

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Wednesday, December 1, 2021
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: October 12, 2021 Planning Commission Minutes.

APPROVAL OF MINUTES: October 12, 2021 Board of Adjustment Minutes.

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE: None

OLD BUSINESS (Planning Commission and Board of Adjustment): None.

NEW BUSINESS (Board of Adjustment): None

NEW BUSINESS (Planning Commission):

1. Final Plat Approval – Plat of Lot 5A and Lot 5B of Rittger's Subdivision to the City of Madison, Lake County, South Dakota
2. Final Plat Approval – Plat of Lot 10A, Block 1 of Williams' 19th Addition to the City of Madison, Lake County, South Dakota
3. Final Plat Approval – Plat of Lot 13, Block 1 of Williams' 20th Addition to the City of Madison, Lake County, South Dakota

PUBLIC INPUT:

ADJOURNMENT:

Any person with a disability wishing to attend any board meeting who may require special arrangements may contact the Finance Office at 256-7500 and all attempts shall be made to accommodate those requests

**PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
October 12, 2021**

Chairman John Groce called the meeting to order at 7:05am.

The following members were present for roll call: Chairman John Groce, Commissioner Jim Iverson, Bob Maxwell, Michael Johnson, Roger Olson, and Jennifer Wolff. Also present were Administrative Officials Ryan Hegg & Dan Whitlock. Absent were Donna Fawbush and City Commission Liaison Jeremiah Corbin.

Motion by Commissioner Olson to approve the October 5, 2021 Planning Commission minutes, second by Commissioner Johnson. Motion carried unanimously.

Motion by Commissioner Wolff to approve the October 5, 2021 Board of Adjustment minutes, second by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Johnson, second by Commissioner Wolff to approve the October 12, 2021 agenda. Motion carried unanimously.

Motion by Commissioner Iverson, second by Commissioner Olson to move into Board of Adjustment at 7:07am. Motion carried unanimously.

Motion by Commissioner Iverson. second by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:43am. Motion carried unanimously.

There were no public input comments.

Motion by Commissioner Iverson, second by Commissioner Olson to adjourn. Motion carried unanimously.

The meeting adjourned at 7:56am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
October 12, 2021**

The Planning Commission motioned to move into Board of adjustment at 7:07 am.

The following members were present for roll call: Chairman John Groce, Board Members Jim Iverson, Jennifer Wolff, Roger Olson, Michael Johnson, and Bob Maxwell. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Absent were Board Member Donna Fawbush and City Commission Liaison Jeremiah Corbin

This being the time and place set for the hearing on Conditional Use Appeal Request No. 658, Faith Handegard. The following people were in attendance in addition to the Board and the aforementioned individuals: Faith Handegard and Ashley Allen.

Mr. Hegg went through the contents of the agenda packet for Appeal No. 658. He stated that the conditional use for the daycare was approved through the correct process as Ms. Handegard was not aware that it was needed. The agenda packet included the Petition of signatures and a letter of approval from Jared & Jennifer Haselton.

Faith Handegard spoke. She stated that she has been a registered daycare provider for 6 ½ years. She was not aware that she needed to apply for a conditional use to run a daycare at her present location. There was a complaint about the playground and all of the toys sitting outside. She is licensed for 12 children and has 2 college students helping her out. Her hours are from approximately 7:15 am to 5:15 pm. Children start arriving at approximately 7:20am and are picked up by 5:20pm. She had stated that she had previously run another daycare at a different location and did not go through the conditional use process for that location either. She has talked with her neighbor to the north and they had come to an agreement to put privacy slats in the chain-link fence that contains the playground and all of the toys. Her yard currently has a vinyl fence in the backyard and a chain-link fence on the north side of the house.

Ashley Allen spoke. He stated that chain-link fences were not allowed in the neighborhood per covenant. He asked if a building permit had been applied for to erect the fence. Mr. Hegg stated that a building permit had been approved for the fence, and that the City of Madison does not check into or enforce covenants when approving building permits. Mr. Allen asked why not put the playground and toys in the back yard. He feels a chain-link fence is sort of an eye sore and does not really fit in flow of the neighborhood. Mr. Allen is in favor of the daycare. There may be some issues with the installation of privacy slats due to the sight view triangle. Mr. Johnson stated that property owners need to check with the Homeowners Association for rules and restrictions. Ms. Handegard stated that she has never been approached by the Homeowners Association. Chairman Groce stated that The Board of Adjustment deals with Zoning issues not covenants.

