of Factor</b>	○
<b>NR = Not Reviewed</b>	<b>NR</b>

Source: Hanna:Keelan Associates, P.C., 2023.

## **Strong Presence of Factor –**

The *Existence of Defective or Inadequate Street Layout* is a **strong presence** throughout the **Redevelopment Area**, due to a lack of platted and developed streets, as well as the lack of a sidewalk system. Existing public streets adjacent the **Redevelopment Area** include S 68<sup>th</sup> Street, Sunflower Drive, Goldenrod Lane and E 11<sup>th</sup> Street. Sunflower Drive and Goldenrod Lane could be extended into the **Area** from the south and E 11<sup>th</sup> Street could be extended into the **Area** from the east.

*Faulty Lot Layout* is a **strong presence** throughout **Redevelopment Area #2**. The parcels within the **Redevelopment Area** lack proper, modern subdivision compliance, as per the City's Zoning and Subdivision Regulations.

*Insanitary or Unsafe Conditions* are a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include a lack of modern infrastructure, including a public street and sidewalk system as well as a lack of modern water and sanitary sewer systems. Additionally, the **Area** contains aging structures.

*Improper Subdivision or Obsolete Platting* is a **strong presence** throughout the **Redevelopment Area**, primarily due to irregular tracts (parcels) of land. Future development in the **Area** would require proper subdivision, as per the City's Zoning and Subdivision Regulations.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* is a **strong presence** throughout the **Redevelopment Area**. The **Area** contains aging structures, as well as functionally and economically obsolete undeveloped land. Additionally, the **Area** lacks a modern infrastructure system, including public streets and sidewalks and water and sanitary sewer systems.

*Other Environmental and Blighting Factors* are a **strong presence** throughout the **Redevelopment Area**. The **Area** contains aging structures and with associated parcels having “fair” site conditions with “minor” debris.

*One of the Required Five Additional Blight Factors* has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and official records of the Lancaster County Assessor's Office, the estimated average age of all residential and accessory structures in the **Area** is an estimated 64 years, exceeding the blight criteria of 40+ years of age.

## **Reasonable Presence of Factor –**

*Deterioration of Site or Other Improvements* is a **reasonable presence** throughout **Redevelopment Area #2**. Of the two parcels in the **Area**, one parcel was observed to have “fair” overall site conditions and contained “minor” debris.

## **Little or No Presence of Factor –**

The results of the **Structural/Site Conditions Survey** identified **one of the five structures** in **Redevelopment Area #2** as being in a *deteriorating condition, with minor defects*, with the remaining four structures being in *sound condition*. This **Factor** is of little or no presence throughout the **Area**.

*Diversity of Ownership* has **little or no presence** throughout **Redevelopment Area #2**. Research of public records from the Lincoln/Lancaster County Assessor's Office indicates that **two distinct individuals/ownership groups** own property within the **Redevelopment Area**.

*Tax or Special Assessment Delinquency Exceeding the Fair Value of Land* has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Lincoln/Lancaster County Assessor's Office concluded that of the two parcels within the **Area**, **none were recorded as property tax exempt**. No parcels were recorded as property tax delinquent.

The Factor *Defective or Unusual Condition of Title* was not reviewed.

## **Conclusion.**

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. **The primary blight and substandard conditions present, include functionally and economically obsolete undeveloped land and the lack of a modern infrastructure system.** It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #2** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The City of Hickman Planning Commission and Hickman City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

## ***BASIS FOR REDEVELOPMENT***

For a project in the **City of Hickman** to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #2** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 Neb. Rev. Stat. (Cumulative Supplement 2012), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City of Hickman Planning Commission and Hickman City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #2**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and substandard conditions and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## ***THE STUDY AREA***

The purpose of this **Study** is to determine whether all or part of the designated **Redevelopment Area #2** in the City of Hickman, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

### **Location**

**Redevelopment Area #2** equals approximately **79 acres**, located outside, but adjacent the Corporate Limits of the City of Hickman, as identified in **Illustration 1, Context Map, Page 2**. The **Area** is comprised of undeveloped and residential land uses and the Harlan Reservoir Environs. Both functionally and economically obsolete buildings and land areas exist throughout the **Area**.

**The Redevelopment Area includes the following parcels of record on file with the Lancaster County Assessor’s Office: 1527321001000 and 1527321002000.**

The **Area** will need to be annexed, by and into the City of Hickman, to be eligible for Tax Increment Financing, as specific redevelopment projects make application to the City.

**Table 3** presents the estimated **Existing Land Use** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. The existing land use is identified on **Illustration 2, Page 13**. Undeveloped land and the Harlan Reservoir are the primary land uses in the **Redevelopment Area**.

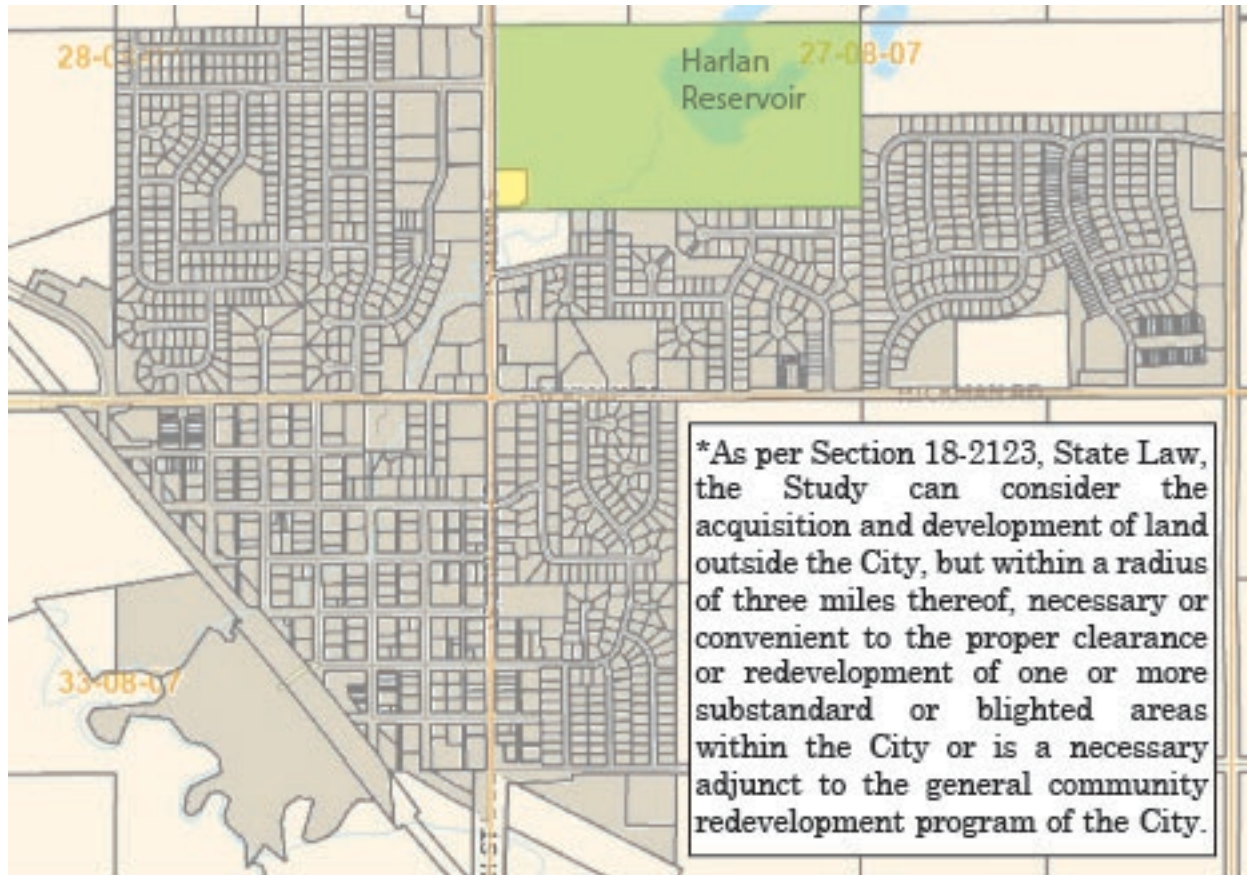
**TABLE 3  
EXISTING LAND USE  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<b><u>Land Use</u></b>	<b><u>Acres</u></b>	<b><u>Percent</u></b>
Residential	1.36	1.7%
Harlan Reservoir Environs	28.11	35.7%
<b><u>Undeveloped</u></b>	<b><u>49.37</u></b>	<b><u>62.6%</u></b>
<b>Totals</b>	<b>78.84</b>	<b>100.0%</b>

Source: Hanna:Keelan Associates, P.C., 2023.

**Illustration 3, Page 14** identifies the existing **Zoning Districts** in the **Redevelopment Area**. One Zoning District and one Overlay District are present within the **Area**. These include the “TA Transitional Agricultural District” and the “CO Corridor Overlay District.” Official Zoning activities throughout the **Redevelopment Area** are administered by the City of Hickman.

**ILLUSTRATION 2  
EXISTING LAND USE MAP  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

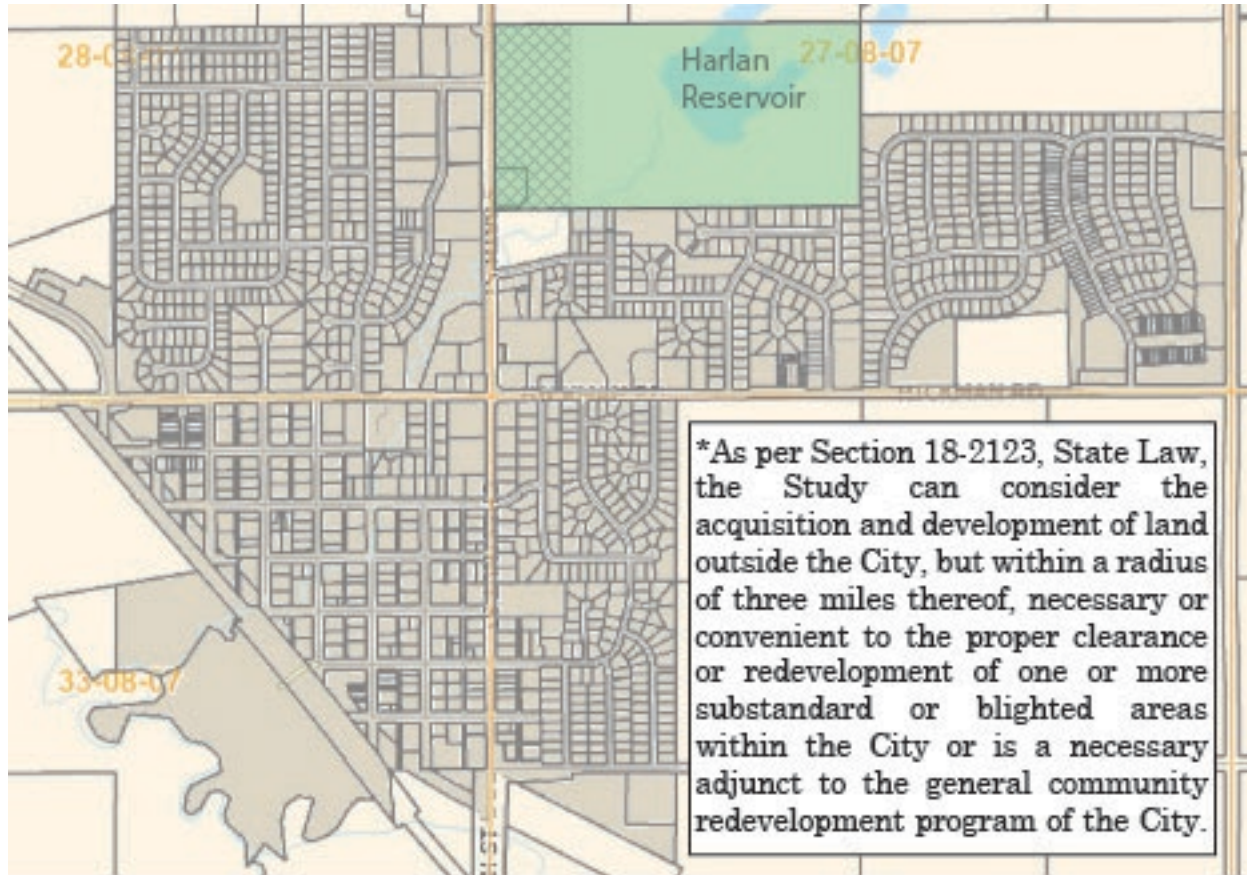


**Legend**





- Redevelopment Area
- City of Hickman Corporate Limits
- Residential
- Undeveloped

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COMMUNITY PLANNING & RESEARCH**

**ILLUSTRATION 3  
EXISTING ZONING DISTRICTS MAP  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**



**Legend**

-  Redevelopment Area
-  City of Hickman Corporate Limits
-  Transitional Agriculture District
-  Corridor Overlay District

**HANNA:KEELAN ASSOCIATES, P.C.  
COMMUNITY PLANNING & RESEARCH**

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for the **City of Hickman Redevelopment Area #2** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

### **Structural/Site Conditions Survey Process**

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in June, 2023. A total of **five structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **two legal parcels** of record identified by the Lincoln/Lancaster County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area contains approximately 79 acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

### **Research on Property Ownership and Financial Assessment of Properties**

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

### ***SUBSTANDARD FACTORS***

#### **(1) Dilapidation/Deterioration of Structures**

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **five existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. Structure/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components)**. These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

#### **(Secondary Components)**

**Building Systems**. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/building.

**2. Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

**3. Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual *Exterior Rating Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented below.

