



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

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

RECOMMENDATION:

I recommend the approval of the preliminary plat of Dubas Addition as it is amendable with the land use and is in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The addition consists of 19 lots for residential use. It will be voluntary annexed and rezoned as part of the final plat process. Public improvements include roadways, storm sewer, water and sanitary sewer. The roadway connects the street system in the area. The storm water treatment facility is located in the rear of lots in Block A and will be part of the Home Owner's Association for operation and maintenance.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wehrer

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

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

PRELIMINARY PLAT

FINAL PLAT

DATE: FEBRUARY 10, 2026

NAME OF SUBDIVISION: ~~DUBAS SUBDIVISION~~ Addition LRP

NAME OF PROPERTY OWNER: KEYES DEVELOPMENT, LLC

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: LEANNE RITTER, ACES

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):
133 W. WASHINGTON STREET, WEST POINT, 68788

PHONE NUMBER: 402-372-1923

REPRESENTATIVE E-MAIL: LRITTER@ACESNE.COM

NUMBER OF LOTS IN SUBDIVISION: 19

ADDRESS OF SUBDIVISION: PARCEL #710096390

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: KEYES DEVELOPMENT, LLC

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):
2815 14TH STREET, COLUMBUS, NE 68601

PHONE NUMBER: 402-750-7287

PROPERTY OWNER E-MAIL: LANDON.WIETFELD@GMAIL.COM

DEVELOPER INFORMATION:

NAME OF DEVELOPER: KEYES DEVELOPMENT, LLC (LANDON WIETFELD)

ADDRESS (to include City, State, Zip):
2815 14TH STREET, COLUMBUS, NE 68601

PHONE NUMBER: 402-750-7287

DEVELOPER E-MAIL: LANDON.WIETFELD@GMAIL.COM

SURVEYOR INFORMATION:

NAME OF SURVEYOR: TERRY SCHULZ

SURVEYOR LICENSE NO.: 550

ADDRESS (to include City, State, Zip):

133 W. WASHINGTON STREET, WEST POINT, 68788

PHONE NUMBER: 402-372-1923

SURVEYOR E-MAIL: LRITTER@ACESNE.COM

ATTORNEY INFORMATION:

NAME OF ATTORNEY: KATIE SHARP @ JARECKI SHARP & PETERSON P.C., LLO

ADDRESS (to include City, State, Zip):

525 W. STATE STREET, ALBION 68620

PHONE NUMBER: 402-395-1010

ATTORNEY E-MAIL: KATIE@JSPLAWPC.COM

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

Leanne R. Ritter

Owner or Owner's Representative

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

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

PRELIMINARY PLAT

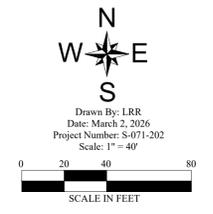
DUBAS ADDITION

Located in Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., Platte County, Nebraska.



LEGEND

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



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

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

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

NOTE:
 All existing buildings, driveways, wells, septic systems within this subdivision will be removed or abandoned.

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

LEGAL DESCRIPTION

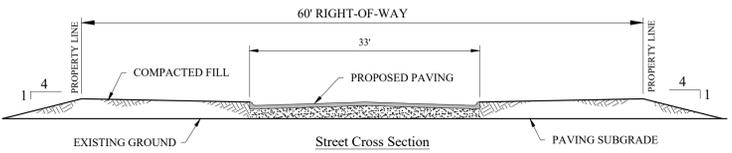
A tract of land located Lot 1, Block A and Lot 1, Block B in New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska and in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T17N, R1W of the 6th P.M., City of Columbus, Platte County, Nebraska, more particularly described as follows:
 Beginning at the Southwest corner of New Hope 2nd Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°11'12" E on the South line of Lot 1, Block B, New Hope 2nd Subdivision, 88.17 feet to the Southeast corner of said Lot 1, Block B; thence N 01°44'04" W on the East line of said Lot 1, Block B, 135.02 feet to the Northeast corner of said Lot 1, Block B; thence S 88°17'25" W on the North line of said Lot 1, Block B, 88.28 feet to the Northwest corner of said Lot 1, Block B; thence N 01°44'07" W on the West line of said New Hope 2nd Subdivision, 60.00 feet to the Southwest corner of Lot 1, Block A of said New Hope 2nd Subdivision; thence N 88°15'42" E on the South line of said Lot 1, Block A, 88.03 feet to the Southeast corner of said Lot 1, Block A; thence N 01°34'59" W on the East line of said Lot 1, Block A, 134.96 feet to the Northeast corner of said Lot 1, Block A; thence S 88°15'00" W on the North line of said Lot 1, Block A, 88.47 feet; thence N 01°49'31" W on the West line of Sunset 2nd Addition to the City of Columbus, Platte County, Nebraska, 197.46 feet to the Southeast corner of Sunset 4th Addition to the City of Columbus, Platte County, Nebraska; thence S 88°10'27" W, on the South line of said Sunset 4th Addition, 350.81 feet to the Northeast corner of New Hope Addition to the City of Columbus, Platte County, Nebraska; thence S 01°52'53" E on the East line of said New Hope Addition, 527.20 feet to the North line of Solar Gate Subdivision to the City of Columbus, Platte County, Nebraska; thence N 88°14'18" E on the North line of said Solar Gate Subdivision, 349.96 feet to the Point of Beginning, containing 4.79 acres, more or less.

