

**FACTSHEET “EXHIBIT B”**

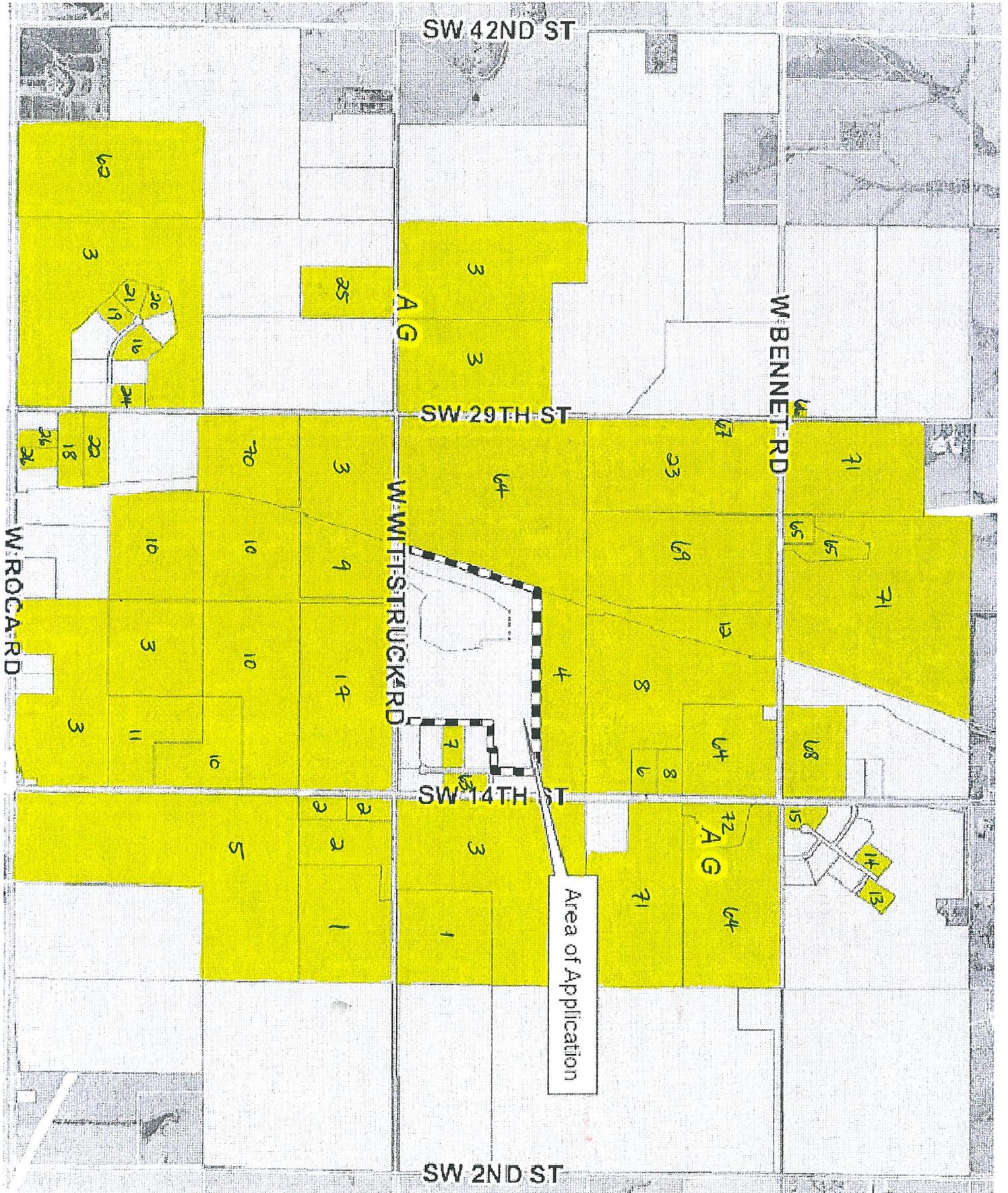
**COUNTY SPECIAL PERMIT NO. 12015  
and  
CITY SPECIAL PERMIT NO. 12016**

**PETITION IN OPPOSITION  
and  
PHOTOGRAPHS SUBMITTED AT PUBLIC  
HEARING BEFORE PLANNING COMMISSION**

**and**

**LETTERS IN OPPOSITION**





Petition

We the undersigned are in opposition to Permit 12015 & 12016.

The number of the undersigned corresponds with the land location on the attached map.

Land owner	date signed
1. Eunice Zimmerman	5-11-12
2. John & Mary Jo Vite	5-11-12
3. Ron & Jaden Oellin	5-11-12
4. Bill & Bredy Adams	5-11-12
5. Jamie Wittmann	5-12-12
6. David Drueber	5-12-12
7. Don and Patsy Wubersky	5-12-12
8. Stanley Wink @ P. Wink	5-12-12
9. Mark & Michelle R Brandt	5-13-12
10. Allen Brandt = Brandt Bros Inc.	5-13-12
11. Charlene & Jim Traumm	5-14-12
12. John & Linda Harms	5-16-12
13. Erin and Quiller Caudill	5-17-12
14. Jason & Melissa Macklin	5/17/12
15. Jamie & Melissa Girmsmann	5/17/12
16. Matt & Karla Egger	5/17/12
17. Brock & Marilyn DeUna	5-18-12
18. Ron & Kayli Fotherman	5-19-12
19. Bill & Lorie Henderson	5-23-12
20. Karen & Brian Novak	05-24-12
21. Walter & Karen Rutherford	5-24-12

Petition

We the undersigned are in opposition to Permit 12015 & 12016.

The number of the undersigned corresponds with the land location on the attached map.

Land owner	date signed
22. <u>Randall &amp; Connie Schmitt</u>	<u>5-21-12</u>
23. <u>ELDON &amp; RUTH BOHMONT (PER EMAIL CORRESPONDENCE)</u>	<u>5-23-12</u>
24. <u>Christie Garner</u>	<u>5-26-12</u>
25. <u>Clara Kied</u>	<u>5-7-12</u>
26. <u>Monica Sands</u>	<u>6-7-12</u>
27. _____	_____
28. _____	_____
29. _____	_____
30. _____	_____
31. _____	_____
32. _____	_____
33. _____	_____
34. _____	_____
35. _____	_____
36. _____	_____
37. _____	_____
38. _____	_____
39. _____	_____
40. _____	_____
41. _____	_____

Petition

We the undersigned are in opposition to Permit 12015 & 12016.

The number of the undersigned corresponds with the land location on the attached map.

Land owner	date signed
42. _____	_____
43. _____	_____
44. _____	_____
45. _____	_____
46. _____	_____
47. _____	_____
48. _____	_____
49. _____	_____
50. _____	_____
51. _____	_____
52. _____	_____
53. _____	_____
54. _____	_____
55. _____	_____
56. _____	_____
57. _____	_____
58. _____	_____
59. _____	_____
60. _____	_____
61. _____	_____

Petition

We the undersigned are in opposition to Permit 12015 & 12016.

The number of the undersigned corresponds with the land location on the attached map.

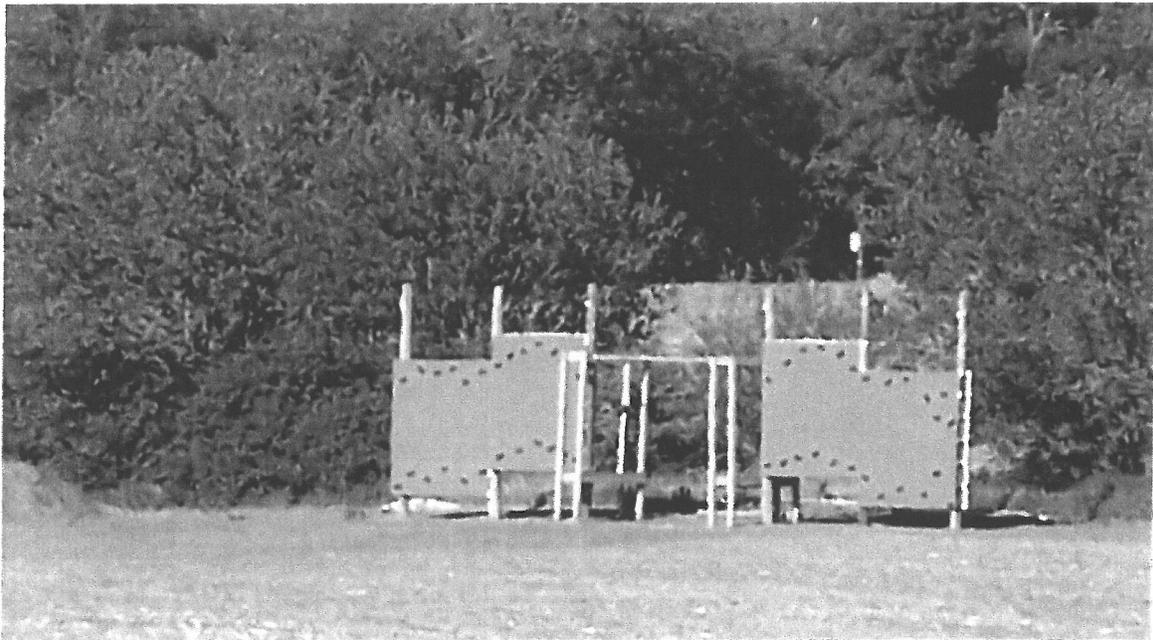
Land owner	date signed
62. Joyce & John Howlett	5-30-12
63. Heath & Amanda Wilcox	5-30-12
64. Kenneth C & Judith A Brandt*	5-31-12
65. Kay & James Stone	6-4-12
66. Michael & Mary Larson	6-4-12
67. Melissa Freye & Ryan Mazzola	6-4-12
68. Don Roach	6-4-12
69. Don Roach	6-4-12
70. Jim Freye & Laura Behr	6-5-12
71. Lynn Freye & Jan Freye	6-6-12
72. Janice Freye	6-10-12
73. _____	_____
74. _____	_____
75. _____	_____
76. _____	_____
77. _____	_____
78. _____	_____
79. _____	_____
80. _____	_____
81. _____	_____



Camp Gargano Permit 12015 & 12016



View of Radix property from our fence line looking south.



Climbing wall on hilltop outside of the designated Camp Gargano envelope.



Building on Camp Gargano.



South of our property.

Patsy Urbanovsky

14301 SW 15<sup>th</sup>

Roca NE 68430

April 23, 2012

Dear Sarah Hartzell & Planning Commission:

I am writing to you to express my concern for the "Special Permit Application for a 'Recreational Facility' West Wittstruck Road Between SW 14<sup>th</sup> St & SW 29<sup>th</sup> St CDG Project No. 2012-2013". Since 2002, my family and I have lived on 4.5 acres that are abutting the property noted in the special permit. Our home is directly east of the existing facility that is on the property noted.

I was able to access a copy of the special permit application via the county commissioner's website. One of the questions on the application asks: "Were the neighbors notified of this request?" and the box is checked "yes". This is not true in our case, and we are the closest neighbor to this building. The application was dated April 3<sup>rd</sup>. The first my husband and I knew of the proposed application was through a Journal Star article on April 8<sup>th</sup>. I know of at least four other neighbors that were not notified, and two of these neighbors' properties border the property noted. The property borders our property and the buildings and some of the obstacle equipment is in view from our living and dining rooms. It was strange, as such a close neighbor, reading an article in the April 8 Journal Star about this request for the recreational permit, and then looking out the window at the building and a piece of the newly built obstacle equipment, and not having been notified of the proposed application. I would think that an important part of a project of this scope would be to discuss the proposals with the neighbors whose homes are affected by the changes, and in particular, the neighbor closest. (And again, I point out, they marked "yes" that neighbors were notified on their April 3 application.

I am not in any way comfortable with the property behind me having a rather open-ended permit. A few of the concerns I have involve the track record thus far:

- 1) Doug Barry, the head of Radix, the non-profit organization requesting the special permit, is my next-door neighbor to the south. In the mid 2000s we were told that he was adding an office behind his house (after the foundation work had begun.) The size was trivialized, using words to the extent of "just an office". I have enclosed a picture of this addition, which is our view to the southwest of our home. The addition is as large as their original house, much larger than it was presented to me. (the office addition is the structure on the right)



- 2) When Camp Gargano was being planned (directly to our west, behind our house, what is currently called Victoryquest) Doug Barry proposed it to us as a “bunkhouse for the boys and their dads.” Such a plan seemed harmless, and even favorable to me, and in fact I testified in favor of this in 2007. I have enclosed a picture of Camp Gargano. As you can see, the building is considerably larger than a bunkhouse.



3) My third case in point was in today's mail (April 25, 2012). It is a letter from Doug Barry, "touching base with all the neighbors of Camp Gargano and keeping you informed as to the developments of the camp". (Note: this letter arrived in my mailbox 22 days after the permit application was dated, that said "yes, the neighbors have been notified." I quote from the letter: *"Recently we applied for a special permit to allow us to provide for some new activities at the camp. Our goal has been and is still to encourage and offer family friendly events that will benefit the community as a whole."* Sounds pretty simple. Who doesn't love family friendly events that benefit the community as a whole? However no mention is made this special permit application allows:

- Additional structures as high as 35 feet (approximately 3 ½ stories) on the property
- Groups of 1000 persons can be permitted 12 times per year
- Alcohol will be sold
- If West Wittstruck becomes paved, the numbers allowed increase to 2500 persons 12 times per year, and 400 persons 5 times per month.

Also, the sketched plan to build a 35 foot full size gymnasium (which was displayed at their Lincoln Chamber of Commerce Ribbon Cutting) is not mentioned in the letter from Doug Barry to his neighbors.

It seems that the proposals for both the home addition and Camp Gargano were misrepresentations of the final products. The letter quoted above illustrates the previous examples I've listed with the photos – trivializing the project in a friendly and casual manner. I cannot support a rather open-ended permit when the scope of previous projects have largely been misrepresented. My discomfort is fueled by the fact that the application they submitted for the recreational permit indicates that "yes, neighbors have been notified of the request." We have found this to be untrue in most, if not all cases.