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### 4. Survey Conclusions.

The condition of the total **five buildings** within **Redevelopment Area #2** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Four (4) structures were classified as structurally **sound**;
- One (1) structures was classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. **Of the five structures, one structure** was identified as **deteriorating** with **minor defects** and the remaining structures were aging, but in reasonably sound condition. Additional details on structural deterioration are identified within the **Appendix**. **Table 4** identifies the results of the structural rating process per building type.

#### Conclusion.

**The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #2.**



**TABLE 4  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
<b>Residential</b>	1	0	0	0	1	0
<b>Accessory</b>	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>1</u>
<b>Totals</b>	4	1	0	0	5	1
Percent	80.0%	20.0%	0.0%	0.0%	100.0%	20.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 5  
ASSESSOR'S RATING OF RESIDENTIAL STRUCTURES  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>	<u>Condition</u>
<b>Good (6)</b>	0	0
<b>Average Plus (5)</b>	0	0
<b>Typical (4)</b>	0	1
<b>Average Minus (3)</b>	1	0
<b>Fair (2)</b>	0	0
<b>Poor (1)</b>	0	0
<b>Not Available (Accessory Buildings)</b>	<u>4</u>	<u>4</u>
<b>Total</b>	5	5

Source: Lincoln/Lancaster County Assessor, 2023.

**(2) Age or Obsolescence.**

As per the results of the **Structural/Site Conditions Survey** and with confirmation from the Lancaster County Assessor’s Office, one of the two structures in **Redevelopment Area #2**, with age of construction records available, is 40+ years of age (built during or prior to 1983). This residential structure was constructed in 1900 and one of the four accessory structures associated with this residential structure was constructed in 2018. The other three accessory structures are estimated to be 40+ years of age due to deterioration and observation of historical aerial footage available from the Lancaster County Assessor for the **Area**. This concludes that an estimated four of the five structures are 40+ years of age. The estimated **average age of structures in the Area, with age of construction records available, is an estimated 64 years.**

**Conclusion.**

**The age and obsolescence of structures is a strong presence throughout Redevelopment Area #2.**

**(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #2**.

As per the results of the **Survey, one of the five structures** in the **Area** was rated as **deteriorating with minor defects**, with three of the remaining four structures being 40+ years of age. When not adequately maintained or upgraded to present building standards, aging structures can pose health, safety and sanitary problems.

The overall site conditions in the **Redevelopment Area** revealed that one of two parcels was found to be in **“fair” condition**. Factors related to this condition include a structure deteriorating with minor defects, with other structures aging, and site features such as landscaping conditions that are noticeably deteriorating including the presence of debris.

Additionally, the **Area** lacks modern infrastructure, including a street and sidewalk system and water and sanitary sewer systems. Future development in the **Area** would require the development of such. Water and sanitary sewer systems near the **Redevelopment Area** are approximately 10 years old and could be expanded into the **Area**.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong presence and constitutes a Substandard Factor.**

(4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

**1. Advanced Age of Structures.**

Four of the five total structures in the **Redevelopment Area** were estimated to have been built during or prior to 1983, thus 40+ years of age. The single residential structure was determined to be an estimated 123 years of age, with three associated accessory structures estimated to be 40+ years of age. The average age of **structures** in the **Area** is estimated to be **64 years**.

**2. Lack of Adequate and/or modern Utilities.**

The **Redevelopment Area** lacks a modern water and sanitary sewer system. An extension of the water and sanitary sewer systems will be necessary to support future development in the **Area**.

**3. Overall Site Condition**

The **Structural/Site Conditions Survey** identified **one of the two parcels** to be in a “fair” **condition**, as well as each parcel lacking sidewalks. Additionally, one parcel contained debris to a “minor” extent. This debris consisted of various trailers, ladders and miscellaneous objects. Another parcel lacks complete development due to the Harlan Reservoir Environs, which includes a dam and lake. The Environs contains overgrowth of mixed vegetation.



**Conclusion.**

**The combination of Factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #2.**

## ***BLIGHT FACTORS***

### **(1) Dilapidation/Deterioration of Structures.**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **five existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

#### **1. Structures/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components).** These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

#### **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. **Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

**4. Survey Conclusions.**

The condition of the total **five buildings** within the **Redevelopment Area** were determined based on the findings of the exterior **Survey**. These **Survey** results indicated the following:

- Four (4) structures were classified as structurally **sound**;
- One (1) structures were classified as **deteriorating** with **minor** defects.
- Zero (0) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structure was classified as **dilapidated.**

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. **Of the five structures, one structure** was identified as **deteriorating** with **minor defects** and the remaining structures were aging, but in reasonably sound condition. Additional details on structural deterioration are identified within the **Appendix**. **Table 6** identifies the results of the structural rating process per building type.

**Conclusion.**

The results of the Structural/Site Conditions Survey indicate deteriorating structures are of little or no presence throughout Redevelopment Area #2.

**TABLE 6  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

**Exterior Structural Rating**

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	1	0	0	0	1	0
Accessory	3	1	0	0	4	1
<b>Totals</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>1</b>
Percent	80.0%	20.0%	0.0%	0.0%	100.0%	20.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 7  
ASSESSOR'S RATING OF RESIDENTIAL STRUCTURES  
REDEVELOPMENT AREA #2  
HICKMAN, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>	<u>Condition</u>
Good (6)	0	0
Average Plus (5)	0	0
Typical (4)	0	1
Average Minus (3)	1	0
Fair (2)	0	0
Poor (1)	0	0
Not Available <u>(Accessory Buildings)</u>	<u>4</u>	<u>4</u>
<b>Total</b>	<b>5</b>	<b>5</b>

Source: Lincoln/Lancaster County Assessor, 2023.

**(2) Existence of Defective or Inadequate Street Layout.**

The **Redevelopment Area** lacks a public street and sidewalk network. S 68<sup>th</sup> Street is adjacent the western edge of the **Area** and is currently undergoing construction. The large, undeveloped tract of land in the **Redevelopment Area** can be considered both **functionally and economically obsolete**, due to the lack of adequate street access and modern water and sanitary sewer systems. Future development would require an extension of the street network from the development to the south of the **Area**.



**Conclusion.**

**The existence of defective or inadequate street layout has a strong presence in Redevelopment Area #2.**

**(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #2**.

**1. Inadequate Lot Size and Adequacy Issues.**

**Irregularly subdivided lots (parcels)** exist in the **Area** lacking uniform width or depth and in need of proper subdivision (as per City codes) prior to development activities.

**2. Accessibility or Usefulness.**

**The two irregular tracts of land (parcels) are both functionally and economically obsolete, undeveloped as per today's standards.** Additionally, the **Area** lacks a modern public street network, creating ingress/egress accessibility issues for the **Area**.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout Redevelopment Area #2.**

#### (4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Hickman Staff, provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #2**.

##### 1. **Age of Structures.**

Four of the five structures in the **Redevelopment Area** are estimated to be 40+ years of age, or built during or prior to 1983. Additionally, the estimated **average age of structures is 64 years**. The advanced age of the structures results in deteriorating buildings having deferred maintenance, thus potentially creating insanitary and unsafe conditions.

##### 2. **Deteriorating/Dilapidated Buildings and Sites.**

**One of the five structures** in the **Redevelopment Area** was determined to be **deteriorating with minor defects**. Structures in these conditions, in combination with **“fair” overall site conditions** and **“minor” debris** can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions. Additionally, undeveloped parcels containing an overgrowth of mixed vegetation has the potential to create health hazards to adjacent property owners and pedestrians.

##### 3. **Lack of Adequate Utilities & Infrastructure.**

The **Area** lacks a modern infrastructure system, including a public street and sidewalk system, as well as, water and sanitary sewer systems. An extension of the water and sanitary sewer system would be required for future development in this **Area**. Water and sanitary sewer systems near the **Area** was constructed of PVC within the last 10 years and could potentially be extended into the **Area**.

#### Conclusion.

**Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #2.**



(5) Deterioration of Site or Other Improvements.

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within **Redevelopment Area #2**. The **Appendix** documents the present condition of these site features in the **Area**. The primary issue in **Redevelopment Area #2** is the existing condition and age of buildings and associated debris. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions in the **Area** concluded that **one of the two parcels** was observed to be in **“fair” condition**, partially due to the existence of **“minor” debris**. Another parcel contains the Harlan Reservoir Environs, consisting of a dam and lake. The Environs contains an overgrowth of mixed vegetation. Portions of the Environs are undevelopable due to existing conditions.
2. One of the five structures in the **Redevelopment Area** was identified as **deteriorating** with **minor defects**. Additionally, four of the five structures were estimated to be 40+ years of age.

Conclusion.

Deterioration of site improvements is a reasonable presence in Redevelopment Area #2.



**(6) Diversity of Ownership.**

**Two individuals/ownership groups** own property in **Redevelopment Area #2**. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Such assemblage can be difficult without the financial assistance of public intervention programs.

**Conclusion.**

**The Factor, diversity of ownership, has little or no presence of Factor in the Redevelopment Area.**

**(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #2**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

**1. Real Estate Values.**

The tax values within the **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area** is **\$455,100**.

**2. Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **none** of the parcels in the **Area** were classified as delinquent by the Lancaster County Treasurer's Office.

**3. Tax Exempt.**

Information from the Lancaster County Assessor's and Treasurer's Offices identified that **none** of the parcels in the **Redevelopment Area** have property tax exemption.

**Conclusion.**

**Taxes or special assessments delinquency have little or no presence in Redevelopment Area #2.**

**(8) Defective or Unusual Condition of Title.**

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

**Conclusion.**

**Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #2.**

**(9) Improper Subdivision or Obsolete Platting.**

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area** and will require proper subdivision (as per City Codes) prior to development activities. **The Area in its present state is functionally and economically obsolete.**

**Conclusion.**

**A strong presence of Factor exists for improper subdivision or obsolete platting in Redevelopment Area #2.**



(10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Lack of Modern Infrastructure.**

The **Redevelopment Area** currently lacks a modern public infrastructure system, consisting of streets, sidewalks and water and sewer systems.

2. **Advanced Age of Structures.**

Four of the five structures in the **Redevelopment Area** have an estimated age of 40+ years. The **average age of structures**, with age of construction records available, is an estimated **64 years**. The aging of structures plays a role in the potential need for moderate- to substantial rehabilitation of such.

3. **Condition of Structures.**

One of the five structures in the **Area** was identified as being in a **deteriorating condition** with **minor defects**.

4. **Site Condition.**

One of the two parcels was determined to have “**fair**” **overall site conditions**, due to the existence of “**minor**” **debris**, a deteriorating structure and other aging buildings. Another parcel lacks complete development due to the Harlan Reservoir Environs, which includes a dam and lake. The Environs contains overgrowth of mixed vegetation, which hinders development opportunities.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout Redevelopment Area #2.**



**(11) Other Environmental and Blighting Factors.**

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure or property and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

The two parcels in the **Redevelopment Area** can be considered both functionally and economically obsolete. One parcel contains structures with an average age of 64 years. The other parcel is partially developed as the Harlan Reservoir Environs, containing a dam and lake with an overgrowth of mixed vegetation. The entire **Area** lacks a modern infrastructure system. The **Area** will need to be properly subdivided, as per City code, prior to any development activities.

**Conclusion.**

**Other Environmental Blighting Factors** are a strong presence throughout Redevelopment Area #2, containing functionally and economically obsolete parcels.



**(12) Additional Blighting Conditions.**

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

**One of the aforementioned criteria is prevalent in the designated blighted area.**

The average age of residential or commercial units in the area is at least forty (40) years.

Based upon the results of the **Field Survey** and confirmed by the analysis of Lancaster County Assessor's Office official records, the estimated average age of the **five structures** in the **Redevelopment Area** is **64 years**. The residential structure was built in the early 1900s. Three of the four remaining structures are estimated to be 40+ years of age.

**Conclusion.**

**The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence in Redevelopment Area #2.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

**Redevelopment Area #2** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" **Three** of the **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the **12 possible Factors** that can constitute the **Area** blighted, **eight** have either a reasonable or strong presence in the **Redevelopment Area.** **Factors** present in each of the criteria are identified below.

### **Substandard Factors**

1. Age or obsolescence.
2. Inadequate provision for ventilation, light, air, sanitation or open spaces.
3. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

### **Blight Factors**

1. Street layout.
2. Faulty lot layout.
3. Insanitary or unsafe conditions.
4. Deterioration of site or other improvements.
5. Improper subdivision or obsolete planning.
6. The existence of conditions which endanger life or property by fire or other causes.
7. Other environmental and blighting factors.
8. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #2**, the conclusion is that the average age of the structures, street layout, faulty lot layout and presence of **functionally and economically obsolete properties** are a sufficient basis for designation of the **Area** as **blighted and substandard.**

The extent of **Blight** and **Substandard Factors** in the **Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hickman and support a variety of new developments.



