



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT, 555 S. 10TH STREET, SUITE 213,
LINCOLN, NE 68508

APPLICATION NUMBER
Special Permit #19033A

FINAL ACTION?
Yes

DEVELOPER/OWNER
Carol Hartweg

PLANNING COMMISSION HEARING DATE
January 7, 2026

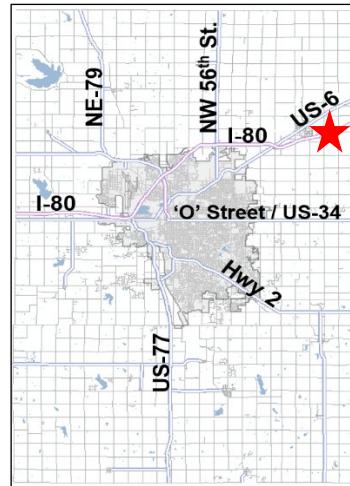
RELATED APPLICATIONS

PROPERTY ADDRESS/LOCATION
17185 Bluff Rd.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend a Special Permit for Historic Preservation to have the option to use the existing farmhouse for short term rentals and to build a future additional dwelling.



JUSTIFICATION FOR RECOMMENDATION

The proposed development is compatible with the surrounding land use. Bluff Road is paved from Waverly to a point beyond the driveway of the subject property. Camp Creek Threshers' grounds are adjacent to the property to the north. There are no other residences in the near vicinity. The site is large enough to accommodate a new dwelling and short-term rental and shall have no effect on the historic farmhouse.

APPLICATION CONTACT
Jed and Carol Hartweg

STAFF CONTACT
Jill Dolberg, (402) 441-6373 or
jdolberg@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The area of application is shown for Low-Density Residential in the 2050 Lancaster County Future Land Use Plan. The development meets the goals of the Comprehensive Plan to support continued utilization and upkeep of historic properties. The community's distinctive character, history, and desirable quality of life for current and future residents of Lincoln and Lancaster County is supported through the stewardship of historic resources throughout the County.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

Goals Section

G12: History and Culture. The community's history and culture is discussed more in the Introduction section, and is reflected through historic buildings and sites throughout the county. These resources add to the desirable quality of life for current residents and should be protected for future generations. PlanForward encourages the continued use and maintenance of historic and cultural resources, including properties not formally designated as landmarks.

G13: Community Appearance. Lincoln and Lancaster County will have a high-quality physical environment that creates a strong sense of place and community pride. The urban and the rural landscapes of Lancaster County produce a distinctive place, offering a sense of identity to visitors and especially to residents. It is worthwhile to plan for, protect, and strengthen this character as the community grows and matures.

Elements Section

E3: Business, Economy and Workforce

Commercial Infill

7. Maintain or adaptively reuse existing structures (especially historical structures) where possible.

E6: Placemaking

This element describes principles and strategies intended to preserve and enhance the community's unique character – its sense of place – through preservation of cultural and historic resources and focused attention to the quality of public and private development.

All parts of PlanForward contribute to the attainment of this vision, but urban design and one of its components, historic preservation, relate most directly to guarding and enhancing the community's physical image.

The Historic Preservation Commission (HPC) works with neighborhood groups, preservation advocates, property owners, and the History Nebraska to discover, protect, and share the community's heritage. The zoning code provides protection for designated historic property and incentives for creative uses that maintain the vitality of historic places. The Commission has a key role in providing on-going guidance in the revitalization of areas such as Haymarket, residential historic districts, and Havelock Avenue.

Policies Section

P24: Environmental Resource Protection - Environmental resources provide the framework for a healthy, active, and economically vibrant community.

Action Steps

13. Document or promote historic, cultural and archeological sites throughout the City and County.

P37: Historic Preservation - The community's distinctive character and desirable quality of life should be supported by exercising stewardship of historic resources throughout the County.

Action Steps

2. Lincoln and Lancaster County should work in partnership with state and federal historic preservation programs, but local landmark protections are usually the most effective and appropriate.

4. City and county governmental policies should provide for the protection and enhancement of historic resources.

14. Encourage the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

ANALYSIS

1. This is a request for a special permit for historic preservation to allow the short-term rental of the historic farmhouse, and future construction of a new dwelling on the property, to help support the continued utilization and upkeep of the historic farmstead.

