

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, July 12, 2022
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: Planning Commission Minutes – June 14, 2022

APPROVAL OF MINUTES: Board of Adjustment Minutes – June 14, 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. 671 – by Jimsco Inc. for a conditional use permit that, if granted, will permit the applicant to place a 1998 16'x80' manufactured home on Lot 303 of the Union Square Manufactured Housing Community located at 300 SW 8th Street.
2. Decision on Appeal No. 671 – Jimsco Inc.
3. Hearing on Appeal No. 672 – by Jimsco Inc. for a conditional use permit that, if granted, will permit the applicant to place a 1993 16'x70' manufactured home on Lot 404 of the Union Square Manufactured Housing Community located at 300 SW 8th Street.
4. Decision on Appeal No. 672 – Jimsco Inc.

NEW BUSINESS (Planning Commission):

1. Final Plat Approval – Lot 6A and 7A of Kellogg and Kennedy's Resubdivision.
2. Final Plat Approval – Tract 1 of Pederson 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
June 14, 2022
7:00 am

Chairman John Groce called the meeting to order at 7:01 am.

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

Motion by Commissioner Olson to approve the May 31, 2022, Planning Commission minutes, second by Commissioner Wolff. Motion carried unanimously.

Motion by Commissioner Iverson to approve the May 31, 2022, Board of Adjustment minutes, second by Commissioner Maxwell. Motion carried unanimously.

Motion by Commissioner Wolff, second by Commissioner Iverson to approve the June 14, 2022, agenda.

Motion by Commissioner Olson, second by Commissioner Iverson to move into Board of Adjustment at 7:03 am. Motion carried unanimously.

Motion by Commissioner Olson, second by Commissioner Johnson to move out of Board of Adjustment and into Planning Commission at 7:31am. Motion carried unanimously.

Final Plat Approval – Lot 1 of Krause Addition to the City of Madison, Lake County, South Dakota. Mr. Hegg explained that the purpose of the plat was to vacate Block 18 and separate Lot 1 from the property. The lot meets all Zoning requirements for setbacks, structures, etc. There is an existing structure on the property. Lot is located along the west side of South Division Avenue just to the north of the railroad tracks.

Motion to approve by Commissioner Iverson to approve Lot 1 of Krause Addition to the City of Madison, Lake County, South Dakota, second by Commissioner Wolff. Motion carried unanimously.

Final Plat approval – Lots 7, 8, and 9 in Block 1 of Lee's Addition in the W ½ of Section 15, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota. Mr. Hegg stated that this plat is not in city limits and falls within the 3 mile planning area and meets all county Zoning requirements. The property is located east of the DOT shop east of town along Highway 34.

Motion to approve by Commissioner Johnson to approve Lots 7, 8, and 9 in Block 1 of Lee's Addition in the W ½ of Section 15, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, second by Commissioner Maxwell. Motion carried unanimously.

There were no public input comments.

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

The meeting adjourned at 7:40 am.

Dan Whitlock
Planning Commission

BOARD OF ADJUSTMENT PROCEEDINGS

CITY OF MADISON

June 14, 2022

The Planning Commission motioned to move into Board of adjustment at 7:03 am.

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

This being the time and place set for the hearing on Conditional Use Appeal Request No. 670 Martin Gullickson. The following people were in attendance in addition to the Board and the aforementioned individuals Gary Zay, Jennifer Hasleton, and Martin Gullickson.

Mr. Hegg went through the contents of the packet for Appeal No. 670 – Martin Gullickson. In the packet there was a letter of explanation included. There is no variance needed for the setbacks as they will be included as part of the Conditional Use. Mr. Gullickson presented three different setback options 0', 5', 10'. The South setback will be 30'. There was some discussion regarding if each plan was fire code compliant. Mr. Hegg stated that there would more than likely need to be a turnaround area added on the south end of the property. There are also concerns with the proximity of fire hydrants. Will have Randy take a look to see what he proposes, and any fire access concerns will be dealt with during the Building Permit process. There were also some traffic concerns sharing the entrance with the apartments. Would there be enough room for a truck and trailer to turn around? There are currently no plans for a surrounding fence. There will be exterior lighting installed around the storage units. Storage unit floors will be concrete and area around the units will be gravel. There has been no negative return communication from adjacent landowners.

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. Johnson, second by Mr. Olson to approve Appeal No. 670 with a 5' setback.

Motion carried unanimously.

Motion by Mr. Olson, second by Mr. Johnson to move out of the Board of Adjustment at 7:31am

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, July 12, 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.

Appeal No. 671 by Jimsco Inc. for a conditional use permit that, if granted, will permit the applicant to place a 1998 16'x80' manufactured home on Lot 303 of the Union Square Manufactured Housing Community located at 300 SW 8th Street. The property is legally described as All Plat Union Square Exc. Outlot G (Includes Outlot F of Union Square) to the City of Madison, Lake County, South Dakota.

Appeal No. 672 by Jimsco Inc. for a conditional use permit that, if granted, will permit the applicant to place a 1993 16'x70' manufactured home on Lot 404 of the Union Square Manufactured Housing Community located at 300 SW 8th Street. The property is legally described as All Plat Union Square Exc. Outlot G (Includes Outlot F of Union Square) to the City of Madison, Lake County, South Dakota.