**Structural/Site Conditions  
Survey Form**

Parcel # \_\_\_\_\_  
Address: \_\_\_\_\_

**Section I: EXISTING LAND USE.**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mobile Home
2. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
3. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Public
4. Mixed Use \_\_\_\_\_
5. Occupied \_\_\_\_\_ Vacant \_\_\_\_\_

**Section II: STRUCTURAL COMPONENTS.**

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

\_\_\_\_\_ Sound \_\_\_\_\_ Deficient-Minor \_\_\_\_\_ Deficient-Major \_\_\_\_\_ Dilapidated  
**Built Within:** \_\_\_\_\_ 1 year \_\_\_\_\_ 1-5 years \_\_\_\_\_ 5-10 years  
 \_\_\_\_\_ 10-20 years \_\_\_\_\_ 20-40 years \_\_\_\_\_ 40-100 years \_\_\_\_\_ 100+ years

**Section III: PARCEL/SITE COMPONENTS**

1. Street Surface Type: \_\_\_\_\_
2. Street Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
3. Sidewalk Condition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
4. Parking (Off-Street): \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P  
 \_\_\_\_\_ # of Spaces \_\_\_\_\_ Surface
5. Railroad Track/Right-of Way Composition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
6. Existence of Debris: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
7. Overall Site Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P

## Redevelopment Area #2 - Site and Structural Conditions.

<b>Overall Site Conditions</b>	Total	Percent	Residential	Undeveloped
Excellent	0	0.0%	0	0
Good	1	50.0%	0	1
Fair	1	50.0%	1	0
Poor	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Street Type</b>	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Concrete	0	0.0%	0	0
Asphalt	0	0.0%	0	0
Gravel	0	0.0%	0	0
Brick	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Street Condition</b>	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Excellent	0	0.0%	0	0
Good	0	0.0%	0	0
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Sidewalk Condition</b>	Total	Percent	Residential	Undeveloped
None	2	100.0%	1	1
Excellent	0	0.0%	0	0
Good	0	0.0%	0	0
Fair	0	0.0%	0	0
Poor	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Debris</b>	Total	Percent	Residential	Undeveloped
None	1	50.0%	0	1
Minor	1	50.0%	1	0
Major	0	0.0%	0	0
<b>Total</b>	<b>2</b>	<b>100.0%</b>	<b>1</b>	<b>1</b>

<b>Age of Structures</b>	Total	Percent	Residential	Accessory	Undeveloped
Not Available	3	60.0%	0	3	N/A
1-5 Years	1	20.0%	0	1	N/A
5-10 Years	0	0.0%	0	0	N/A
10-20 Years	0	0.0%	0	0	N/A
20-40 Years	0	0.0%	0	0	N/A
40-100 Years	0	0.0%	0	0	N/A
100+ Years	1	20.0%	1	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Final Structure Rating</b>	Total	Percent	Residential	Accessory	Undeveloped
Sound	4	80.0%	1	3	N/A
Deteriorating - Minor	1	20.0%	0	1	N/A
Deteriorating - Major	0	0.0%	0	0	N/A
Dilapidated	0	0.0%	0	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Doors</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	3	60.0%	1	2	N/A
Minor	2	40.0%	0	2	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Windows</b>	Total	Percent	Residential	Accessory	Undeveloped
None	1	20.0%	0	1	N/A
Sound	4	80.0%	1	3	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Porches and Steps</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Paint</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Sound	3	60.0%	1	2	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Driveway and Site</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Roof Structure</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Wall Foundation</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	5	100.0%	1	4	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Foundation</b>	Total	Percent	Residential	Accessory	Undeveloped
None	4	80.0%	0	4	N/A
Sound	1	20.0%	1	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Foundation Type</b>	Total	Percent	Residential	Accessory	Undeveloped
Other/None	4	80.0%	0	4	N/A
Concrete	1	20.0%	1	0	N/A
Stone	0	0.0%	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Roof Surface</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	0	0.0%	0	0	N/A
Substandard	1	20.0%	0	1	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Roof Type</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Asphalt Shingles	4	80.0%	1	3	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Metal	1	20.0%	0	1	N/A
Combination	0	0.0%	0	0	N/A
Other	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Chimney</b>	Total	Percent	Residential	Accessory	Undeveloped
None	5	100.0%	1	4	N/A
Sound	0	0.0%	0	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Gutters, Downspouts</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Sound	3	60.0%	1	2	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Wall Surface</b>	Total	Percent	Residential	Accessory	Undeveloped
None	0	0.0%	0	0	N/A
Sound	4	80.0%	1	3	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
<b>Total</b>	5	100.0%	1	4	N/A

<b>Wall Surface Type</b>	Total	Percent	Residential	Accessory	Undeveloped
Wood	4	80.0%	1	3	N/A
Masonry	0	0.0%	0	0	N/A
Siding	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Stucco	0	0.0%	0	0	N/A
Other/Metal	1	20.0%	0	1	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Parking Surface</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
Concrete	2	40.0%	1	1	N/A
Asphalt	0	0.0%	0	0	N/A
Gravel	1	20.0%	0	1	N/A
Dirt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

<b>Parking Spaces</b>	Total	Percent	Residential	Accessory	Undeveloped
None	2	40.0%	0	2	N/A
1 to 2	3	60.0%	1	2	N/A
3 to 5	0	0.0%	0	0	N/A
6 to 10	0	0.0%	0	0	N/A
11 to 20	0	0.0%	0	0	N/A
21 or more	0	0.0%	0	0	N/A
<b>Total</b>	<b>5</b>	<b>100.0%</b>	<b>1</b>	<b>4</b>	<b>N/A</b>

**Redevelopment Area #2 Parcels.**

1527321001000*	1527321002000*	*= Outside Current Corporate Limits
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115 Locust Street, P.O. Box 127,  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
www.hickman.ne.gov

APPLICATION FOR PRELIMINARY PLAT # 2023-125

Legal Description and Location: TOWER RIDGE ADDITION, OUTLOT A

**Subdivider:**

Name: Matt Barber  
Address: 20777 S 64 CT  
Hickman, NE 68372  
Telephone: 402-889-3665

**Agent:** (Authorized to act on Subdivider's behalf)

Name: Rega Engineering  
Address: 601 Old Cheney Road, Suite A  
Lincoln, NE 68512  
Telephone: 402-484-7342

Name of Preliminary Plat: Barber Addition Number of Lots: 3 Lots

Subdivision Preliminary Plat Fee \$1,000.00 + \$10.00 per Lot Fee Total: \$1030.00

A. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes  No   
If yes, please describe the nature of such interest:

B. Will the preliminary plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes  No . If yes please describe the nature of action:

C. Does the preliminary plat deviate from the requirements of the Land Subdivision Ordinance of the City of Hickman or the City's Design Standards: Yes  No . If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (Additional sheets may be added):

See attached waiver list document for explanation of each waiver being requested.

D. Is any part of the land within the preliminary plat within a flood plain? Yes  No . If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (Additional sheets may be added):

Nathaniel P. Burnett On Behalf of Subdivider

Signature of Applicant

Nathaniel P. Burnett

Printed Name

9-27-2023

Date

[Signature]

Signature of City Staff

[Signature]

Printed Name

9-27-23

Date

Office Use Only

Receipt No. # 7696 Date: 8-31-2023 Preliminary Plat #: 2023-125 Fee paid \$ 700.00  
Plat 2023-125 \$ 250.00  
\$ 1030.00

Waivers:

1. Waiver to the city of Hickman 2007 Zoning Regulations (Section 5.08.06 Height and Lot Requirements).

*We are requesting that each internal lot have a zero-foot setback on internal abutting lot lines. A 20-foot setback around the perimeter of the site is also being proposed and no building envelope may encroach on this setback. This will allow the development to ensure green space is provided for the development and the surrounding homes and businesses.*

2. Waiver to City of Hickman Schedule of Minimum Off-Street Parking and Loading Requirements. (Section 7.02-Multi-Family/Apartments)

*The current requirement for parking calculations refers to a "sleeping unit" as a basis of the requirement. This is not a term that is defined anywhere in the zoning regulations and seems to have been loosely determined to be each bedroom within an apartment building. The term "dwelling unit" is used for all other remaining use types that would not be considered commercial in nature throughout the rest of the zoning regulations. There are 150 bedrooms among the 3 proposed apartment buildings which under the current calculation would require 150 parking stalls. If this were to stand then roughly 13% of the total site would be utilized for parking stalls alone (24,300 Sq Ft). This severely decreases the green space possibilities of the site and gives the development the feel of being only a parking lot. We are proposing that this development adopt the same parking calculation that the City of Lincoln has for a similar zoning requirement. This particular site is 4.28 acres and is proposed to have 60 dwelling units between all three buildings. This comes out to have a density calculation of 14 units per acre and would be considered a high-density development in Lincoln. This would then correlate best to the R-6 zoning regulations that we would like to base our waiver from. The R-6 zoning for Lincoln has a parking requirement of 1.5 stalls per dwelling unit which would bring our total parking requirement for these buildings to 90 stalls.*

3. Waiver to city of Hickman 2007 Subdivision Regulations (Article 5: Design Standards and Section 5.21 and Article 6: Required Improvements Section 6.07)

*A sidewalk installation is non-essential or unnecessary on both sides of the street due to the extreme topography and slopes of the grades. A trail is located on the south side of 7<sup>th</sup> street which would also make this trail access redundant.*

# BARBER ESTATES ADDITION

## PRELIMINARY PLAT

An addition in City of Hickman in the Southwest Quarter of the of Section 27, Township 8 North, Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska.

### LEGEND

- CORNER FOUND (as Shown)
- CORNER SET (3/4"x24" Bar w/Cap)
- ⊕ SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION
- S.B. SETBACK
- ⊕ POWER POLE
- ▨ ADDITIONAL RIGHT OF WAY DEDICATION
- PROPERTY LINE
- - - 20' PERIMETER SETBACK

### OWNERS OF RECORD:

MATT BARBER  
20777 S 64 CT  
HICKMAN, NE 68372  
(402) 889-3665

### DEVELOPER:

MATT BARBER  
20777 S 64 CT  
HICKMAN, NE 68372  
(402) 889-3665

### LANDSCAPE ARCHITECT:

COREY HASELHORST  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

### ENGINEER:

NATHANIEL P. BURNETT  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

### SURVEYOR:

LYLE L. LOTH  
REGA ENGINEERING GROUP INC.  
601 OLD CHENEY ROAD, SUITE 'A'  
LINCOLN, NE 68512 (402) 484-7342

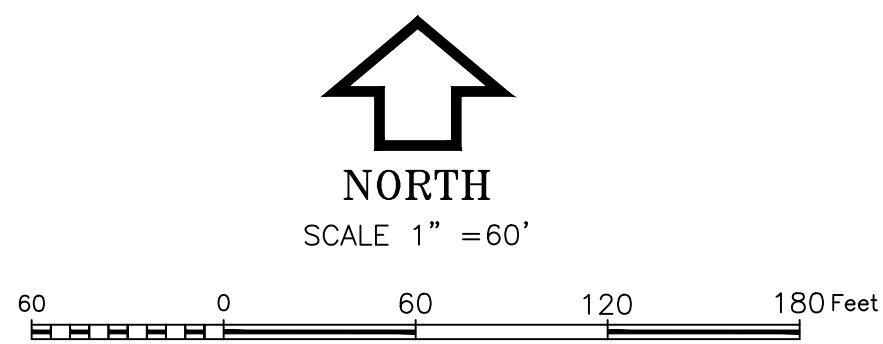
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION



### SHEET LEGEND:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 UTILITY PLAN
- 4 EXISTING GRADEING & DRAINAGE PLAN
- 5 PROPOSED GRADEING & DRAINAGE PLAN
- 6 EROSION CONTROL PLAN
- 7 FIRETRUCK ACCESS PATH

### MONUMENT SYMBOL LEGEND

- 1 FOUND 1" PIPE
- 2 FOUND 5/8" REBAR
- 3 FOUND CAPPED REBAR 654
- 4 FOUND CAPPED REBAR 695
- 5 FOUND CAPPED REBAR 825

### LEGAL DESCRIPTION:

A parcel of land being all of Outlot A, Tower Ridge Addition, located in the SW 1/4 of Section 27, T.8N, R.7E of the 6th P.M., City of Hickman Lancaster County, Nebraska, being more particularly described as follows:

**Beginning** at the NW corner of said Outlot A;  
Thence on the North boundary of said Outlot A, N89°39'23"E, 613.39 feet to the NE corner of said Outlot A, all bearings hereon are relative thereto;

Thence on the boundaries of said Outlot A the following nine (9) courses:

- Thence, S00°29'08"E, 231.00 feet;
  - Thence, S89°39'12"W, 143.28 feet to the beginning of a non-tangential curve, to the right having a delta of 47°15'05", having a radius of 60.00 feet, and whose long chord bears S49°07'15"W for a distance of 48.09 feet;
  - Thence on said curve 49.48 feet to the a point of reverse curvature to the left having a delta of 88°43'13", having a radius of 30.00 feet, and whose long chord bears S28°23'13"W for a distance of 41.95 feet;
  - Thence on said curve 46.45 feet to the a point of reverse curvature to the right having a delta of 15°30'19", having a radius of 530.00 feet, and whose long chord bears S08°12'04"E for a distance of 142.99 feet;
  - Thence on said curve 143.43 feet;
  - Thence, S00°26'55"E, 72.18 feet to the North Right-of-Way of Hickman Rd;
  - Thence on said North Right-of-Way, S89°34'52"W, 180.00 feet;
  - Thence departing, N00°21'01"W, 93.22 feet;
  - Thence, N31°28'41"W, 490.55 feet to the **Point of Beginning**.
- Containing 186,384 Square Feet or 4.28 Acres more or less.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE \_\_\_\_\_  
LYLE L. LOTH L.S. #314

### ENGINEER'S CERTIFICATE

I hereby certify that these plans were prepared by me or under my direct supervision and that I am a Registered Professional Engineer under the laws of the State of Nebraska. These plans meet the requirements of the City Engineer's office design requirements.