Ms. Handegard stated that she maintains a state license for 12 children and follows that. Mr. Iverson suggested the idea of adding privacy slats to the chain link fence that included a completion date as well. He suggested that the slats be installed by June 1st, 2022. Mr. Hegg will go take some measurements at the property to see if it meets the criteria for the proper sight view triangle.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal.

Motion by Mr. Maxwell, second by Mr. Johnson to approve Appeal No. 658 with the condition to add privacy slats to the existing chain-link fence by June 1, 2022.

Motion carried unanimously.

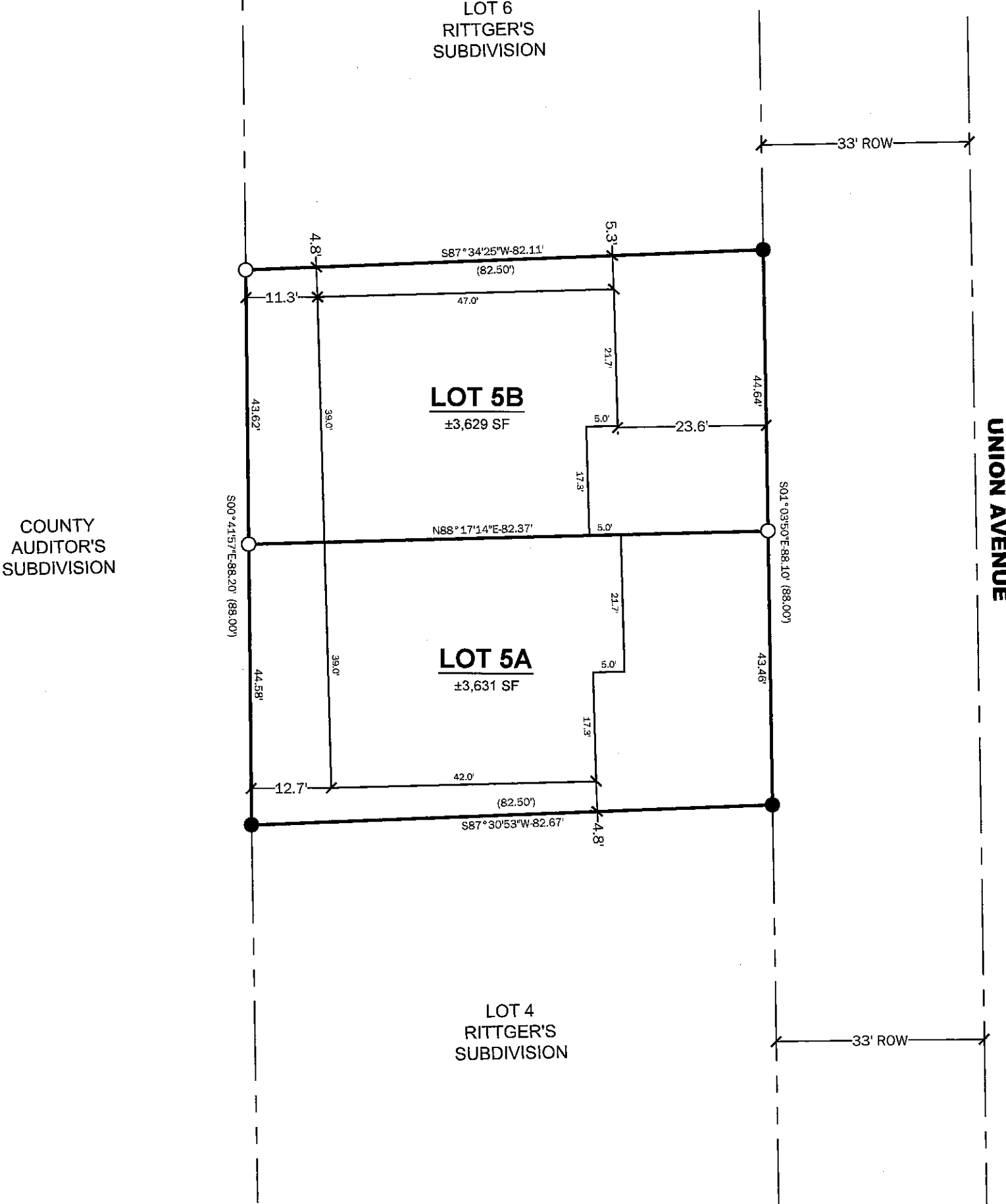
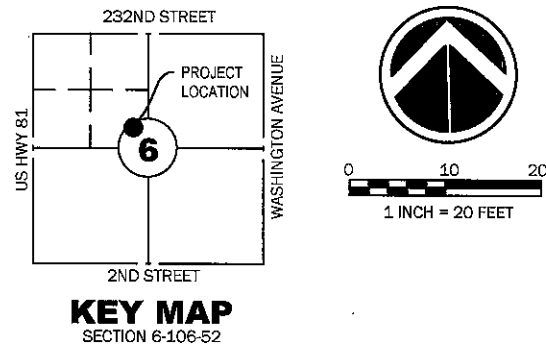
Motion by Mr. Iverson, second by Mr. Olson to move out of the Board of Adjustment at 7:43am