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, July 6, 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 671

10/29/2009

01/11/22

receipt #

R00005090

APPLICANT (PRINT): Jimisco Inc PHONE: 605 330 1996

ADDRESS: 1310 N. WAYLAND AVE, SF SD 57103

OWNER (PRINT): Jeff Scouler PHONE: 605 610 6862
IF DIFFERENT THAN APPLICANT

ADDRESS: SAME

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)

Union Park Square MHC

GENERAL AREA OR STREET ADDRESS: 300 S.W. 8th Street Lot

EXISTING LAND USE: MH EXISTING ZONING: MH

SIZE OF PARCEL: ACRES 0.600 LOT DIMENSIONS: WIDTH 55' LENGTH 120' DEPTH 120'

SURROUNDING LAND USE

NORTH: MH LOT
SOUTH: MH LOT
EAST: MH LOT
WEST: MH LOT

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

Placement of a 1998 16'x80' manufactured home. Vinyl siding and shingled roof. To be located on a lot where a similar home was removed. New steel skirting & new decking placed at set.

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 [Signature]

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: _____

RECEIPT NO. _____

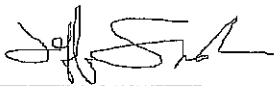
FORM "A"

PERMIT NO. _____

BUILDING PERMIT APPLICATION

JURISDICTION OF CITY OF MADISON

APPLICANT TO COMPLETE NUMBERED SPACES ONLY

JOB ADDRESS 300 8th Street SW #303			
1	LEGAL DESCR. Union Park Square MHC Addition 57042 605-610-6862 (Jeff)		
2	OWNER Jimsco Inc. 1310 N. Wayland Ave.	MAIL ADDRESS Sioux Falls, SD	ZIP 57103 PHONE 605-330-1996
3	CONTRACTOR H&H Mobile Home Service 701 N. La Mesa Dr. Sioux Falls, SD 57107	MAIL ADDRESS	PHONE 605-940-0654
4	SIDEWALK CONTRACTOR DeNeui Construction 2910 S. Summit Ave. Sioux Falls, SD 57105	MAIL ADDRESS	PHONE 605-366-5502
5	PLUMBER H&H Mobile Home Service (Same as above)	MAIL ADDRESS	PHONE
6	ELECTRICIAN Barger Electric 203 SW 1st St., Madison, SD 57042	MAIL ADDRESS	PHONE 605-256-2511
7	ARCHITECT OR DESIGNER	MAIL ADDRESS	PHONE
8	ENGINEER	MAIL ADDRESS	PHONE
9	USE OF BUILDING		
10 CLASS OF WORK: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE			
11 DESCRIBE WORK: Move in and set up Manufactured Home sized 16'x80' to replace same size home destroyed by storms.			
12 VALUATION OF WORK \$		PERMIT FEE \$	
SPECIAL CONDITIONS		TYPE OF CONST.	OCCUPANCY GROUP
			FLOOD AREA No
		SIZE OF BLDG. 16x80 (TOTAL) SQ. FT.	NO. OF STORIES
			OCC. LOAD
APPLICATION ACCEPTED BY:	PLANS CHECKED BY:	DATE OF APPROVAL:	FIRE ZONE
			USE ZONE
			FIRE SPRINKLERS REQUIRED ☐ YES ☐ NO
		NO. OF DWELLING UNITS	OFFSTREET PARKING SPACES
		COVERED	UNCOVERED
NOTICE			
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.			
 _____ SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		_____ SIGNATURE OF OWNER (IF OWNER BUILDER)	
(DATE)		(DATE)	

6.9.22

Lot #303

Union Park Square

120'

55'

55'

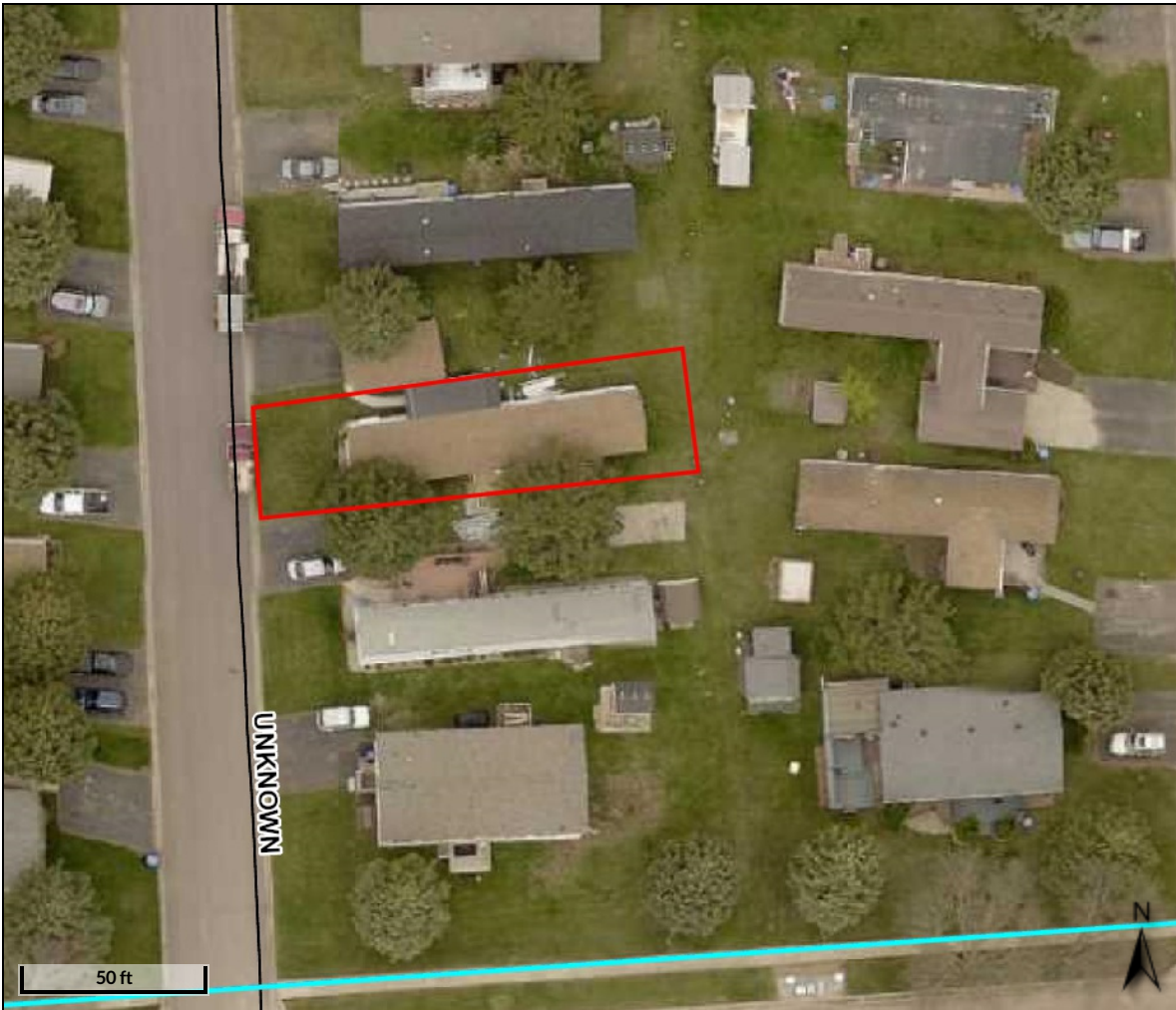
120'