Date \_\_\_\_\_ Nathaniel Burnett E-15612

### REVIEWED BY LANCASTER COUNTY SURVEYOR

This preliminary plat of Barber Addition was reviewed and approved by the office of Lancaster County Surveyor on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Lancaster County Surveyor (SEAL)

### ACCEPTANCE BY THE HICKMAN CITY ENGINEER

This preliminary plat of Barber Addition was reviewed and approved by the Hickman City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Hickman City Engineer

### APPROVAL OF HICKMAN CITY CITY COUNCIL

This preliminary plat of Barber Addition was approved by the Hickman Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

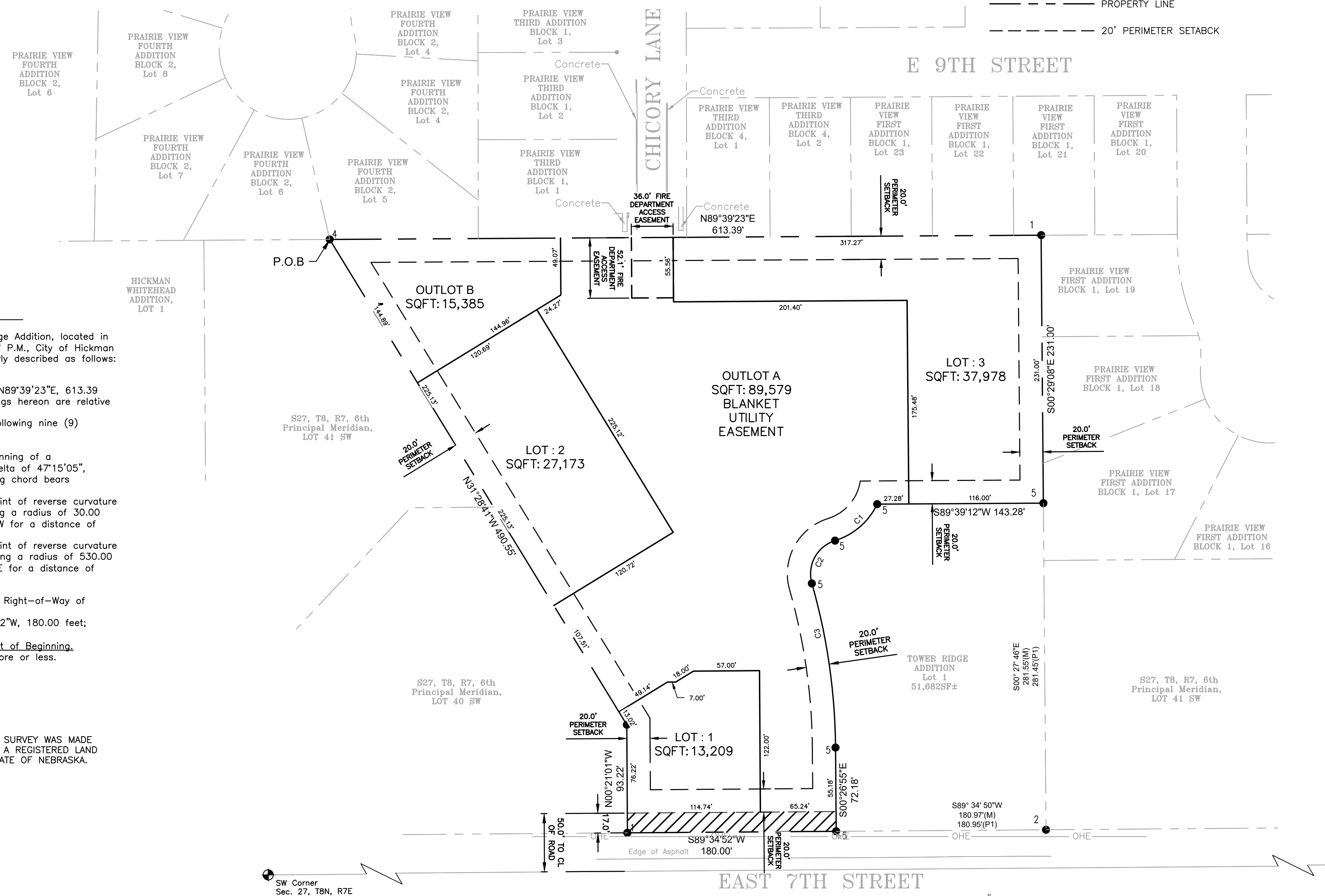
Mayor (city of Hickman Seal)

City Clerk

### APPROVAL OF PLANNING COMMISSION OF HICKMAN, NEBRASKA

This preliminary plat Barber Addition was reviewed and approved by the the Hickman Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, in accordance with the State Statutes of Nebraska.

Chairperson, Hickman Planning Commission



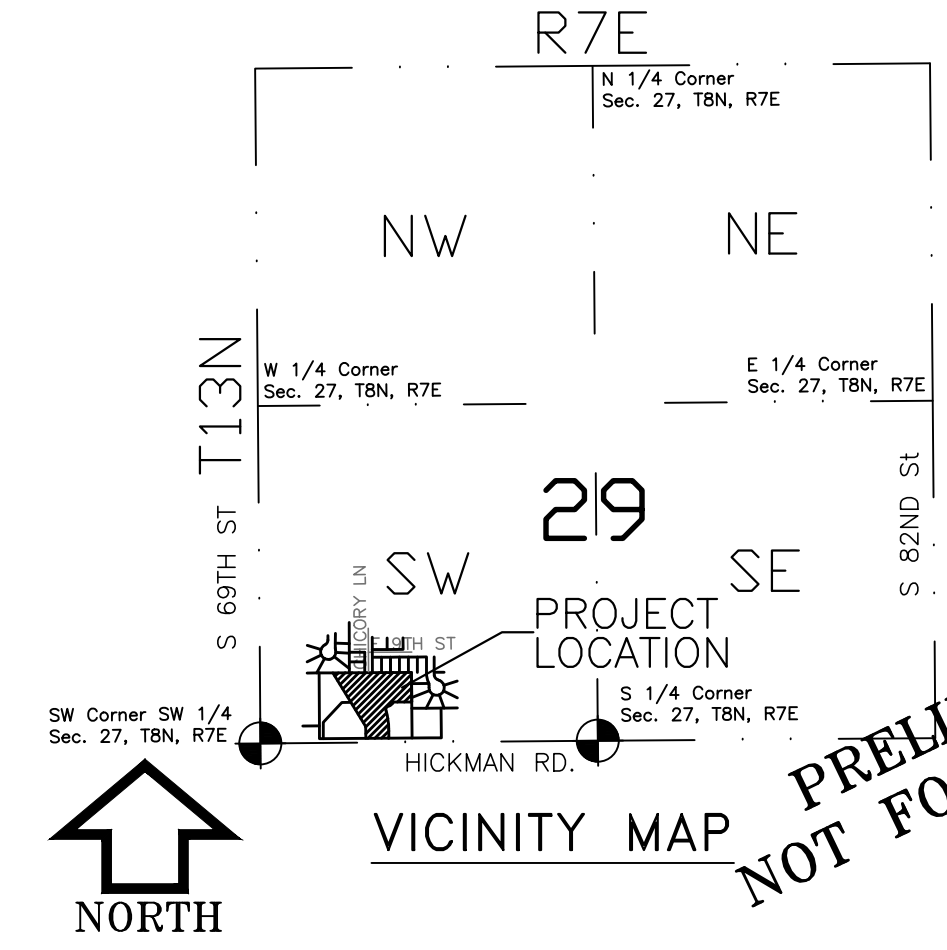
Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	47°15'05"	60.00'	49.48'	S49° 07' 15"W	48.09'
C2	88°43'13"	30.00'	46.45'	S28° 23' 13"W	41.95'
C3	15°30'19"	530.00'	143.43'	S08° 12' 04"E	142.99'

### GENERAL NOTES

- THIS PRELIMINARY PLAT CONTAINS 4.28 ACRES.
- THIS PRELIMINARY PLAT PERMITS 3 MULTI FAMILY RESIDENCE LOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE PRINCIPAL BUILDING, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
- THIS PRELIMINARY PLAT PERMITS 2 OUTLOTS. EACH OUTLOT SHALL BE UTILIZED FOR STORM WATER MANAGEMENT OR PARKING REQUIREMENTS.
- CURRENTLY ZONED 'R-3'. NO REZONING IS BEING REQUESTED AT THIS TIME.
- THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET, AS PER 'R-3' ZONING.
- THE DEVELOPER/OWNER RESERVES THE RIGHT TO BUILD WITHIN THE PROPOSED LOT LINES AS LONG AS THE PROPOSED BUILDING ENVELOPE DOES NOT ENCRoACH ON THE PROPOSED 20' PERIMETER SETBACK AND OUTLOTS AS SHOWN. THE PROPERTY DENSITY SHALL NOT EXCEED .03 UNITS PER ACRE.
- ACCESS TO EAST 7TH STREET (HICKMAN ROAD) IS HEREBY RELINQUISHED EXCEPT AT THE LOCATION OF A PRIVATE DRIVE ACCESSING OUTLOT A.
- THE ADDITIONAL RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.
- UTILITY EASEMENTS SHALL BE GRANTED TO CITY OF HICKMAN, OTHER PUBLIC UTILITY COMPANIES TO PROVIDE SERVICES TO THE PROPOSED LOTS.
- DEVELOPER SHALL INSTALL STREET IDENTIFICATION SIGNS, ONE STOP SIGN AND ONE NO OUTLET SIGN AS REQUIRED.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.

### WAIVERS

- CITY OF HICKMAN 2007 ZONING REGULATIONS (SECTION 5.08.06 - HEIGHT AND LOT REQUIREMENTS)
- CITY OF HICKMAN 2007 ZONING REGULATIONS SCHEDULE OF MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS (SECTION 7.02 - MULTI-FAMILY/APARTMENTS)
- WAIVER TO CITY OF HICKMAN 2007 SUBDIVISION REGULATIONS (ARTICLE 5: DESIGN STANDARDS AND SECTION 5.21 AND ARTICLE 6:REQUIRED IMPROVEMENTS SECTION 6.07)