Motion carried unanimously.

Dan Whitlock
Board of Adjustment

PLAT OF LOT 5A AND LOT 5B OF
RITTGERS' SUBDIVISION

OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE $E\frac{1}{2}E\frac{1}{2}NW\frac{1}{4}$ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE $NE\frac{1}{4}$ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.
CONTAINING $\pm 7,260$ SF (± 0.17 ACRES).



LEGEND:

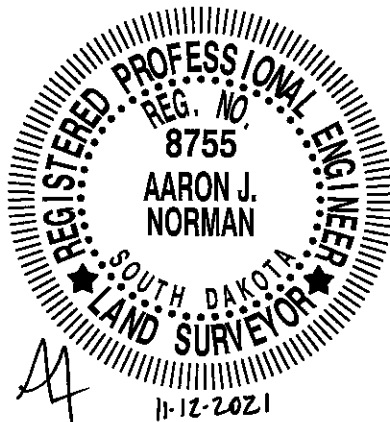
FOUND 5/8" REBAR
SET 5/8" x 18" CAPPED REBAR
PREVIOUSLY PLATTED DIMENSION
UTILITY EASEMENT
PLATTED PROPERTY LINE
EXISTING PROPERTY LINE
RIGHT OF WAY LINE

●
○
(100.00')
U.E.

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS PLAT ARE UTM ZONE 14 NORTH.
2. THE ABOVE PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

NORMAN
ENGINEERING + SURVEYING
3800 WEST 53RD STREET
SIOUX FALLS, SD 57106
aaron@normanengineering.com
605.310.6228



PLAT OF LOT 5A AND LOT 5B OF
RITTGERS' SUBDIVISION

OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.
CONTAINING ±7,260 SF (±0.17 ACRES).

SURVEYOR'S CERTIFICATE

I, AARON J. NORMAN, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE NOVEMBER 10, 2021, I HAVE SURVEYED LOT 5 OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA AND RE-PLATTED THE SAME INTO LOT 5A AND LOT 5B OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA WITH ACRES AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREFTER BE KNOWN AND DESCRIBED AS PLAT OF LOT 5A AND LOT 5B OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA WITH ACRES AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS 12TH DAY OF NOVEMBER, 2021.



AARON J. NORMAN, PE/LS SD REG. NO. 8755

OWNER'S CERTIFICATE

I, MICHAEL JOHNSON PROPERTIES, LLC, DO HEREBY CERTIFY THAT I AM THE SOLE, ABSOLUTE, AND UNQUALIFIED OWNER OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS AS WELL AS ALL WATER POLLUTION PREVENTION CONTROL RULES, CODES, AND LAWS. THIS PARCEL IS FREE FROM ANY ENCUMBERANCES.

I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, ALLEYS AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

ON OUR BEHALF AS THE OWNERS AND ALSO BINDING ON BEHALF OF FUTURE SUCCESSORS AND ASSIGNS, I HEREBY WAIVE ANY RIGHTS OF PROTEST TO ANY SPECIAL ASSESSMENT PROGRAM WHICH MAY BE INITIATED BY THE CITY FOR THE PURPOSE OF INSTALLATION OF IMPROVEMENTS REQUIRED BY THE SUBDIVISION ORDINANCE OF THE CITY OF MADISON.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATING OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

I FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOT 5A AND LOT 15B OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING PLATTING:

LOT 5 OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK ____ OF PLATS ON PAGE ____.

DATED THIS ____ DAY OF ____, 2021.

MICHAEL JOHNSON PROPERTIES, LLC

ACKNOWLEDGEMENT OF OWNER

STATE OF SOUTH DAKOTA)
COUNTY OF LAKE)

ON THIS ____ DAY OF ____, 2021, BEFORE ME THE UNDERSIGNED APPEARED:

KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LAKE COUNTY, SOUTH DAKOTA

CITY ENGINEER'S CERTIFICATE

I, RYAN HEGG, CITY ENGINEER OF THE CITY OF MADISON, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY COMMISSION.

