

Planning Commission Regular Meeting
Tuesday, October 7, 2025 7:00 PM

Hickman Community Center/City Hall

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 it to the 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. 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 Member must deliver them directly to the Recording Clerk for distribution.
2. Roll Call
3. Approval of June 3, 2025, Meeting Minutes
 - 3.A. June 3, 2025, Planning Commission Meeting Minutes
4. Presentations & Introductions - None
5. Reports
 - 5.A. City Staff Report on the Application for a Conditional Use Permit

5.B. City Staff Report on the Application for Annexation

6. Public Hearings

6.A. Conditional Use Permit – 105 Locust Street

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Collin Post for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop in the C-1 Downtown Commercial Limited District on property legally described as Block 22, Lot 4, EX W20' Hickman Addition; commonly known as 105 Locust Street, Hickman, NE 68372.

6.B. Annexation – Etmund Estates Lot 2

The purpose of the hearing is to provide an opportunity for Public Comment on a request from SWG4, LLC for the annexation of property with the legal description Etmund Estates, Lot 2, Hickman, NE 68372; generally known as west of 68th Street and north of Woodland Blvd. This annexation would also extend the Extraterritorial Jurisdiction (ETJ) upon approval and amend the Official Zoning Map of the City of Hickman to reflect said changes.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to City Council on a request from Collin Post for a Conditional Use

Permit to operate an Automotive and Machinery Repair Shop at 105 Locust Street, legally described as Block 22, Lot 4, EX W20' Hickman Addition.

8.B. Recommendation to City Council on a request from SWG4, LLC for annexation of

Etmund Estates, Lot 2; generally known as west of 68th Street and north of Woodland Blvd., and to extend the ETJ upon approval of annexation, and to amend the Official Zoning Map to reflect said changes.

9. Planning Commission Comments & Correspondence

10. Meeting Adjournment

MINUTES OF THE HICKMAN PLANNING COMMISSION MEETING

June 3, 2025

1. Call to Order

Planning Commission Chair, Josh Maurer, called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, June 3, 2025. 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.

2. Roll Call

Planning Commission Members present for Roll Call included: Jarred Horsky - Alternate, Paul Tran, Cory Ostrander, Chair Josh Maurer, Colby Huenink - ETJ Representative, Erik Nore, Brad Schlange and Lance Murry. Planning Commission Members Charles Stewart and Eldren Echternkamp were recorded as absent and excused.

3. Approval of Minutes

Chair Maurer presented the May 6, 2025, Planning Commission Meeting Minutes. Motion by Nore and seconded by Huenink to approve the May 6, 2025, Planning Commission Meeting Minutes. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

4. Presentations & Introductions

None.

5. Reports

A. The staff report presented by Zoning Enforcement Officer Hoglund summarized the change of zone request for 541 Chestnut Street. Staff noted that the subject property is approximately 1.73 acres in size, currently zoned Original Residential District (R-O), and is located near the intersection of 7th Street and Chestnut Street. The property lies south of First State Bank-Hickman and is shown as Commercial on the City's Future Land Use Map. Staff recommended approval of the zoning change request.

6. Public Hearing

A. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

Chair Maurer opened the public hearing at 7:08 PM. Mr. Russell Price of 442 E. 5th Street spoke in opposition and would like the property to remain residential. Mr. Jerry Lentfer of 655 Chestnut Street, First State Bank-Hickman, spoke in a neutral capacity and had concerns regarding access point(s) for future commercial business(es). Hearing no further comments in favor, opposition or neutral position, Nore made the motion to close the public hearing at 7:14 PM, seconded by Schlange. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

7. Unfinished Business – None

8. New Business

A. Recommendation to City Council on the request from Raymond R. & Joan Stofer to change the zoning of the property located at 541 Chestnut Street, legally described as: S33, T8, R7, 6th P.M., Irregular Tract to Hickman Lot 72 NE. The request proposes a change in zoning from Original Residential District (R-O) to General Commercial (C-2).

Motion made by Horsky to recommend approval of the request for the change of zoning district from Original Residential District (R-O) to General Commercial (C-2) for the property legally described as: S33, T8, R7, 6th Principal Meridian, Irregular Tract to Hickman Lot 72 NE and to amend the Official Zoning Map to reflect the said change.

Motion was seconded by Huenink. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

9. Planning Commission Comments & Correspondence - None

10. Meeting Adjournment

Motion by Ostrander and a second by Murry to adjourn the meeting at 7:28 PM. The following members voted "YEA," Tran, Ostrander, Maurer, Huenink, Nore, Schlange, Murry, Horsky. The following members voted "NAY," none. Motion passed 8-0.

