

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, June 14, 2022
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: Planning Commission Minutes - May 31, 2022,

APPROVAL OF MINUTES: Board of Adjustment Minutes – May 31, 2022

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE:

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

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 670 – Martin Gullickson, requesting a Conditional Use that, if granted, will permit the applicant to construct storage units to the south of 1535 NW 2nd Street.
2. Decision on Appeal No. 670 – Martin Gullickson

NEW BUSINESS (Planning Commission):

1. Final Plat Approval – Lot 1 of Krause Addition to the City of Madison, Lake County, South Dakota
2. Final Plat Approval – Lots 7, 8, and 9 in Block 1 of Lee’s Addition in the W1/2 of Section 15, Township 106 North, Range 52 West of the 5th P.M., 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
May 31, 2022

Vice-Chairman Jim Iverson called the meeting to order at 7:00am.

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

Motion by Commissioner Maxwell to approve the May 10, 2022, Planning Commission minutes, second by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Fawbush to approve the May 10, 2022, Board of Adjustment minutes, second by Commissioner Maxwell. Motion carried unanimously.

Motion by Commissioner Johnson, second by Commissioner Wolff to approve the May 31, 2022 agenda with the amendment of moving items 3,4,5, and 6 from Board of Adjustment New Business to Planning Commission New Business. Motion carried unanimously.

Motion by Commissioner Olson, second by Commissioner Maxwell to move into Board of Adjustment at 7:04am. Motion carried unanimously.

Motion by Commissioner Olson. second by Commissioner Johnson to move out of Board of Adjustment and into Planning Commission at 7:14 am. Motion carried unanimously.

There was a discussion on Tax Increment District Number Three to recommend the formation of a tax incremental District to be located at Lot 5 of Schultz's Addition in the N1/2 of Section 18, Township 106 North, Range 52 West of the 5th PM, Lake County South Dakota.

Ryan Hegg started going through the contents of the agenda packet. The area being discussed is along SW 10th Street. The Tax Increment District will assist with improvements made to the area. Toby Morris spoke on the Tax Increment District. He explained that it will be a TIF used to offset cost of Improvements. It will be a 75/25 split between the developer and the City of Madison. The developer will take on the debt. It is classified as Economic Development so it will not raise taxes. There are two other TIF districts in Madison and this would be the third. The Developers Agreement will be a binding contract between the developer and the City of Madison.

The Discussion of Medicaid and what it covers was brought up. It was mentioned that Medicaid does not factor into the Assisted Living portion. Another concern brought up was finding staff to run the facility. Ms. Bohlen stated that they cannot put the project on hold because of these concerns. Staff hiring is an issue for everyone right now. It was mentioned that the twin homes portion of the project may free up some housing in Madison. Anyone can purchase the Twin Homes as they are going to be placed on the Open Real Estate Market.

Vice Chairman Iverson read through the findings of the PC.

There were no public input comments.

The public discussion on this matter was closed at 7:46am.

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

The meeting adjourned at 7:50 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
May 31, 2022**

The Planning Commission motioned to move into Board of adjustment at 7:04 am.

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

This being the time and place set for the hearing on Conditional Use Appeal Request No. 669, PP6 Madison LLC. The following people were in attendance in addition to the Board and the aforementioned individuals, Bobbie Bohlen, Toby Morris, Gary Zay, Brooke Rollag, and Sonya Wilt.

Mr. Hegg went through the contents of the packet for Appeal No. 669 – PP6 Madison LLC. The area is east of the hospital and Phase 1 includes a 68000 sq ft assisted living facility. Phase 2 of the project includes twin homes constructed to the south of the assisted living facility. Bobbie Bohlen spoke on the Conditional Use. She stated that the Assisted Living will be located on the North part of the lot and the town homes to the South. The assisted living will include approximately 40 beds and there will be approximately 20 town homes. The question of fire access was brought up. Ms. Bohlen says that it has been discussed and there were no issues with the current fire access being proposed. Ms. Rollag from LAIC spoke in favor of the project. Ms. Fawbush asked if garages would be included with the town homes and the answer was yes. The town homes will be approximately 1500 sq ft.

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. Olson, second by Mr. Maxwell to approve Appeal No. 669.

Motion carried unanimously.

Motion by Mr. Olson, second by Mr. Johnson to move out of the Board of Adjustment at 7:14am

Motion carried unanimously.