SIGNED THIS ____ DAY OF ____, 2021

RYAN HEGG, CITY ENGINEER
MADISON, SOUTH DAKOTA

PLANNING COMMISSION APPROVAL

APPROVAL OF THE LOT 5A AND LOT 5B OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA, ADDITION IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION ON THIS DAY OF ____, 2021.

CHAIR, CITY PLANNING COMMISSION

CITY COMMISSION APPROVAL

RESOLUTION NUMBER: ____

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MADISON, THAT THE PLAT OF LOT 5A AND LOT 5B OF RITTGER'S SUBDIVISION OF LOT 9 OF COUNTY AUDITOR'S SUBDIVISION IN THE E¹₂ E¹₂ NW¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., AND OF LOT 7 OF COUNTY AUDITOR'S SUBDIVISION IN THE NE¹₄ OF SECTION 6, TOWNSHIP 106 NORTH RANGE 52 WEST OF THE 5TH P.M., CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA IS HEREBY APPROVED AND THAT THE CITY FINANCE OFFICER OF THE CITY OF MADISON IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAN A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

ADOPTED THIS ____ DAY OF ____, 2021.

MAYOR
CITY OF MADISON, SOUTH DAKOTA

ATTEST:
CITY FINANCE OFFICER
CITY OF MADISON, SOUTH DAKOTA

CITY FINANCE OFFICER'S CERTIFICATE

I, THE UNDERSIGNED, THE DULY APPOINTED, QUALIFIED AND ACTING CITY FINANCE OFFICER OF THE CITY OF MADISON, SOUTH DAKOTA, HEREBY CERTIFY THAT I HAVE COMPARED THE COPY OF THE FOREGOING RESOLUTION NO. ____ WITH THE ORIGINAL AS CONTAINED IN THE MINUTES OF THE SAID BOARD OF CITY COMMISSIONERS FOR THE MEETING OF SAID BOARD HELD ON THE ____ DAY OF ____, 2021 AND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF SAID RESOLUTION AND THAT THE SAME HAS NOT BEEN ALTERED, MODIFIED, OR AMENDED, ON THIS ____ DAY OF ____, 2021.

CITY FINANCE OFFICER
CITY OF MADISON SOUTH DAKOTA

TREASURER'S CERTIFICATE

I, TREASURER OF LAKE COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND FOREGOING) PLATS, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF ____, 2021.

TREASURER
LAKE COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF LAKE COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS ____ DAY OF ____, 2021.

DIRECTOR OF EQUALIZATION
LAKE COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF ____, 2021, AT ____ .M. AND RECORDED IN

BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS
LAKE COUNTY, SOUTH DAKOTA



NORMAN
ENGINEERING +SURVEYING
3800 WEST 53RD STREET
SIOUX FALLS, SD 57106
aaron@normanengineering.com
605.310.6228

WILLIAMS' 19TH ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA
CONTAINING 19,456.5 S.F.

VACATION NOTE:

THIS PLAT SHALL VACATE THE
FOLLOWING PLATTED PARCELS:

A portion of Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of Plats on Page 76.

And Lot 10 in Block 1 of Williams' Third Addition to Madison, South Dakota filed in Book 9 of Plats on Page 81.

LOT 9, BLOCK 1
WILLIAMS' 7TH ADDN.

LOT 10A,
BLOCK 1
19,456.5 S.F.

LOT 10, BLOCK 1
WILLIAMS' 3RD ADDN.

LOT 13
CO. AUD.
SUBDIVISION.

RAMM HEIGHTS DRIVE
66' R.O.W.

459.99'
R8.6.0.02"
D39.58.78"
C(58.8')

15.00'
N 02°40'02" W

125.01' (125.0')

S 87°19'20" W 125.01'

PART OF LOT 14
CO. AUD. SUBDIVISION.