Josh Maurer, Chair Date Heidi Hoglund, Recording Clerk Date

City of Hickman – Staff Report for Planning Commission

Date: October 7, 2025

Project: Conditional Use Permit – Automotive and Machinery Repair Shop

Project Address: 105 Locust St, Hickman, NE

Legal Description: Hickman, Block 22, Lot 4, EX W20'

Land Area: 6,001 sq ft | **Building Size:** 1,920 sq ft | **Zoning District:** C-1 Downtown Commercial Limited District

Applicant: Collin Post, 5221 W. Kingsley St., Lincoln, NE 68524

Property Owner: Whody Estates LLC, PO Box 80005, Lincoln, NE 68501

Proposal

The applicant requests a Conditional Use Permit (CUP) to operate an Automotive and Machinery Repair Shop at 105 Locust Street in the C-1 Downtown Commercial Limited District.

Project description

Collin Post proposes to operate an Automotive and Machinery Repair Shop specializing in motorcycle repair services.

Property owner support

Brandon Bisch, Member Manager of Whody Estates LLC, has provided written support for the CUP and encourages approval.

Zoning regulations (2023)

Automotive and Machinery Repair Shops are a conditional use in the C-1 District (**Section 5.16.03, Land Use Matrix**). The C-1 District is intended for a variety of retail, service, and office uses, and this business is consistent with that intent.

Definitions:

- *Automotive & Machinery Repair Shop:* Building used for motor vehicle/machinery repair conducted entirely indoors; includes body repair & painting.
- *Auto Body Repair:* Repair, painting, refinishing of vehicles/equipment including motorcycles.
- *Auto Services:* Fuel, lubricants, repair, washing/cleaning; includes motorcycles but excludes dismantling/salvage/body repair.

While the Automotive & Machinery Repair Shop definition does not separately list motorcycles, the Auto Body Repair and Auto Services definitions both include them. Since the Automotive & Machinery Repair Shop definition incorporates body repair/painting, it is a consistent interpretation that motorcycle repair is permitted.

Floodplain and downtown overlay districts

- Floodplain: Improvements exceeding 50% of building market value are substantial and must comply with floodplain standards.
- Downtown Overlay: Renovations increasing building size by 20% or exceeding 50% of appraised value must meet overlay design standards.

Utilities and services

The site is served by City water/sewer and Norris Public Power. Utilities are adequate for the use.

Surrounding land use

- North: C-1 – Hickman Bar & Grill; Community Center/City Hall
- East: C-1 – Fine Line Auto Body, Refined Bridal, American Legion
- South: C-1 – Titan Nutrition, The Voice News, Locust Flats
- West: Hickman Trail System, BNSF Railroad

Staff analysis

- Intent of C-1 District: Supports commercial services, including automotive uses.
- Zoning Standards: Business will operate indoors with no outdoor storage.
- Health, Safety, Welfare: No harmful emissions or pollutants anticipated.
- Compatibility: Consistent with adjacent commercial/automotive uses.
- Traffic/Access: Comparable to other downtown uses; no congestion anticipated.

Findings of fact

Approval requires findings that the proposed use:

1. Will not harm public health, safety, or welfare.
2. Will not negatively impact surrounding properties.
3. Is compatible with district goals and area development.

Renewal requirements

CUP valid for 12 months. Renewal requires application 45 days prior to expiration with compliance review.

Transferability (Section 7.05)

CUP may transfer with ownership if the same use continues and conditions are met, unless restricted by Council.

Revocation (Section 7.06)

CUP may be revoked for noncompliance or adverse impacts after a public hearing.

Permit review (Section 7.07)

CUPs may be reviewed annually or upon written complaint.

Standards (Section 7.08)

Council must find the use:

- Not harmful to health, safety, or welfare
- Not damaging to surrounding property
- Compatible with the district
- Supported by adequate infrastructure and traffic management
- Not causing excessive noise, pollution, or glare

Recommended conditions

1. CUP valid for 12 months; Council may lift renewal after consistent compliance.
2. No outdoor storage of vehicles, parts, or equipment.
3. Noise and traffic must not exceed nuisance levels or cause congestion.

Conclusion

The proposal aligns with the C-1 District, complements surrounding uses, and has minimal impact on the area.

Staff recommended motion

Recommendation to the City Council to approve a Conditional Use Permit for Collin Post to operate an Automotive and Machinery Repair Shop at 105 Locust Street, subject to the recommended conditions.