Dan Whitlock
Board of Adjustment

**CITY OF MADISON
NOTICE OF PUBLIC HEARING
PROPOSED CONDITIONAL USE PERMIT**

Notice is hereby given pursuant to SDCL 11-4-21 that a public hearing will be held before the Board of Adjustment on Tuesday, June 14, 2022 at 7:00am, or as soon thereafter as the matter may be heard, in City Hall, Madison, South Dakota, in the Commission Room, to consider in full or in part the following proposed conditional use permits and variance application

Appeal No. 670 by Martin Gullickson for a conditional use permit that, if granted, will permit the applicant to construct storage units south of 1535 NW 2nd Street. The property is legally described as Lot 7 Hofers Subdivision.

Any person wishing to present testimony may appear at said hearing or may file written comments with the Finance Officer at 116 W Center Street, Madison, South Dakota, prior to said hearing. **All written comments desired to be included in the agenda packet must be filed no later than end of business on Wednesday, June 8th, 2022.** Disabled individuals may contact the Finance Officer for information and/or special assistance. The request should be made 24 hours in advance of the hearing.

/s/Sonya Wilt
Finance Officer

Published once at the approximate cost of \$_____.

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 670

rec # R0000365

5/27/22

APPLICANT (PRINT): Martin Gullickson PHONE: 605-261-6342

ADDRESS: 405 S. Golden willow Ave Sioux Falls, SD 57110 - mailing address

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: 1527 NW 2nd St Madison, SD 57042

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Lot 7 Hofens Subdivision #2405M

GENERAL AREA OR STREET ADDRESS: 1.5 acre lot behind 1527, 1533, 1527 1/2, 153 1/2 NW 2nd St

EXISTING LAND USE: Vacant EXISTING ZONING: Hwy Business

SIZE OF PARCEL: ACRES / SQFT _____ LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE

NORTH: Residential
SOUTH: vacant
EAST: Commercial
WEST: Residential

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate letter of explanation if necessary)

Looking to add storage units on vacant lot on this site.
Also asking for a variance in set backs.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT MGK

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

FEE PAID (NON-REFUNDABLE): _____ YES _____ NO

DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

Dear Sir or Mam,

I am asking for a Conditional Use Permit to add storage units on the 1.5 acres of vacant land behind 1527, 1527.5, 1533 and 1533.5 NW 2nd St in Madison, SD. I feel as though there is a need for more storage units in this area and I feel like this land would be well served by this purpose.

I have attached three different plans to my application. Each plans shows the layout of the two new buildings I am purposing with different setbacks. I am asking for a variance in setbacks as this is currently zoned Hwy Business and has to large of setbacks to make the storage units work.

Thank you for your time and consideration.