N 02°40'45" W 212.50'
197.50' (197.5')

15' UTILITY EASEMENT

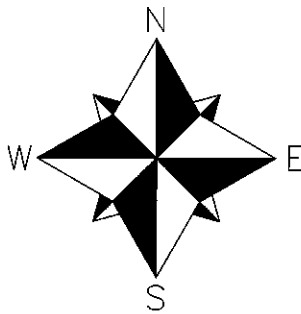
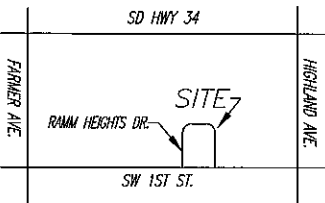
LEGEND:

- SET 5/8" REBAR W/CAP #12468
- FOUND MONUMENT
- () PREVIOUSLY PLATTED DIMENSION
- S.F. SQUARE FEET
- R.O.W. RIGHT OF WAY
- PREVIOUSLY PLATTED
- PROPERTY LINE
- - - EASEMENT LINE



AREA MAP

CITY OF MADISON
NOT TO SCALE



BASIS OF BEARINGS
GPS OBSERVATION



SCALE: 1"=30'

THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

WILLIAMS' 19TH ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA
CONTAINING 19,456.5 S.F.

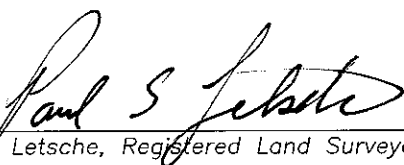
SURVEYOR'S CERTIFICATE

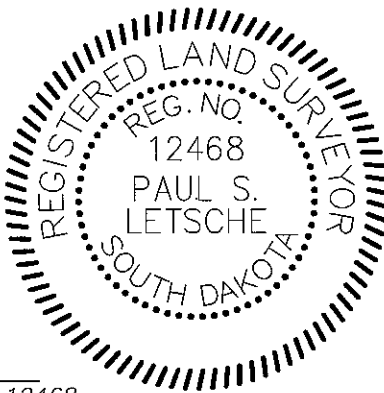
I, Paul S. Letsche, a Registered Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before August 30th 2021, survey that parcel of land described as Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of plats on Page 76, and Lot 10 in Block 1 of Williams' Third Addition to Madison, South Dakota filed in Book 9 of Plats on Page 81 and replatted a portion of the same into Lot 10A in Block 1 of William's 19th Addition to the city of Madison, as shown on the foregoing plat.

The same hereafter shall be known and described as LOT 10A, BLOCK 1 OF WILLIAMS' 19TH ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 30 day of August, 2021


Paul S. Letsche, Registered Land Surveyor No. 12468



OWNER'S CERTIFICATE

I Scott Williams, do hereby certify that I am the sole, absolute, and unqualified owner of Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of plats on Page 76; included in the above plat and that said plat has been made at my request and in accordance with my instructions for the purposes development, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations as well as all water pollution prevention control rules, codes, and laws. This parcel of land is free from any encumbrances.

I hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. I also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

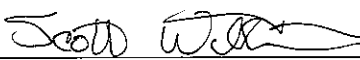
On my behalf as the owner and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

I hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

I further certify that this platting of said described Williams' 19th Addition does hereby vacate the following platting:

A portion of Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of plats on Page 76. Said parcel, hereby vacated, being situated within described Williams 19th Addition as surveyed. And Lot 10 in Block 1 of Williams' Third Addition to Madison, South Dakota filed in Book 9 of Plats on Page 81. Said parcel, hereby vacated, being situated within described Williams 19th Addition as surveyed.

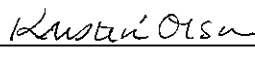
Dated this 21 Day of October, 2021


Scott Williams

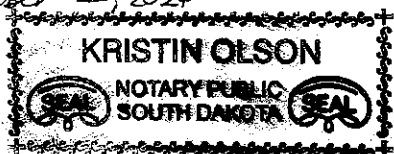
State of South Dakota
County of Lake

On this 21 day of October, 2021, before me, Kristin Olson, the undersigned officer, personally appeared Scott Williams, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.


Notary Public - State of South Dakota

My Commission Expires: November 20, 2024



OWNER'S CERTIFICATE

We Debra A. Michelke and Thomas A. Michelke do hereby certify that we are the sole, absolute, and unqualified owners of Lot 10 in Block 1 of Williams' Third Addition to Madison, South Dakota filed in Book 9 of Plats on Page 81, included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes development, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations as well as all water pollution prevention control rules, codes, and laws. This parcel of land is free from any encumbrances.

We hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

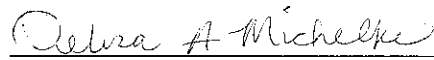
On our behalf as the owners and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

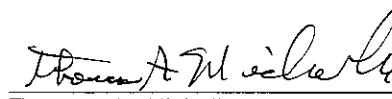
We hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

We further certify that this platting of said described Williams' 19th Addition does hereby vacate the following platting:

A portion of Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of plats on Page 76. Said parcel, hereby vacated, being situated within described Williams' 19th Addition as surveyed. And Lot 10 in Block 1 of Williams' Third Addition to Madison, South Dakota filed in Book 9 of Plats on Page 81. Said parcel, hereby vacated, being situated within described Williams' 19th Addition as surveyed.

Dated this 21st Day of October, 2021

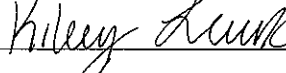

Debra A. Michelke


Thomas A. Michelke

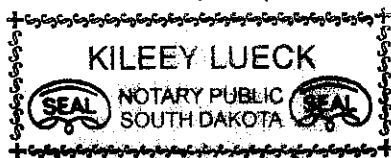
State of South Dakota
County of Lake

On this 21st day of October, 2021, before me, Kileey Lueck, the undersigned officer, personally appeared Debra A. Michelke, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof hereunto set my hand and official seal.


Notary Public - State of South Dakota

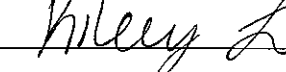
My Commission Expires: 6/18/25



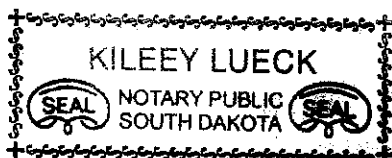
State of South Dakota
County of Lake

On this 21st day of October, 2021, before me, Kileey Lueck, the undersigned officer, personally appeared Thomas A. Michelke, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.


Notary Public - State of South Dakota

My Commission Expires: 6/18/25



WILLIAMS' 19TH ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA
CONTAINING 19,456.5 S.F.

CITY ENGINEER'S CERTIFICATE

I, _____, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this _____ Day of _____, 20____

City Engineer
Madison, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above and foregoing plat, as shown by the records of my office have been fully paid.

Signed on this _____ Day of _____, 20____

County Treasurer,
Lake County, South Dakota

CITY COMMISSION APPROVAL

Resolution Number _____.

Be it Resolved by the City Commission of the City of Madison that the plat of Lot 8, Block 1 of Williams' 18th Addition to the City of Madison, Lake County, South Dakota, to the City of Madison is hereby approved and that the City Finance Officer of the City of Madison is hereby endorse on such plat a copy of this resolution and certify the same thereon.

adopted this _____ Day of _____, 20____

Mayor, City of Madison

Attest: _____
City Finance Officer

DIRECTOR OF EQUALIZATION

I, Director of Equalization for Lake County, South Dakota, do hereby certify that a copy of the above and foregoing plat has been filed at my office.

Signed on this _____ Day of _____, 20____

Director of Equalization,
Lake County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ Day of _____, 20____, at _____ o'clock, ____M. and recorded in Book _____ of Plats on Page _____.

Register of Deeds,
Lake County, South Dakota

PLANNING COMMISSION CERTIFICATE

Approval of Lot 8, Block 1 of Williams' 18th Addition to the City of Madison, Lake County, South Dakota, to the City of Madison is hereby granted by the City Planning Commission