The land in question is 100 acres, and currently 20 of those acres have a Club permit, with a religious exempt status. The remaining 80 acres are zoned agricultural. The ag land is currently filled with obstacle equipment and a running trail for Victoryquest, and the Victoryquest website promotes the fact that they are open for folks to come out on Saturdays from 12-5 during April and May, and for \$20 may run the course and use the equipment. If the owner of the property is able to have all of this for-profit business equipment on agriculture zoned land and in a religious exempt Christian-based youth club building, I cannot image what would happen if an actual recreation permit was granted.

For these reasons, I am totally uncomfortable in granting any change in permit on the property directly behind us. I hope that you will consider my concerns.

Sincerely,

Patsy F. Urbanovsky

## **OPPOSITION TO SPECIAL PERMIT APPLICATION AT 2260 W. WITTSTRUCK (SP12015 & SP12016)**

My name is Don Urbanovsky. As stated above, my wife Patsy and I are opposed to the current application for special permits SP12015 and SP12016. I would like to share with you information I have found through research of this property and the application. Although this letter will need to be lengthy in order to provide the relevant information, I implore you to take the time to read the entire letter and then make your decision regarding the permit. I believe it will be worth your time.

My family and I live at 14301 SW 15<sup>th</sup>. This is part of the development at the corner of SW 14<sup>th</sup> and Wittstruck. Doug Barry, who is Radix, Inc., the applicant, is my neighbor on the south. Doug Pfeifer, who is Victory Quest along with Doug Barry, is my neighbor on the north.

I would like to present the following information to provide a historical view of this property and then list some key points I have found in researching this permit application.

Around 2000, Arnold "Dutch" Bentzinger determined he wanted to develop the roughly 140-160 acres at the northwest corner of SW 14<sup>th</sup> and W Wittstruck Road into an acreage development. The county requires 20+ acres to split parcels of land. Through a CUP, the acreage units could be made smaller in size and be clustered in one corner of the property. This was approved by the county and eight, four to five acre lots were clustered in the southeast corner of the property. This "used up" the entire parcel for development. The remaining parcel was designated as outlot A and was reserved for agricultural use.

In 2007, Doug Barry approached some of the neighbors regarding building a small bunkhouse and camp for youth. This was to be a faith-based camp for physical as well as spiritual training. The camp and building were to be located on the land reserved for agricultural purposes. Generally, neighbors were supportive of the idea due to the nature of helping youth and the limited participation (up to 50 youth at one time). In order to satisfy the county, a four acre undeveloped lot had to be purchased and pulled out of the CUP development. In its place a 20 acre parcel in the ag land was issued a special permit for club status that specifically limited the use to a Christian, youth, athletic club (Special Permit 07032). This passed with minimal opposition. In late 2007, the county administratively increased the acreage of the permit to 23.5 acres in order to include the sewage lagoon. Again, the remaining acres (approx. 77) were designated as reserved for agricultural purposes.

On April 3, 2012, Radix, Inc. applied for a special permit for the entire 100 acres that would increase both the allowed uses and the size of the land area covered. Work had already begun on erecting structures outside of the 23 acres designated for the current special permit. In addition, paid activities outside of the current special permit have occurred on the property throughout April, May and now June. A special event permit was obtained for the date of May 28, 2012, but weekly workouts and other activities have been occurring regularly. This appears to me to be contrary to the process of working through the permit process. I did address this with the Planning Department and the Building & Safety Department, but they have neither the staff nor the will to address the situation at this point.

Interesting side note: the zoning application form dated April 3, 2012, states "Have the neighbors been informed of your request" and the box is checked "Yes". As for myself, my first indication of the scope of the permit was when I read the article in the Journal Star on Sunday, April 8. I was unaware of the Special Permit and the particulars until the letter I received from the Planning Department on April 21. Numerous neighbors have stated this was also their first notification.

The Special Permit application will change this property from "Club" status with limited participation to "Recreational Facility" status with much higher levels of participation. In addition, the permit would encompass 100 acres rather than the current 23.5 acres. A recreational facility could be anything from athletic fields to paintball to obstacle courses and beyond. At this time there is nothing included in the Special Permit Notes that designates and limits activities. In addition, banquet and reception uses are requested for this facility and are already being advertised on the internet. I understand a section has been added late in the process to the notes regarding the prohibition of firearms, but the track record of going beyond what the permit allows does not instill confidence that restrictions listed on the permit would be followed.

I have provided the information above in order to demonstrate the changes that have already been allowed on this property. At what point can the neighbors say "enough already"? At what point can rural neighbors rely on the word of the county to maintain property as reserved for agriculture when they designate it as such? In my view, the property should remain as currently designated and the special permit application be denied. At a minimum, the permit should remain on the 23.5 acres already designated and if so, the application with the city could be dropped as the current special permit resides wholly in county jurisdiction. An expansion to the full 100 acres makes the whole CUP process very suspect and sets a precedent that I feel the county would want to avoid. If the county decides to change the status, specific activities allowed should be listed in the permit rather than the totally blank check that would be provided through the final permit notes that were submitted to the Planning Department on May 31, 2012.

"Other Key Points" –

- Traffic will continue on the dirt road except for the large events where Wittstruck will be closed and all traffic will then be routed onto SW 29<sup>th</sup> and Hwy 33. The dirt road on the south side of the property is very dusty when dry and near impassable when wet. The event held on May 28 was to have closed the dirt section of Wittstruck, but this was open throughout the activity.
- Per Sara Hartzell, Planning Department Project Planner, the alcohol sales note was not relevant to this special permit and was to be removed from the original application anyway. The building is currently in county jurisdiction and as such, the State Liquor Commission is responsible for licensing. The revised application does not state a license will not be requested. This would be done outside this permit. In addition, a caterer could use their license to serve alcohol on the premises. Striking #11 does not mean NO ALCOHOL ON THE PREMISES. This continues to make the issue of alcohol and safety relevant especially for those

on SW 29<sup>th</sup> and also Hwy 33 traffic. Other opposition letters have referred to this issue and this remains very relevant.

- Per Sarah Hartzell, once a property is designated with a special permit it remains with the property. The applicant tried to add a section to the notes relating to the revocation of the permit upon sale of the property in order to alleviate concerns of the neighbors. I was told the County Legal Department found this to be potentially unenforceable and stated this would set a bad precedent. Having the recreational facility designation on the full 100 acres would subject the neighbors to whatever future owners of the land would desire even if the current owner now provides limits. Common sense indicates a \$2M building and more in obstacle course equipment will not just be abandoned. If this property has a designation of recreational facility, to where will these activities be located as Lincoln grows to the southwest? The “fear of the unknown” will always be with the neighbors as to the use of this property.
- The 23.5 acres of the current special permit is designated as religious and as such is tax exempt for real estate tax. This includes the building. In addition, the remaining acres are taxed as agricultural land. How would these designations be affected as the uses of this property include more secular, for-profit activities and more land is taken out of agricultural uses?
- In discussions with the Planning Department and the Building and Safety Department, there is little in the way of enforcement of special permits. A neighbor would need to complain loud and long and then have the permit owner caught in the act before much could be done to stop violations. 700 persons instead of 500, lights on till midnight, etc. are mostly unenforceable. It comes down to a matter of trust with the person who holds the permit to follow the rules. The fact this is all being built and run before the special permit is obtained answers this item.

I hope this letter has given some context to this issue and has provided answers to questions you may have. If the special permit is approved, there is very little chance of going back. This places the rural setting of this area in jeopardy. Please give considerable thought on how best to proceed with this application.

**RECEIVED**

JUN - 4 2012

Lincoln/Lancaster Co.  
Planning Department

Email: urbanovskyfamily@gmail.com

017



Jean Preister

---

**From:** Cheri Kraus [ckraus@lps.org]  
**Sent:** Friday, April 27, 2012 11:43 AM  
**To:** Jean Preister  
**Subject:** SP12015

I am writing in regards to the application SP12015. I live within a mile of this so called "camp" that has put in for the special permit. The way I understand it, is that they want to turn this "youth camp" into a place where they can serve alcohol, events, concessions, and something similar to a "warrior dash", with music as well. I am extremely concerned by all of this. I live on land that has been in my family for over a 100 years, and stay in the family business of agricultural. We are a farming community, if we wanted to have a ton of people out drinking and driving by us, we would have moved into the city. All I am saying is that I am not ok with the fact that a christian based group wants to turn their site into a place where they will put people in harms way as to providing opportunities for them to be drinking and driving. We already have the Sprague community center that people can rent for events, with a place for parking on paved roads. We also raised cattle and have pastures around this so called "proposed site". There has been incidents where drunk drivers have already plowed into our fences, which takes a direct effect on our lively hood and our business. Since the Sprague bar has closed, this problem has been better. I also want to bring up a point that, with all the people they propose, our roads are not meant to handle such traffic, their facility, is not big enough to handle all those people inside (if for some reason they needed to).

I would also like to bring up the point that since this is a farm community that we do have young kids with school permits that drive to and from school. I am deliberately putting my child in harms way and on roads that will for a fact have drunk drivers on. I know there are dangers all over the roads, but with only a few roads to drive on, this makes the possibility of drunk drivers higher. My son comes from Norris, he does drive these roads, he will come home in the evenings and at nights, after wrestling, football and FFA events, on Friday and Saturday nights, which I assume is when they would hold events, since that is normally when people drink.

This is not an acceptable or smart idea on any level in this area. There are multiple people where their lively hood is all around this place and with all the people traffic and the potentially dangerous situations that can and we all know will result if this is approved. Like I mentioned, we are a farming community, we have land and a way of life that has been around for 100 years and more. Our way of life is how NE was founded, we do not need to cater to the big city ways. This is not the place or area for something of this size. I also do not think it is safe to people so many of people's lives in danger, knowing that there is such a big number that could be drinking and driving.

I know how drunk people can be non respectable, and we do not need all the littler and trash and possible break ins, in our area, many of us do not lock our houses, we know our neighbors and we all respect each other. This is a wonderful place to raise our children, our future, we do not need things to show them the wrong path, there are many of things out there that spoil the images of children.

**I work at a school and listened to a speaker talk to kids about drunk driving**, he killed 3 of his friends in the car, went to prison on manslaughter charges, instead of graduation college. There are all these images out there for these kids that try and lead them down the wrong path, so why would we want a boot camp for kids, to be turned into a glorified event center place where adults can drink and run silly obstacles intoxicated and then drive home, and possibly with there children? What kind of message are we sending to the young people, when a christian group who "says" they want to help the youth, have decided getting adults drunk and have events and "warrior dashes" is a good idea?

Thank you for your time.

Cheri Kraus----concerned neighbor

## Jean Preister

---

**From:** Cheri Kraus [ckraus@lps.org]  
**Sent:** Thursday, June 14, 2012 11:50 AM  
**To:** Jean Preister  
**Subject:** Re: County Special Permit No. 12015 and City Special Permit No. 12016: Notice of Action by Planning Commission: June 13, 2012

Some additional information that everyone seems to forget that this is a farming community, we need to get down W Wittstruck to the east on that dirt road, as there are fields that farmers need to get into. Each farmer feeds 150 people in this country, county and world, this facility does not benefit any of us like that. Also for years we have had to drive cows home from pasture and stocks down 29th street to the south and turn them on W Wittstruck road. Which means that now we have to block more traffic and watch out for the safety of our cattle with all the people from town driving these roads. The farm land and our cattle is our way of life, and we work hard to benefit others and now we have have more obstacles to over come. This is by far the worst place for this "so called camp/quest" whatever it is. Now there are people who have no idea of the patience it takes to follow tractors, combines and etc, trying to pass them and causing huge issues along with intoxicated people. Also I can't believe that in Nebraska with Agriculture being our biggest industry that there are people out there who do not even consider how their ideas hurt the farmers and themselves. We are the ones feeding them. All I can say is that they need to be aware of the burden they and all of the planning commission is putting on the future of agriculture in this area, and our jobs. This is our job, and we do not come into other peoples work and reroute them or cause majors issues for them, but apparently they do for us. Like I said, what are they going to do with the traffic when we have to drive cows home down the road? Guess they will have to take the dirt road the other way, or wait till we are done. The rest of the community understands this and are patient and even will help when needed. Now I also have a student driver that I have to be extra cautious about because of all the intoxicated people who will be on the road by our house when he is coming home for a school event.

Thanks

Cheri

I am writing to express my major concerns and nonsupport for the application for Special Permits No. 12015 and City Special Permit No. 12016, which border my property to the south. I find this proposal totally inappropriate for this rural location for the following reasons:

**A. Traffic and safety concerns:**

1. The gravel road that runs from SW 29<sup>th</sup> to the entrance of the camp is not capable of supporting the number of vehicles that would be used to transport over 1,000 people, let alone 2500, for major planned events. The dust and dirt would cause major visibility problems. The typical prevailing summer winds would push that dust northward on to our property. Any rainfall of over ½ to 1 inch would also create problems, especially by the time the vehicles would be leaving the event.
2. If traffic is routed south on SW 29<sup>th</sup> to Hwy 33, there is sure to be excessive backups which will create serious safety concerns. Drivers will tend to take other routes to return to Lincoln, which will put undo pressure on roads not built to handle a high volume of traffic.
3. Any events generating 1,000 to 2,000 individuals will require parking spaces for several hundred vehicles. It appears that this property would not be capable of supplying the space needed for this many vehicles. Consequently, parking will likely spill onto Wittstruck road, causing additional problems and safety concerns.
4. Alcohol permits and consumption under these crowded traffic conditions will only add to the existing safety concerns of holding one of these events.
5. Can the Southwest Rural Fire Dept., and the Lancaster Sheriffs Dept. handle and manage the number of people involved in large events?