Marty Gullickson

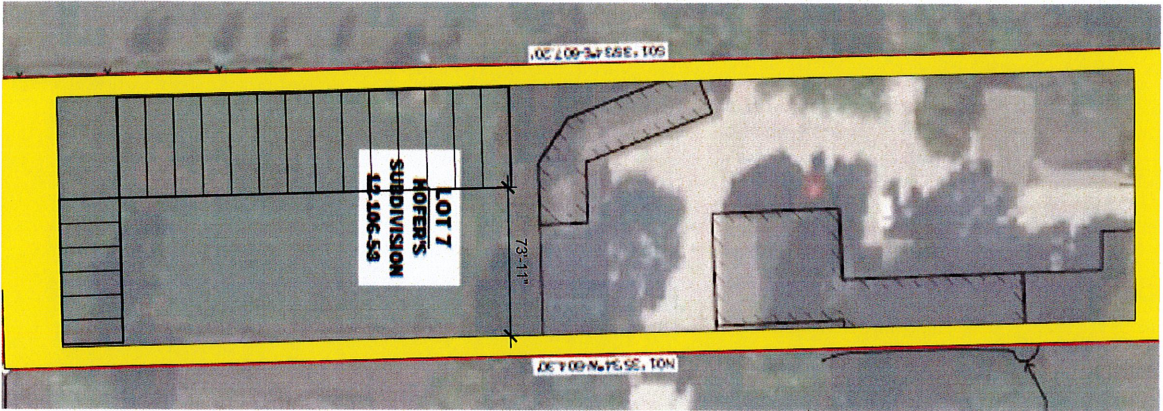


Momentum Management, LLC

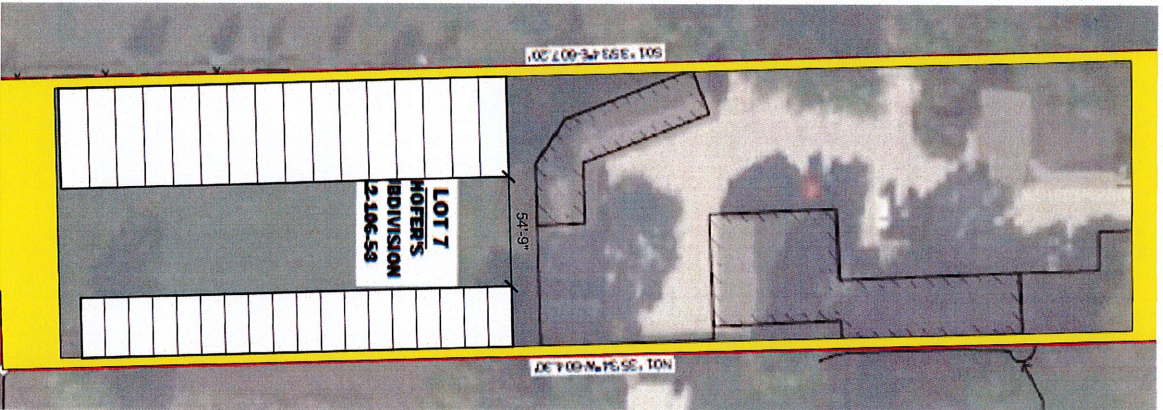
405 S Golden Willow Ave

Sioux Falls, SD 57110

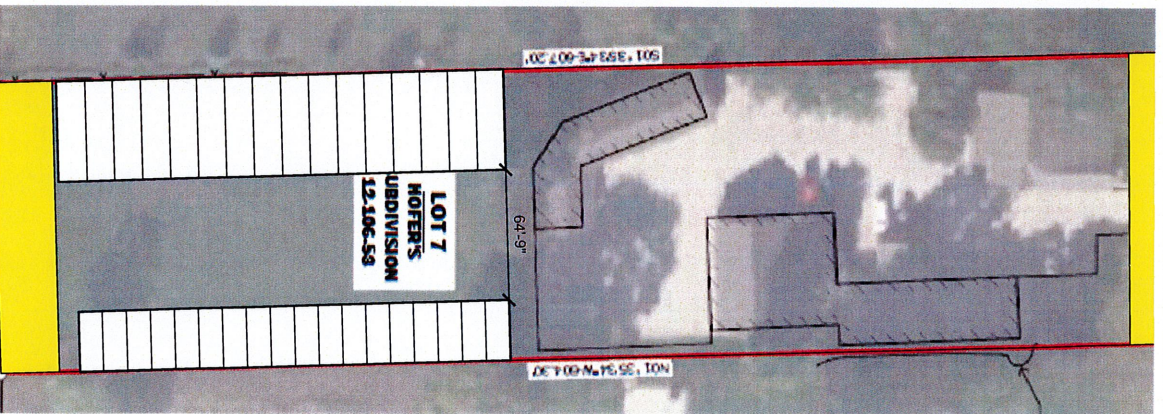
605-261-6342



10' Side Setback



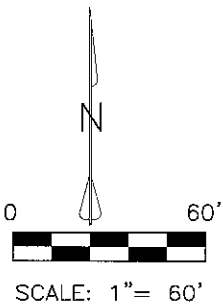
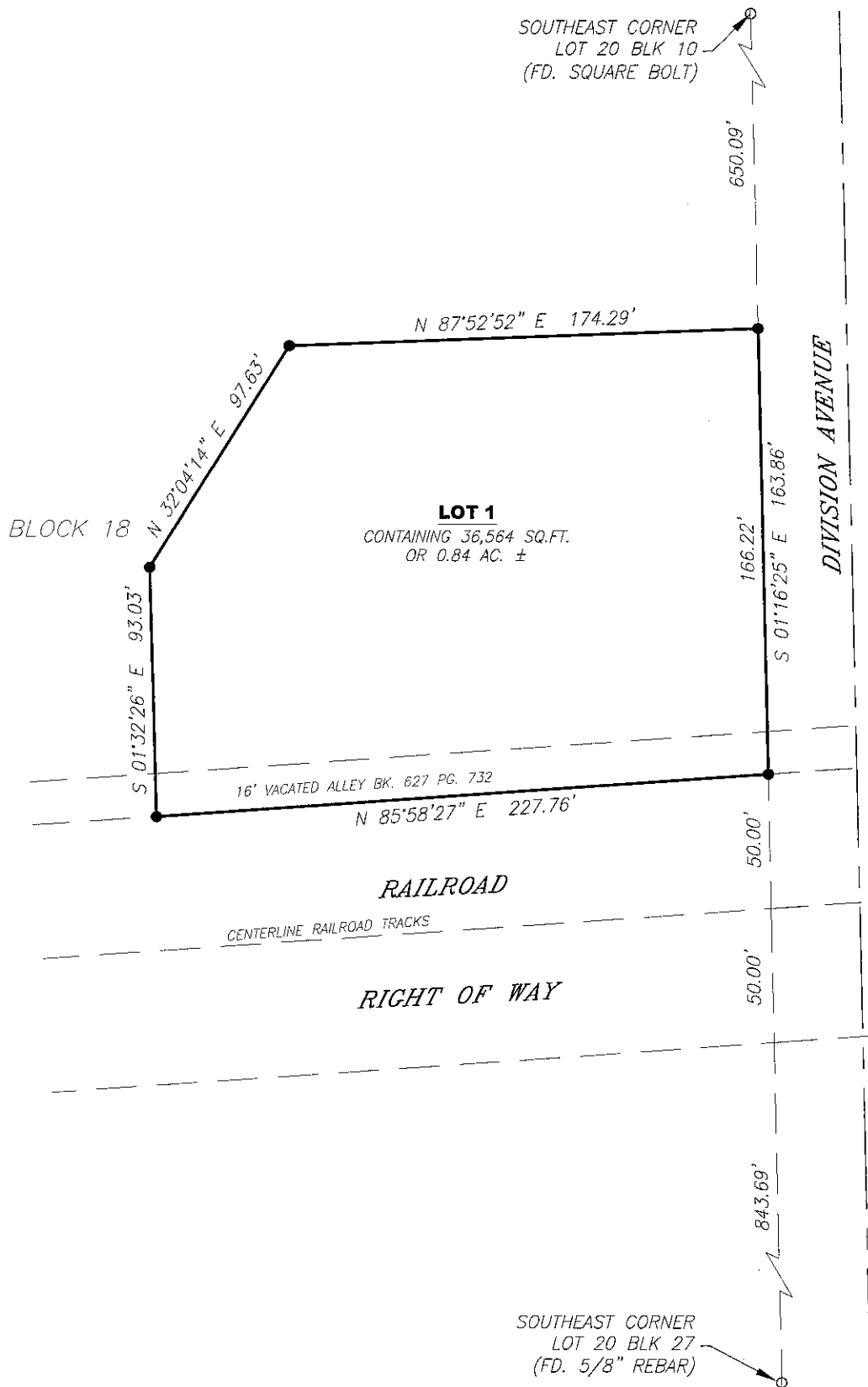
5' Side Setback



0' Side Setback

PLAT OF LOT 1 OF KRAUSE ADDITION

AN ADDITION IN BLOCK 18 OF TOWN PROPRIETORS' ADDITION,
AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

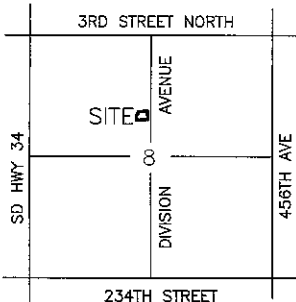


LEGEND:

- SET 5/8" REBAR W/CAP #9592
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED PROPERTY LINE
- SECTION LINE
- PLATTED PARCEL

SURVEYOR'S NOTE:

1. THE RIGHT OF WAY FOR THE RAILROAD WAS RE-ESTABLISHED BY SPLITTING THE EXISTING TRACKS.
2. BASIS OF BEARINGS IS UTM ZONE 14.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



AREA MAP N.T.S.
SECTION 8, T106N, R52W
5TH P.M.

SURVEYOR'S CERTIFICATE

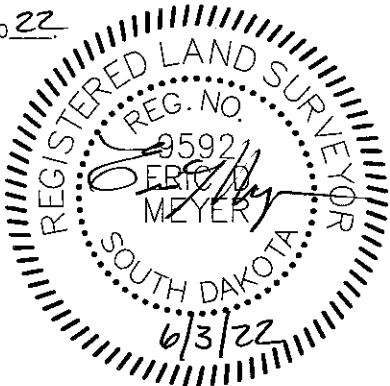
I, Eric D. Meyer, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of Block 18 of Town Proprietors' Second Addition, an Addition to the City of Madison, Lake County, South Dakota, and did plat the same into Lot 1 of Krause Addition, an Addition in Block 18 of Town Proprietors' Second Addition, an Addition to the city of Madison, Lake County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and platted as LOT 1 OF KRAUSE ADDITION, AN 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 3RD day of June, 2022.