2. Camp Creek Threshers grounds are directly north of the subject property on Bluff Road. The short-term rental of the farmhouse on the historic property will have no impact on Camp Creek Threshers.
3. Bluff Road has been paved from Waverly to just east of the subject property.
4. Locating the new building outside the existing farmstead minimizes impact on the historic property.
5. The applicant has supplied “inspiration” images of the general type of vernacular house they propose to build. See attached.
6. The applicant has supplied a conceptual site plan locating the dwelling north of the windbreak of the farmstead, and west of a horse-riding academy building along Bluff Road, permitted under AA23064.
7. The Historic Preservation Commission (HPC) met December 11, 2025, and recommended approval of the Special Permit, with conditions that the design of the new building be approved for a “Certificate of Appropriateness” prior to issuance of building permit and commencement of construction. Excerpts from the record of the HPC meeting are attached.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG-Agriculture One single family dwelling, farmstead and farm ground.

SURROUNDING LAND USE & ZONING

North:	AG-Agriculture	Camp Creek Threshers grounds
South:	AG-Agriculture	Farm ground and Interstate 80
East:	AG-Agriculture	Farm ground and Interstate 80.
West:	AG-Agriculture	Farm ground.

APPROXIMATE LAND AREA: 17.01 acres, more or less.

LEGAL DESCRIPTION: Lot 18 in the northeast quarter of Section 23, Township 11 North, Range 8 East; Lancaster County, NE

Date: December 12, 2025

Applicant/Contact/Owner: Carol & Jed Hartweg

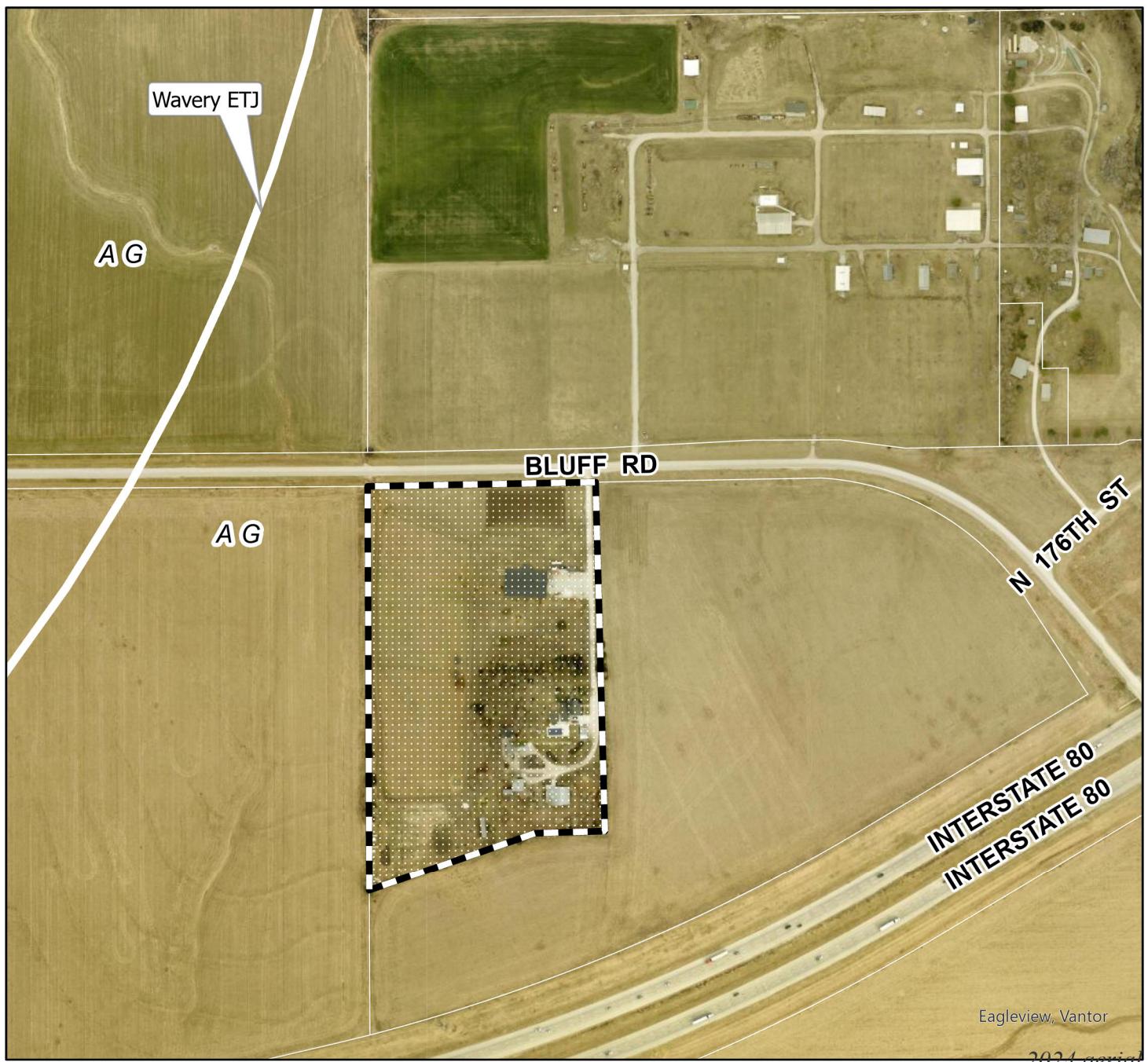
<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared%20Documents/DevReview/SP/19000/SP19033A%20Cooley-Dodge%20Farmstead%20PC%20report.docx>