on this _____ Day of _____, 20____

Chair, City Planning commission

CITY FINANCE OFFICER'S CERTIFICATE

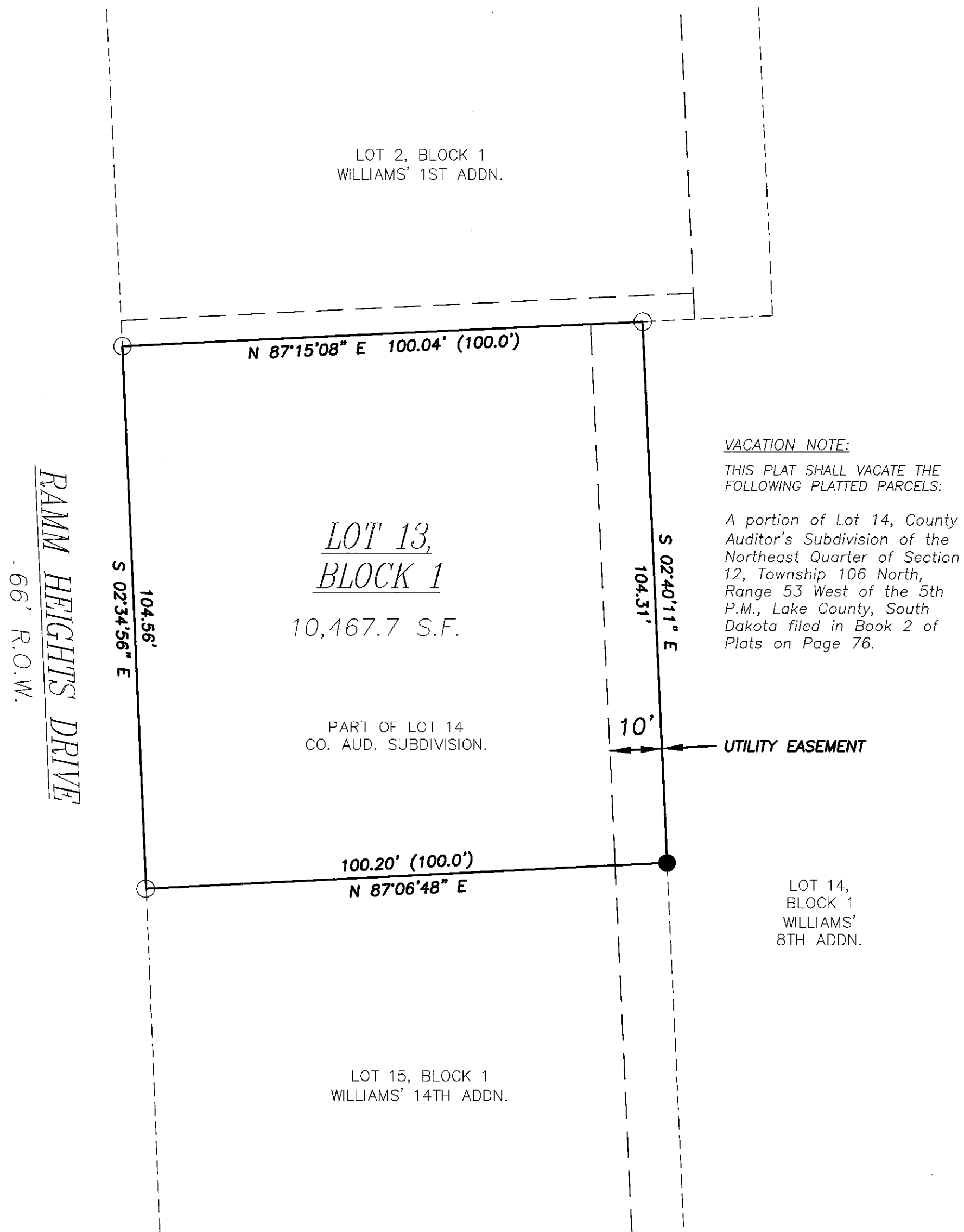
I, _____ the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota, hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original as contained in the minutes of the said Board of City Commissioners for the meeting of said Board held on the _____ day of _____, 20____, and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified or amended,

on this _____ Day of _____, 20____

City Finance Officer
Madison, South Dakota

WILLIAMS' 20TH ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA
CONTAINING 10,467.7 S.F.

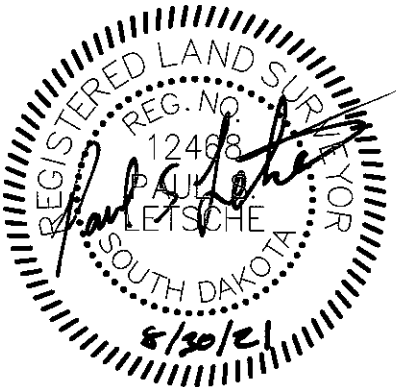


VACATION NOTE:
THIS PLAT SHALL VACATE THE
FOLLOWING PLATTED PARCELS:

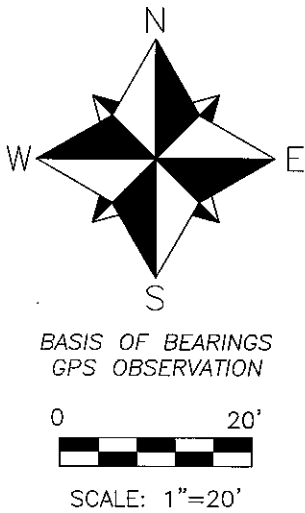
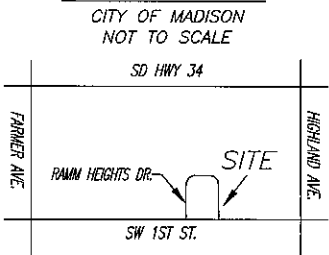
A portion of Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of Plats on Page 76.