**B. Environmental and other future concerns:**

1. The area all around this property and especially to the north on our property is populated by many forms of wildlife. Pheasant, turkey, deer, raccoon and beaver. Large events, such as those proposed would force out the wildlife from ours and surrounding properties.
2. Wittstruck creek, which runs adjacent to the camps track, leaves its banks typically at least once a year with heavy rainfalls. What environmental impact could this have on properties downstream?
3. A two story gymnasium is proposed to be added on to the current structure. Such a structure would certainly not fit into a country setting. Blinding stadium lights that we have observed on a few occasions, would be intolerable for us and our neighbors.
4. If the current owners of this property would decide to sell this property, these special permits could provide new owners the opportunity to establish ATV tracks, paintball ranges or other highly undesirable facilities.

In summary, my wife and I have owned and thoroughly enjoyed the peace and serenity of our property for the last 12 years. We feel the special permits proposed for the adjacent property are totally out of place for this rural setting. There are certainly more appropriate settings in or nearer to Lincoln, such as high school stadiums or other special use areas that would handle the volume of vehicles and individuals in a much more safer and efficient manner than the proposed property on Wittstruck road. We are also very concerned if the special permits are allowed that our property value will be adversely affected.

Thank you for your consideration.

William K Adams  
13939 SW 14<sup>th</sup> St.  
Roca, Ne. 68430

**RECEIVED**

APR 30 2012

Lincoln/Lancaster Co.  
Planning Department

Noemail 022

I'm Writing to express my continued opposition to Special Permits 12015 & 12016, after the addition of the amended conditions.

All my reasons for opposing these permits still apply from my opposition letter of April 30, 2012.

William K Adams

13939 SW 14<sup>th</sup>

Roca, Ne. 68430

**RECEIVED**

JUN - 4 2012

Lincoln/Lancaster Co.  
Planning Department

EMAIL: bbranch@windstream.net  
023



Trudy Adams

13939 SW 14<sup>th</sup> Street

Roca, NE 68430

Hearing June 13, 2012

sent on 5/30/12

I am not in favor of permit 12015 or 12016 because:

**Unfairness issues:** New information has surfaced during our neighborhood meetings and it seems there is an fairness issue on the Radix offer to establish a buffer zone between properties on the east of 450 feet and west of 50 feet but not on the north where our property touches Radix's Camp Gargano's agricultural land. All along the south side of our property (Radix 's North side see map) our land will be affected by the noise and commotion, views of hurdles, climbing walls and rows of car tires and running trails. 500 people are in their proposed permit. That's a lot of people making a lot of noise. This most likely will occur every weekend through the summer and fall months. Just the time we like to enjoy our woods and creek area with our grandchildren.

On the west fence line there is an abandoned farmhouse. Radix is allowing 50 feet from the fence line. Yet we are allowed no buffer zone at all. **Why are we being treated unfairly ? Where is our buffer zone?**

Our children are looking forward to the possibility of putting a house on the back half of our property and now they will be looking at the obstacle course of Camp Gargano instead of the Ag land we all were promised.



**Land value:** Loud band music and activities until 10:00 at night. Lights shining over the area will make our land undesirable to any potential buyer.

**Extra duty for the rural volunteer fireman :** With the increase of people at Camp Gargano events it will cause more emergency calls to occur. Our Rural volunteer firemen are not set up to have to take care of events with hundreds of people.

**These new concerns and the previous ones that I have written are submitted in opposition.**

Please consider these very important issues and deny the 12015 & 12016 Permits  
Trudy Adams

13939 WS 14<sup>th</sup> Street

Roca, NE 68430

1. **Too much noise:** We own 43 acres of land to the north of the facility at 2260 W Wittstruck Rd (Camp Gargano) . We have owned this land since 1999. At that time the only other building that was allowed was the cluster of homes to our southeast. I am concerned with the noise level that comes with a possible 2,500 people. (This is what your permit would allow) 2,500 people doing all the activities planned at Camp Gargano. This will not fit into the quiet area we have now. There will be too much noise and disturbance made.
2. **The value of our land:** The land value will go down if any recreational facility is established next to our land. No one wants to buy land in a noisy neighborhood.
3. **Environmental Impact :** Many of the obstacles are in the floodplain. This will cause erosion and send soil into the unprotected Wittstruck Creek. The existing facility has many showers, toilets and urinals. How will this water usage affect our water table in the area and add more gray water to the open lagoon? With the expansion of this facility by building a new gymnasium on to the existing building, there will be more stress on the lagoon with the additional people who use it. Litter and trash from 2,500 people will clutter our country roads and filter on to our land. The habitat we work so hard to build will suffer and animals and birds will find other areas to live.
4. **Safety:** If there is alcohol served at the recreational facility and the drivers leave to drive to hwy 33, there could be a major traffic hazard pulling on to the highway. Even without alcohol there will be a heavier flow of traffic than usual turning on to Highway 33 at SW 29<sup>th</sup>. Shooting of any kind on the property will make riding my horse and hiking too dangerous for me to enjoy my own land. It will be too dangerous for my grandchildren, who come to visit on the weekends and through the week, to walk with me through the woods.

5. Emergency coverage: If Martell fire station is covering these events at Camp Gargano will that take them away from serving the rest of the area making them unable to help neighbors who really need the emergency help?
6. Road wear and tear: Can gravel and rock roads support 100's of vehicles? Unpleasant dust and dirt generated by 100's of vehicles driving over Wittstruck to the west of Camp Gargano could cause a hazard ? Where will they all park?
7. Tax exemption: How can a tax exempt holding such as the building and land at Camp Gargano, have an activity such as running trails that are outside the tax exempt location? They already are using and charging \$20.00 for the use of the outside trails that follow our fence line. This area is outside the club zoning . Who is monitoring all these permits?
8. Already existing recreational facility locations in our area: Paintball course is 2 miles away from us. A rifle range is also 2 miles away from us. State lake ½ a mile west of us where there is shooting allowed. We don't need another recreational facility location in our neighborhood, let alone in our back yard.
9. In our line of sight: In our line of sight of the western view from our home we can see walled structures, racetracks, and hurdles, all unpleasing to our view. With the addition of stadium lights the entire area will be disturbed.
10. What does it take to have peace and quiet in the country? When do the powers that be stand up for the common people who work hard, pay their taxes and just ask for a peaceful place to live? Spending our retirement money on a lawyer would take our life savings. We are relying on you the people of the Planning Commission to do the right thing and stop these permits from being granted.

My husband and I are in our retirement years and this home in the country was supposed to be our peaceful retreat and final home. We take walks through the wooded areas, ride the area on horseback and take our grandchildren down to Wittstruck Creek that runs though our property. Now we are faced with a possible future of noise and invasive activity that will make the use of our own land unsafe and unusable. Sitting on our back porch in a quiet environment and enjoying our home will be impossible.

Any disturbance, anytime of the day or night, any month of the year is not acceptable to me. I am not in favor of special permit #12015 or #12016.

Signed Trudy Adams 13939 SW 14<sup>th</sup> Street, Roca, NE 68430

Trudy Adams  
13939 SW 14<sup>th</sup> Street  
Roca, NE 68430

Hearing June 13, 2012

sent on 6/4/12

I am in opposition to the revised permit 12015 or 12016 because:

**Unfairness issues:** New information has surfaced during our neighborhood meetings and it seems there is an fairness issue on the Radix offer to establish a buffer zone between properties on the east of 600 feet and west of 50 feet but not on the north where our property touches Radix's Camp Gargano's agricultural land.

All along the south side of our property our land will be affected by the noise and commotion, views of hurdles, climbing walls and rows of car tires and running trails that are on agricultural land not the 23 acres Radix is supposed to stay on. 500 people are in their proposed permit. That's a lot of people making a lot of noise. This most likely will occur every weekend through the summer and fall months. Just the time we like to enjoy our woods and creek area with our grandchildren.

**Land value:** Loud band music and activities until 10:00 at night. Lights shining over the area will make our land undesirable to any potential buyer.

**Extra duty for the rural volunteer fireman :** With the increase of people at Camp Gargano events it will cause more emergency calls to occur. Our Rural volunteer firemen are not set up to have to take care of events with hundreds of people.

**These new concerns and the previous ones that I have written are submitted in opposition to permit 12015 &12016.**

RECEIVED

JUN - 4 2012

Lincoln/Lancaster Co.  
Planning Department

EMAIL - bbranch@windstream.net  
028



Please consider these very important issues and deny the 12015 & 12016 Permits  
Trudy Adams

13939 WS 14<sup>th</sup> Street

Roca, NE 68430

I am not in favor of permit 12015 or 12016 because:

1. Too much noise: We own 43 acres of land to the north of the facility at 2260 W Wittstruck Rd (Camp Gargano) . We have owned this land since 1999. At that time the only other building that was allowed was the cluster of homes to our southeast. I am concerned with the noise level that comes with a possible 2,500 people. (This is what your permit would allow) 2,500 people doing all the activities planned at Camp Gargano. This will not fit into the quiet area we have now. There will be too much noise and disturbance made.
2. The value of our land: The land value will go down if any recreational facility is established next to our land. No one wants to buy land in a noisy neighborhood.
3. Environmental Impact : Many of the obstacles are in the floodplain. This will cause erosion and send soil into the unprotected Wittstruck Creek. The existing facility has many showers, toilets and urinals. How will this water usage affect our water table in the area and add more gray water to the open lagoon? With the expansion of this facility by building a new gymnasium on to the existing building, there will be more stress on the lagoon with the additional people who use it. Litter and trash from 2,500 people will clutter our country roads and filter on to our land. The habitat we work so hard to build will suffer and animals and birds will find other areas to live.
4. Safety: If there is alcohol served at the recreational facility and the drivers leave to drive to hwy 33, there could be a major traffic hazard pulling on to the highway. Even without alcohol there will be a heavier flow of traffic than usual turning on to Highway 33 at SW 29<sup>th</sup>. Shooting of any kind on the property will make riding my horse and hiking too dangerous for me to enjoy my own land. It will be too dangerous for my grandchildren, who come to visit on the weekends and through the week, to walk with me through the woods.
5. Emergency coverage: If Martell fire station is covering these events at Camp Gargano will that take them away from serving the rest of the area making them unable to help neighbors who really need the emergency help?
6. Road wear and tear: Can gravel and rock roads support 100's of vehicles? Unpleasant dust and dirt generated by 100's of vehicles driving over Wittstruck to the west of Camp Gargano could cause a hazard ? Where will they all park?

7. Tax exemption: How can a tax exempt holding such as the building and land at Camp Gargano, have an activity such as running trails that are outside the tax exempt location? They already are using and charging \$20.00 for the use of the outside trails that follow our fence line . This area is outside the club zoning . Who is monitoring all these permits?
8. Already existing recreational facility locations in our area: Paintball course is 2 miles away from us. A rifle range is also 2 miles away from us. State lake ½ a mile west of us where there is shooting allowed. We don't need another recreational facility location in our neighborhood, let alone in our back yard.
9. In our line of sight: In our line of sight of the western view from our home we can see walled structures, racetracks, and hurdles, all unpleasing to our view. With the addition of stadium lights the entire area will be disturbed.
10. What does it take to have peace and quiet in the country? When do the powers that be stand up for the common people who work hard, pay their taxes and just ask for a peaceful place to live? Spending our retirement money on a lawyer would take our life savings. We are relying on you the people of the Planning Commission to do the right thing and stop these permits from being granted.

My husband and I are in our retirement years and this home in the country was supposed to be our peaceful retreat and final home. We take walks through the wooded areas, ride the area on horseback and take our grandchildren down to Wittstruck Creek that runs though our property. Now we are faced with a possible future of noise and invasive activity that will make the use of our own land unsafe and unusable. Sitting on our back porch in a quiet environment and enjoying our home will be impossible.

Any disturbance, anytime of the day or night, any month of the year is not acceptable to me. I am not in favor of special permit #12015 or #12016.

Signed Trudy Adams

031

btranche@windstream.net



RECEIVED

MAY 3 - 2012

Lincoln/Lancaster Co.  
Planning Department

5-1-2012

To Whom it may concern,

I'm writing in opposition to county permit NO 12015 and city permit NO 12016, to make a zoning change to recreational for some 100 acres on 2260 W Wittstruck Rd.

When the housing development at the NW corner of SW 14<sup>th</sup> and W. Wittstruck Rd (Bentzinger Estates) was brought up for approval to the county planners, there was a compromise made to allow the cluster of houses at that corner on less than 20 acres each, rather than the required 20 acres plots, with the words that the other acres to the west would be left in farmland.

Now those acres that are farmland are being put up for a zoning change to a recreational facility. The change in zoning will allow large changes to this area that are not conducive to the existing area, which is mostly agricultural and residential. What has happened to the original plan of that property remaining agricultural?

The agricultural areas are helpful for the eco-structure of the area. The residential areas are peaceful country homes.

I am concerned that if this zoning change is granted, the next step in trying to make money off of this property may involve bigger and more invasive activities, and if the zoning is changed, the neighbors will have no recourse against these changes.

The method of being notified of this request was questionable, as we only received a letter last week, and the deadline to bring concerns to the planning board is May 7<sup>th</sup>. That does not leave the neighborhood or other concerned citizens much time – this also seems similar to the methods used when the first housing development at the NW corner was brought to the county planning commission.

There are other facilities in the county that are already zoned for recreational areas – the Sprague Community Center for example. Those other facilities already have county infrastructure surrounding them, such as parking and paved roads.

I hope the county will carefully consider the appropriateness of this zoning change and deny such request, leaving this property zoned agricultural.



Mary Jo Virts  
1301 W Wittstruck Rd  
Roca NE 68430

033

No EMAIL

## Jean Preister

---

**From:** MVirts@ameritas.com  
**Sent:** Monday, June 04, 2012 2:17 PM  
**To:** Jean Preister  
**Subject:** County Special Permit 12015/City Special Permit 12016, recreation facility, SW 29th Street & W Wittstruck Road  
**Attachments:** ZONING-LETTER-MAY1.doc

This is in regard to the request for special permit NO 12015 and city permit NO 12016 to make a zoning change to recreational for some 100 acres on 2260 W Wittstruck Rd.

