



Application for Conditional Use Permit

1. Applicant's Name Double MW Operations LLC (Mike and Mary Wieneke)
2. Applicant's Address 110 E River Rd, Lexington, NE 68850
3. Applicant's Telephone Number (308) 325-4431
4. Owner's Name Double MW Operations LLC (Mike and Mary Wieneke)
5. Owner's Address 514 E 47th St Pl, Kearney, NE 68847
6. Owner's Telephone Number (402) 680-8623 / (308) 325 - 4431
7. Purpose of Conditional Use Permit UHAUL storefront / Office space
8. Present Zoning Industrial
9. Within City Limits Within Zoning Jurisdiction
10. Legal Description See attached
11. Street Address of Property or Approximate Location
110 E River Rd, Lexington, NE 68850
12. Site Plan (if applicable)

I/We the undersigned do hereby acknowledge that I/We do fully understand and agree to comply with the provisions and requirements for an application for a special use permit as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington, to enter the above referenced property as it pertains to this application.

Signature of Owner

Signature of Applicant

Administrative Use Only

Date Submitted _____
Filing Fee \$100.00
Cert. Of Ownership _____
Date Sign Posted _____

Case Number _____
Accepted By _____
Date Advertised _____
Date of Public Hearing _____

7. Purpose of Conditional Use Permit: We also plan to lease out the building/property. We understand that we will need to apply for a Conditional Use Permit when we know what it will be used for.

10. Legal Description: Lot 1, Westminster Woods, a subdivision being part of Government Lots 1 & 2, and accretions located in Section 21, Township 9 North, Range 21 West of the Sixth P.M., Dawson County, Nebraska.

A – Customer Parking.
Has concrete parking.

B – UHAUL vehicles.
We can display them
in a different place or we
can make a gravel
parking lot. Please
advise what is required.

C – Don't know if
we need to asphalt
the drive since it meets
up with a gravel road.
Any surface would get
tore up when the
Maintainer grades the
road.

D – We have already
Talked to the neighbors
And plan to install an
8 ft tall privacy fence.





PUBLIC

E RIVER RD

PARKS

110

120

75242

130

75236

140

200

75224

AGRICULTURE-TRANSITIONAL

75210

Section 6.08 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

- 6.08.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
- 6.08.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.08.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.08.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.08.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.08.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- 6.08.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- 6.08.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- 6.08.010 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.08.011 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

PLANNING COMMISSION
CITY OF LEXINGTON

DETERMINATION FORM

On January 7, 2026, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended Approval (Approval/Disapproval) of a Conditional Use Permit for property located at 110 E. River Road (Location) for U-Haul\Outdoor Storage (Owner).

The Lexington Planning Commission made the following motion:

Motion by: Curtis Roemmich

Seconded by: Steph Novoa

Motion: Recommend Approval

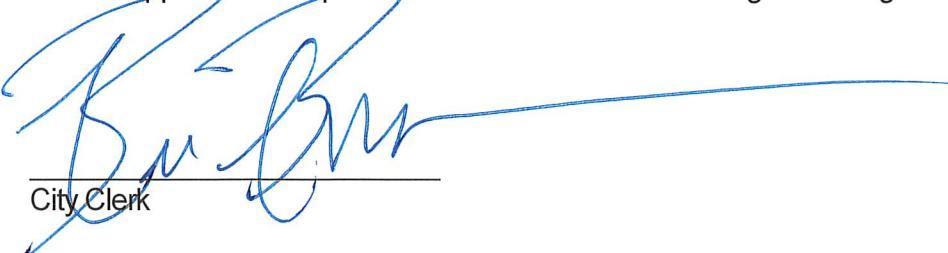
Roll Call: Voting "aye" were Novoa, Margritz, Tappan, Moyer, Kaiser, Gonzalez, Roemmich, Smith, Worthing
Voting "Nay" were _____

Based on the facts set forth at the Public Meeting, the Planning Commission hereby makes the following findings of fact: *

- 6.08.01 That the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
- 6.08.02 That the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

- 6.08.03 That the establishment of the conditional use will impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are not being provided.
- 6.08.05 Adequate measures have not been or will not be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.08.06 The use shall include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.08.07 The use shall involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
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- 6.08.010 The use shall involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.08.011 The use shall involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

*If no standards are checked, then the Planning Commission has made findings of fact that the application complies with Section 6.08 of the Lexington Zoning Ordinance.



A handwritten signature in blue ink, appearing to read "B. M. B." followed by a long horizontal line.

City Clerk