Google Earth

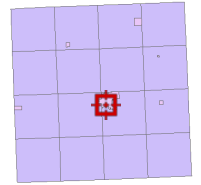
100 ft



65 Tree Service



Overview



Legend

-  Parcels
-  Roads
-  Corporate Limits
-  Political Township

Parcel ID	217600000028010	Alternate ID	n/a	Owner Address	JIMSCO INC
Sec/Twp/Rng	n/a	Class	DC		1310 N WAYLAND AVE
Property Address	300 SW 8TH ST	Acreage	n/a		SIOUX FALLS,, SD 571030000
	TRAILER COURT				
District	n/a				
Brief Tax Description	ALL PLAT UNION SQUARE EXC OUTLOT G (INCLUDES OUTLOT F OF UNION SQUARE) #2219M				
	(Note: Not to be used on legal documents)				

Date created: 7/7/2022
Last Data Uploaded: 7/7/2022 8:03:34 AM

Developed by  **Schneider**
GEOSPATIAL

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 672

APPLICANT (PRINT): Jimisco Inc PHONE: 605 330 1996

ADDRESS: 1310 N. WAYLAND AVE, SF SD 57103

OWNER (PRINT): Jeff Scouler PHONE: 605 610 6862
IF DIFFERENT THAN APPLICANT

ADDRESS: SAME

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)

Union Park Square MHC

GENERAL AREA OR STREET ADDRESS: 300 S.W. 8th Street Lot 404

EXISTING LAND USE: MH EXISTING ZONING: MH

SIZE OF PARCEL: ACRES 0.60 LOT DIMENSIONS: WIDTH 125' LENGTH 55' DEPTH 125'

SURROUNDING LAND USE

NORTH: MH
SOUTH: MH
EAST: MH
WEST: Townhomes

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

Placement of a 1993 16' x 70' manufactured home. Vinyl siding and shingled roof. To be located on a lot where a similar home was removed. New steel skirting & new decking placed at set.

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 Jeff Scouler

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

1. NORTH DIRECTION
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3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
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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: _____