I attended the neighborhood meeting in regard to this special permit, and this is what I learned there.

1. The applicant told us that when they originally built the 20+ acre religious based club, this corporation had a large financial backer.
2. Because of this large financial backing, the corporation was able to build a large and expensive building for this religious based club.
3. Due to unforeseen circumstances, the financial backer currently needs to see larger amounts of income from this property or the property will be lost.
4. We were also told that if this applicant cannot increase the income from this property, it may be sold to a state or federal entity, which may bring in worse activities or dangerous situations to this rural community.
5. The neighbors at the meeting accepted / supported what is there as the original permit for the property of 20+ acres as a club. However, they want to keep this additional expansion land as agriculture in keeping with the neighborhood environment of safe, quiet country living and agricultural activities.

The meeting **validated** my original concerns that bigger and more invasive activities will be needed to bring in more income to this property.

That any change in zoning / permit opens the door that the neighborhood will have no recourse against any activities in the future by this owner or subsequent ownership.

My opposition letter to this request originally submitted May 1, still stands as originally submitted.

Mary Jo Virts  
1301 W Wittstruck Rd  
Roca NE 68430

Original letter attached:

\*\*\*\*\*

This message may contain confidential information intended only for the use of the addressee(s) named above and may contain information that is legally privileged. If you are not the addressee, or the person responsible for delivering it to the addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message immediately thereafter. Thank you.

\*\*\*\*\*

5-1-2012

To Whom it may concern,

I'm writing in opposition to county permit NO 12015 and city permit NO 12016, to make a zoning change to recreational for some 100 acres on 2260 W Wittstruck Rd.

When the housing development at the NW corner of SW 14<sup>th</sup> and W. Wittstruck Rd (Bentzinger Estates) was brought up for approval to the county planners, there was a compromise made to allow the cluster of houses at that corner on less than 20 acres each, rather than the required 20 acres plots, with the words that the other acres to the west would be left in farmland.

Now those acres that are farmland are being put up for a zoning change to a recreational facility. The change in zoning will allow large changes to this area that are not conducive to the existing area, which is mostly agricultural and residential. What has happened to the original plan of that property remaining agricultural?

The agricultural areas are helpful for the eco-structure of the area. The residential areas are peaceful country homes.

I am concerned that if this zoning change is granted, the next step in trying to make money off of this property may involve bigger and more invasive activities, and if the zoning is changed, the neighbors will have no recourse against these changes.

The method of being notified of this request was questionable, as we only received a letter last week, and the deadline to bring concerns to the planning board is May 7<sup>th</sup>. That does not leave the neighborhood or other concerned citizens much time – this also seems similar to the methods used when the first housing development at the NW corner was brought to the county planning commission.

There are other facilities in the county that are already zoned for recreational areas – the Sprague Community Center for example. Those other facilities already have county infrastructure surrounding them, such as parking and paved roads.

I hope the county will carefully consider the appropriateness of this zoning change and deny such request, leaving this property zoned agricultural.

Mary Jo Virts  
1301 W Wittstruck Rd  
Roca NE 68430



May 4, 2012

**Jean Preister**

To: Jean Preister  
Subject: County Special Permit NO. 12015 and City Special Permit NO. 12016.

**Planning Commission Members:**

First I would ask that, if possible, each one of you visit the site that this permit is requested for. That way you will have firsthand knowledge of the concerns that I will bring up below.

**I would call your attention to the following, from the Site Plan document included in your packet:**

**Item 1:**

1.THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD STRUCTURES ANYWHERE WITHIN THE BUILDING ENVELOPE SHOWN. ACCESSORY USES ARE PERMITTED ANYWHERE ON LOT 1 AND OUTLOT "A" WITH THE RESTRICTION OF THE AREA WITHIN THE 250' "ACTIVITY SETBACK AREA" ADJACENT TO THE RESIDENTIAL ACREAGE ABUTTING ON THE EAST. THE USES MAY BE RELOCATED WITHOUT ANY AMENDMENTS TO THE SPECIAL PERMIT.

**Concerns:**

- This permit would expand their operations from 20 acres to 100, a fivefold increase in the size of this endeavor with less controls than were on the 20 acres.
- No limit on number of structures
- There is an acreage on the north boundary that is part of this development, why aren't they afforded the same set back rules as those on the east boundary
- Limits should be put on uses of this area, i.e. no activity that involves the firing of a rifle or any activity that involves motorized vehicles (think motocross)

**Item 3C:**

C. A RECREATIONAL FACILITY WITH A MAXIMUM ONE DAY OCCUPANCY OF UP TO 1,000 PERSONS THAT SHALL PERMITTED 12 TIMES IN A CALENDAR YEAR.

**Concerns:**

- The current and foreseeable infrastructure simply will not handle this number of people. 1,000 persons boils down to approximately 500 cars.
- Where are all these cars going to be parked?
- What will it be like when 500 cars try to leave the facility at the end of the event?
  - If cars go the preferred route, W Wittstruck to SW 29, south to Hwy 33 and then most, I assume, would be needing to cross one lane of Hwy 33 to go east to get to Hwy 77 and get back to Lincoln.
    - A constant stream of traffic leaving an event and trying to cross one lane of a busy Hwy 33 will be dangerous situation. In the past 5 years there have been at least 5 fatalities on Hwy 33 between SW 14<sup>th</sup> and Crete.
    - A constant stream of traffic coming to the event and slowing down to turn off of Hwy 33 on to SW 29<sup>th</sup> will also create a dangerous situation
  - When cars get backed up while they are leaving and event people will look for other ways to get out of the traffic like:
    - Turning north on SW 29 trying to find a route out
    - Going further West on Wittstruck to the next southbound road, and then again having to cross one lane of Hwy 33 to head towards Hwy 77
    - Going East on Wittstruck from the facility to get to Hwy 77, 1<sup>st</sup> half mile to SW 14<sup>th</sup> is a dirt (not gravel but unimproved) road
      - From discussions I have had with others, it has been stated that the route going West on Wittstruck is going to be blocked off for the Item 3C type of event.
        1. I don't see this in the permit so I don't believe it is a condition of the permit and thus has no chance of being enforced.

2. Where is Wittstruck going to be blocked off? At Hwy 77, then on the East and West sides of SW 14, and the West exit from the facility would be the only way this will work as intended.
  3. This blocking off of Wittstruck Rd should occur for all events in Items 3A, 3B, and 3C
  4. Without the full block off of Wittstruck Rd from the facility to Hwy 77, any traffic going East on Wittstruck will face a daunting task to get on to Hwy 77.
- These events can happen 12 times in a calendar year. Note this doesn't say once a month. They could have an event every Saturday night for 12 weeks straight in the summer. Think of the noise and disruption this will cause neighbors.
  - Who is going to count the number of participants to make sure the 1,000 limit is abided by?
  - What recourse do neighbors have if they feel the permit regulations are not being followed?

**Applicants answer:**

- Applicant has stated to those questioning the 1,000 person limit that they don't plan to have anywhere near the 1,000 limit, but they can't guarantee there won't be that many. The way I understand it, since the 1,000 is stated in the permit, the current owners of the property and any future owners will be allowed to have events with this number of participants without requesting a special permit.

**Item 13:**

13. IF W. WITTSTRUCK ROAD IS PAVED TO COUNTY STANDARDS FROM THE EXISTING ENTRANCE OF LOT 1 TO SW 29<sup>TH</sup> STREET THE MAXIMUM OCCUPANCY FOR NOTES 3.B & 3.C SHALL RESPECTIVELY INCREASE TO 400 PERSONS AND 2,500 PERSONS.

**Concerns:**

- See concerns for Item 3C above. The increase to 400 makes Items 3A-B also a concern. Item 3C is way beyond what the county infrastructure for this area can handle and Item 13 is just that much worse. Think of a crowd (800 to 1,400 cars) leaving a football game at Seacrest field, only this will be confined to a two lane blacktop road.
- Paving the half mile from facility entrance to SW 29 will only alleviate the dust problem on Wittstruck, and **will not address any other of the concerns about this permit**. To allow two and a half times more participants because a half mile of gravel is paved doesn't make sense.

**Item 12:**

12. ON-PREMISE ALCOHOL SALES SHALL BE PERMITTED WITH THIS SPECIAL PERMIT WITHIN THE BOUNDARIES OF LOT 1

**Concerns:**

- This is a recipe for disaster. I am not against alcohol consumption but I ask you to ponder the above problems and then add alcohol to the mix.
- Is this a way to get around the more stringent rules this group would have to follow for alcohol sales if they were getting the alcohol permit from the city instead of the county? This facility is just outside the city's three mile inclusion limit, and it is not farfetched to think they will soon be under the City's jurisdiction but the alcohol permit probably would be grandfathered in from the county should this permit pass.

**Applicants answer:**

- Applicant has stated to those questioning the alcohol sales that they don't plan to have alcohol sales, but they can't guarantee there won't be that any.

**Miscellaneous concerns:**

- If you visit [www.campgargano.com/blog/](http://www.campgargano.com/blog/) it would seem that this group already assumes they have a change of permit. They are advertising large open to the public events as far away as October and have opened the site to the public and are charging \$20 a day to practice for an event ( [http://campgargano.com/blog/?page\\_id=131](http://campgargano.com/blog/?page_id=131) ). They have already erected structures (some kind of obstacle course that is outside of Lot 1) that were not in the original permit. These things already seem to be in violation of their current permit of a private club and bring into question what other kind of abuses would go on should this permit be agreed to.

- Has the fire/rescue department been notified of what this change might mean to them? With only one direction on Wittstruck (facility entrance to SW29) a passable road, this gives fire and police only one avenue of access during a emergency.
- Does the Lancaster Co Sherriff understand the traffic implications?
- Since this permit requests seems to be a shift from a non-profit religious group to a for profit recreational facility will this facility be returned to the tax rolls?
- Part of the property they are seeking to develop is designated as being in a flood plain

**In Summary:**

In light of the reasons listed above, I would ask you to deny this permit. The current and foreseeable infrastructure, the surrounding neighborhood, alcohol sales mixed in, and traffic concerns make this a very bad idea even if some modification of the permit was done and even if they didn't reach the conditions laid out in Item 13 above.

**John Virts**  
**1301 W Wittstruck Rd**  
**Roca, NE 68430**  
**Cell: 402-440-8189**

**Jean Preister**

---

**From:** Virts, John W. [John.Virts@experian.com]  
**Sent:** Tuesday, June 05, 2012 4:03 PM  
**To:** Sara S. Hartzell  
**Cc:** Steve S. Henrichsen; Jean Preister  
**Subject:** RE: County Special Permit 12015/City Special Permit 12016, recreation facility, SW 29th Street & W Wittstruck Road  
**Attachments:** Concens with amended permit.docx

Per Sarah's note I removed the incorrect information that had been relayed to me about the barricades not being up for the May 28 event.

**John Virts CBCP (Certified Business Continuity Planner)**

402-458-5357            Mon, Wed, Thur  
 402-794-3123            Tues, Fri  
 402-440-8189            Cell Contact

---

**From:** Sara S. Hartzell [mailto:shartzell@lincoln.ne.gov]  
**Sent:** Tuesday, June 05, 2012 3:47 PM  
**To:** Virts, John W.  
**Cc:** Steve S. Henrichsen; Jean Preister  
**Subject:** RE: County Special Permit 12015/City Special Permit 12016, recreation facility, SW 29th Street & W Wittstruck Road

Dear Mr. Virts,

I read through your opposition letter and one item caught my eye in particular, that was the event of May 28<sup>th</sup> and the lack of barricades on W. Wittstruck. I looked in the County Board records and found the Special Event Permit, which was granted on April 10 for the May 28 event. This permit does not show or discuss the closure of W. Wittstruck. (See the document attached here) <http://lancaster.ne.gov/clerk/agenda/2012/120410/victory.pdf>

As the proposed special permit is written, an event of the size permitted for May 28, (100 people) would not have required that the road be closed. This proposed requirement is for events that are between 151 and 500 people. I hope this helps to clarify this particular issue.

Thank you

Sara S. Hartzell  
 Planning Dept.  
 City of Lincoln and Lancaster County  
 555 S. 10th St  
 Lincoln, Nebraska 68510  
 402-441-6371

The concerns listed below were related to Radix via Mike Eckert on May 29. All concerns were ignored in their final list of conditions.

**Item 3A:**

I am ok with this as I believe this is in the current 'club' permit.

**Item 3B:**

- **The word Event needs to be defined as no more than a 24 hour period.** This was relayed to the Radix group prior to their final issuance of conditions. They chose to ignore it. **Given their past actions one would assume that they will strive to have a weeklong activity and call it one 'event'**
- The existing infrastructure will not support one of these events
- See 3C – to keep traffic from going on Wittstruck Rd

**Item 3C:**

- **The word Event needs to be defined as no more than a 24 hour period**
- The existing infrastructure will not support one of these events (see my previous opposition letter)
- To keep traffic from going on Wittstruck Rd:
  - Barricades need to be placed on: (This needs to be done for 3B and 3C)
    - Turn off on to Wittstruck Rd from Hwy 77
    - Just to the East of the driveway exiting the facility
    - At the west entrance to Wittstruck Rd on SW 14<sup>th</sup>
  - Signage on the property needs to direct traffic out of the facility on the preferred route
  - All materials both printed and on any web site advertising this facility, need to direct traffic to the preferred route
  - In the past year a tour bus has take the Wittstruck Rd route and ran the stop sign at SW 14<sup>th</sup> and W Wittstruck Rd barely missing a pickup travelling on SW14th
- What will it be like when 250 cars try to leave the facility at the end of the event?
  - If cars go the preferred route, W Wittstruck to SW 29, south to Hwy 33 and then most, I assume, would be needing to cross one lane of Hwy 33 to go east to get to Hwy 77 and get back to Lincoln.
    - A constant stream of traffic leaving an event and trying to cross one lane of a busy Hwy 33 will be dangerous situation. In the past 5 years there have been at least 5 fatalities on Hwy 33 between SW 14<sup>th</sup> and Crete.
    - A constant stream of traffic coming to the event and slowing down to turn off of Hwy 33 on to SW 29<sup>th</sup> will also create a dangerous situation
  - When cars get backed up while they are leaving and event people will look for other ways to get out of the traffic like:
    - Turning north on SW 29 trying to find a route out
    - Going further West on Wittstruck to the next southbound road, and then again having to cross one lane of Hwy 33 to head towards Hwy 77
    - Going East on Wittstruck from the facility to get to Hwy 77, 1<sup>st</sup> half mile to SW 14<sup>th</sup> is a dirt (not gravel but unimproved) road

**Item 5:**

No parking should be allowed anywhere off the property in question.