Eric D. Meyer, Registered Land Surveyor No. 9592



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401
MeyerLandSurveyingSD@gmail.com 1 OF 2

PLAT OF LOT 1 OF KRAUSE ADDITION

AN ADDITION IN BLOCK 18 OF TOWN PROPRIETORS' ADDITION,
AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the owner of all land included in the above plat and that said plat has been made at my request and in accordance with my instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

I hereby dedicate to the public for public use forever, the streets, roads, 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, 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, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Lot 1 of Krause Addition, an Addition to the City of Madison, Lake County, South Dakota does hereby vacate a portion of the following platting:

Block 18 of Town Proprietor's Second Addition, an Addition to the City of Madison, Lake County, South Dakota, on file at the office of the Register of Deeds in Book 1 of plats, Page 39, said plat, hereby vacated, being situated within described Town Proprietor's Second Addition as surveyed.

Dated this 3rd Day of June, 2022

Jennifer L. Tieszen

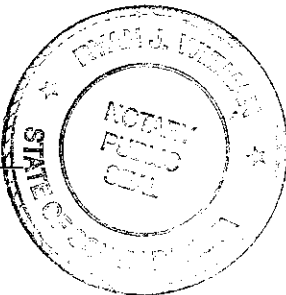
State of South Dakota

County of Turner

On this the 3rd day of June, 2022, before me, the undersigned officer, personally appeared Jennifer L. Tieszen, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same 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: 7/7/26



Dated this 3rd Day of June, 2022

John F. Krause Jr.

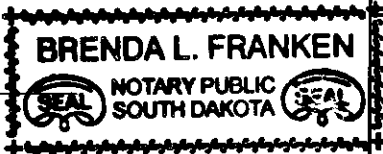
State of South Dakota

County of Lake

On this the 3rd day of June, 2022, before me, the undersigned officer, personally appeared John F. Krause Jr., known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Brenda L. Franken
Notary Public - State of South Dakota
My Commission Expires: 3-21-2023



Dated this 3rd Day of June, 2022

Debra M. Krause

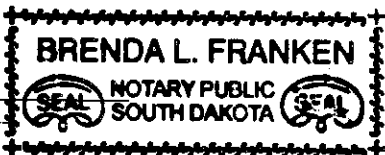
State of South Dakota

County of Lake

On this the 3rd day of June, 2022, before me, the undersigned officer, personally appeared Debra M. Krause, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Brenda L. Franken
Notary Public - State of South Dakota
My Commission Expires: 3-21-2023



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 PLANNING COMMISSION CERTIFICATE

APPROVAL OF THE PLAT OF LOTS 1 OF KRAUSE ADDITION, AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA, IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION.

Dated this _____ Day of _____, 20 ____.

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 LOTS 1 OF KRAUSE ADDITION, AN ADDITION TO THE 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 _____, 20 ____.

Mayor, City of Madison

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

DIRECTOR OF EQUALIZATION

I, the undersigned, County 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.

Dated this _____ Day of _____, 20 ____.

DIRECTOR OF EQUALIZATION
LAKE COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, County Treasurer for 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 paid in full.

Dated this _____ Day of _____, 20 ____.