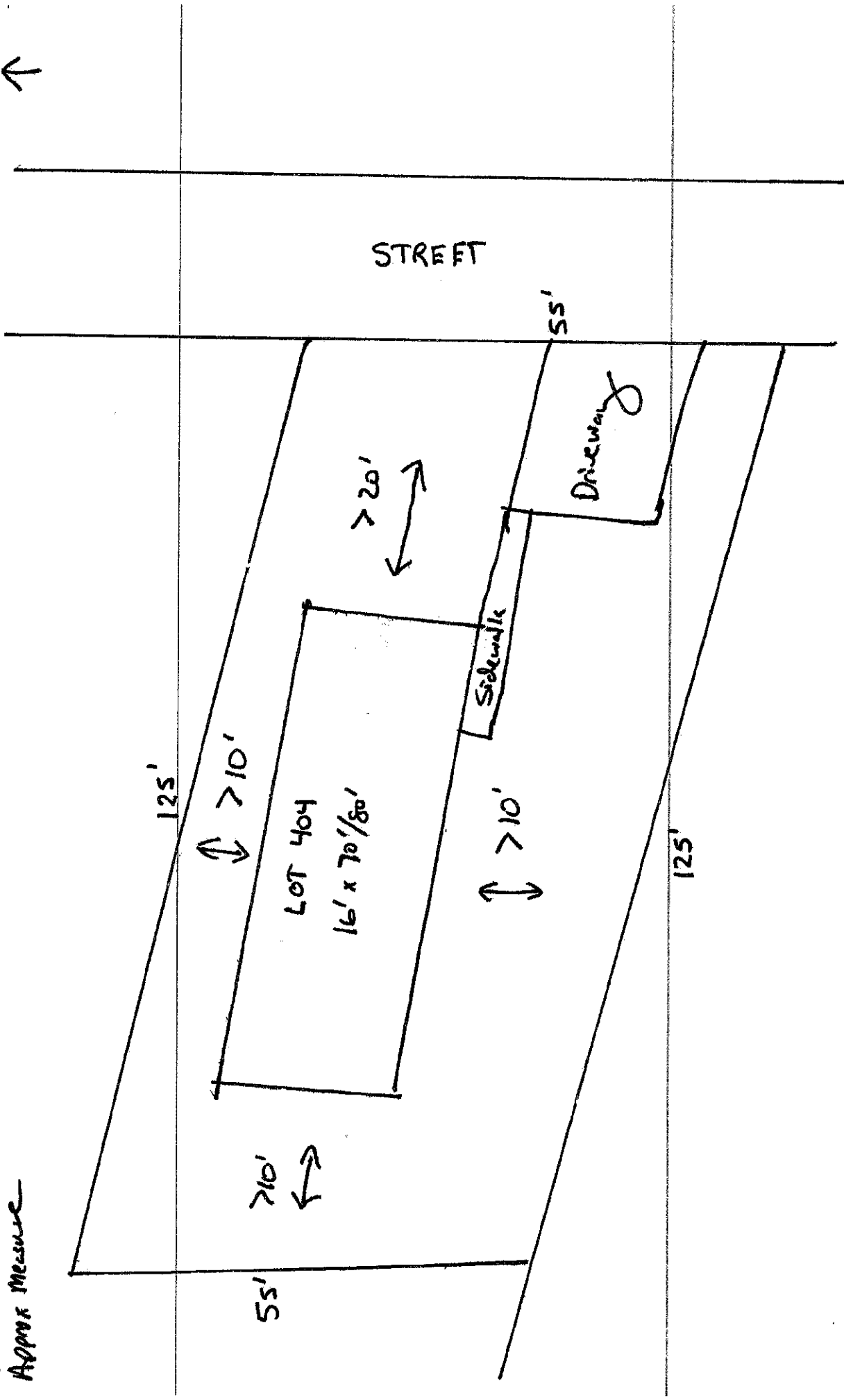
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO

DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

UPS MHC
NOT TO SCALE
APPROX MEASURE

N
←



RECEIPT NO. _____

FORM "A"

PERMIT NO. _____

BUILDING PERMIT APPLICATION

JURISDICTION OF CITY OF MADISON

APPLICANT TO COMPLETE NUMBERED SPACES ONLY

JOB ADDRESS 300 8th Street SW #404			
1	LEGAL DESCR.	Union Park Square MHC Addition	57042
2	OWNER	Jimsco Inc. 1310 N. Wayland Ave.	605-610-6862 (Jeff)
	MAIL ADDRESS	Sioux Falls, SD	605-330-1996
3	CONTRACTOR	H&H Mobile Home Service 701 N. La Mesa Dr. Sioux Falls, SD 57107	605-940-0654
4	SIDEWALK CONTRACTOR	DeNeui Construction 2910 S. Summit Ave. Sioux Falls, SD 57105	605-366-5502
5	PLUMBER	H&H Mobile Home Service (Same as above)	
6	ELECTRICIAN	Barger Electric 203 SW 1st St., Madison, SD 57042	605-256-2511
7	ARCHITECT OR DESIGNER		
8	ENGINEER		
9	USE OF BUILDING		
10 CLASS OF WORK: ☐ NEW ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE			
11 DESCRIBE WORK:			
Move in and set up Manufactured Home sized 16'x80' to replace same size home destroyed by storms.			
12 VALUATION OF WORK \$		PERMIT FEE \$	
SPECIAL CONDITIONS		TYPE OF CONST.	OCCUPANCY GROUP
		SIZE OF BLDG. (TOTAL) SQ. FT. 16x80	NO. OF STORIES
		FIRE ZONE	USE ZONE
APPLICATION ACCEPTED BY	PLANS CHECKED BY	DATE OF APPROVAL	FLOOD AREA No
			OCC. LOAD
			FIRE SPRINKLERS REQUIRED ☐ YES ☐ NO
		NO. OF DWELLING UNITS	OFFSTREET PARKING SPACES
			COVERED UNCOVERED

NOTICE

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.