CONDITIONS OF APPROVAL - SPECIAL PERMIT #19033A

Per Article 13.041 this approval permits two dwelling units, both of which may be used for short term rentals, and an event facility in conformance with the conceptual designs presented, in addition to any permitted or conditional use allowed in the AG zoning district, as part of the preservation of a local historic landmark.

Site Specific Conditions:

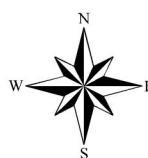
1. Before building permit for the dwelling is approved, the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 3 copies with all required revisions and documents as listed below:
 - 1.1 Site plan with dimensions of buildings, parking areas, and associated landscaping; and a legal description and boundary of the special permit.
 - 1.2 Show existing road right-of-way width along Bluff Road.
 - 1.3 Locations, type and dimensions of any signs are indicated on the site plan.
2. Before building a permit is approved, the permittee shall cause to be prepared and submitted to the Planning Department a design for the new dwelling.
3. The site plan, sign, and building designs for any new construction are reviewed and approved by the Historic Preservation Commission for Certificates of Appropriateness, applying the City of Lincoln's Historic Preservation Design Standards to the design.
4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 4.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.



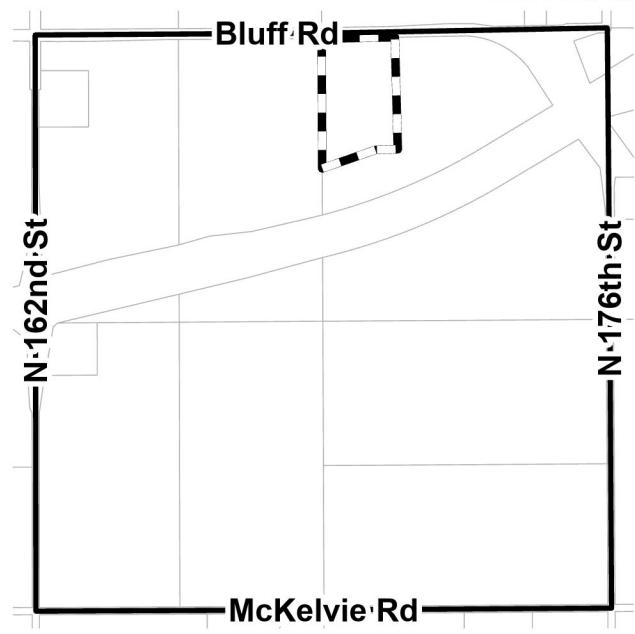
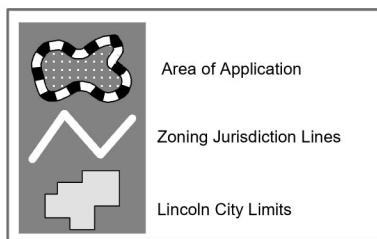
Special Permit #: SP19033A
N 176th St & Bluff Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District