TREASURER
LAKE COUNTY, SOUTH DAKOTA

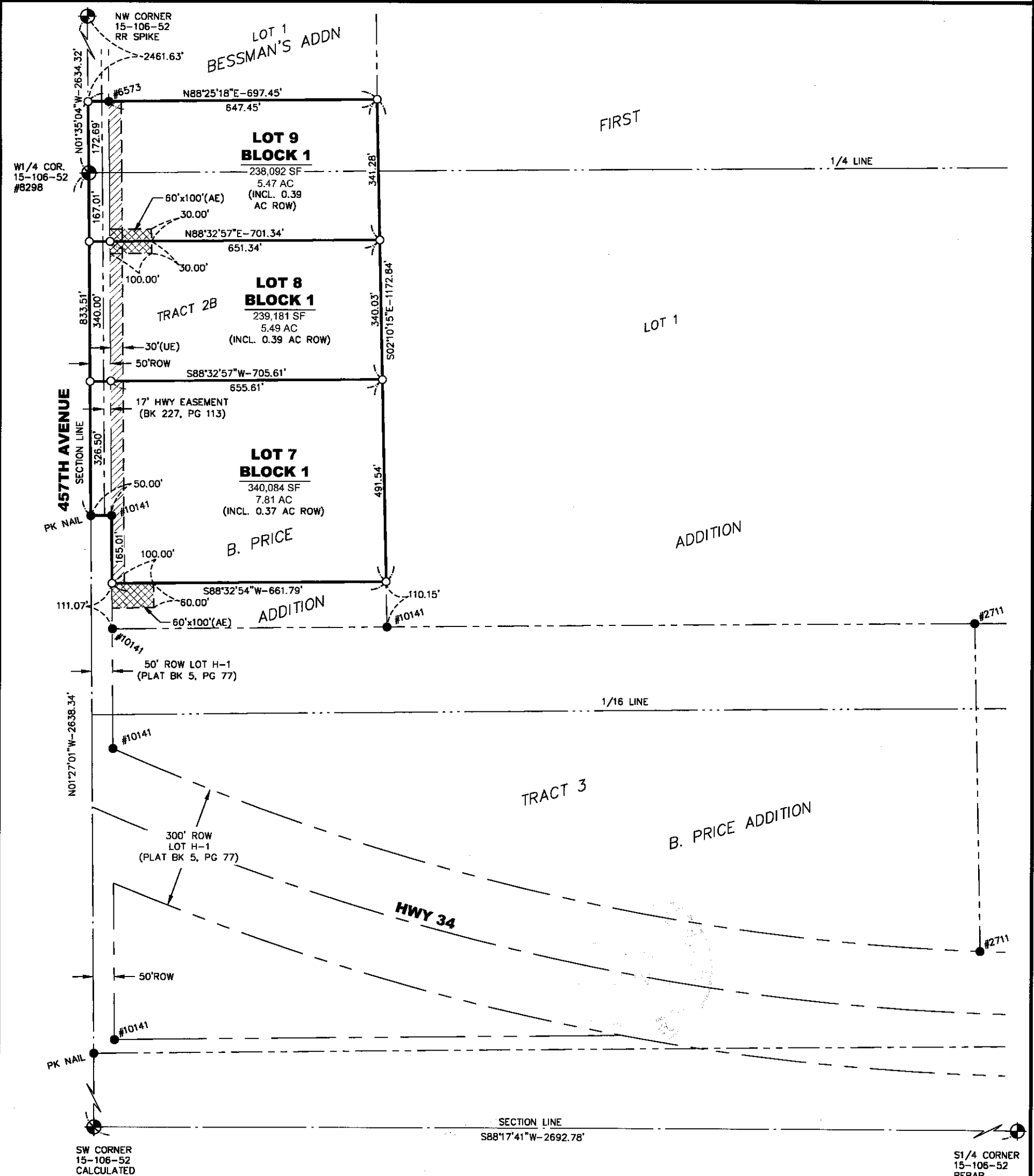
REGISTER OF DEEDS

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

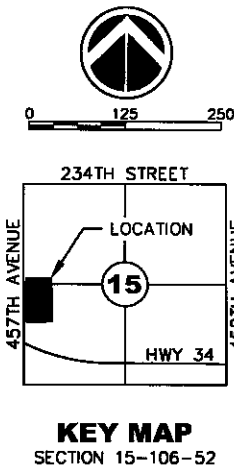
PLAT OF LOTS 7, 8, AND 9 IN BLOCK 1 OF
LEE'S ADDITION

IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST,
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA
CONTAINING ±18.77 ACRES (INCLUDING ±1.15 ACRES R.O.W.)



LEGEND

- EXISTING EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- PLATTED PROPERTY LINE
- (AE) ACCESS EASEMENT
- 30'(UE) UTILITY EASEMENT
- FOUND MONUMENT
- SET 1/8" X 18" CAPPED REBAR
- FOUND SECTION CORNER
- PREVIOUSLY PLATTED DIMENSION

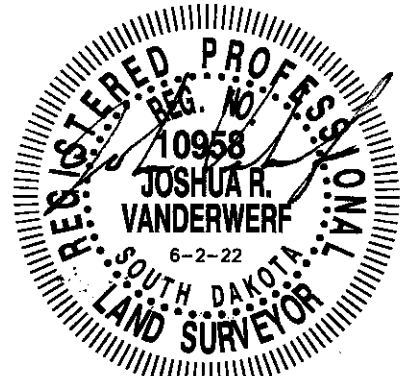


GENERAL NOTES:

- BASIS OF BEARINGS FOR THIS DRAWING IS UTM WITH NAD83 DATUM, ZONE 14, US FOOT.
- RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com



PLAT OF LOTS 7, 8, AND 9 IN BLOCK 1 OF
LEE'S ADDITION
IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST,
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA
CONTAINING ±18.96 ACRES (INCLUDING ±1.34 ACRES R.O.W.)