**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

BARBER ADDITION - PRELIMINARY PLAT  
 COVER SHEET  
 HICKMAN, NEBRASKA

SHEET NO.  
1 of 7

# BARBER ESTATES ADDITION

## PRELIMINARY PLAT

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA ENGINEERING**

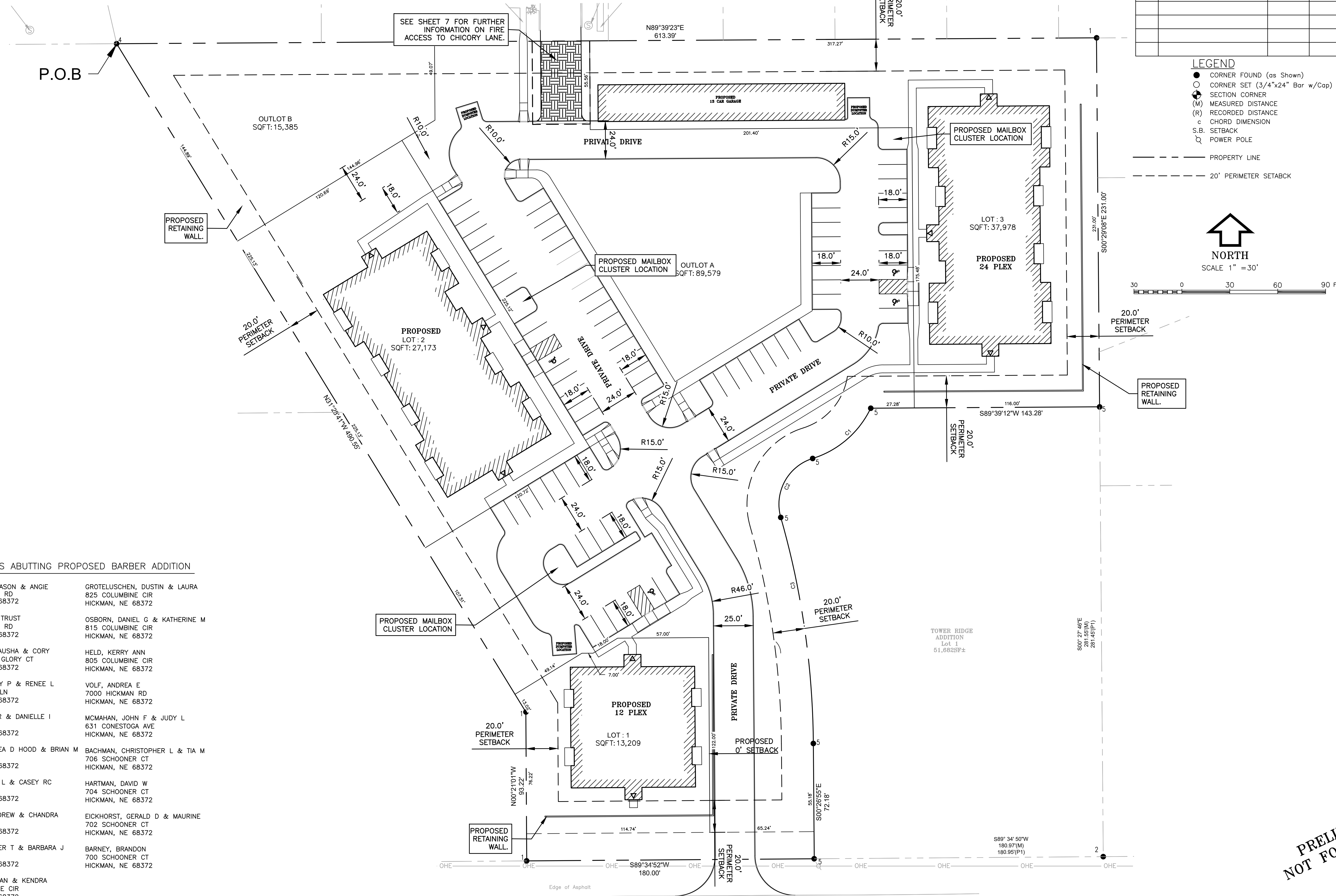
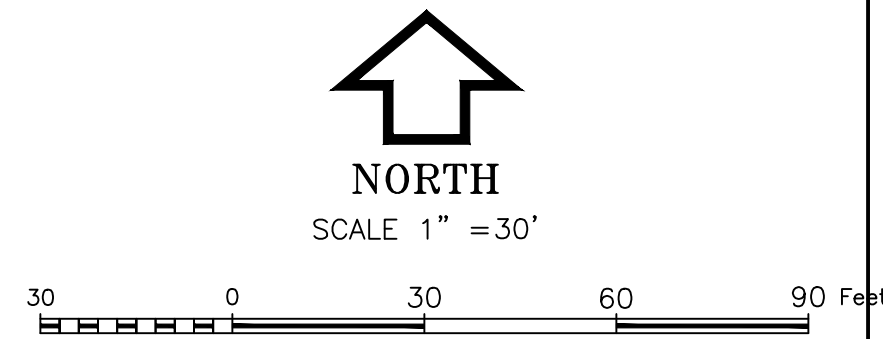
601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

**LEGEND**

- CORNER FOUND (as Shown)
- CORNER SET (3/4"x24" Bar w/Cap)
- SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION
- S.B. SETBACK
- ⊕ POWER POLE

--- PROPERTY LINE  
- - - 20' PERIMETER SETBACK



**LANDWNERS ABUTTING PROPOSED BARBER ADDITION**

SCHROEDER, JASON & ANGIE 6900 HICKMAN RD HICKMAN, NE 68372	GROTELUSCHEN, DUSTIN & LAURA 825 COLUMBINE CIR HICKMAN, NE 68372
GLABE FAMILY TRUST 6880 HICKMAN RD HICKMAN, NE 68372	OSBORN, DANIEL G & KATHERINE M 815 COLUMBINE CIR HICKMAN, NE 68372
OSTRANDER, TAUSHA & CORY 880 MORNING GLORY CT HICKMAN, NE 68372	HELD, KERRY ANN 805 COLUMBINE CIR HICKMAN, NE 68372
SMITH, JEFFREY P & RENEE L 885 CHICORY LN HICKMAN, NE 68372	VOLF, ANDREA E 7000 HICKMAN RD HICKMAN, NE 68372
BRINK, SEAN R & DANIELLE I 785 E 9 ST HICKMAN, NE 68372	MCMAHAN, JOHN F & JUDY L 631 CONESTOGA AVE HICKMAN, NE 68372
REESE, CHELSEA D HOOD & BRIAN M 795 E 9 ST HICKMAN, NE 68372	BACHMAN, CHRISTOPHER L & TIA M 706 SCHOONER CT HICKMAN, NE 68372
COONS, APRIL L & CASEY RC 805 E 9 ST HICKMAN, NE 68372	HARTMAN, DAVID W 704 SCHOONER CT HICKMAN, NE 68372
PFENNING, ANDREW & CHANDRA 815 E 9 ST HICKMAN, NE 68372	EICKHORST, GERALD D & MAURINE 702 SCHOONER CT HICKMAN, NE 68372
NELSON, WALTER T & BARBARA J PO BOX 101 HICKMAN, NE 68372	BARNEY, BRANDON 700 SCHOONER CT HICKMAN, NE 68372
MCDONALD, SEAN & KENDRA 835 COLUMBINE CIR HICKMAN, NE 68372	

**BARBER ADDITION - PRELIMINARY PLAT**  
**SITE PLAN**  
**HICKMAN, NEBRASKA**

**PRELIMINARY PLAN**  
**NOT FOR CONSTRUCTION**

SW Corner Sec. 27, T8N, R7E      EAST 7TH STREET      S 1/4 Corner Sec. 27, T8N, R7E

# BARBER ESTATES ADDITION

## PRELIMINARY PLAT

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROJECT  
211242

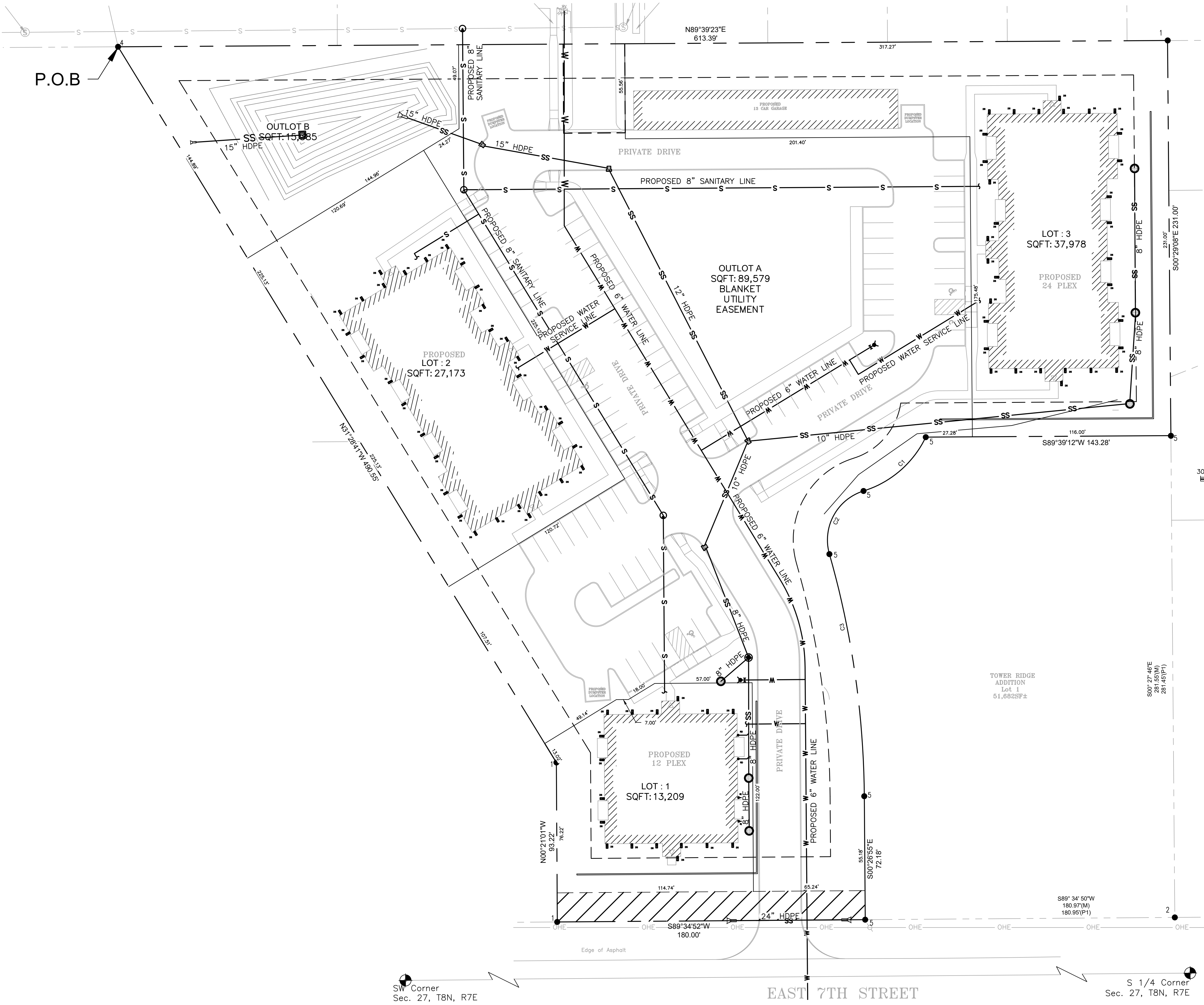
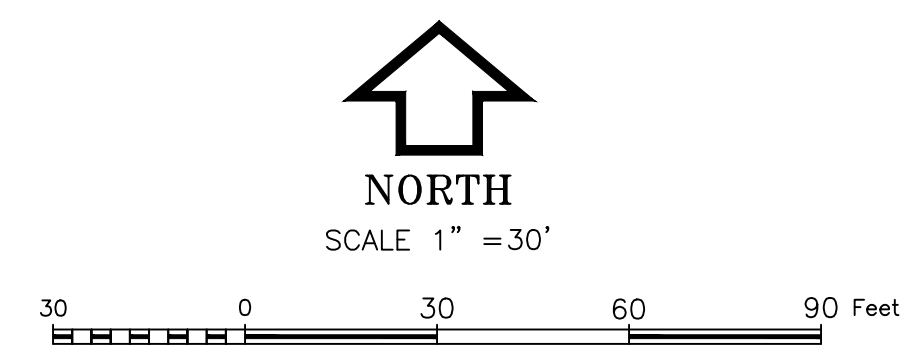
**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

### LEGEND

---	PROPERTY LINE
- - -	20' PERIMETER SETBACK
-S-S-	SANITARY SEWER LINE
-W-W-	WATER LINE
-SS-	PROPOSED STORM SEWER LINE
⦿	FIRE HYDRANT
⊙	PROPOSED STORM SEWER MANHOLE
⊞	PROPOSED STORM SEWER INLET
⊕	PROPOSED AREA INLET
⊖	SANITARY MANHOLE
DS	DOWN SPOUTS
RD	ROOF DRAINS