One Square Mile:
Sec.23 T11N R08E



Carol and Jed Hartweg
17185 Bluff Rd
Waverly, NE 68462

11-12-2025

Jill Dolberg, and the Historic Preservation Committee

Planning and Zoning

Dear Committee Members

We are excited to share our vision for the historic Cooley-Dodge Farmstead, a beautifully preserved property set on 17 acres, where we have been fortunate enough to raise our children as well as run and operate a small equine facility where our daughter Grace, runs a horse lesson program and we board several horses. We have also hosted several equine based events that add value and interest to the equine community. Our goal is to thoughtfully extend the reach of our existing equine business by integrating this property in a way that enhances both guest experiences and community engagement while maintaining the farm's historical character.

Our intention is to use the historical home to host guests seeking a relaxing, horse/farm centered experience. The property will also provide opportunities for small gatherings and activities connected to our current equine operations, such as wellness retreats, horsemanship experiences, family and or cooperative experiences and quiet getaways centered around life with horses. We also have a goal of opening a therapeutic/wellness branch where we could host veterans, and people with disabilities.

Additionally, we envision occasional community-based events that bring people together to appreciate the rural setting—such as pre-cut Christmas tree weekends with hayrack rides, seasonal open houses, or other small-scale gatherings that celebrate the land and its history.

We are committed to preserving the integrity and heritage of the Cooley-Dodge Farmstead while introducing new ways for visitors and community members to experience it. Our goal is to create something that feels authentic, restorative, and deeply connected to the surrounding landscape and equine traditions.

If approval is granted for use of the current home to host guests we would then be proposing a future, second home on the property which would allow us to continue to reside on the property allowing us to remain full time residents/ caretakers of the property.

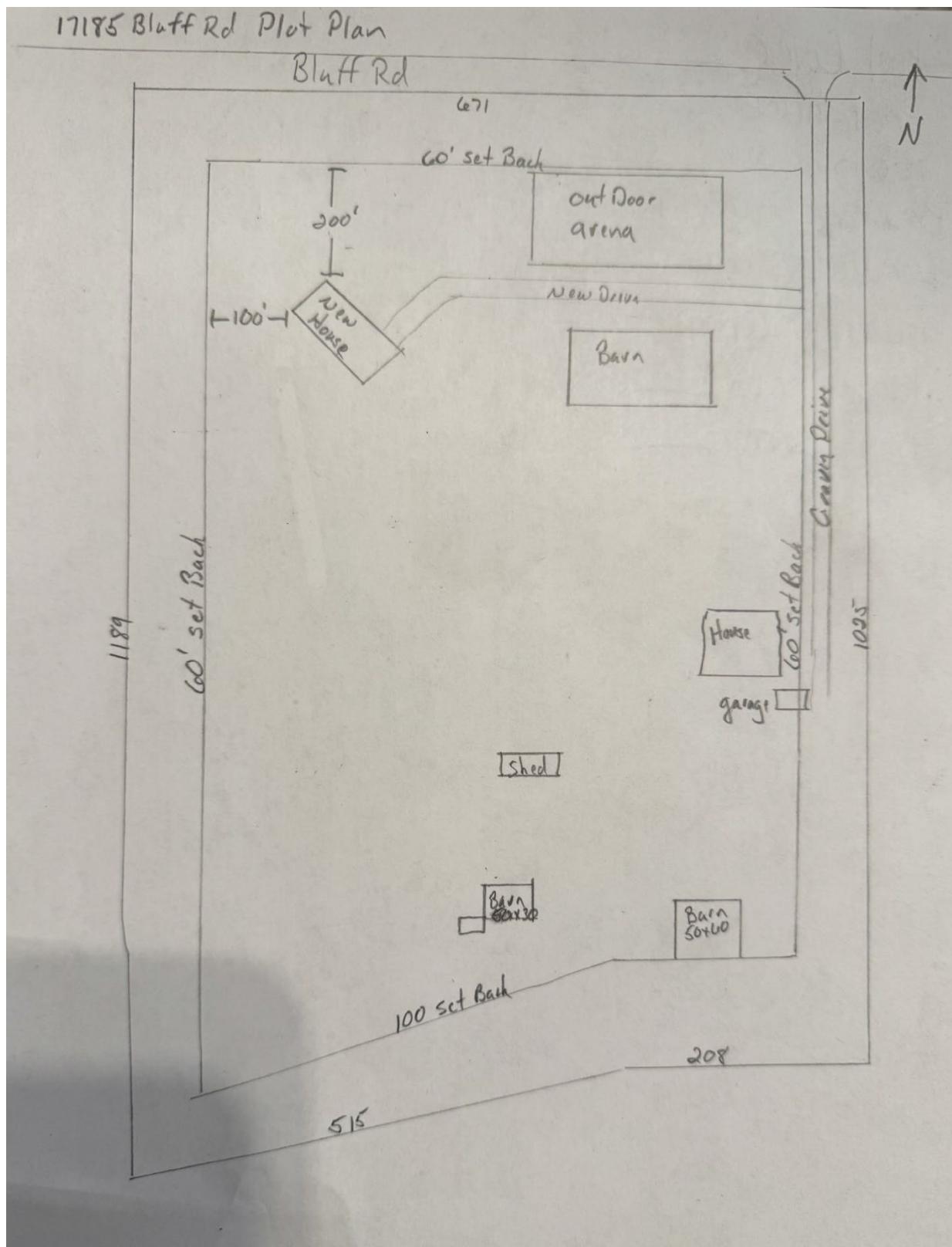
With over 25 years of construction and design experience, as well as business ownership, combined with our extensive roots in the equine industry, we feel that we have the skills, tools and knowledge to add a very special touch to this beautiful property and to the community where we could provide a much needed place for people to connect with our western heritage and history, as well as enjoy the beauty of the outdoors, the animals, and the historical working equine farm.