SURVEYOR'S CERTIFICATE

I, JOSHUA VANDERWERF, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE APRIL 6, 2022, I HAVE SURVEYED A PORTION OF TRACT 2B OF B. PRICE ADDITION, AN ADDITION IN THE WEST HALF OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA AND PLATTED THE SAME INTO LOTS 7, 8, AND 9 IN BLOCK 1 OF LEE'S ADDITION IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, WITH ACRES AND DIMENSIONS AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 7, 8, AND 9 IN BLOCK 1 OF LEE'S ADDITION IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.

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 2ND DAY OF JUNE, 2022.



Joshua R. Vanderwerf
JOSHUA R. VANDERWERF LS REG. NO. 10958 6-2-22

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT MY REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSES (INDICATED HEREIN), AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

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. 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.

WE FURTHER GRANT AND CERTIFY THIS ACCESS EASEMENT IS FOR ACCESS TO THE ADJUTING PROPERTY. THE OWNER, THEIR LESSEES AND ASSIGNEES SHALL MAINTAIN THE EASEMENT AREA. THEY SHALL AT THEIR OWN EXPENSE KEEP THE EASEMENT AREA IN GOOD REPAIR AND MAINTENANCE AND CLEAR OF SNOW AND OTHER OBSTRUCTIONS. NO IMPROVEMENTS OF ANY KIND MAY BE ERECTED WITHIN THE EASEMENT AREA WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF THE ACCESS EASEMENT. THIS COVENANT SHALL RUN WITH THE LAND.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 7, 8, AND 9 IN BLOCK 1 OF LEE'S ADDITION IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, DOES HEREBY VACATE A PORTION OF:

TRACT 2B OF B. PRICE ADDITION, AN ADDITION IN THE WEST HALF OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 19 OF PLATS, PAGE 112.

DATED THIS 6 DAY OF June, 2022

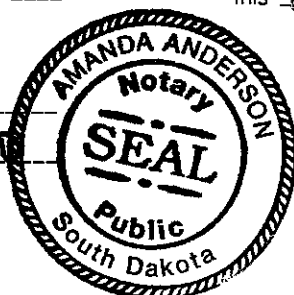
Albert L. Yager *Karen K. Yager*
ALBERT L. YAGER, TRUSTEE KAREN K. YAGER, TRUSTEE
ALBERT AND KAREN YAGER LIVING TRUST ALBERT AND KAREN YAGER LIVING TRUST

STATE OF SD
COUNTY OF Lake)SS

ON THIS 6 DAY OF June, 2022, BEFORE ME, APPEARED ALBERT L. YAGER, TRUSTEE AND THAT HE, AS SAID TRUSTEE AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 6 DAY OF June, 2022.

Amanda Anderson
MY COMMISSION EXPIRES: SD
NOTARY PUBLIC, LAKE COUNTY, SD

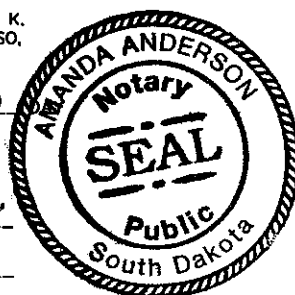


STATE OF SD
COUNTY OF Lake)SS

ON THIS 6 DAY OF June, 2022, BEFORE ME, APPEARED KAREN K. YAGER, TRUSTEE AND THAT SHE, AS SAID TRUSTEE AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 6 DAY OF June, 2022.

Amanda Anderson
MY COMMISSION EXPIRES: SD
NOTARY PUBLIC, LAKE COUNTY, SD



LAKE COUNTY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE LAKE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

CHAIRMAN, LAKE COUNTY PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS

IT WAS MOVED BY _____ AND SECONDED BY _____ AND MOTION CARRIED, THAT THE PLAT SHOWN HEREON AND DESCRIBED AS LOTS 7, 8, AND 9 IN BLOCK 1 OF LEE'S ADDITION IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, BE APPROVED AND ACCEPTED BY THE LAKE COUNTY BOARD OF COMMISSIONERS.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

COUNTY AUDITOR CERTIFICATE

I, LAKE COUNTY AUDITOR, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DATED THIS _____ DAY OF _____, 2022.