City of Hickman – Staff Report for Planning Commission

Date: October 7, 2025

Project: Annexation Request of Etmund Estates Lot 2 and extension of ETJ

Location: North of Woodland Boulevard and West of 68th Street

Legal Description: Etmund Estates, Lot 2, Hickman, NE 68372

Land Area: 3.00 acres | **Zoning District:** C-2 General Commercial

Applicant: SWG4, LLC – Scott Wobig, 19974 S. 120th, Hickman, NE 68372

Owner: SWG4, LLC – Gregory Greder, 819 O Street, Lincoln, NE 68508

Proposal

The applicant requests annexation of Etmund Estates Lot 2 into the City Limits, extension of the City’s one-mile extraterritorial jurisdiction, and amendment of the Official Zoning Map. The parcel has already been rezoned to **C-2 General Commercial**. Annexation will bring the lot formally into City jurisdiction for future commercial development.

This annexation request was first reviewed in 2021 and tabled indefinitely; therefore, the process begins again with a new public hearing.

Existing conditions

- Zoning: C-2 General Commercial (approved)
- Land use: Undeveloped
- History: Final platted in 2010 into Etmund Estates Lots 1–3. Lot 1 is residential; Lot 2 is the subject parcel; Lot 3 (west) became Etmund Estates 1st Addition, Lot 1.
- Floodplain: The property is not within the FEMA 100-year floodplain. An 80’ drainage easement runs south in Woodland Plaza Subdivision parallel to 68th Street.

Comprehensive Plan (2025)

The 2025 Comprehensive Plan identifies the 68th Street and Woodland Boulevard area for **future commercial development**. Annexation of this property is consistent with the Plan’s vision for commercial growth and expansion of services along the corridor.

Subdivision regulations (2007)

- **Section 9.03 – Annexation of adjoining or contiguous properties:** Properties contiguous to the City may be annexed following public hearing and City Council ordinance (Neb. Rev. Stat. §19-916).
- **Section 9.04 – Petition for annexation:** Subdivisions with City-dedicated land or public utilities must be annexed, with petition required before Final Plat approval.

Zoning regulations (2023)

- **Section 5.04 – Classification upon annexation:** Areas annexed into Hickman are zoned consistent with the Future Land Use Map. Rezoning must follow statutory requirements under Neb. Rev. Stat. §19-904.

Utilities and services

Utility extensions for water, sewer, and related infrastructure will be addressed through a **developer agreement with the City of Hickman**, with all costs the responsibility of the developer. The City Engineer will evaluate service needs when a site development or building permit is submitted.

Surrounding land use

- North: Residential acreage (TA)
- East: Undeveloped acreage (TA)
- South: Woodland Boulevard corridor (commercial use, C-2)
- West: Etmund Estates 1st Addition (R-2 Single Family Residential)

Staff analysis

- Consistency with Comprehensive Plan: Supports future commercial development in this growth corridor.
- Zoning compliance: Parcel is zoned C-2, consistent with annexation requirements.
- Infrastructure: Services will be extended under a developer agreement; no additional burden on City anticipated at this time.
- Public health, safety, welfare: No adverse impacts anticipated from annexation; jurisdictional oversight will improve consistency in permitting, utilities, and enforcement.
- Compatibility: Annexation provides continuity with adjacent C-2 zoned properties and supports long-term commercial development along 68th Street.

Findings of fact

Annexation requires findings that the request:

1. Is consistent with the Comprehensive Plan.
2. Brings contiguous land into the corporate limits in accordance with state statute.
3. Provides for orderly growth of municipal boundaries.
4. Establishes jurisdiction for zoning, permitting, and service extension.
5. Is compatible with surrounding land use and zoning.

Conclusion

Annexation of Etmund Estates Lot 2 is consistent with the Comprehensive Plan, conforms with applicable regulations, and supports long-term commercial development along the 68th Street corridor.

Staff recommended motion

Recommendation to the City Council to approve annexation of Etmund Estates Lot 2, extending the ETJ, and amending the Official Zoning Map accordingly.

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38007843	DUE DATE	10/25/2025
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BILL TO
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, Douglas, Saline, Sarpy & Saunders Counties,

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass, Douglas, Saline, 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 be holding a public hearing on Tuesday, October 7, 2025, 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 Collin Post for a Conditional Use Permit to operate an Automotive and Machinery Repair Shop in the C-1 Downtown Commercial Limited District on property legally described as Block 22, Lot 4, EX W20' Hickman Addition; commonly known as 105 Locust Street, Hickman, NE 68372.