 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

6.22.22

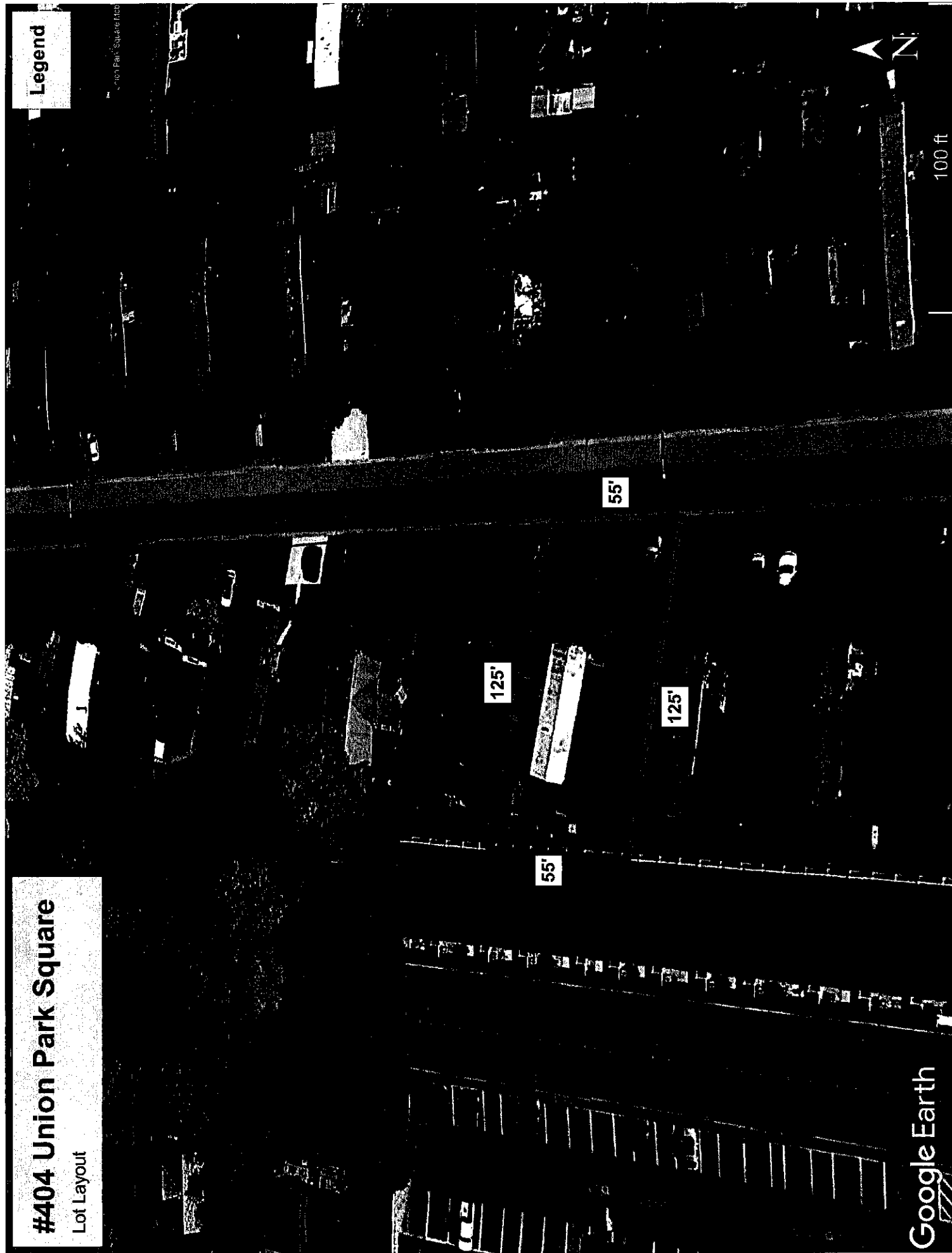
 SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