**Item 10: - you know the second '10' in their messy list**

As written this leave open to interpretation what 'firearm' means. Same wording except where it says 'firearms' substitute 'guns of any type'. Technically, paint ball guns and air rifles are not firearms but are none the less guns and in fact on the Cornhusker State games website Camp Gragono is listed as the site for the biathlon activity which involves air rifles.

**Item 11: - missing from the last messy list**

This was an item that basically said that if Radix goes under and sells to someone else this permit is revoked. When faced with a legal objection by the planning office this was removed with I am sure the hopes that this would make

**Item 11: - in the current list**

In order to remove the concerns about the mix of large groups and the resulting traffic and the use of alcohol, this item should state that there will be no sale or consumption of any alcohol beverage on this property. This cross out was presented to us as a compromise but we found that regardless of what we see here, if a caterer brings in alcohol they can sell and consume alcohol on the site. There are even web pages out their advertising wedding, etc where you can bring your own alcohol.

**Future:**

Some statement within this permit that says no expansion of this permit will be allowed would go a long ways to allay the opposition's scope creep concerns.

**General concerns:**

- From my experience Lancaster County can issue these permits but has little or no enforcement of them:
  - What happens if the terms of any of these items are violated?
- Current use of property appears to be beyond the original permit, i.e. structures are being built outside the current permit area of 23 acres that can be developed. Even Radix lawyer says these obstacle course structures are 'pushing' the limits of the permit. If you want people to stop opposing the permit and to 'trust you' the Radix needs to show themselves worthy of trust by not pushing the limits of the current permit.
- Applicant misled on the application. On April 3, the application was filled out and signed by Doug Barry. On it the box titled have neighbors been notified is checked. Original meeting with immediate neighbors was April 16 and the meeting where everyone who lived within a mile was invited to a meeting was not until May 22. At our meeting with the Radix group on May22, the Radix lawyer stated that he had advised his client not to meet with the neighbors.

## Jean Preister

---

**From:** Karla Egger [karla.egger@gmail.com]  
**Sent:** Wednesday, May 02, 2012 10:32 PM  
**To:** Jean Preister  
**Subject:** Special Permit No. 12015/12016

I am writing in response to a letter received dated 4/24/12 regarding a special permit for a recreational facility near SW 29th & W. Wittstruck Road. I have several concerns about this proposed facility and would appreciate your consideration of them when reviewing this plan. My concerns include the increased traffic, noise and lighting that will result with such a facility in a quiet rural area. It will increase traffic on Hwy. 33, which is already a busy highway and has had several fatal traffic accidents over the years. Allowing alcohol sales to such a venue will only compound the noise and increased risk of accidents on the roads in the area.

West Wittstruck Road south of this property is gravel and dirt. How will this much traffic affect the condition of the road? Are the owners of the property planning to pave the road at their own cost, as referenced in item #13? Lastly, how does the sale of alcohol fit with the purpose of the building that is already on the property (a church) and Camp Gargano/Victory Quest that has recently been promoted for youth fitness?

Please take these concerns and questions into account when considering this application.

Thank you,  
Karla Egger

## Jean Preister

---

**From:** Karla Egger [karla.egger@gmail.com]  
**Sent:** Monday, June 04, 2012 12:06 PM  
**To:** Jean Preister; Deb E. Schorr  
**Subject:** Opposition to SP 12015/12016

I am writing to voice my opposition to a special permit for a recreational facility near SW 29th & W. Wittstruck Road. This area is zoned for agriculture and it should stay as such. Local infrastructure, including roads, fire and law enforcement, are not adequate to handle the numbers of people that could potentially attend events there. Neighbors were not opposed to the initial request of this individual to build a small Christian youth camp. However, the plan for this property has now ballooned into something well beyond that and no longer seems to be youth or Christian related. It makes me wonder how someone can own property of this value, not subject to property tax because it is classed as a "church," yet hold events that are obviously for-profit? I would urge the planning commission to consider the precedence that would be set by approving this type of permit in a rural area and reject the proposal.

Thank you,  
Karla Egger  
3200 Ruhlman Circle  
Martell, NE

## Jean Preister

---

**From:** Matt Egger [me64957@windstream.net]  
**Sent:** Friday, May 04, 2012 7:28 AM  
**To:** Jean Preister  
**Subject:** Special permit 12015 and 12016

Dear Commission Members,

I am opposed to these special permit applications.

I have concerns about these special permits changing the original intent that neighbors were led to believe when the original building was erected on that site. It appeared to be something that could quietly settle into a rural residential and agricultural neighborhood. I guess I am now concerned with this faith based organization wanting special permits to have on-premise alcohol sales and up to 2,500 people occupancy. The obvious route to the site, Highway 33, has recently been the site of numerous automobile fatalities. Southwest 29<sup>th</sup> street is the designated connection to the property and is a narrow road with no shoulders.

In summary I would like you to take into consideration the precedent you may be setting for the rural Lancaster County agricultural areas.

*Matthew D. Egger*  
3200 Ruhlman Circle  
Martell, NE 68404  
402-794-0236  
[me64957@windstream.net](mailto:me64957@windstream.net)

## Jean Preister

---

**From:** Matt Egger [me64957@windstream.net]  
**Sent:** Sunday, June 03, 2012 9:20 PM  
**To:** Jean Preister  
**Subject:** RE: County Special Permit 12015/City Special Permit 12016, recreation facility, SW 29th Street & W Wittstruck Road

Jean,

I still stand in opposition to revised special permits 12015/12016. The multiple modifications and markups to the document and numbering errors appear to be substantially less than appropriate documentation for these permits. It appears the permit markups are designed to just layer a document into something that provides no value to the reader. I believe a completely new document without the redlining and highlighting is appropriate in this case. I also believe the applicant is already ignoring the zoning that exists for that property, so I think any action on paper done through your department appears to just be window dressing and they have no intention of following anything on the scribbled documentation that I have received.

*Matthew D. Egger*  
3200 Ruhlman Circle  
Martell, NE 68404  
402-794-0236  
[me64957@windstream.net](mailto:me64957@windstream.net)

---

**From:** Jean Preister [<mailto:jpreister@lincoln.ne.gov>]  
**Sent:** Friday, June 01, 2012 3:33 PM  
**Cc:** Sara S. Hartzell  
**Subject:** County Special Permit 12015/City Special Permit 12016, recreation facility, SW 29th Street & W Wittstruck Road

Dear interested party –

Attached for your information is an e-mail and revised site plan notes submitted by the applicant on June 1, 2012.

The Planning staff report and recommendation will be available after 3:00 p.m. on Thursday, June 7, 2012, at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (keyword = PATS). Use the "Selection Screen" and enter either SP12015 or SP12016 as the application number. The public hearing before the Planning Commission is scheduled for Wednesday, June 13, 2012, at 1:00 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10<sup>th</sup> Street.

If you have any questions, please contact Sara Hartzell in the Planning Department at 402-441-6371 or [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov).

**--Jean Preister, Administrative Officer**  
**Planning Department**  
**402-441-6365**

---

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

5-1-12

TO: Planning Commission

RE: Special Permit NO. 12015 & 12016

My wife and I own property (79 acres) in the northwest corner of the section in question. The current building on the 'permit property' in question can be readily seen from our property. I am writing to express my **significant concern** with the permit request and express my **total opposition** to any such approval by your agency.

I will attempt to highlight our primary concerns as follows:

1. **Property Values** – We plan to build a home for retirement on our property. We highly value the 'country life' that to us means a quiet environment that is peaceful and with minimal traffic. We enjoy the many and varied wildlife that frequents the area. Should this permit be approved, not only would it be far less attractive to establish a 'country home' in the immediate area, but we feel that our overall property values would **be negatively impacted in a significant way**.
2. **Noise 'carries'** -- in the county and the plans for this property that would bring in events of between 1000-2500 persons would between the people and the 'event' make the adjacent noise impacts totally unpleasant for any outdoor 'living'. Not Acceptable !!
3. **Further building** – a two story gymnasium as proposed would be a further landscape 'eyesore' for the area, would probably require additional lighting that would be further distracting and frankly not fit into the local area.
4. **Water and Water Quality** – The potential planned events that would involve up to 2500 persons would mean water usage of a very substantial level. What would that do to the water levels in surrounding wells of various property owners (potentially causing a drop in water level and need for significant expense for multiple new wells)? Further, water quality could be negatively impacted due to the Water Treatment Facility that would be needed – sewer facilities – for and active ongoing facility with periodic or frequent large numbers of people involved.
5. **Traffic** – Roads in the area are not meant for this type of volume. DUST in the country is a significant problem and to add the volume of traffic these permits would drive is not only a huge local nuisance, but the cost of upgrading and then proper maintenance of the roads would be required. Entrance and especially EXIT traffic would be a high volume and dangerous event given traffic levels (in multiple directions). County budgets are already stressed to maintain, much less enhance existing roadways.
6. **Parking** – Activities that relate to the numbers indicated mean large numbers of cars – in addition to the traffic volumes. Where will these cars park? The property does not appear to have capability to hold the 'activities' and still provide adequate parking for attendees. Potential parking on already narrow county roadways or on neighbor's private property.
7. **Alcohol permits** – This is a VERY significant issue. First, with the volume of persons at various events it is not logical to believe that there will not be **many** drivers well under and probably beyond the legal alcohol limit to drive – but they will be out on the road ways anyway. Alcohol will further negatively impact noise levels, traffic issues, area litter on road ways, AND place a very significant impact and responsibility on the county law and rescue personnel.

7. **The Southwest Rural Fire District would** necessarily be impacted. Is there adequate staff (volunteer district staff) to handle the added needs placed on that department? Where is the associated expense reimbursement to handle these issues coming from?

8. **Lancaster County Sherriff** – This office would have responsibility for monitoring the significant traffic increase on an ongoing basis. This includes traffic backups, drunken driving control, additional accident reporting and accident scene handling, etc. etc. Will this 'event center' generate the tax revenue that will be required for this support?

9. **This property could sell** (if permits as applies for were approved) and the permit authorizations would go to the new owners. We have huge concerns with what has been currently proposed and even larger concerns with what could happen downstream.

10. **My understanding** is that this property is currently owned by **Radix group** and given some 'religious' connection may be partially or fully tax exempt. If that is true, then it appears that the local taxpayers are being asked to support multiple expense issues that will not be contributed to by the property values of the entity in question. While this may be 'legal', I question if it is morally correct.

I could go into more depth on each issue noted, but suffice it to say you can tell that we have very considerable concerns with this proposal. We would urge the planning commission to **deny** the requests for approval of each of these permit requests. This is not an appropriate land use in the area and the many downside impacts to the immediate community are substantial and to the property owners such as us, the impacts are also negative.

Thank you for your consideration,

Eldon Bohmont

Ruth Bohmont

048

*erbohmont@gmail.com*

## Jean Preister

---

**From:** Jean Preister  
**Sent:** Tuesday, May 15, 2012 8:16 AM  
**To:** Jean Preister  
**Subject:** Opposition: Special Permit # 12015 & 12016, SW 29th & W Wittstruck Road

---

**From:** Eldon Bohmont [<mailto:erbohmont@gmail.com>]  
**Sent:** Tuesday, May 15, 2012 8:07 AM  
**To:** Jean Preister  
**Subject:** Re: Opposition: Special Permit # 12015 & 12016, SW 29th & W Wittstruck Road

We have received a letter dated May 11 from Mr Katt, the attorney representing Radix Inc. on this application issue. The letter submits some 'adjustments' to initial wording and lists the concerns that have been registered by various property owners. We will be not be able to attend the meeting sponsored by the attorney on May 22 as we are scheduled to be in Chicago at that time.

However, we would like to go on record by noting that the 'changes' suggested do not appear to have any material effect in addressing the concerns we have addressed. The basic issues all remain and are not impacted in a material manner by 'adjustments'. The attorney comments that the concerns seem to be driven by 'inaccurate view'(s) of how the property is planned to be used. This appears to be typical 'attorney speak' to try to shift the issue. I do NOT think there is a lack of understanding and consider all the concerns to be VERY valid. I am sorry to be unable to attend ( although I presume this will be a meeting where the two 'sides' agree to disagree ). AGAIN -- the type of activity planned in the area is definitely going to cause the impacts registered as 'concerns' by many in the area -- the attorney won't be impacted, nor will the Radix Inc. 'owners'. But, everyone living or owning property in the area will be impacted and those in a broader area will be impacted by increased costs, driven by the type of proposed use, given police, fire, road, etc. issues. ( Water truck on a gravel / rock road -- in hot summer this dries in a matter of minutes so no real effect -- just one 'solution' response that is not effective and Mr. Katt can not reasonably address other concerns -- other than to express his 'opinion'.)

RECEIVED

MAY 4 - 2012

Lincoln/Lancaster Co.  
Planning Department

5-1-2012

Lancaster County Planners

I'm writing in opposition in regard to permit NO 12015 and city permit NO 12016.

I read about this in the Lincoln paper and determined after talking to some neighbors where this was located.

I am familiar with this area, and live a short distance away.

The county should not approve a change in zoning for this location.