Thank you for considering our proposal. We look forward to the opportunity to discuss our plans in more detail and explore how this project can contribute positively to both the local community and the preservation of this historic property.

Warm regards,

Carol and Jed Hartweg and Family

SITE PLAN





Original Cooley-Dodge Farmhouse



Proposed vernacular farmhouse to be built in future

Excerpt from **MEETING RECORD**

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, December 11, 2025, 2:00 p.m., County-City Building, Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee, Greg Newport, Sonya Türkman, and Dan Worth.
OTHERS IN ATTENDANCE:	Paul Barnes, Jill Dolberg, and Clara McCully of the Planning Department; and other interested parties.

SPECIAL PERMIT 19033A, to add a use at the locally landmarked Cooley-Dodge farmstead to include short term rental and future construction of an additional house, generally located at 17185 Bluff Road, Waverly, Nebraska.

PUBLIC HEARING: **November 13, 2025**

Members Present: Hove-Graul, Johnson, McCown, McKee, Newport, Türkman, and Worth

Dolberg stated this item was at the Historic Preservation Commission in November for advisory review. They are here today with design plans. This property was locally landmarked in 2019. The existing special permit allows for an event center that shifted during COVID to a horse-riding academy. The applicants now request to add short-term rental of the historic farmhouse and permission to build a future residence. Staff displayed images of the farmstead, and the house concepts the applicants are considering. They intend to maintain the character of the farmstead. They have not hired an architect yet but shared representative photos for scale and material direction.

McCown and Worth both stated they would like to see this item come back when the house design is more fleshed out.

Worth moved to close the public hearing, seconded by Hove-Graul, and carried 7-0; Hove-Graul, Johnson, McCown, McKee, Newport, Türkman, and Worth voting 'yes.'

ACTION:

Worth moved to recommend approval of the Special Permit for Change in Use at 17185 Bluff Road, Waverly, Nebraska according to Design Standards 11 and 12; seconded by Hove-Graul, and carried 7-0; Hove-Graul, Johnson, McCown, McKee, Newport, Türkman, and Worth voting 'yes.'