Michele Lincoln
 City Clerk

Sept. 25 - 28 Ins
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	9/25/2025
and ending with the issue of:	9/25/2025
Publisher's fee at Legal Rate is:	\$16.47

Darren P. Ivy

Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Notice of Oct 7 Planning Commission Meeting-Request from Collin Post - Sept 25	13.97
Affidavit Fee	2.50

Subscribed and sworn before me, this 25th day of September, 2025

Shelah M. Davis
 Notary Public



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Michele Lincoln
City Clerk

The Voice News

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

INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	38007844	DUE DATE	10/25/2025
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And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of annexation of said property and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

Michele Lincoln
 City Clerk

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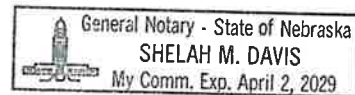
Darren P. Ivy

Darren P. Ivy, Publisher

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

Michele Lincoln
City Clerk



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

REQUEST FOR CONDITIONAL USE

Permit # 2025-127

Applicant Name: Collin Post

Address: 5221 W. Kingsley St. Lincoln, NE 68524

Phone Number: (402) 641-5713 Fax Number: () googlemail@gmail.com

Hereby request a Conditional Use Permit for use of property located at:

Address: 105 Locust St.

Legal Description: Lot X Block _____ Addition _____

Reason for Request: To use the existing property location for motorcycle repairs.

Existing Use: Automotive/machinery repair shop

Proposed Use: Automotive/machinery repair shop - motorcycle repair

Please attach additional sheets, including a Site Plan of property to explain dimensions for Use, if necessary.

[Signature]
Applicant Signature

Collin Post
Print Name 9/16/25
Date

[Signature]
Signature of City Staff

Herdi Hogland
Print Name 9-16-25
Date

Office Use Only

Application Fee \$500.00 Check #: 1085 paid Date: 9-16-25

Date Notice of Public Hearing Published: Sept 25, 2025

Date Public Hearing for Planning Commission: Oct 7, 2025

Decision of Planning Commission: Recommend Approval Recommend Denial

Date Notice Public Hearing Published: _____

Date Public Hearing for City Council: Oct 14, 2025

Decision of City Council: Approved Denied

Collin Post
Post Cycles

105 Locust St.
402-641-5713
guglemcfrugle@gmail.com
9/15/25

Director of Permits
115 Locust St.
Hickman, NE 68372

Subject: Letter of Intent to Apply for a City Business Permit

Dear City of Hickman,

I am writing to express my strong interest in establishing a motorcycle repair/service shop focusing on Harley Davidson Motorcycles within the city of Hickman. My proposed business, Post Cycles, will be located at 105 Locust St.

This business will focus on servicing and repairing Harley Davidson's of all years. I worked at Frontier Harley Davidson for 10 years as the Lead Technician and was Master Certified through Harley Davidson University. I specialize in restoring and rebuilding antique bikes of yesteryear with a heavy focus on stock restorations and choppers from the 50's, 60's and 70's. Furthermore, I work on all bikes currently offered by Harley Davidson, ranging from basic services and tires to complete drivetrain overhauls. I also spent many years working around the dealership to gain knowledge in operating the parts department and shipping and receiving as well as service writing.

I understand that a business permit is required to operate legally, and I am eager to begin this process. I am prepared to provide any additional information or complete the required applications to move forward with this process as soon as possible.

Thank you for your time and assistance. I look forward to your guidance on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Collin Post', with a long, sweeping horizontal line extending to the right.

Collin Post

Heidi Hoglund

From: Whody Estates <whodyestates@gmail.com>
Sent: Tuesday, September 16, 2025 12:24 AM
To: Heidi Hoglund
Cc: Gugle Mcfrugle
Subject: Letter of Consent - Collin Post @ 105 Locust St.

Hi Heidi!

I hope all is well! Collin Post signed a lease at 105 Locust St. this past week. He's working to get his paperwork completed to operate his business. He mentioned that the city needs a letter of consent from the landlord.

Please consider this my approval letter on behalf of Whody Estates, LLC which owns the property for Collin Post to operate his repair business out of 105 Locust St., Hickman, NE 68372.

Thank you for all your help supporting Collin and his new endeavor. He has a proven track record of success in this field and has built a loyal customer base, and I'm excited to see him grow his business in Hickman. He will be a great fit.

Please let me know if there's anything else I can do to assist.

Best,

Brandon Bisch | Member Manager
Whody Estates, LLC | 402-540-2014 (Cell)



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

2025-122

Legal Description and Location: Lot 2, Etmund Estates, Lancaster County, Nebraska

Property Owner:

Name: SWG4, LLC
Address: 2820 N 48th Street
Lincoln, NE68504
Telephone: (402) 499-7039

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

Name: _____
Address: _____
Telephone: _____

Name of Final Plat: Etmund Estates Area of Land in Acres: 3.0 Acres

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.

<u>Scott Wobig</u> Signature of Applicant	<u>Scott Wobig</u> Printed Name	<u>9/13/25</u> Date
<u>[Signature]</u> Signature of City Staff	<u>Weidi Hoglund</u> Printed Name	<u>9-11-25</u> Date

City Use Only

Final Plat #: 2025-122 Fee paid \$ 150.00

Receipt No. 244856810 Date: 10/3/25 Employee: Weidi
XBP