We have already experienced increased traffic coming down SW 14<sup>th</sup> and W. Wittstruck Rd for activities already held at this location. As a matter of fact, we witnessed a large tour bus run the stop sign at SW 14<sup>th</sup> heading West on W. Wittstruck Rd.

It looks like a very dangerous situation for other traffic, for farm equipment, and for law enforcement to monitor.

I hope the county will review this request, and deny the request.



LuAnn Bohmont  
4405 W Roca Rd  
Martell NE 68404

050

No Email

RECEIVED

MAY 7 - 2012

Lincoln/Lancaster Co.  
Planning Department

4-30-2012

In regards to County Special Permit 12015 and City Special Permit 12016

After receiving the letter from the county and reading the specifics of what would be allowed under a permit for a recreational facility, I would like to strongly oppose this change.

The current and foreseeable infrastructure at this location simply will not support this type of traffic and use. The change in permit would be a detriment to the neighborhood, the area farming operations, to the environmental well being, and would result in a dangerous traffic situation that is simply not acceptable.

Please do not approve this change to a recreational permit.

Thanks.

Eunice Zimmerman  
4121 S 39 St  
Lincoln, NE

No Email 051

## Jean Preister

---

**From:** Sara S. Hartzell  
**Sent:** Wednesday, May 02, 2012 9:46 AM  
**To:** Jean Preister  
**Subject:** FW: special permit - w. wittstruck road

---

**From:** Joan Wittstruck [<mailto:wittsender@hotmail.com>]  
**Sent:** Wednesday, May 02, 2012 9:43 AM  
**To:** Sara S. Hartzell  
**Subject:** special permit - w. wittstruck road

We oppose the permit for these reasons:

1. Terrible location. the negatives are too numerous to list. Nice road for walking and birdwatching, though.
2. The facility is not needed.

There are three NONPROFIT venues within two miles:

The Sprague-Martell Comm. Center - former high school with large gym, meeting rooms, ball fields, etc.  
The Sprague Village Center  
The Martell Comm. Center

All three rely on rentals to pay for their upkeep. All are on hard paved roads with ample parking.

Please don't grant a special permit for this FOR PROFIT facility. the communities of Sprague and Martell don't deserve to have their facilities fail in order that a special interest group can receive special favors.

Respectfully,

Dwayne & Joan Wittstruck

## Jean Preister

---

**From:** Branch DeVries [bmdevries@windstream.net]  
**Sent:** Thursday, May 03, 2012 10:27 PM  
**To:** Jean Preister; Branch Home  
**Subject:** County Special Permit #12015 and City Special Permit #12016

This is a letter of opposition of the special permits #12015 and 12016

My wife and I are land owners to the south of the Area of Application SW29th St and W Wittstruck road. (2260 W Wittstruck Rd.). We have owned the 80 acres of land for the past 5 or so years. Plans are to someday put a home for us on it.

Reasons for Opposition:

- Increase of traffic on our rural, minimum maintenance road just to the North of our property.
- Possibility of up to a 1000 people at the facility with alcohol, with the possibility of increasing to 2500 people if roads are improved. Not a place for this kind of activity in rural Nebraska. People drinking and driving back to Lincoln, no cab or bus service to take advantage of impaired drivers.
- The original permit allowed for the private club, it apparently isn't taking in enough money. If more money was invested into this property and it continues to fail. We in the country will be stuck with a vacant property with likely no upkeep. This would drive down the property values of all the home owners in the area. If the facility was resold it could be open to new owners with even less desirable activities taking place.
- This land was originally set as ag land with the cluster acreages on the east side. That is the way it should stay. We didn't buy this property so we could have a fun center across the street.
- I like to hunt turkey and deer on my property. More people and traffic will only deteriorate the quality of my hunting.

We have a son graduating from school this year and will be working the week of May 16 to ready for the grand event. I doubt I will be able to attend the meeting on May 16.

Thanks for taking my concerns into consideration.

Branch and Marilyn DeVries  
510 West 2nd  
Cortland, NE 68331  
phone 402-798-7371  
Cell 402-366-5789

## Jean Preister

---

**From:** Jim Brown [jb1941chevy@yahoo.com]  
**Sent:** Thursday, May 03, 2012 11:55 PM  
**To:** Jean Preister  
**Subject:** Special permit-Recreational Facility

To whom it may concern with the planning commision,

I have some MAJOR concerns on permit # SP12015 & SP12016. We live less than a half mile away from this so-called recreational facility to be built and have concerns of the increased traffic on south 14th st. This is a very busy gravel road now and very dusty with the amount of traffic we have now and can't imagine 2500 more people driving on this road. I know the plan calls for West Wittstruck road to be watered down and was supposed to be black topped, but that won't stop people driving from the south to use 14th street. If the road is black topped, who pays for this? We have tried to get the last 2 miles of sw 14th black topped but were told there is no money in the budget. Besides the increase in traffic, the sale of alcohol to 2500 people will no doubt cause excessive noise in our quiet country setting, that is why we live in the country, to have nice quiet lifestyle that we cherrish. I think this facility would be better off being built in the city.

I am very much against this facility not only for the increased traffic but the safety of my family.

Jim & Charlene Brown  
15605 SW 14th Street

## Jean Preister

---

**From:** cgarner07@windstream.net  
**Sent:** Thursday, May 03, 2012 2:21 PM  
**To:** Jean Preister  
**Subject:** Opposition of County Special Permit No. 12015 & City Special Permit No. 12016

Dear Planning Commission,

I am writing in strong opposition to the County Special Permit No. 12015 & City Special Permit No. 12016. I am a resident/family who lives directly on Wittstruck Road (310 Wittstruck Rd). I am extremely concerned with the change of zoning and the increased traffic that this recreational facility would create.

I am a mother of 2 young children - ages 2 & 4. We already have increased traffic on Wittstruck Road due to normal family life and normal farming activity that happens on a regular basis throughout the year. We have tractor/ammonia tanks, planters, sprayers, combines, grain carts, semi-trucks regularly throughout the year on Wittstruck Road. When my children are outside playing, I am constantly in need of keeping them from venturing toward the busy gravel road, as it seems to be a natural tendency for kids to venture where they should not go.

If the recreational facility is permitted, that would allow up to "2500 persons" that would greatly increase the number of vehicles on Wittstruck Road from Hwy 77 to the facility all throughout the year. Wittstruck Road (from Hwy 77) is a more direct route to the facility than visitors traveling on pavement to Hwy 33 & down SW 29th. This increased traffic only increases the possibility for vehicle accidents on this gravel road, kids being in close proximity, or possible vehicle/farm equipment accidents. This increased chance of accidents only worsens when the issue of alcohol is added. I am strongly opposed to increase traffic that is permitted to consume alcohol while attending their event and then getting back on the gravel road traveling away from the facility. Gravel is already a dangerous road surface to drive on & if alcohol is added, that makes it a more dangerous combination. I would be greatly concerned for the safety of my children & other children that live along Wittstruck Road.

In addition, if zoning were allowed to change from a private club to a recreational facility, this creates a much higher usage number of individuals on the property and in the area. What has happened to our right to peaceful agricultural & rural living? If this were allowed to happen, there would be no turning back to a quite, serene life. We already have several recreational opportunities for individuals such as the Sprague/Martell Community Center, Sprague Village Center, Martell Community Center, Paintball, Rifle Range, Bluestem Lake. Is there really an important need to add more and take away a way of life for many of us that have chosen to live in this rural community?

I ask you very strongly to oppose this Permit No. 12015 & 12016 and be a support for the common people that did not ask for this new way of life in our rural community. There are other locations in the city/county for this "For Profit" venture to locate and help drive traffic to in order to support economic development. We did not ask for increased traffic, noise, lighting, & alcohol use/behaviors to negatively affect this part of the county. The agricultural farmers also need your support as they continue to need these roads for their livelihood & supporting their families.

Thank you for your consideration.

Christie (Oelling) Garner  
310 Wittstruck Rd

055

May 3, 2012

We are writing this letter concerning the application for County and City Special Permits labeled as *County Special Permit NO. 12015* and *City Special Permit NO. 12016*. The purpose for the applications are to allow the Radix group that constructed the facility at 2260 W. Wittstruck Rd. (Camp Gargano) to change zoning from a private club to a recreational facility.

Our farm is located in this section and we have many concerns about this application. We find it interesting that the facility on the property has been rarely used as is. Is the facility, for the private use of the families living in the development only? It is referred to as "Camp Gargano". What does this imply? We think the community/neighbors have the right to know exactly what is planned.

There are other options in our community that already provide recreational facilities and are well utilized by many. For example, the Sprague-Martell Community Center, approximately a mile south of this location, which caters to T-Ball, baseball, and basketball teams besides other community/family activities and is available for all to use. Denton, Kramer, Hickman, and Crete also have existing facilities for community use, not to mention the close proximity to Lincoln which already has the facilities available for all types of activities.

The pre-existing facility on this property has not been made available to the community residents for use, and as stated, what we already have in the community has proven to work for the area for many years.

It is of major concern that the possibility of this new facility potentially having an occupancy between 400 and 2500 persons depending on the paving of W. Wittstruck and SW 29<sup>th</sup>. Who is paying for this paving? We have wanted the county to pave SW 14<sup>th</sup> through to Hwy 33 for at least 20 years and they've never had the funds to accomplish it.

There have been other actions in the past that have come before the Commission concerning changes that groups have wanted to make in areas where there are families living (ie race tracks) that have involved many of the same concerns we and our neighbors have about this facility. The fact of more traffic, noise, lighting, entrance and exit onto Hwy 33, and the condition of Wittstruck Rd between the facility and Hwy 77 to mention a few. Just because it is a rural area at this time, does not mean that there won't be more families building homes along Wittstruck Rd in both directions, on SW 29<sup>th</sup> and SW 14<sup>th</sup> in the future when landowners sell and there become more housing developments in the area.

We appreciate your consideration for our concerns in this matter.

Sincerely,  
Don and Cheryl Rauch  
2305 W. Bennet Rd  
Martell, NE 68404

*crauch@lps.org*

056

May 4, 2012

(p.15 - Request for Deferral - 05/16/12)

RECEIVED

MAY 4 - 2012

Lincoln/Lancaster Co.  
Planning Department

Dear Planning Commission,

I am responding in regards to the zoning action on the property at 2260 W. Wittstruck Rd. for county special permit number 12015 and city special permit no. 12016. We are property owners directly across from 2260 W. Wittstruck Rd. our property address being 2201 W. Wittstruck Road. We have purchased some family owned ground, and done much clean-up and improvement. One thing we liked about the property when we purchased it was the lack of traffic and how quiet the area was.

We were first contacted by Mr. Berry a few years ago when he called us in regards to building a "faith-based camp." They would have a few youth and or adults out at a time for their "faith based" camps, mainly during the summer months. They were going to build a smaller building on the property to accommodate these groups, and we probably would only see the roof of this structure from our property. You can see from the photos provided that we can see the whole building from our property, and it is quite large ( approx. 20,000 sq. ft.). While it is an attractive building, we don't feel that this latest application for a re-zoning to the property is appropriate for the location.

This road is not able to handle the traffic potentially proposed. Many days throughout the year the only way into our property is from S.W. 29<sup>th</sup> onto W. Wittstruck Rd. W. Wittstruck Rd is dirt for 1/2 mile coming from S.W. 14. This portion of the dirt road is many times to muddy or torn up to drive on. We have concerns about dust, and wear and tear to the gravel portion of this road. It is doubtful that all the proposed patrons to this facility will use Hwy. 77 to Hwy 33 to W. Wittstruck Rd. Therefore, you can also include S.W. 14 St. and W. Bennet Rd. in the road condition concerns for width, dust, and washboards. It may become quite dangerous. Keep in mind- these roads are often used for farm equipment to access fields for planting, spraying, harvesting etc.

Noise is also a concern. There will be many people, cars, a loud-speaker, and maybe even vendors or music. This is currently an Ag based and small acreage area, a rural setting. Most people are respectful of other peoples' property. However, in inviting large groups of people to the area you are potentially going to have those people who are not respectful of other peoples' property i.e. vandalism, trash, etc.

We have property values to keep in mind as well. What sensible person would want to buy an acreage, across from a facility that could draw such large quantities of people year round? This in itself could deface the land's value. If this scenario is allowed to pass, it could start a domino effect for re-zoning in the surrounding community.

May 4, 2012

Interestingly enough, if one were to drive by this property, you might think that rezoning has already passed, due to the obstacle course that has already been constructed. If you go to the Victory Quest website one might also get the same sense.

All in all, we really do feel a little misled on what the intentions are. This has gone from a "faith based camp," to a recreational facility, with a "quest for the almighty dollar." Please put some serious thought into this application.

Thank you,

Mark and Michelle Brandt.

058

No EMAIL



650

These photos were taken in May of 2012. You are looking down W. Wittstruck Rd from SW 29<sup>th</sup> toward SW 14<sup>th</sup>.





The top two photos are of W. Wittstruck Rd. You are looking down W. Wittstruck Rd. toward S.W. 29<sup>th</sup>. The bottom two photos are taken from our property looking toward 2260 W. Wittstruck Rd.



June 4 2012

Dear Planning Commission,

I am responding in regards to the special permits on the property at 2260 W. Wittstruck Rd. for county special permit number 12015 and city special permit no. 12016. We are property owners directly across from 2260 W. Wittstruck Rd. our property address being 2201 W. Wittstruck Road. We have purchased some family owned ground, and done much clean-up and improvement. One thing we liked about the property when we purchased it was the lack of traffic and how quiet the area was.

We were first contacted by Mr. Berry a few years ago when he called us in regards to building a "faith-based camp." They would have a few youth and or adults out at a time for their "faith based" camps, mainly during the summer months. They were going to build a smaller building on the property to accommodate these groups, and we probably would only see the roof of this structure from our property. You can see from the photos provided that we can see the whole building from our property, and it is quite large ( approx. 20,000 sq. ft.). While it is an attractive building, we don't feel that this latest application for a re-zoning or special permit to the property is appropriate for the location.