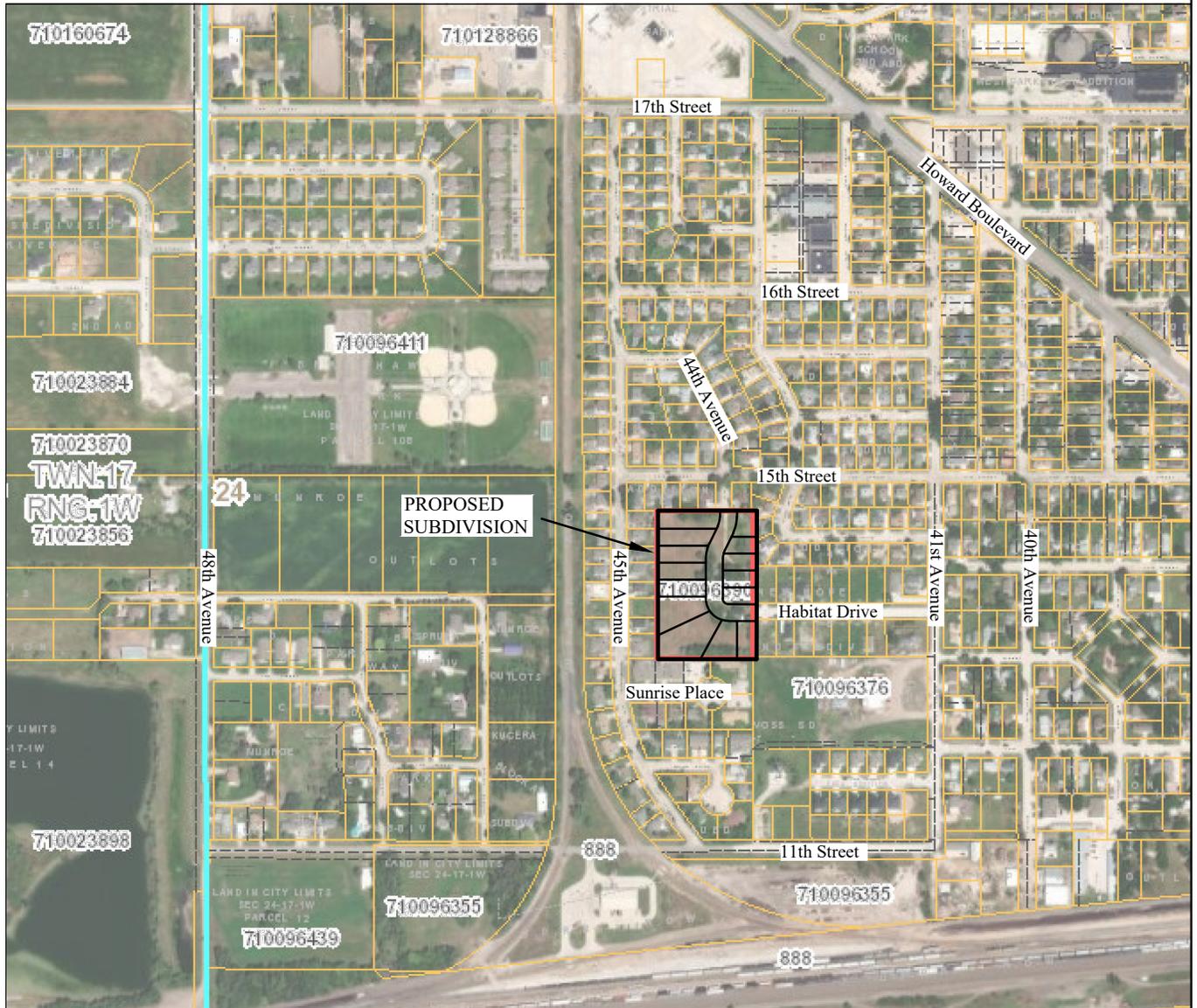
COLUMBUS, NEBRASKA PLANNING COMMISSION
 This Preliminary Plat of DUBAS ADDITION to the City of Columbus, Nebraska approved by the Planning Commission on this _____ day of _____, 2026.

COLUMBUS, NEBRASKA CITY COUNCIL
 This Preliminary Plat of DUBAS ADDITION to the City of Columbus, Nebraska approved by the City Council on this _____ day of _____, 2026.

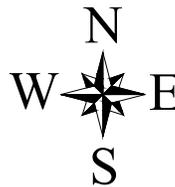
Mayor _____ City Clerk _____

Storm Water Treatment Facility Volume Required:	8,104 cu.ft.
Storm Water Treatment Facility Volume Provided (Southwest):	12,653.46 cu.ft.
Storm Water Treatment Facility Volume Provided (Northeast):	132.37 cu.ft.





LOCATION MAP
No Scale



Drawn By: LRR
Date: January 16, 2026
Scale: None
Project Number: S-071-202