**BARBER ADDITION - PRELIMINARY PLAT**  
**UTILITY PLAN**  
**HICKMAN, NEBRASKA**

**PRELIMINARY PLAN**  
**NOT FOR CONSTRUCTION**

SHEET NO.  
**3 of 7**

# BARBER ESTATES ADDITION

## PRELIMINARY PLAT

NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA ENGINEERING**

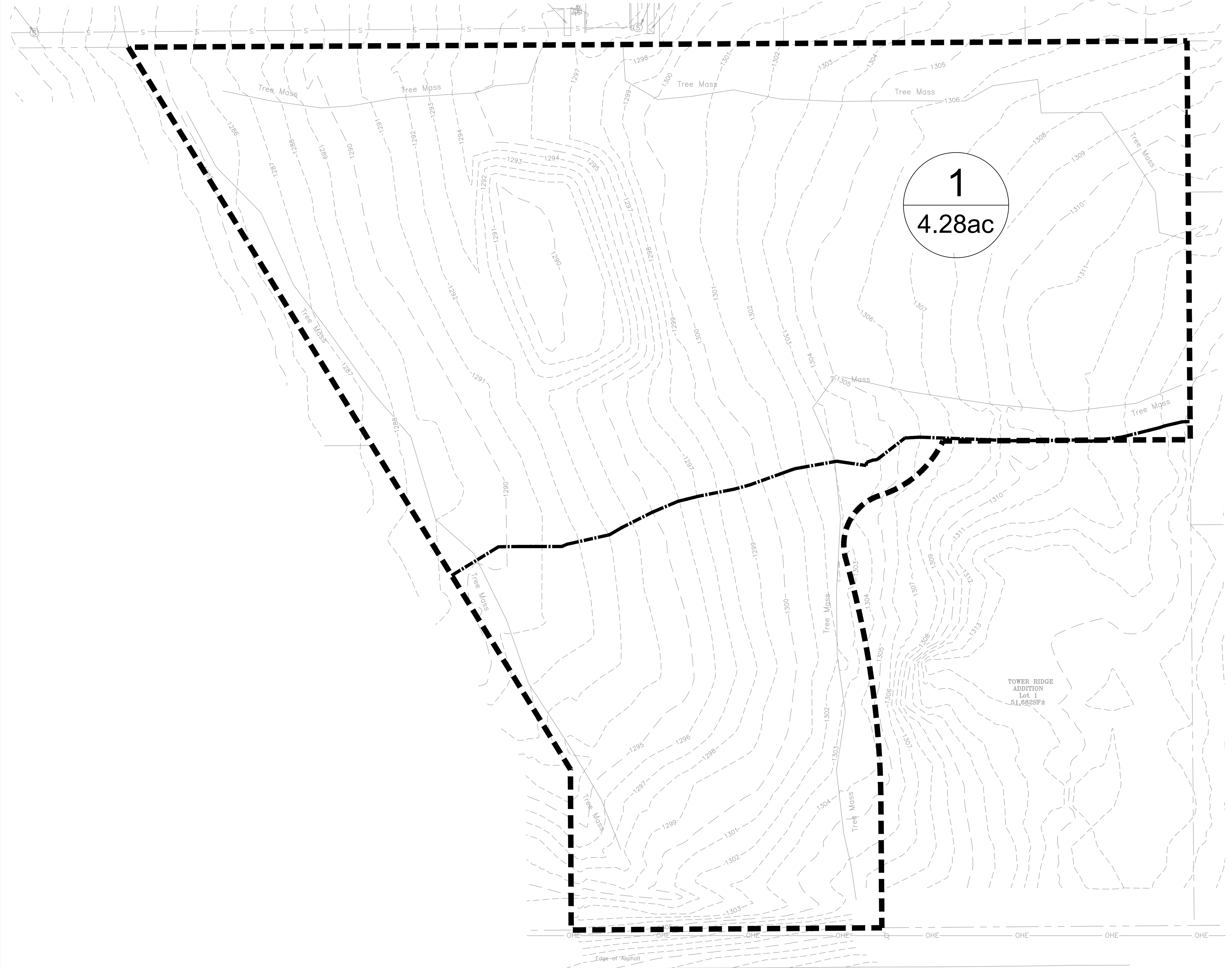
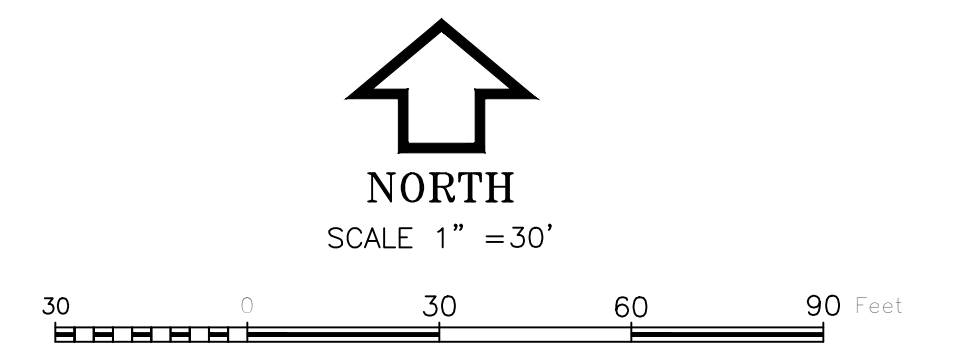
601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

- LEGEND**
- PROPERTY LINE
  - 20' PERIMETER SETBACK
  - - - - - EXISTING CONTOURS
  - 1300 — PROPOSED CONTOURS
  - DRAINAGE AREA
  - TIME OF CONCENTRATION

**GENERAL NOTE**

1. SEE DRAINAGE STUDY FOR FURTHER DETAILS ON PRE AND POST DEVELOPMENT DRAINAGE AREAS AND REQUIREMENTS.



SW Corner  
Sec. 27, T8N, R7E

EAST 7TH STREET

S 1/4 Corner  
Sec. 27, T8N, R7E

BARBER ADDITION - PRELIMINARY PLAT  
EXISTING GRADING & PRE DEVELOPMENT PLAN  
HICKMAN, NEBRASKA

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

SHEET NO.  
**4 of 7**

# BARBER ESATES ADDITION

## PRELIMINARY PLAT

NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

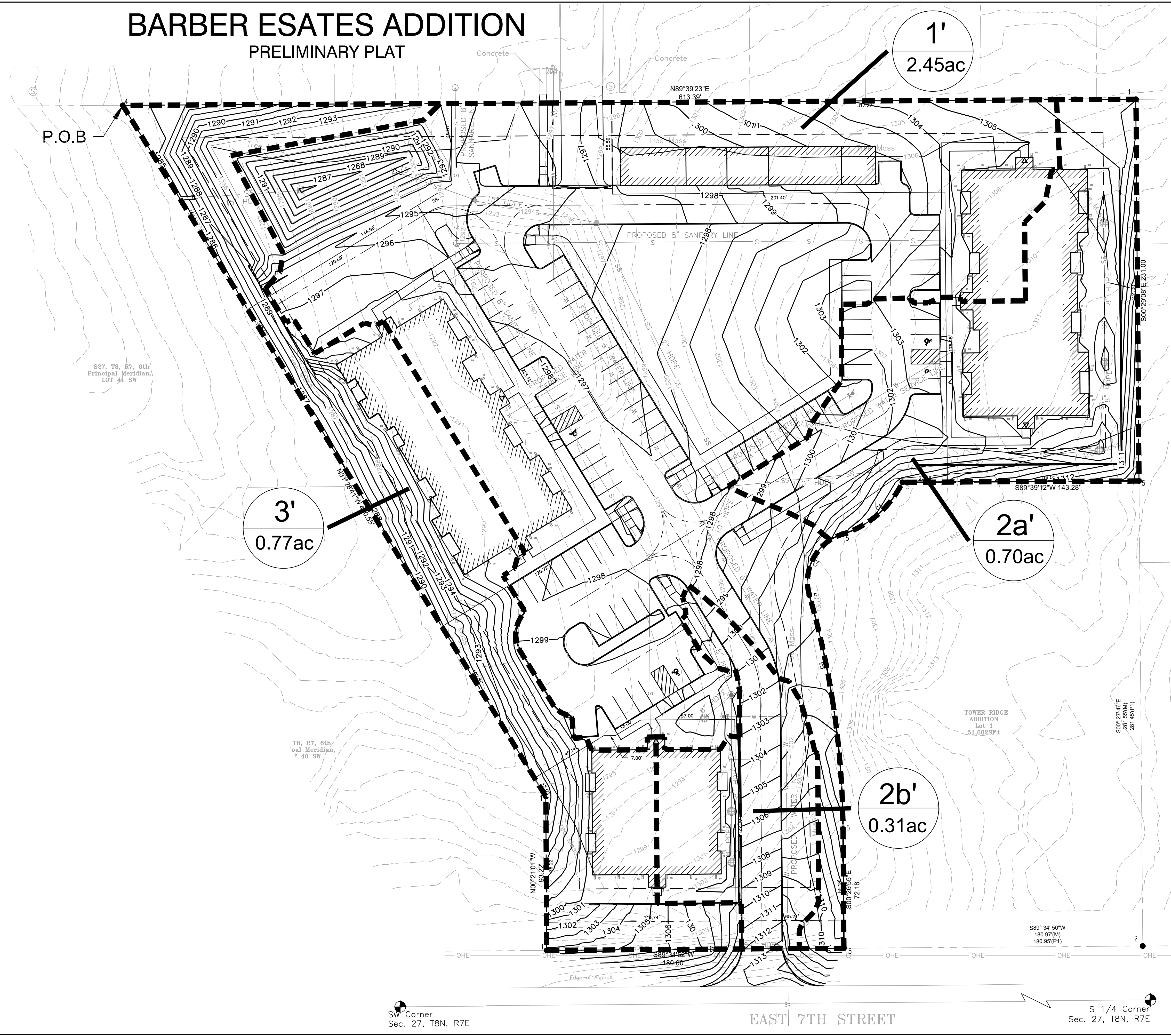
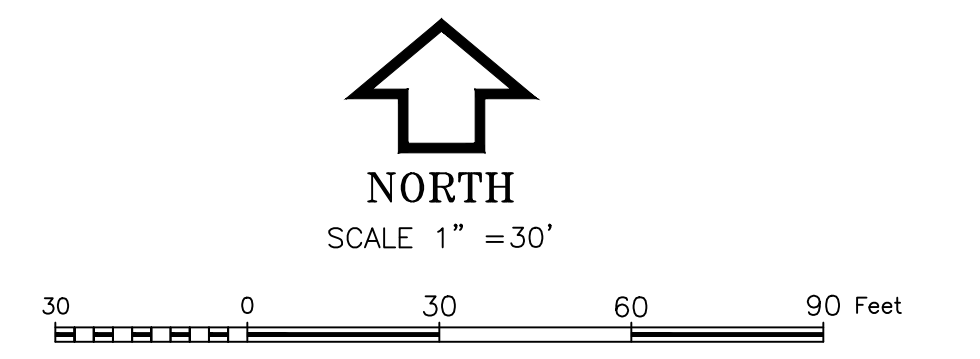
- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

**LEGEND**

- PROPERTY LINE
- - - 20' PERIMETER SETBACK
- - - 1300 - EXISTING CONTOURS
- 1300 — PROPOSED CONTOURS
- - - DRAINAGE AREA

**GENERAL NOTE**

1. SEE DRAINAGE STUDY FOR FURTHER DETAILS ON PRE AND POST DEVELOPMENT DRAINAGE AREAS AND REQUIREMENTS.



BARBER ADDITION - PRELIMINARY PLAT  
PROPOSED GRADING & DRAINAGE PLAN  
HICKMAN, NEBRASKA

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

SHEET NO.  
5 of 7

# BARBER ESTATES ADDITION

## PRELIMINARY PLAT

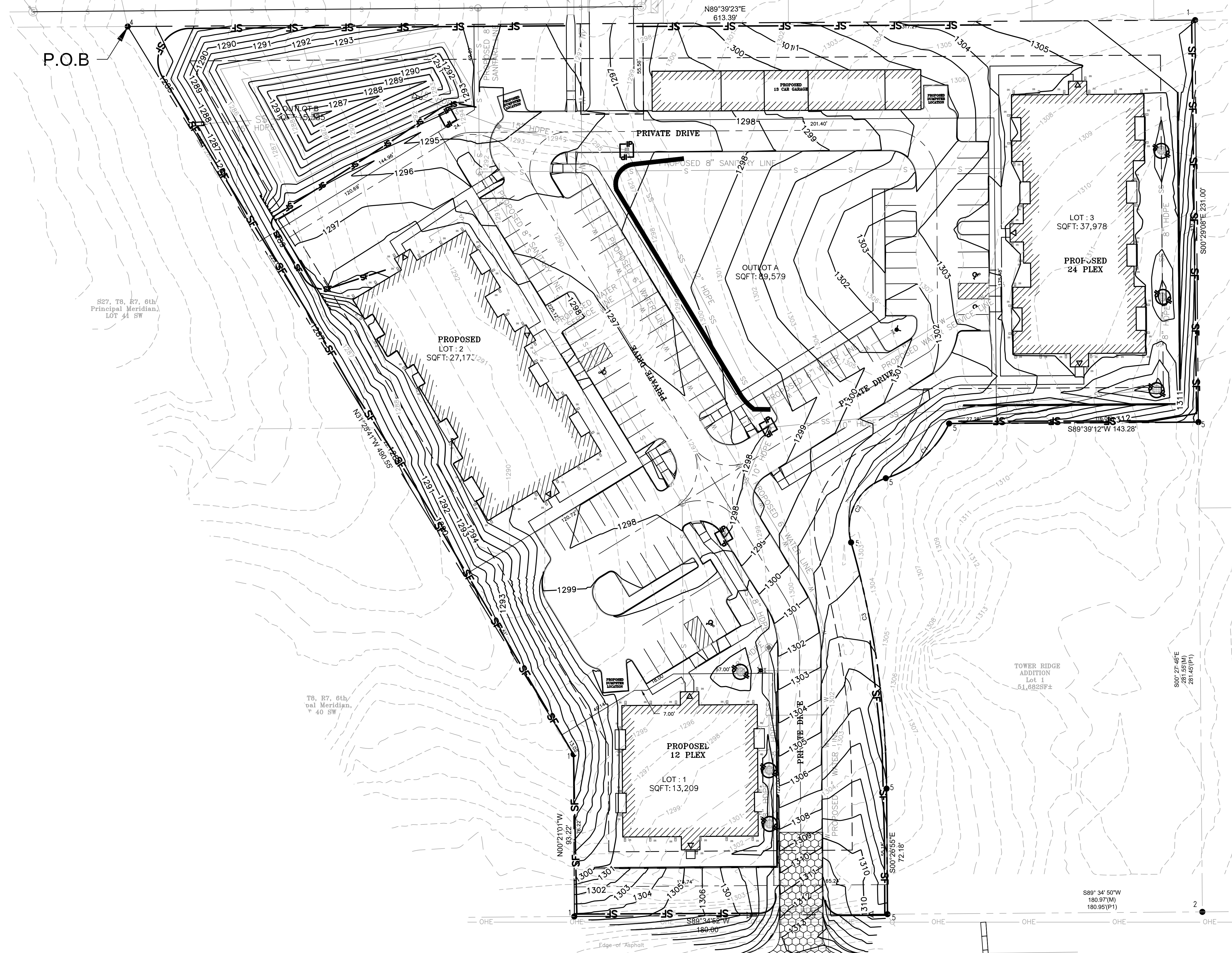
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

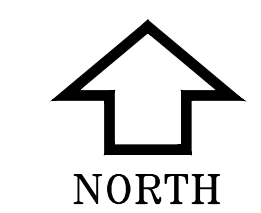


**LEGEND**

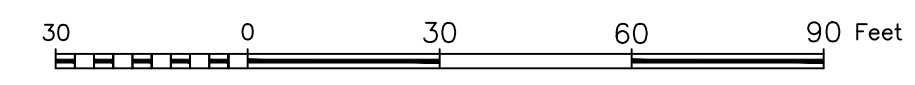
- PROPERTY LINE
- - - 1300 - EXISTING CONTOURS
- 1300 — PROPOSED CONTOURS
- [Pattern] CONSTRUCTION ENTRANCE
- [Pattern] CURLEX 1 QUICK GRASS (USED FOR SLOPES GREATER THAN 10%)
- SF — SILT FENCE
- DIVERSION DIKE
- IP — INLET PROTECTION

**SWPPP NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AN ACCURATE SET OF STORM WATER PREVENTION POLLUTION PLANS (SWPPP) ON SITE DURING THE TIME OF THEIR WORK.
2. THE CONTRACTOR SHALL ADHERE TO TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES ON THIS SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. ALL MEASURES SHOWN ON THE STORM WATER PREVENTION POLLUTION PLAN (SWPPP) SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE.
5. ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE, EXCLUDING NON BUSINESS HOURS, BY THE CONTRACTOR AND MUST BE DOCUMENTED AND KEPT ON SITE FOR ACCESSIBILITY. THE CONTRACTOR SHALL COMPLETE WEEKLY REPORT AND PROVIDE REPORT TO ARCHITECT, ANY CHANGES MADE TO THE SWPPP SHALL BE REDLINED AND INITIALED ON THE PLANS BY THE CONTRACTOR.
6. ANY NECESSARY REPAIRS OR CLEAN UP TO MAINTAIN THE EFFECTIVENESS OF THE BEST MANAGEMENT PRACTICES SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR ON SITE.
7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
8. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE HALF THE HEIGHT OF THE SILT FENCE.
9. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR ON SITE, IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON THE PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITION DEMANDS.