COUNTY AUDITOR
LAKE COUNTY, SOUTH DAKOTA

ROAD AUTHORITY CERTIFICATE

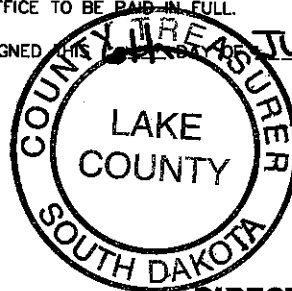
ACCESS TO THE ADJUTING ROAD IS HEREBY APPROVED. NECESSARY PERMITS, IF APPLICABLE, SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTING AN ACCESS. IN ACCORDANCE WITH SDCL 11-3-12, APPROVAL OF THE ACCESS SHALL NOT REQUIRE THE GOVERNING BODY TO OPEN, IMPROVE OR MAINTAIN ANY SUCH DEDICATED PUBLIC OR PRIVATE STREETS, ALLEYS, WAYS, COMMONS OR EASEMENTS.

Robert H. H. H.
ROAD AUTHORITY
Robert H. H. H.
TITLE

TREASURER'S CERTIFICATE

I, THE TREASURER OF LAKE COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LANDS IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE TO BE PAID IN FULL.

SIGNED THIS 6 DAY OF June, 2022.



Debra Walburg
COUNTY TREASURER
LAKE COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

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

THIS 6 DAY OF June, 2022.

Robert L. Beebe
DIRECTOR OF EQUALIZATION
LAKE COUNTY, SOUTH DAKOTA

Amanda Anderson
MY COMMISSION EXPIRES: SD



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

PLAT OF LOTS 7, 8, AND 9 IN BLOCK 1 OF
LEE'S ADDITION

IN THE W1/2 OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 52 WEST,
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA
CONTAINING ±18.96 ACRES (INCLUDING ±1.34 ACRES R.O.W.)

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.
DATED THIS _____ DAY OF _____, 2022.

CITY ENGINEER
MADISON, SOUTH DAKOTA

CITY PLANNING COMMISSION

IT WAS MOVED BY _____ AND SECONDED BY _____
AND MOTION CARRIED, THAT THE PLAT SHOWN HEREON AND
DESCRIBED AS LOTS 7, 8, AND 9 IN BLOCK 1 OF LEE'S ADDITION IN THE W1/2 OF SECTION 15,
TOWNSHIP 106 NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, BE
APPROVED AND ACCEPTED BY THE LAKE COUNTY BOARD OF COMMISSIONERS.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, LAKE COUNTY BOARD
OF COUNTY COMMISSIONERS

CITY COMMISSION

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MADISON, THAT THE PLAT OF LOTS
7, 8, AND 9 IN BLOCK 1 OF LEE'S ADDITION IN THE W1/2 OF SECTION 15, TOWNSHIP 106
NORTH, RANGE 52 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, WITHIN THE 3 MILE
JURISDICTION OF THE CITY OF MADISON IS HEREBY APPROVED AND THAT THE CITY FINANCE
OFFICER OF MADISON IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAN A COPY OF THIS
RESOLUTION AND CERTIFY THE SAME THEREON.

DATED THIS _____ DAY OF _____, 2022.

MAYOR, MADISON, SOUTH DAKOTA

CITY FINANCE OFFICER

I, _____, THE DULY APPOINTED, QUALIFIED AND ACTING CITY
FINANCE OFFICER OF THE CITY OF MADISON, SOUTH DAKOTA, HEREBY CERTIFY THAT I HAVE
COMPARED THE 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 _____, 2022 AND THAT THE
SAME HAS NOT BEEN ALTERED, MODIFIED, OR AMENDED.

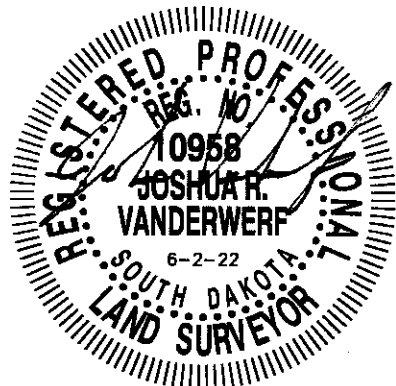
DATED THIS _____ DAY OF _____, 2022.

CITY FINANCE OFFICER
MADISON, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ .M.
AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ THEREOF.

REGISTER OF DEEDS
LAKE COUNTY, SOUTH DAKOTA



DGR ENGINEERING
2909 E. 57TH STREET, SUITE 101
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