LEGEND:

- SET 5/8" REBAR W/CAP #12468
- FOUND MONUMENT
- () PREVIOUSLY PLATTED DIMENSION
- S.F. SQUARE FEET
- R.O.W. RIGHT OF WAY
- PREVIOUSLY PLATTED
- PROPERTY LINE
- - - EASEMENT LINE



AREA MAP



THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

WILLIAMS' 20TH ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA
CONTAINING 12,954.5 S.F.

SURVEYOR'S CERTIFICATE

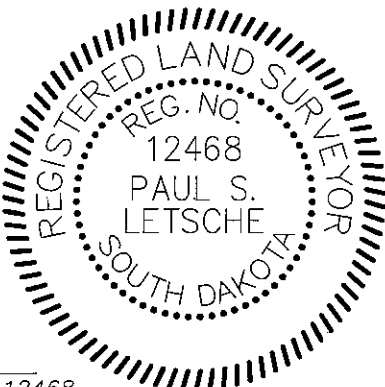
I, Paul S. Letsche, a Registered Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before August 30th 2021, survey that parcel of land described as Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of plats on Page 76, and replatted a portion of the same into Lot 13 in Block 1 of William's 20th Addition to the city of Madison, as shown on the foregoing plat.

The same hereafter shall be known and described as LOT 13, BLOCK 1 OF WILLIAMS' 20TH ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 30 day of August, 2021

Paul S. Letsche, Registered Land Surveyor No. 12468



CITY ENGINEER'S CERTIFICATE

I, _____, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this _____ Day of _____, 20____

City Engineer
Madison, South Dakota

CITY COMMISSION APPROVAL

Resolution Number _____

Be it Resolved by the City Commission of the City of Madison that the plat of Lot 8, Block 1 of Williams' 18th Addition to the City of Madison, Lake County, South Dakota, to the City of Madison is hereby approved and that the City Finance Officer of the City of Madison is hereby endorse on such plat a copy of this resolution and certify the same thereon.

adopted this _____ Day of _____, 20____

Mayor, City of Madison

Attest: _____
City Finance Officer

PLANNING COMMISSION CERTIFICATE

Approval of Lot 8, Block 1 of Williams' 18th Addition to the City of Madison, Lake County, South Dakota, to the City of Madison is hereby granted by the City Planning Commission

on this _____ Day of _____, 20____

Chair, City Planning commission

CITY FINANCE OFFICER'S CERTIFICATE

I, _____ the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota, hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original as contained in the minutes of the said Board of City Commissioners for the meeting of said Board held on the _____ day of _____, 20____, and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified or amended,

on this _____ Day of _____, 20____

City Finance Officer
Madison, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above and foregoing plat, as shown by the records of my office have been fully paid.

Signed on this _____ Day of _____, 20____

County Treasurer,
Lake County, South Dakota

DIRECTOR OF EQUALIZATION

I, Director of Equalization for Lake County, South Dakota, do hereby certify that a copy of the above and foregoing plat has been filed at my office.

Signed on this _____ Day of _____, 20____

Director of Equalization,
Lake County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ Day of _____, 20____, at _____ o'clock, _____ M. and recorded in Book _____ of Plats on Page _____

Register of Deeds,
Lake County, South Dakota

OWNER'S CERTIFICATE

I Scott Williams, do hereby certify that I am the sole, absolute, and unqualified owners of all land included in the above plat and that said plat has been made at our request and in accordance with my instructions for the purposes development, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations as well as all water pollution prevention control rules, codes, and laws. This parcel of land is free from any encumbrances.

I hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. I also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

On my behalf as the owner and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

I hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

I further certify that this platting of said described Williams' 18th Addition does hereby vacate the following platting:

A portion of Lot 14, County Auditor's Subdivision of the Northeast Quarter of Section 12, Township 106 North, Range 53 West of the 5th P.M., Lake County, South Dakota filed in Book 2 of plats on Page 76, said parcel, hereby vacated, being situated within described Williams 20th Addition as surveyed.

Dated this 21 Day of October, 2021

Scott Williams

State of South Dakota
County of Lake

On this 21 day of October, 2021, before me, Kristin Olson, the undersigned officer, personally appeared Scott Williams, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Kristin Olson
Notary Public - State of South Dakota

My Commission Expires: November 20, 2024