SCALE 1" = 30'



**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

BARBER ADDITION - PRELIMINARY PLAT  
EROSION CONTROL PLAN  
HICKMAN, NEBRASKA

# BARBER ESATES ADDITION

## PRELIMINARY PLAT

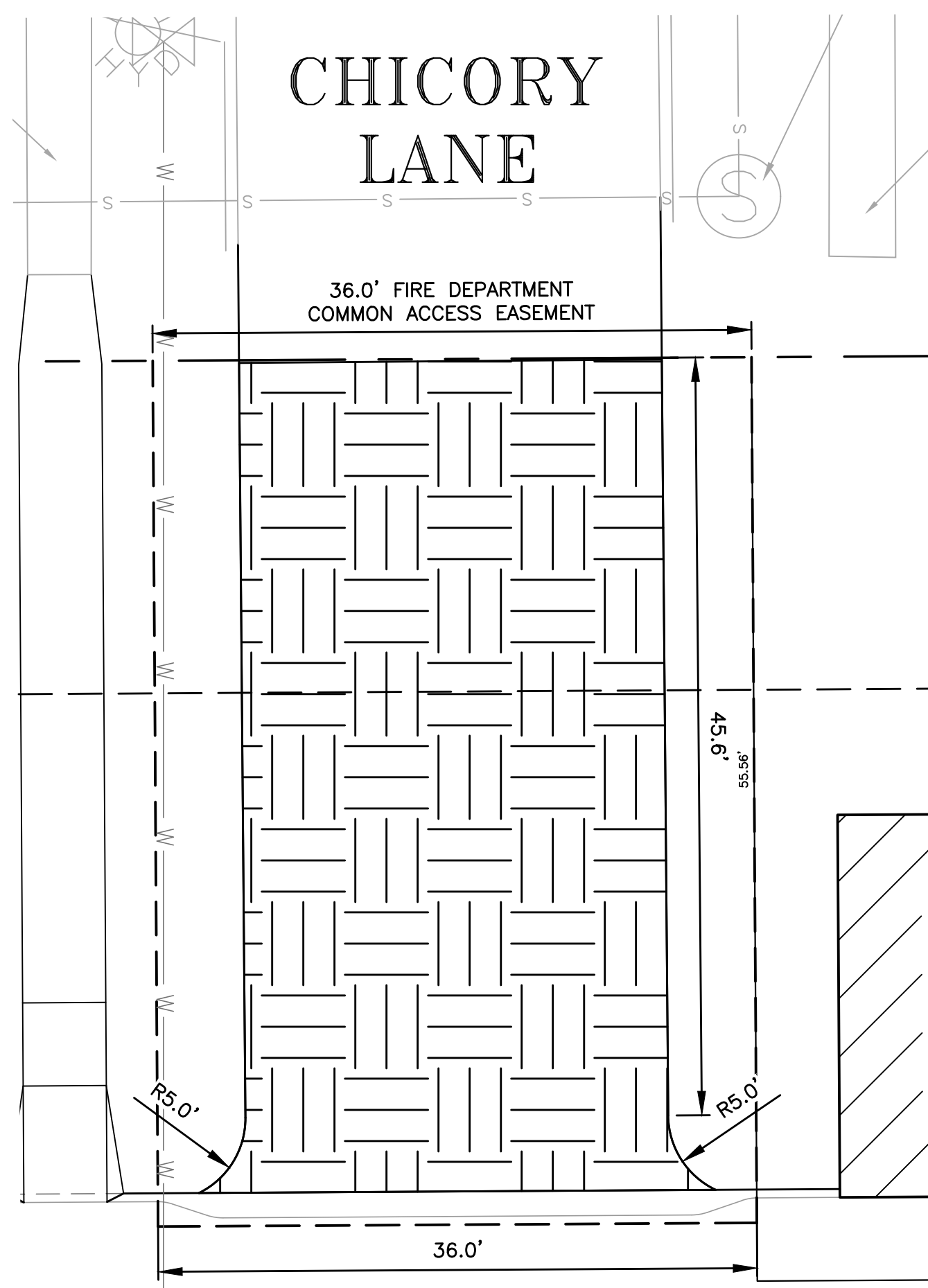
NO.	REVISIONS		
	DESCRIPTION	DATE	BY

PROJECT  
211242

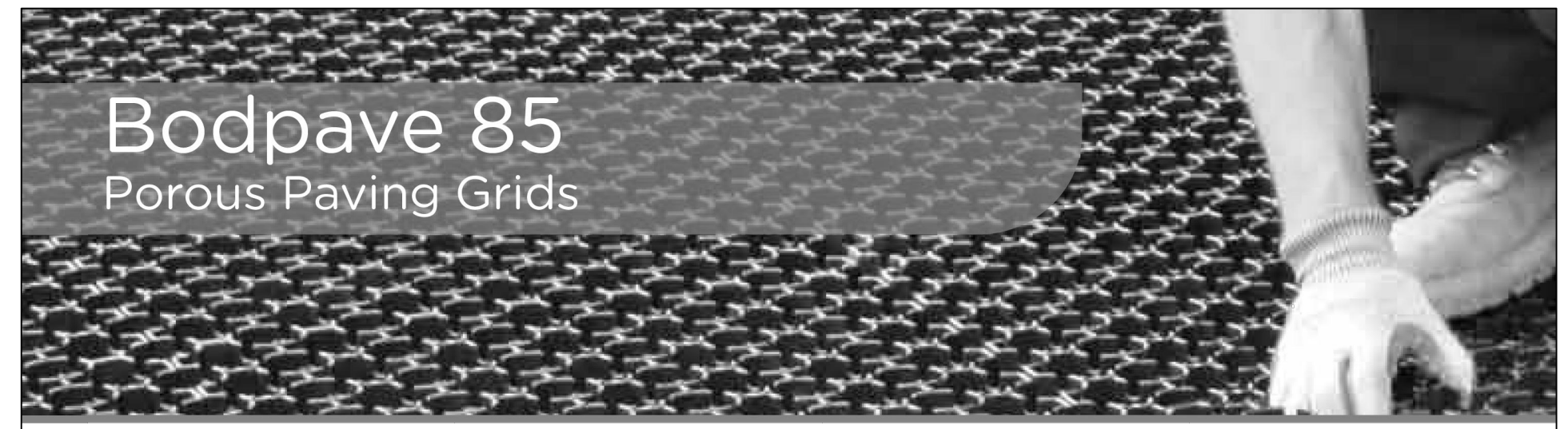
**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
LINCOLN, NEBRASKA 68512  
(402) 484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION



**BODPAVE 85 FIRE ACCESS PATH**  
SCALE : NO SCALE



**Bodpave 85**  
Porous Paving Grids

BODPAVE®85 pavers should be installed onto a well prepared, free draining, firm and relatively level sub-base (typically a Class 5 or reduced fines Class 7) using either a reduced-dig system or by employing a full sub-base construction.

The panels (a pre-assembly of four pavers) connect together and are then filled with either a sand:soil rootzone and seeded or turfed for a grass surface, or filled with an angular aggregate for a gravel surface as determined by the application. Construction profiles for each application will be determined by the specific site conditions and load bearing criteria. Detailed design literature and technical support are available to download online from [www.typargeosynthetics.com](http://www.typargeosynthetics.com)

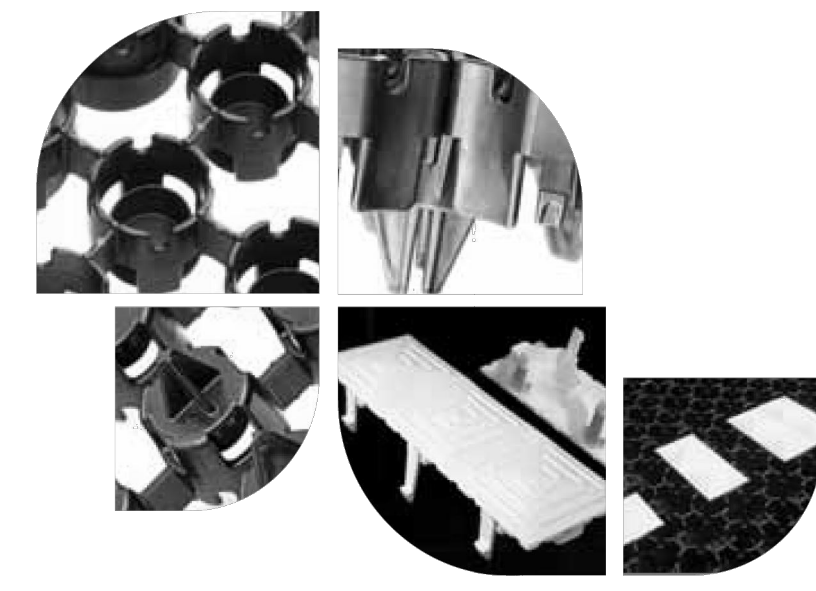
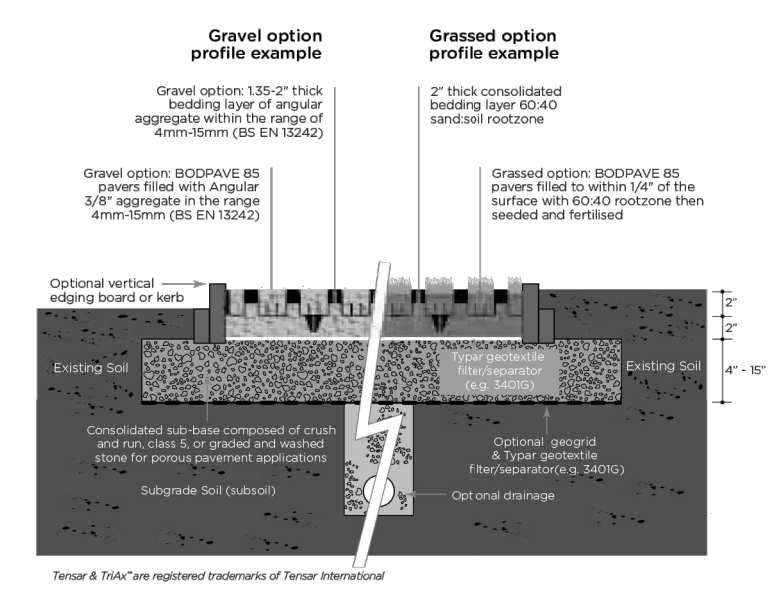
All BODPAVE 85 paver applications must be provided with sufficient and adequate drainage facilities in order to function as intended. Failure to ensure this may compromise overall performance.

The open cell structure provides high surface water infiltration and is suitable for source control within a LID/LEED profile.

Plastic markers are available for marking parking bays and lines within areas of the BODPAVE 85 cellular paving system. The markers are designed to clip positively into the plaque shaped cells of the BODPAVE 85 pavers and can be fitted in various orientations to create solid or dotted lines and 'T' or 'L' shapes for parking bay heads, aisles and junctions.

They can be permanently fixed in place by applying a suitable high strength plastic (HDPE) glue or an outdoor frame sealant to the underside of the marker. If required, the markers can be reduced in size to create single-cell or double-cell sized units by cutting accurately along the lines between each textured square/pyramidal section. It is recommended that these are bonded into place to resist displacement.