#404 Union Park Square

Lot Layout

Legend

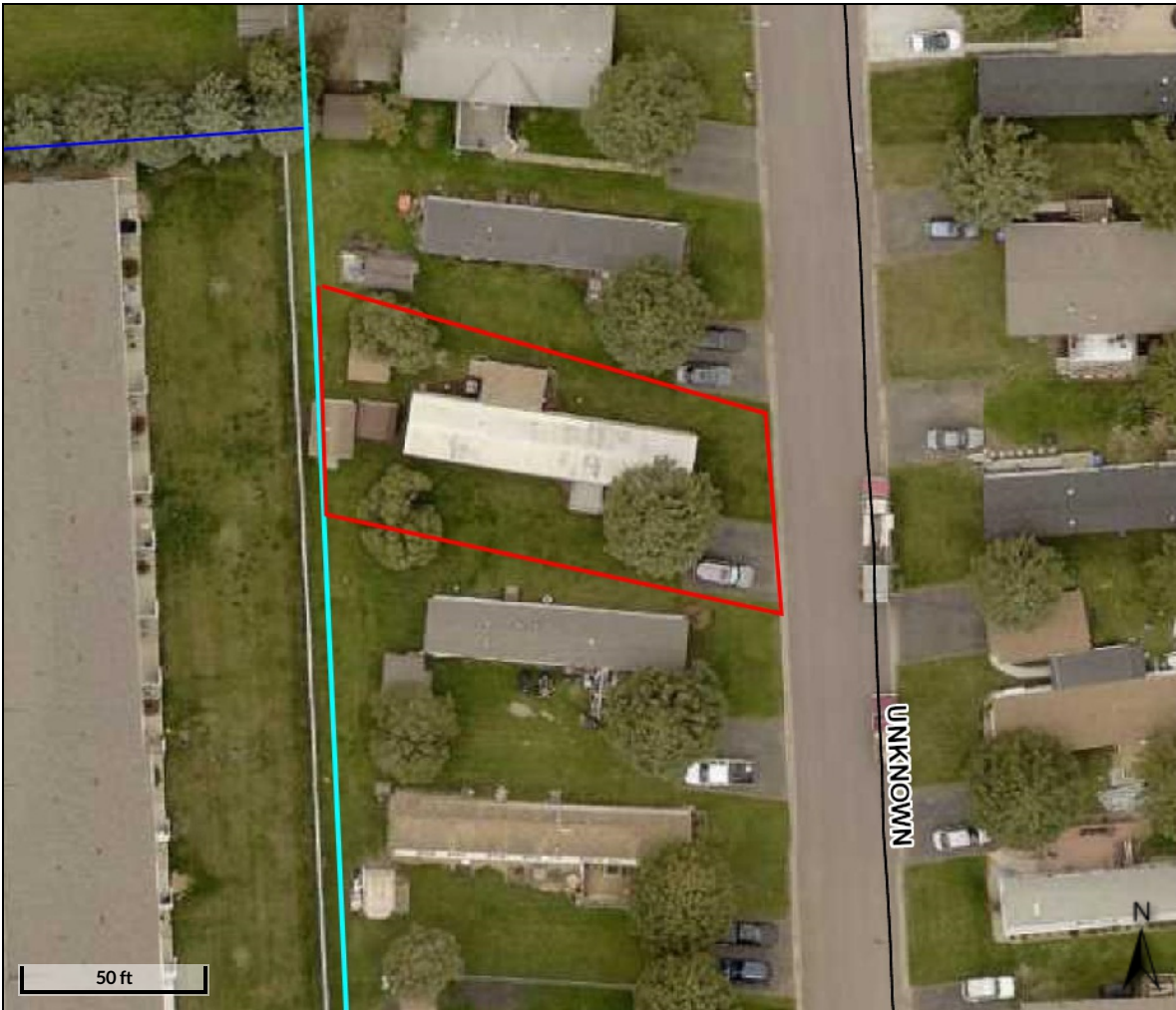
Union Park Square LLC



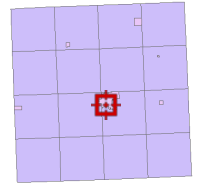
Google Earth

100 ft





Overview



Legend

-  Parcels
-  Roads
-  Corporate Limits
-  Political Township

Parcel ID	217600000028010	Alternate ID	n/a	Owner Address	JIMSCO INC
Sec/Twp/Rng	n/a	Class	DC		1310 N WAYLAND AVE
Property Address	300 SW 8TH ST	Acreage	n/a		SIOUX FALLS,, SD 571030000
	TRAILER COURT				
District	n/a				
Brief Tax Description	ALL PLAT UNION SQUARE EXC OUTLOT G (INCLUDES OUTLOT F OF UNION SQUARE) #2219M				
	(Note: Not to be used on legal documents)				

Date created: 7/7/2022
Last Data Uploaded: 7/7/2022 8:03:34 AM

Developed by 

PLAT OF
LOT 6A AND 7A OF KELLOGG AND KENNEDY'S RESUBDIVISION
OF PART OF BLOCK 6 AND PART OF WESTERN AVE.(VACATED) IN KENNEDY'S EXTENSION OF
MADISON, LAKE COUNTY, SOUTH DAKOTA

VACATION NOTICE

THIS PLAT SHALL VACATE LOT 6 AND LOT 7 IN
KELLOGG AND KENNEDY'S RESUBDIVISION, AS
PLATTED IN THE PLAT OF KELLOGG AND KENNEDY'S
RESUBDIVISION PART OF BLOCK 6 AND PART OF
WESTERN AVE. (VACATED) IN KENNEDY'S
EXTENSION OF MADISON. FILED IN BOOK 2 OF
PLATS ON PAGE 44 THEREIN.

FOURTH STREET NW

FOUND 1" PIPE
221.97'
S88°03'26"W

UNION AVENUE

KELLOGG

AND

KENNEDY'S

RESUBDIVISION

LOT 7A
13,035 SF

LOT 6A
13,662 SF

THIRD STREET NW

LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- M MEASURED DISTANCE
- RS RECORDED DISTANCE (R.J. BREITLING, #5670, 6/23/2009)
- P PLATTED DISTANCE

SURVEYOR'S CERTIFICATE

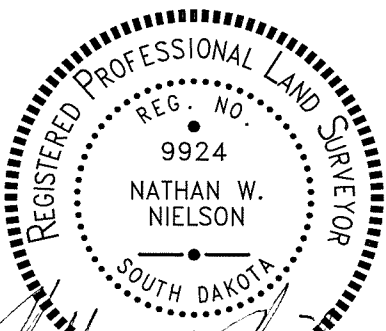
I, Nathan W. Nielson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **May 24, 2022**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as **LOT 6 AND LOT 7 IN KELLOGG AND KENNEDY'S RESUBDIVISION OF PART OF BLOCK 6 AND PART OF WESTERN AVE.(VACATED) IN KENNEDY'S EXTENSION OF MADISON AND THE NORTH 112 FEET OF THE EAST 47 FEET OF THE WEST HALF OF BLOCK 6 OF KENNEDY'S EXTENSION OF MADISON, LAKE COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **LOT 6A AND 7A OF KELLOGG AND KENNEDY'S RESUBDIVISION OF PART OF BLOCK 6 AND PART OF WESTERN AVE.(VACATED) IN KENNEDY'S EXTENSION OF MADISON, LAKE COUNTY, SOUTH DAKOTA**.

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7TH day of JULY, 2022.

PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
JUNE 2022



Nathan W. Nielson
Professional Land Surveyor
Registration No. 9924

Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 692-6342

OWNER'S CERTIFICATE

We, **Bonnie K. Dennert and Marshall O. Dennert**, do hereby certify that we are the solve, 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 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 of land is free from any encumbrances.

We 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 distributoin 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 easement to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those trips of land designated hereon as easements.

THIS PLAT SHALL VACATE LOT 6 AND LOT 7 IN KELLOGG AND KENNEDY’S RESUBDIVISION, AS PLATTED IN THE PLAT OF KELLOGG AND KENNEDY’S RESUBDIVISION PART OF BLOCK 6 AND PART OF WESTERN AVE. (VACATED) IN KENNEDY’S EXTENSION OF MADISON. FILED IN BOOK 2 OF PLATS ON PAGE 44 THEREIN.