This road is not able to handle the traffic potentially proposed. Many days throughout the year the only way into our property is from S.W. 29<sup>th</sup> onto W. Wittstruck Rd. W. Wittstruck Rd is dirt for ½ mile coming from S.W. 14. This portion of the dirt road is many times to muddy or torn up to drive on. We have concerns about dust, and wear and tear to the gravel portion of this road. It is doubtful that all the proposed patrons to this facility will use Hwy. 77 to Hwy 33 to W. Wittstruck Rd. Therefore, you can also include S.W. 14 St. and W. Bennet Rd. in the road condition concerns for width, dust, and washboards. It may become quite dangerous. Keep in mind- these roads are often used for farm equipment to access fields for planting, spraying, harvesting etc.

Noise is also a concern. There will be many people, cars, a loud-speaker, and maybe even vendors or music. This is currently an Ag based and small acreage area, a rural setting. Most people are respectful of other peoples' property. However, in inviting large groups of people to the area you are potentially going to have those people who are not respectful of other peoples' property i.e. vandalism, trash, etc.

We have property values to keep in mind as well. What sensible person would want to buy an acreage, across from a facility that could draw such large quantities of people year round? This in itself could deface the land's value. If these permits are allowed to pass, it could start a domino effect for re-zoning and special permits in the surrounding community. Please note, we have a very nice community center in Sprague as well as a wonderful facility on the

June 4 2012

edge of Martell complete with a ball-field and other outdoor areas for people to utilize. These establishments have been created and cared for by community members. Not an outside interest. Therefore, they keep the community in mind when planning and scheduling events. That is what an Ag-based, small acreage area is about. Not commercialization of private property in an Ag-based, small acreage area for personal gain. We do not see one benefit this organization brings to property owners or community members.

Interestingly enough, if one were to drive by this property, you might think re-zoning or special permits have already passed based on what you already see. If you go to the Victory Quest website, Radixguys.com, Campgargano.com, or Garganocenter.com one might also get the same sense.

If this is allowed to pass, the uses of this property are practically endless. Mr. Berry does not hold the deed to this property. A private investor in Texas does. This investor will not care how this properties use will affect surrounding properties. He does not have to deal with the traffic, dust, deteriorating road conditions, noise, lights, or devalued properties. If you pass this and Mr. Berry's organization fails to make a go of it, this property could be sold to someone else. The future possibilities for this property are practically endless. This private investor also would have the ability to keep the property and change the use of it to another commercial venue.

If you are inclined to think the application for this property is a wholesome one, you need to sit back and take a good hard look at what this property could potentially become. We as property owners are still completely opposed to this application, despite what Mr. Berry and his attorney have conveyed to you in their most recent revised site plan sent on May 31, 2012.

All in all, we really do feel misled on what the intentions of this property and its uses have been already and what they could potentially become. This has gone from a "faith based camp," to a recreational facility, with a "quest for the almighty dollar." Please put some serious thought into this application.

**RECEIVED**

JUN - 4 2012

Lincoln/Lancaster Co.  
Planning Department

Thank you,

Mark and Michelle Brandt

NO EMAIL

062



These photos were taken in May of 2012. You are looking down W. Wittstruck Rd from SW 29th toward SW 14th





The top two photos are of W. Wittstruck Rd. You are looking down W. Wittstruck Rd. toward S.W. 29<sup>th</sup>. The bottom two photos are taken from our property looking toward 2260 W. Wittstruck Rd.



## Jean Preister

---

**From:** Sara S. Hartzell  
**Sent:** Monday, May 07, 2012 8:31 AM  
**To:** Jean Preister  
**Subject:** FW: proposed recreational facility

-----Original Message-----

**From:** Marc Wittstruck [<mailto:marcw@creteschools.org>]  
**Sent:** Friday, May 04, 2012 12:00 PM  
**To:** Sara S. Hartzell  
**Subject:** proposed recreational facility

Dear Ms. Hartzell:

My wife and I are opposed to the special permit request for County permit NO. 12015 and City Special Permit NO. 10216. We have our original homestead (one of the oldest and first in Lancaster county) right next to this said property and we would like to keep it the way it is now. We don't want to have increased traffic, noise, lighting etc. in our neighborhood and especially next to a landmark homestead.

My aunt still lives on the homestead and it is still farmed by my family members. This homestead was a meeting place for settlers and native americans to get drinking water and ice. This is the reason Wittstruck Creek and Wittstruck Road came about when Lancaster County was platted. I don't want our history of NE and Lancaster County to be changed and would appreciate this thought when this special permit is discussed. Therefore, my wife and I would be against this proposal and hope that this proposal is rejected. Thank you.  
Sincerely,

--

Marc Wittstruck  
402-429-0108C 402-794-4791H  
Agriculture Education Instructor/FFA Advisor FCA Huddle Coach/Teammates Mentor 7th Grade Boys  
Basketball Coach Crete High School 402-826-5811 [marcw@creteschools.org](mailto:marcw@creteschools.org) Phil 4:13

## Jean Preister

---

**From:** Sara S. Hartzell  
**Sent:** Friday, May 04, 2012 8:11 AM  
**To:** Jean Preister  
**Subject:** FW: SP12015

---

**From:** Colleen Wittstruck [<mailto:cstruck5@hotmail.com>]  
**Sent:** Thursday, May 03, 2012 9:57 PM  
**To:** Sara S. Hartzell; Sara Hartzell  
**Subject:** FW: SP12015

---

From: [cstruck5@hotmail.com](mailto:cstruck5@hotmail.com)  
To: [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov)  
Subject: SP12015  
Date: Thu, 3 May 2012 21:45:32 -0500

Attention: Sara Hartzell

I adamantly oppose the permit by the Radix group to change the zoning from a private club to a recreational facility. Permit # SP12015.

This permit could potentially allow 2,500 people to attend an event. The roads are not equipped to handle such traffic not to mention the intrusion of the historic rural community.

Please do not allow this group to impose on the farming community that relies on the roads to transport equipment and commodities to make it's livelihood.

Maybe it would appear that the plan of the applicant has been to leverage one permit upon another which is certainly not the intention of the original authority granted.

Thank you for your attention.

Colleen Wittstruck  
5600 W. Saltillo Road  
Martell, NE 68404

066

## Jean Preister

---

**From:** Sara S. Hartzell  
**Sent:** Friday, May 04, 2012 11:02 AM  
**To:** Jean Preister  
**Subject:** FW: permit no. sp12015 and sp12016

---

**From:** Judy Brandt [<mailto:kjbrandt83@gmail.com>]  
**Sent:** Friday, May 04, 2012 10:07 AM  
**To:** Sara S. Hartzell  
**Subject:** permit no. sp12015 and sp12016

We would like to express our concerns and opposition regarding permit No's 12015 and 12016 located at SW 29th & Wittstruck Rd, Roca, Ne.

One of our main concerns if these permits are approved to change the zoning of a private club to a recreational facility is an increase in traffic and noise. The quietness of the country is one of the main reasons living outside of the city limits is so desirable. By approving this permit, the gravel roads will become highly traveled and more dangerous. The rural community is aware of the farm equipment including combines, tractors and semi-trucks that travel on roads but others who aren't familiar with the area may not be as cautious.

Another concern is if alcohol is allowed, there will be a higher risk of accidents and issues that may occur which in turn would require an increase in the number of sheriffs, fire and rescue for the area.

We feel that peacefulness of the farming community, nature and privacy will be jeopardized if this permit is approved. We feel a recreational facility is not needed as the community already has recreational options within a couple of miles including the Sprague Community Center, CJ's Paintball, lakes, and the Martell Community Center to name a few. We've never heard of complaints of a five to ten minute drive to Lincoln for other recreational activities not offered in the rural community.

Please consider the concerns, questions and what's best for the rural community.

Ken and Judy Brandt

067

5-8-2012

To Whom It May Concern:

I am writing to express concerns regarding the proposed recreational facility just west of SW 14<sup>th</sup> and Wittstruck Rd. (Special Permit # 12015 and 12016). We live in the White Tail Run development which is within one mile of this proposed facility. We have many of the same concerns as the people in the neighborhoods surrounding this facility: Lowering of property values, noise, traffic, trash, etc. In addition, we are strongly opposed to several of the conditions stated within the proposal for the Special Permits:

1. Clause # 3C indicates the capacity (up to 1000 persons per day/12x-yr.) has the potential to cause an extreme increase in traffic and noise approximately once a month. Given SW 14<sup>th</sup> will likely be paved to the Crete Highway within the very near future, this will cause and extreme increase in traffic by our development. With many young drivers from our neighborhood on SW 14<sup>th</sup> St. traveling to Lincoln and Norris school areas, we are concerned about safety.
2. Clause #12 indicates Alcohol Sales may be permitted. We are absolutely opposed to having persons who have consumed alcohol returning from events at this center making our streets unsafe. In addition, if the primary purpose for this facility continues to be for health-related/athletic events, serving alcohol does not seem to align with this mission.
3. Clause #13 indicates (as does Clause 3C) that up to 2, 500 persons could be in attendance at a given event. This amplifies our concerns in #1 above by two-fold or more.

We have no opposition to the continuing with the current facility in its current terms of capacity and usage. However, if it becomes the giant which you are proposing, it will be very unfortunate for many of us who live near this facility who will be negatively affected by this infringement on our safety, property values, and quiet neighborhoods.

Sincerely,

Jill Groshans

12900 SW Hunterhaven Rd.

Roca, NE 68430

402-794-0527

5/9/2012

Jean Preister  
City of Lincoln – Planning Dept.  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

RE: Special Permit Application for a "Recreational Facility" West Wittstruck Road between SW 14<sup>th</sup> St & SW 29<sup>th</sup> St CDG Project No. 2012-0013. Special Permit Numbers 12015 & 12016

The Dividing Line . . .

Conflict occurs when people who are looking for, and have found, a home with peace and quiet and those looking for a place to practice noisy activities wind up at the same place. This often occurs in rural areas, and I would like to voice my objection to the proposed re-zoning of Camp Gargano with the idea that one of these conflict areas can be prevented.

Having spent a considerable amount of time, sweat and money in selecting the area to build our home, one of the main considerations was that it was quiet. It is unfair, disingenuous at the least and dishonest at the most that this facility was introduced to our rural surroundings as a 'Religious Camp' and now, this short time later, seeks to morph into a 'recreational facility'. Even the label recreation facility is misleading. At least to my mind it's misleading. I can tell you that the first thing that comes to mind when I envision a recreational facility, in a rural area, is camping, trail rides, bike paths, cook outs, picnic facilities and maybe a baseball or soccer field. Let me tell you that 2500 people at a concert, drinking alcohol and the associated behavior that goes along with alcohol consumption is not.

This is not like a simple complaint that 'the neighbor is making too much noise at 11p.m.' This change creates an unacceptable rural situation that we can expect to be repeated over and over again. Automobile race tracks and music concerts can be heard for miles, and they last for hours. It disrupts the very reason that we choose to live here in the first place.

Reasons we live here:

- Rural Atmosphere
- Beauty
- Quietness
- Hunting, Fishing, Camping
- Off Road Noise

What this Zoning change will affect:

- Rural Atmosphere
- Beauty
- Quietness
- Hunting, Fishing, Camping
- Off Road Noise

The dividing line between town and country, and the activities that are suited to each is diminished if this development is allowed to be re-zoned from a private club to a recreational facility. Rural areas lose their specific character for providing space for nature, agriculture, forestry and for homes and recreation when large developments that allow non-rural activities to be held, especially those activities that produce high volumes of sound and allow the consumption of alcohol.

Respectfully submitted in opposition to SP12015 & SP12016.

Quiller Caudill  
12620 SW Gray Fawn Dr.  
Roca, NE 68430  
White Tail Run Development

EMAIL: [qc@quillco.com](mailto:qc@quillco.com)

069

Jean Preister

City of Lincoln – Planning Department

555 S. 10<sup>th</sup> Street, Room 213

Lincoln, NE 68508

RE: Special Permit Application for a “Recreational Facility” West Wittstruck Road between SW 14<sup>th</sup> and SW 29<sup>th</sup> St. CDG Project No. 2012-0013. Special Permit Numbers 12015 and 12016

I appreciate the fact that as homeowners in this area we have the right to voice our concerns regarding the permit request for a recreational facility. Due to the fact that we purchased land and built our home in an area where we had no questions that we could enjoy the beauty and quiet of living in the country and now this is in question is quite disturbing. Please consider all of the homeowners in this area, even though there might not be large numbers, each of the homes in this area will be impacted in a, potentially, negative manner. As taxpayers, we have the same rights to expect our surrounding land to be used in appropriate ways so as not to disturb others way of life.

The original plan was not contested because it did not appear to disrupt our enjoyment of our homes and acreages. This is not the case now so homeowners are not pleased with this potential action. Please remember our concerns as the vote is taken.

Erin Caudill

12620 SW Gray Fawn Drive

Roca, NE 68430

White Tail Run Development

**RECEIVED**

MAY 10 2012

Lincoln/Lancaster Co.  
Planning Department

*erin@quillco.com*  
070

Jean,

I am writing this email in response to the request for a permit to make the facility at SW 29th & Wittstruck Road into a recreational facility. I am deeply concerned with this request. As a mother of 4 small children, I fear for their safety and well being of my children should the permit to a recreational facility within a mile of our home would get passed. My husband and I recently moved out to the country to provide a better life for our children. In the country, we are afforded peace and serenity as well as a safe place for our children to get out and be kids (exploring nature, riding their bikes, playing baseball, etc...). If the facility at SW 29th & Wittstruck gets approved for the permit, our children will no longer have their "safe haven". Our children, along with the other 7 small children in our subdivision, will be subjected to increased road traffic which would potentially bring people in our subdivision that are looking for the facility as well as more traffic within feet of our backyard which is part of their nature exploration area & baseball diamond. If the alcohol permit would be allowed, that would bring even more detrimental problems to our children such as drunk drivers in the neighborhood as well as loud & obnoxious noises into the early hours of the morning.