**TYPICAL PROFILE**



Fiberweb Minneapolis  
1611 County Road B West #102  
Roseville, MN 55113  
USA  
T: +1 651 330 2920

**BODPAVE®85**

**Product Data Sheet**

Issue: 02.B8513 Date: 06.25.12 Page: 1 of 1

Physical Properties	
Structure	Rigid-walled, flexible semi-closed cell combination
Polymer	100% recycled polyethylene (HDPE)
Color Options	(1) Black, Green and Natural
Grid Connection Type	Overlapping edge loop and cell connection
Grid Interlock Type	Integral self locking snap-fit clips
Dimensional Characteristics	
Paver Size	19.7" x 19.7"
Installed Paver Size	19.7" x 19.7" (4 gr ds per 1.2 yd <sup>2</sup> )
Height	1.97"
Ground Spike Length	1.37"
Weight	3.4lbs/paver
Nominal Internal Cell Size	Castellated 2.6" Plaque & 1.8" Round shaped
Cell Wall Thickness	0.1" - 0.2"
Open Cell %	Top 92% / Base 75%
Technical Characteristics	
Load Bearing Capacity (Filled)	< 367 tons/ yd <sup>2</sup>
Crush Resistance (Unfilled)	(2) < 275 tons
Basal Support & Anti Shear	Integral 1.35" long cross & 'T' section ground spikes (18 per paver)
Chemical Resistance	Excellent
UV Resistance	High
Toxicity	Non Toxic

**Notes:**

- (1) Green and Natural subject to minimum order requirements
- (2) Research carried out by Sheffield University UK Department of Mechanical Engineering, (Rennison/Allen March 2009)

As part of its continual improvement process, Fiberweb, Inc. reserves the right to change the properties listed on this data sheet without prior notice.  
\* indicates a registered trademark of Fiberweb, Inc. or a Fiberweb Group company, many of which are registered in a number of countries around the world.



BARBER ADDITION - PRELIMINARY PLAT  
FIRETRUCK ACCESS PATH  
HICKMAN, NEBRASKA

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION



115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
[www.hickman.ne.gov](http://www.hickman.ne.gov)

### APPLICATION FOR FINAL PLAT

Legal Description and Location: TOWER RIDGE ADDITION, OUTLOT A *Permit # 2023-126*

**Subdivider:**

Name: Matt Barber  
Address: 20777 S 64 CT  
Hickman, NE 68372  
Telephone: 402-889-3665

**Agent:** (Authorized to act on Subdivider's behalf)

Name: Rega Engineering  
Address: 601 Old Cheney Road, Suite A  
Lincoln, NE 68512  
Telephone: 402-484-7342

Name of Final Plat: Barber Addition Number of Lots: 3 Lots  
Subdivision Final Plat Fee \$1,000.00 + \$10.00 per Lot Fee Total: \$1030.00

- A. Does the subdivider have any interest in the land surrounding the final plat? Yes  No  If yes, please describe the nature of such interest: N/A
- B. Will the final plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes  No  If yes please describe the nature of action: N/A
- C. The final plat is based upon the preliminary plat for Barber Addition, approved by the City Council on \_\_\_\_\_, 20\_\_\_\_, Resolution No. \_\_\_\_\_.
- D. Is the final plat consistent with the approved preliminary plat? Yes  No  If not, please explain the proposed changes and the reasons on an additional sheet.
- E. Have all the improvements required by the preliminary plat been completed? Yes  No  (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: \_\_\_\_\_

Nathaniel P. Burnett On Behalf of Subdivider

Nathaniel P. Burnett

9-27-2023

Signature of Applicant

Printed Name

Date

[Signature]  
Signature of City Staff

Heidi Hoglund  
Printed Name

9-27-23  
Date

**City Use Only**

Receipt No. \_\_\_\_\_ Date: \_\_\_\_\_ Final Plat #: 2023-126 Fee paid \$ 1030.00

# BARBER ADDITION FINAL PLAT BASED ON TOWER RIDGE ADDITION

## SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "BARBER ADDITION", a subdivision of Outlot A, Tower Ridge Addition located in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the 6th P.M., Hickman, Lancaster County, Nebraska, and more particularly described as follows:

A parcel of land being all of Outlot A, Tower Ridge Addition, located in the SW 1/4 of Section 27, T.8N, R.7E of the 6th P.M., City of Hickman Lancaster County, Nebraska, being more particularly described as follows:

**Beginning** at the NW corner of said Outlot A;  
 Thence on the North boundary of said Outlot A, N89°39'23"E, 613.39 feet to the NE corner of said Outlot A, all bearings hereon are relative thereto;  
 Thence on the boundaries of said Outlot A the following nine (9) courses:  
 Thence, S00°29'08"E, 231.00 feet;  
 Thence, S89°39'12"W, 143.28 feet to the beginning of a non-tangential curve, to the right having a delta of 47°15'05", having a radius of 60.00 feet, and whose long chord bears S49°07'15"W for a distance of 48.09 feet;  
 Thence on said curve 48.48 feet a point of reverse curvature to the left having a delta of 88°43'13", having a radius of 30.00 feet, and whose long chord bears S28°23'13"W for a distance of 41.95 feet;  
 Thence on said curve 48.45 feet to a point of reverse curvature to the right having a delta of 15°30'19", having a radius of 530.00 feet, and whose long chord bears S08°12'04"E for a distance of 142.99 feet;  
 Thence on said curve 143.43 feet;  
 Thence, S00°28'55"E, 72.18 feet to the North Right-of-Way of Hickman Rd;  
 Thence on said North Right-of-Way, S89°34'52"W, 180.00 feet;  
 Thence departing, N00°21'01"W, 93.22 feet;  
 Thence, N31°28'41"W, 490.55 feet to the Point of Beginning.  
 Containing 186,384 Square Feet or 4.28 Acres more or less.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline at each street intersection and at each point of tangency and curvature.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Lyle L. Leth, L.S. 314  
 REGA Engineering Group Inc.  
 601 Old Cheney Road, Suite 'A'  
 Lincoln, NE 68512  
 402-484-7342

## LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "Barber Addition" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2021205522Z (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

First State Bank By: \_\_\_\_\_  
 Trustee & Beneficiary Signature

Print Title Print Name of individual

## ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 ) SS  
 LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, Print Name on behalf of said (Bank name)

Print Title

NOTARY PUBLIC  
 My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

## LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "Barber Addition" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2021041681 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Western Bank By: \_\_\_\_\_  
 Trustee & Beneficiary Signature

Print Title Print Name of individual

## ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 ) SS  
 LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, Print Name on behalf of said (Bank name)

Print Title

NOTARY PUBLIC  
 My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

## DEDICATION

The foregoing plat, known as Barber Addition, in the Southwest Quarter of Section 27, Township 8 North, Range 7 East of the 6th P.M., Hickman, Lancaster County, Nebraska, and being more fully described by metes and bounds in the Surveyor's Certificate.

This dedication is made with the free consent and in accordance with the desires of the undersigned, the sole owners, and the easements shown thereon are here by granted in perpetuity to The City of Hickman, Nebraska, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Block Hills Energy, and Norris Public Power District, their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

The construction or location of any building or structures, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

Access to East 7th Street (Hickman Road) is hereby relinquished except at the location of a Private Drive accessing Outlot A.

The additional Right-Of-Way shown hereon is dedicated to the Public.

The City of Hickman, Nebraska, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon. Relocation of existing facilities will be at the owner/developers expense.

Fun, LLC, Managing Member

## ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 ) SS  
 LANCASTER COUNTY }

On this \_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came \_\_\_\_\_ as managing member of Fun, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

## ACCEPTANCE BY HICKMAN CITY ENGINEERS

This final plat of Barber Addition was reviewed and approved by the Hickman City Engineer on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Hickman City Engineer

## COUNTY TREASURER'S CERTIFICATION

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer Date

## APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This final plat of Barber Addition was approved by the Hickman Planning Commission this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairperson, Hickman Planning Commission

## REVIEW OF LANCASTER COUNTY SURVEYOR

This final plat of Barber Addition was reviewed by the office of Lancaster County Surveyor on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Lancaster County Surveyor

## ACCEPTANCE OF HICKMAN CITY COUNCIL

This final plat of Barber Addition was approved by the City Council of the City of Hickman, Nebraska

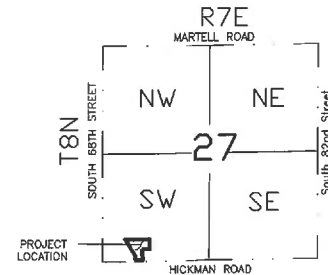
on this \_\_\_ day of \_\_\_\_\_, 20\_\_ in accordance with the State Statutes of Nebraska.  
 (City of Hickman SEAL)

Mayor

ATTEST City Clerk

## MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
  - 1 FOUND 1" PIPE
  - 2 FOUND 5/8" REBAR
  - 3 FOUND CAPPED REBAR 654
  - 4 FOUND CAPPED REBAR 695
  - 5 FOUND CAPPED REBAR 825
- (P1) PLATTED DIMENSION PER TOWER RIDGE ADDITION  
 (M) MEASURED DIMENSION  
 [---] R-O-W TO BE DEDICATED



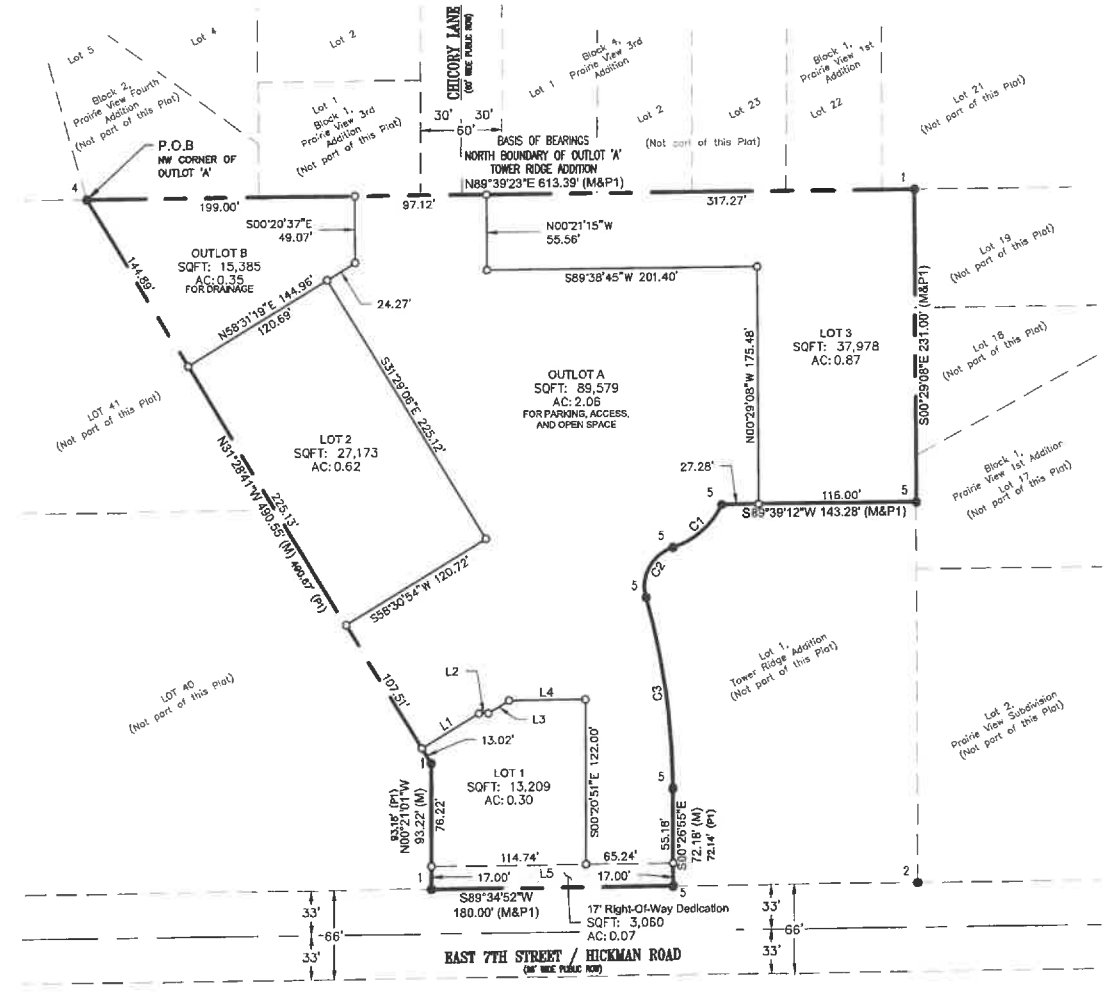
VICINITY MAP  
 1"=2000'

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	47°15'05"	60.00'	49.48'	S48°07'15"W	48.09'
C2	88°43'13"	30.00'	46.45'	S28°23'13"W	41.95'
C3	15°30'19"	530.00'	143.43'	S08°12'04"E	142.99'

Line #	Direction	Length
L1	N58°31'19"E	49.14'
L2	N89°38'59"E	7.00'
L3	N68°31'19"E	18.00'
L4	N89°34'51"E	57.00'
L5	S89°34'51"W	179.97'



SCALE: 1" = 60'



PROJECT  
 211242

**REGA ENGINEERING**

601 OLD CHENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402) 484-7342  
 ● ENGINEERING  
 ● PLANNING  
 ● LANDSCAPE ARCHITECTURE  
 ● LAND SURVEYING  
 ● IRRIGATION

**BARBER ADDITION - FINAL PLAT**  
**SW 1/4, SEC. 27, T.8N., R.7E., 6TH P.M.**  
**HICKMAN, NEBRASKA**

SHEET NO.  
 1 of 1