On our behalf as the owners and also binding on behalf of the 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.

Dated this ____ day of _____, 20____.

Bonnie K. Dennert

Marshall O. Dennert

STATE OF SOUTH DAKOTA {
COUNTY OF LAKE SS

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Bonnie K. Dennert and Marshall O. Dennert**, known to me to be the person who executed the foregoing Certificate of Owner, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 20 ____.

Notary Public - State of _____
My commision expires: _____

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 Commision.

Signed on this ____ day of _____, 20 ____.

City Engineer
Madison, South Dakota

CITY PLANNING COMMISSION CERTIFICATE

Approval of the plat of LOT 6A AND 7A OF KELLOGG AND KENNEDY’S RESUBDIVISION OF PART OF BLOCK 6 AND PART OF WESTERN AVE.(VACATED) IN KENNEDY’S EXTENSION OF MADISON, LAKE COUNTY, SOUTH DAKOTA. is hereby granted by the city planning commission.

Signed on this ____ day of _____, 20 ____.

Resolution Number _____
CITY COMMISSION APPROVAL

Chair
City Planning Commission

Be it resolved by the City Commission of the City of Madison, that the plat LOT 6A AND 7A OF KELLOGG AND KENNEDY’S RESUBDIVISION OF PART OF BLOCK 6 AND PART OF WESTERN AVE.(VACATED) IN KENNEDY’S EXTENSION OF MADISON, LAKE COUNTY, SOUTH DAKOTA. 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

ATTEST: _____
City Finance Officer

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 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 included in the above (and the foregoing) plats, as shown by the record of my office, have been fully paid.

Dated this ____ day of _____, 20 ____

Treasurer of Lake County, South Dakota

DIRECTOR OF EQUALIZATION

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

Signed on this ____ day of _____, 20 ____.

Director of Equalization
Lake County, South Dakota

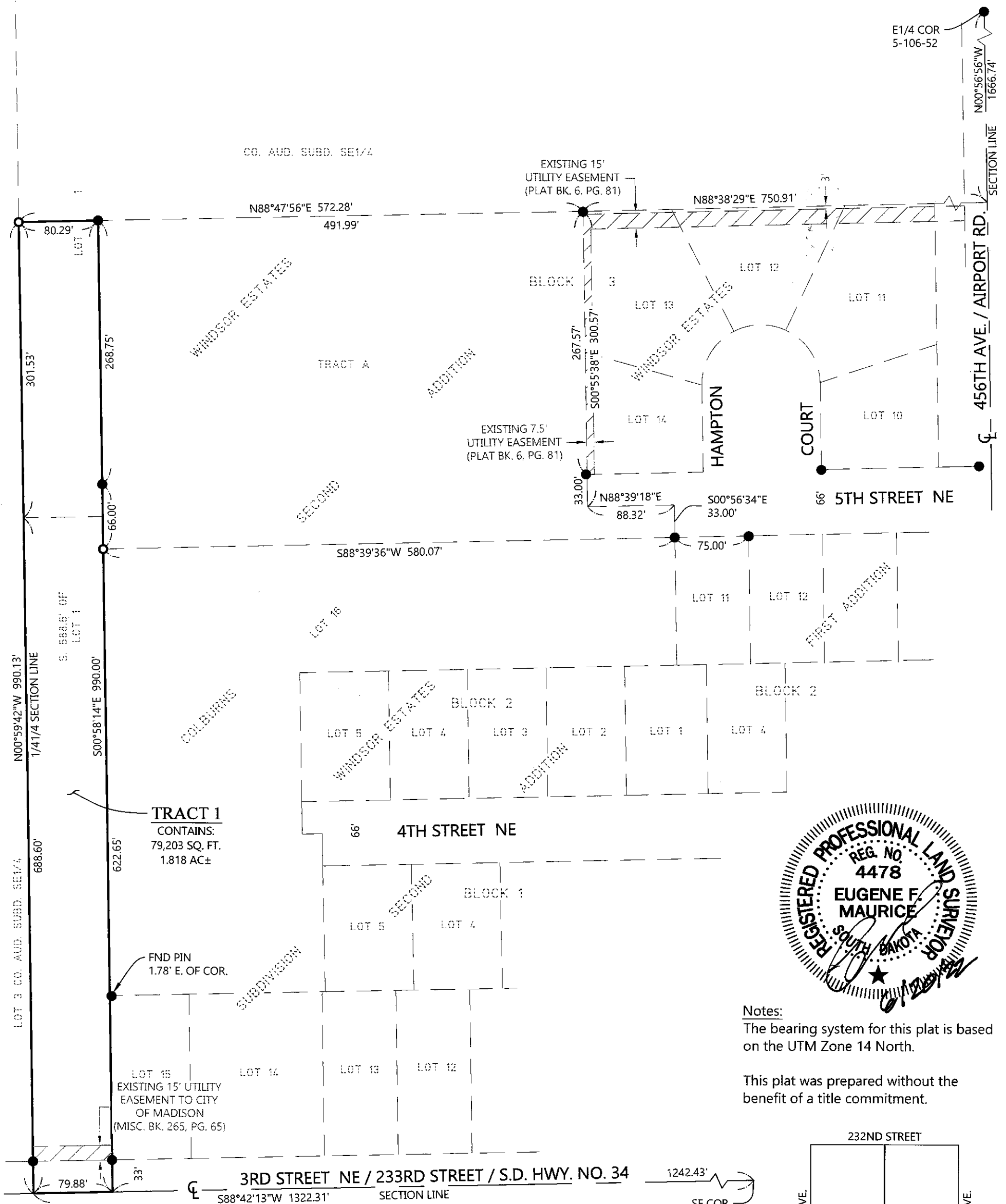
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA {
COUNTY OF LAKE SS

Filed for record this ____ day of _____, A.D., 20____ at _____ o'clock ____m., and recorded in Book ____ of Plats on page _____ therein.