The increase in traffic (up to as many as 2500 people) as well as the potential for drunk driving is a recipe for disaster. Those 2500 people have 3 ways to get out of the facility, one of which goes immediately by my house on the way back to Lincoln. If any of those 2500 people is under the influence of alcohol &/or is excessively speeding, our entire neighborhood is at risk, especially the teenage kids who are newer drivers and the children out riding bikes or roller skating. The younger children of the neighborhood would also be subjected to this situation when they begin to drive. I am already nervous for my children to be drivers someday I can't imagine having to fear for them the minute they leave our subdivision secondary to increased traffic, fast drivers, potential drunk drivers.....

I feel tremendously betrayed that this facility comes into the area as a religious based camp and now has the potential to house up to 2500 people fairly frequently.

Therefore, my husband and I are very much opposed to the request to make this facility into a recreational facility as well as the alcohol permit.

Thank you very much for time and consideration of this matter!

Melissa & Jamie Glinsmann  
12801 SW Gray Fawn Ct  
Roca, NE 68430

RECEIVED

MAY 11 2012

Lincoln/Lancaster Co.  
Planning Department

mglinsmann@madonnaproactive.org  
071



## Jean Preister

---

**From:** Donald Foxhoven [ddfoxhoven@yahoo.com]  
**Sent:** Friday, May 18, 2012 9:14 AM  
**To:** Jean Preister  
**Subject:** SP12012 & SP12016

5

As a property owner close to the area applicant I am opposed to the granting of this permit. We have many concerns with the safety and viability of this proposal. The amount of traffic coming and going to this facility with access to highway 33 will be a major problem. SW 29th street is a very narrow road with no shoulders, and deep ditch's. Alcohol use will be a very big concern, as a caterer with a licence will still be able to provide alcohol.

073

## Jean Preister

---

**From:** Donald Foxhoven [ddfoxhoven@yahoo.com]  
**Sent:** Wednesday, May 23, 2012 11:29 AM  
**To:** Jane Raybould; Jean Preister  
**Subject:** Special permit #12015

Don and Gayle Foxhoven attended the informational meeting last evening, 5/23/2012. Approximately 25 other individuals attended as well.. They did address several concerns, and were looking to make concessions, but in the end no one would concede. My concern is the amount of traffic directed to SW 29th Street. I suggested Wittstruck Road be graveled to SW 14th. I was told this was not an option. They claim the county says it has a grade of over 6 percent, and would prove too costly. I am aware of gravel roads with a grade greater than that, and most venues have more than 1 access. We have a subdivision on SW 29th, with individuals using this street for walking and jogging, transporting of large farm equipment, as well as morning/evening bus stop/pickups at the 15700 address as well as the subdivision. Putting this much traffic on SW 29th, and expecting it to all merge onto highway 33 with traffic moving at speeds of over 60 mph is looking for trouble. The fact is also that by directing all traffic on SW 29th will also increase the competition for travel with farm equipment. This is not the same as leaving Holmes Lake Park. Again would it not be logical to have more than 1 route to and from this venue?

When asked if this special permit would put the facility in the black, the answer was maybe. I am concerned that even with the special permit this project may fail. Then what next? It was stated that they have been contacted about a potential use of this facility for sex offenders. I would assume that the county would not have any authority over a state agency. As you can see we feel that we cannot win in a situation like this.

It looks like the majority of the home owners in this area are not in favor of this project, for many reasons. I will admit selfish reasons, but we moved and live where we do because we wanted a more secluded life style.

Thank you your time and interest.

Don Foxhoven

## Jean Preister

---

**From:** Donald Foxhoven [ddfoxhoven@yahoo.com]  
**Sent:** Sunday, June 03, 2012 9:20 PM  
**To:** Jean Preister  
**Cc:** Jane Raybould  
**Subject:** Special permit #12015 & 12016

After looking over the revised special permit #12015 & 12016, I see no changes that will give me reason to be in favor of this permit. Please make my previous e-mail part of the information you submit to the planning commission.

Thank You.  
Don Foxhoven

075



May 18, 2012

Dear Lincoln - Lancaster  
planning Dept.

RECEIVED  
MAY 21 2012

Lincoln/Lancaster Co.  
Planning Department

I am writing this letter in  
regards to the county special  
permit application No. 12015 +  
City special permit No - 12016 +

I am against this being  
passed. this is a rural farm  
community, the roads are not  
adequate for lots of traffic  
+ we already have a nice  
recreational facility 2 miles  
south of SW 14th + Wittoluck  
road, called the Sprague -  
Martel Community Center, it  
has a nice ball diamond

077

No EMAIL

play ground equipment  
a gym, party room + kitchen  
lots of good parking & on a  
black top road.

the people of the community  
have worked hard to keep this  
a nice center for everyone.

We don't need big crowds  
lots of noise or big parties  
out here in this farming  
community.

If they wanted these  
kind of facilities they should have  
not moved out to the country &  
stayed in the city where these  
facilities are.

A Big NO to  
this project.

Jamie Winters  
15200 SW 14th  
Roca, Ne 68430

## Jean Preister

---

**From:** rrhollman@aol.com  
**Sent:** Saturday, May 19, 2012 9:57 PM  
**To:** Jean Preister  
**Subject:** Special Permit

I am sending this to oppose the application for a Special Permit NO. 12015 for a Recreational Facility at SW 29th and West Wittstruck Rd. We own land 1/4 mile west of this corner and I also farm ground just to the east of the facility. I travel down Wittstruck Road on a daily basis in the summer while putting up hay on six tracts of land just adjacent to this property. I read that Wittstruck road would be closed when these events are in progress. This would severely disrupt my operation and cause considerable loss of time and money if I could not go down Wittstruck road when I am in the process of doing the hay. Usually I spend about a week at a time doing these parcels and I do this 3 to 4 times during the summer. Each day that I am working during those weeks I probably go down Wittstruck road 3 to 4 times a day with equipment. I find it hard to believe that it would be okay to close the road for the financial profit of one individual at the expense of another. I have been farming this ground for the past 5 years so I believe that I was here first. I and other farmers go down this road with equipment that is 12 to 16 feet wide and this would not mix with any volume of traffic. Also the idea of directing the traffic down SW 29th to Hwy 33 is a bad idea. That intersection is sometimes hard to get across with one vehicle let alone what could be several hundred. Cars would be lined up for a mile. There are a number of farmers who also use SW 29th with their machinery. Harvest could be especially dangerous with large combines and large grain trucks on this road. Country roads are not a good place for this type of activity. There is already two recreational facilities located within a couple of miles of this proposed facility. Please consider the consequences of allowing this to happen.

Rod Hollman  
6175 West Wittstruck Rd  
Martell Ne. 68404  
Phone 402 794 4535 or 402 641 6745

## Jean Preister

---

**From:** Bob Bonebright [bob.bonebright@gmail.com]  
**Sent:** Monday, May 21, 2012 2:44 PM  
**To:** Jean Preister  
**Cc:** jo Bonebright; Karla Egger  
**Subject:** SP12015/SP12016 - Opposition to 2260 W. Wittstruck

To Whom it may concern,

I'm sending this email to confirm our opposition to special permit numbers SP12015 & SP12016.

This "recreational" facility has no place in this quiet rural setting among farms and acerages. We are also concerned there are structures currently being erected outside of the original special permit that allowed the initial facility. How does that happen without approval of the permits first. Also, there has been no notifications with regard to additional construction on this property.

Had this been part of the original special permit request (07032) for this property, there would have been a major opposition. Instead this now appears to be a "back door" approach to a greater long term goal on this property. Bottom line, is the remaining acres on this parcel should remain reserved for agricultural puposes only.

Sincerely

Robert & Jolynn Bonebright  
3001 Ruhlman Circle  
Martell, NE 68404

## Jean Preister

---

**From:** js64131@eindstream.net [js64131@windstream.net]  
**Sent:** Monday, May 21, 2012 11:13 PM  
**To:** Jean Preister  
**Subject:** Special Permit Nos. 12015 and 12016

Dear Planning Commission:

Re: Speical permits Nos. 12015 and 12016.

This is our second letter regarding the proposed recreational facility at 2260 W. Wittstruck Road. The more I have read about this proposal, the more it sounds like someone wants to change what was already zoned for agricultural and small acreage development into a large recreational facility that residents in the surrounding area neither needs nor wants. And since it's being done for a commercial nature, the only ones who will profit are Radix and its investors.

What started out as a four-acre request from neighbors quickly turned into a 23 acre non-profit facility. Now Radix, imposing again on the good-will of the neighbors, is requesting to increase this to 100 acres for a recreational facility: That was never the intent of neighbors nor is it the will of area residents. In addition there are no good roads to the camp (3/4 of the road is dirt). Would the taxpayers be asked to gravel the road for someone else's profit? And finally, there is no way to monitor the number of people or potential alcohol consumed at any of the proposed events. There are already facilities in the nearby communities on paved roads to provide a place for gatherings.

Please reconsider approving this proposal. So far, the intent of the county has been to retain agricultural land as much as possible. We never know when we might someday regret developing valuable, food-producing ag land into an obstacle course.

Sincerely,  
Joyce and John Howlett  
3780 W. Roca Road  
Martell, NE 68404

May 21, 2012

To the attention of Sara Hartzell & Planning Commission

We are writing this letter in opposition to county permit No. 12015 and city permit No 12016, to make a zoning change to 100 acres more or less from agricultural to recreational on 2260 W. Wittstruck Road. With the number of homes already on this existing property the rest is suppose to be used for agricultural use only. We like our quiet county living site now and do not wish to have increased traffic, noise etc., we moved to the country to be in the country, not to have a recreational area outside our backyard (approximately ¼ of a mile).

When we were first approached about the first zoning change we were told this area would be used only for small groups of young Christian men to help them to become leaders that was their mission which we found that to be honorable. We were also told we would not even be able to see the building they built, but in fact we can see the building out our window during the day and see lights in that area in the evening when they have events going on. So now we are wondering if we were being misled in the first place, was this first zoning change made in order for them to lead up to another use for the area and when will they quit wanting zoning changes? We are now being told they are changing their mission from a Christian mission to public mission and change from non-profit to profit. We feel we were misled in the beginning and are probably being misled now about what their intentions really are for this area. If we had known what their intention were, we would have opposed the first zoning change for that area.

Please carefully look at this request for the zoning changes and deny their request and leave this property zoned agricultural as it has always been. How fair is it to all the surrounding land owners (who have built under the zoning ag laws) to give up our peaceful country living for individuals that now want this land rezoned from agricultural to recreational to benefit only themselves by switching from nonprofit to profit at the expense of their surrounding neighbors?

Sincerely,

Jim and Laura Frew

15000 SW 29<sup>th</sup> Street  
Martell, NE

082

EMAIL: laurabahr-frew@yahoo.com

June 6, 2012

Planning Commission  
555 S 10<sup>th</sup> St. Suite 213  
Lincoln, NE 68508

RE: Opposition to County Permit NO. 12015 and City Special Permit NO. 12016

Please accept this letter as my opposition to the above referenced permit requests. These permits will have negative consequences for those of us living near this property as well as for the county and city governments.

My wife and I purchased an acreage within Bentzinger Pleasant Acres in 2011. We purchased this property specifically for the solitude and country atmosphere. The requested changes will severely alter the surrounding area from a family oriented acreage/farming atmosphere to a place of business. With this change comes hundreds of vehicles, noise, traffic, dust, pollution, etc. Again, the sole purpose of our move to the 'country' was to leave these items behind. This request is bringing all that we intended to avoid to our front door.

The current infrastructure isn't able to support the stress this type of operation will undoubtedly bring. The volume of traffic will have impacts to the gravel and dirt roads surrounding the facility. Is the county/city willing to commit to the added expense of maintaining these roads with the huge increase in traffic?

I am also concerned with the volume of traffic congestion that will occur on the surrounding rural roads. The location doesn't lend itself to the quantity of traffic that will be seen. This amount of traffic on dirt or gravel roads is extremely dangerous...let alone the idea of hundreds of cars entering Highway 33 from a gravel road.

Please consider the negative impact these changes will have on public safety, financial consequences and for those of us living in the area.

Sincerely,

Heath Wilcox  
14200 SW 15<sup>th</sup> Street  
Roca, NE

**RECEIVED**

JUN - 4 2012

Lincoln/Lancaster Co.  
Planning Department

EMAIL: hwilcox2009@gmail.com  
083

To whom it may concern:

Please accept this letter in opposition to special permits 12015 and 12016.

First and foremost I would like you to note on the application dated April 3, 2012 that the applicant indicated that all of the neighbors had been notified. The first notice we received was on April 20<sup>th</sup> and that was from the Planning Commission informing us of a hearing on May 2<sup>nd</sup>. On April 25<sup>th</sup>, we received a letter from the developer. This may seem like an oversight, but as their neighbor we were upset by the fact that we received notice after the application was submitted.

It was also brought to our attention that the permit for May 28<sup>th</sup> was also approved without notification to all of the neighbors. We had no knowledge of this event until a neighbor informed us. We also understood that permit to be for one day, May 28<sup>th</sup>. However, on their website (www.victoryquest.com) they were encouraging participants to come out and practice at the facility prior to that event. Also charging them a fee to practice.

My husband and I moved to this area last February. We chose to live outside of Lincoln to enjoy a peaceful, quiet neighborhood with little traffic and no light pollution. I am concerned about the traffic flow to and from this location. Especially since Wittstruck Road is a dirt road.

No one knows what the future holds. However, this permit seems to allow for anything to happen if this property was to be sold after this new zoning takes place.

We enjoy living in this quiet neighborhood and we would like it to be kept that way.

Sincerely,  
Amanda Wilcox  
14200 SW 15<sup>th</sup> St.

RECEIVED

JUN - 7 2012

Lincoln/Lancaster Co.  
Planning Department

aktimm@yahoo.com