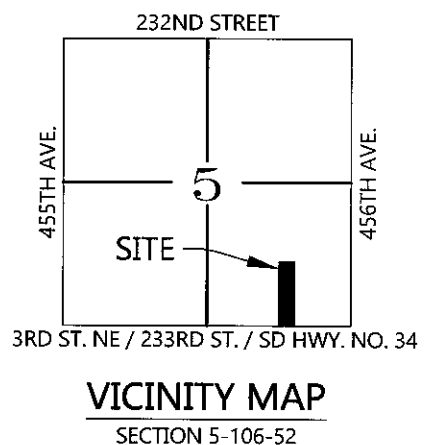
Register of Deeds
Lake County, South Dakota

PLAT OF
TRACT 1 OF PEDERSEN ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA



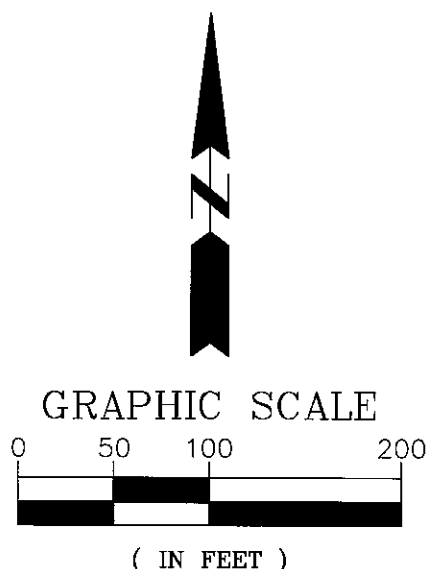
Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.



Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 4478
- - Denotes found monument
- (P) - Platted distance



Total Area Surveyed:
1.818 Acres±

Sayre
Associates

216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers • Surveyors

PLAT OF
TRACT 1 OF PEDERSEN ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Eugene F. Maurice, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before May 11, 2022, survey and replat a part of Lot 1 of County Auditor's Subdivision of the Southeast Quarter of Section 5, Township 106 North, Range 52 West of the Fifth Principal Meridian, Lake County, South Dakota, into a tract as shown. The same shall hereafter be known and described as **Tract 1 of Pedersen Addition to the City of Madison, Lake County, South Dakota.**

I further certify that to the best of my knowledge the plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this 20th day of JUNE, 2022

SD Registered Land Surveyor No. 4478



OWNER'S CERTIFICATE OF COMPLIANCE

We, Steven P. Pedersen, and Madison Cemetery Association, do hereby certify that we are 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 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 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 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 Tract 1 of Pedersen Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: that part of Lot 1 of County Auditor's Subdivision of the Southeast Quarter of Section 5, Township 106 North, Range 52 West of the Fifth Principal Meridian, Lake County, South Dakota, said plat on file at the Register of Deeds office in Book 2 of Plats, page 73. Said plat, hereby vacated, is situated within Tract 1 of Pedersen Addition to the City of Madison, Lake County, South Dakota, as surveyed.

We do hereby acknowledge that this platting is being proposed for transfer purposes only and that prior to development of any parcels of this land or the issuance of any permit for the erection of any structure on any of the parcels of this land, the Owner shall accomplish the following as described in the City of Madison Subdivision Regulations - apply for and secure approval of a preliminary plat, particularly including but not limited to, development of a single drainage plan and detention pond(s) for all the land or parcels described in this plat, regardless of individual parcel size(s). These requirements shall be applicable and binding on our heirs, successors, and assigns, even if there are multiple owners of the land or parcels described herein. It is understood that the provision of this paragraph shall not apply or be binding as to any or all portions of the platted property which may be hereafter sold, transferred or otherwise acquired by the State of South Dakota, or any institution or agency under its jurisdiction; however, any of said property shall be subject to any municipal powers specifically granted in South Dakota Codified Laws 11-4, or any other applicable chapters.

Dated this 20th day of JUNE, 2022

Owner:
(S. 629.6' of), County Auditor's Subdivision)

Steven P. Pedersen

Owner: Madison Cemetery Association
(Part of Lot 1, County Auditor's Subdivision)

By: Roger L. Orton

Title: President

STATE OF SOUTH DAKOTA)

COUNTY OF Lake §

On this 20th day of JUNE, 2022, before me, the undersigned officer, appeared Steven P. Pedersen, 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 thereof, I have hereunto set my hand and official seal.

My commission expires: 4-28-23

Notary Public, Lake County, South Dakota

STATE OF SOUTH DAKOTA)

COUNTY OF Lake §

On this 22 day of June, 2022, before me, the undersigned officer, personally appeared Roger L. Orton, who acknowledged him self to be the President of the Madison Cemetery Association, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association by him self as President.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: 6-13-25

Notary Public, Lake County, South Dakota



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

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Tract 1 of Pedersen Addition to the City of Madison, Lake County, South Dakota, is hereby granted by the City Planning Commission on 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 Tract 1 of Pedersen 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

Attest:

City Finance Officer

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 included in the above (and the foregoing) plats, as shown by the record of my office, have been fully paid.

Dated this ____ day of _____, 20____.

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.

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

Sayre
Associates

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