PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, March 12, 2024
7:00am

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: February 13, 2023, Planning Commission Minutes.

APPROVAL OF MINUTES: February 13, 2023, Board of Adjustment Minutes

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. 708 – Dean Gulbranson, for a variance application that, if granted, will permit the applicant to use a 50' width Lot size contrary to the 60' width requirement at 912 N Egan Avenue. The property is legally described as Lots 8 and 9, Block 12 of Kennedy's Subdivision of BLKS 12-13-14 of Kennedy's 2nd Extension of Madison, Lake County, South Dakota.

2. Decision on Appeal No. 708 – Dean Gulbranson.

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lot 1, Lot 2, and Lot 3 Schladweiler Addition in the SW1/4 of Section 1, Township 106 North, Range 53 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
February 13, 2024
7:00 am

Chairman John Groce called the meeting to order at 7:01am. The following members were present for roll call: Jim Iverson, Bob Maxwell, Jennifer Wolff, Roger Olson, John Groce and Jeremiah Corbin. Absent was Donna Fawbush and Michael Johnson. Also present were Administrative Officials Ryan Hegg, Roy Lindsay and Dan Whitlock. Gary Zay, Jennifer Hasleton, Chad Van Den Hemel, Randy Schaefer and Carson Stemper were also in attendance.

Motion by Commissioner Iverson to approve the December 12, 2023, Planning Commission Minutes. Seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Olson to approve the December 12, 2023, Board of Adjustment Minutes. Seconded by Commissioner Wolff. Motion carried unanimously.

Motion by Commissioner Wolff to approve the February 13, 2024 agenda. Seconded by Commissioner Olson. Motion carried unanimously.

Old Business: None

Motion by Commissioner Iverson, seconded by Commissioner Olson to move into Board of Adjustment at 7:02 am. Motion carried unanimously.

Motion by Commissioner Wolff, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:10 am. Motion carried unanimously.

New Business:

Recommend Revised Ordinance No. 1665 – Permitting Sale of Fireworks to City of Madison Board of Commissioners. Discussion regarding the sales of fireworks in city limits. Concerns over buildings left empty when not selling and safety due to fire hazards. No motion to recommend. Roll call vote to recommend Revised Ordinance taken. 2 in favor 4 nay.

Final Plat Approval of Lots 1 thru 13 in Block 1, Lots 1 thru 19 in Block 2, Lots 14 in Block 3, and Tract 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota. Motion to approve made by Commissioner Corbin, seconded by Commissioner Olson. Motion passed unanimously.

Final Plat Approval of Lots 6A, 6B, 7A, 7B, Block 1, Cyber Estates Addition to the City of Madison Lake County, South Dakota. Motion to approve made by Commissioner Iverson, seconded by Commissioner Wolff. Motion passed unanimously.

Public Input: Discussion regarding condemned home at 328 N Harth Avenue.

Commissioner Iverson motioned to adjourn. Second by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 7:42 am.

Dan Whitlock
Planning Commission

BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
February 13, 2024

The Planning Commission motioned to move into Board of adjustment at 7:02 am.

The following members were present for roll call: Chairman John Groce, Board Members Jim Iverson, Jennifer Wolff, Roger Olson, Bob Maxwell and Commissioner Corbin. Also present were Administrative Officials Ryan Hegg, Roy Lindsay and Dan Whitlock. Absent was Donna Fawbush and Michael Johnson. The following people were in attendance in addition to the Board and the aforementioned individuals, Gary Zay, Jennifer Hasleton, Chad Van Den Hemel, Randy Schaefer and Carsen Stemper

This being the time and place set for the hearing on Variance Appeal Request No. 707 – by Carsen Stemper. Mr. Hegg went through the contents of the packet for Appeal No. 707. The applicant is requesting a variance that would allow the applicant to use metal sheet siding at the rear of 203 S Egan Avenue. Mr. Stemper stated that the metal siding will match the building directly to the south (Encore).

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. Olson to approve Appeal No. 707. Motion carried unanimously.

Motion by Ms. Wolff, second by Mr. Olson to move out of the Board of Adjustment at 7:10am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

R000 49950

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 708

APPLICANT (PRINT): Dean C. Gulbranson **PHONE:** 605/695-0133

ADDRESS: 6528 Evergreen Acres Drive - Wentworth, South Dakota 57075

OWNER (PRINT) Gulbranson Properties, Inc. **PHONE:** _____
IF DIFFERENT THAN APPLICANT

ADDRESS: P.O. Box 235 Colman, South Dakota 57017

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

912 N Egan Ave

LEGAL DESCRIPTION (Please print or type)

Lots 8 and 9, Block 12 of Kennedy's Subdivision & Block 12-13-14 of Kennedy's 2nd Extension of Madison, Lake County, South Dakota

GENERAL AREA OR STREET ADDRESS: 912 N Egan

EXISTING LAND USE: Residential **EXISTING ZONING:** R6D

SIZE OF PARCEL: ACRES / SQFT 6942 LOT DIMENSIONS: WIDTH 50' LENGTH 136' DEPTH _____

SURROUNDING LAND USE

NORTH: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a letter of explanation to document requirements necessary to approve if necessary)

See Attached

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 Dean C Gulbranson

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Dean C Gulbranson

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

2. 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 OFFICIALUSE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____YES _____NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

Greetings,

We currently own Lots 8 & 9 in Kennedy's subdivision on North Egan Avenue in Madison. While there is a home on Lot 9 we are proposing to place a home on Lot 8. What we are looking at is, while each of these lots are fifty-foot (50') wide and the current requirement is sixty-foot (60') wide we are requesting a variance to allow us to place our residence on a fifty-foot (50') lot. The house we want to move in is a thirty foot (30') wide house. Therefore, with the side lot requirements being five feet (5') we will be having ten feet (10') available for side lots. The other requirement of the City is that we can't have more than sixty percent (60%) coverage of the lot. We will be at approximately twenty percent (20%) of the lot with our house. The house is thirty feet (30') by forty-six (46').

As you can see, the house that we will be moving in will fit very appropriately with the neighborhood. Our plans, after the house is set, are to put on a new roof, new windows and exterior doors, new siding and a total remodel of the interior. All the while we are doing this, we will maintain the character of the home and the neighborhood.

Thank you, in advance, for your participation and involvement in helping us to continue to provide more opportunities in housing for the City of Madison.

With regards, I am

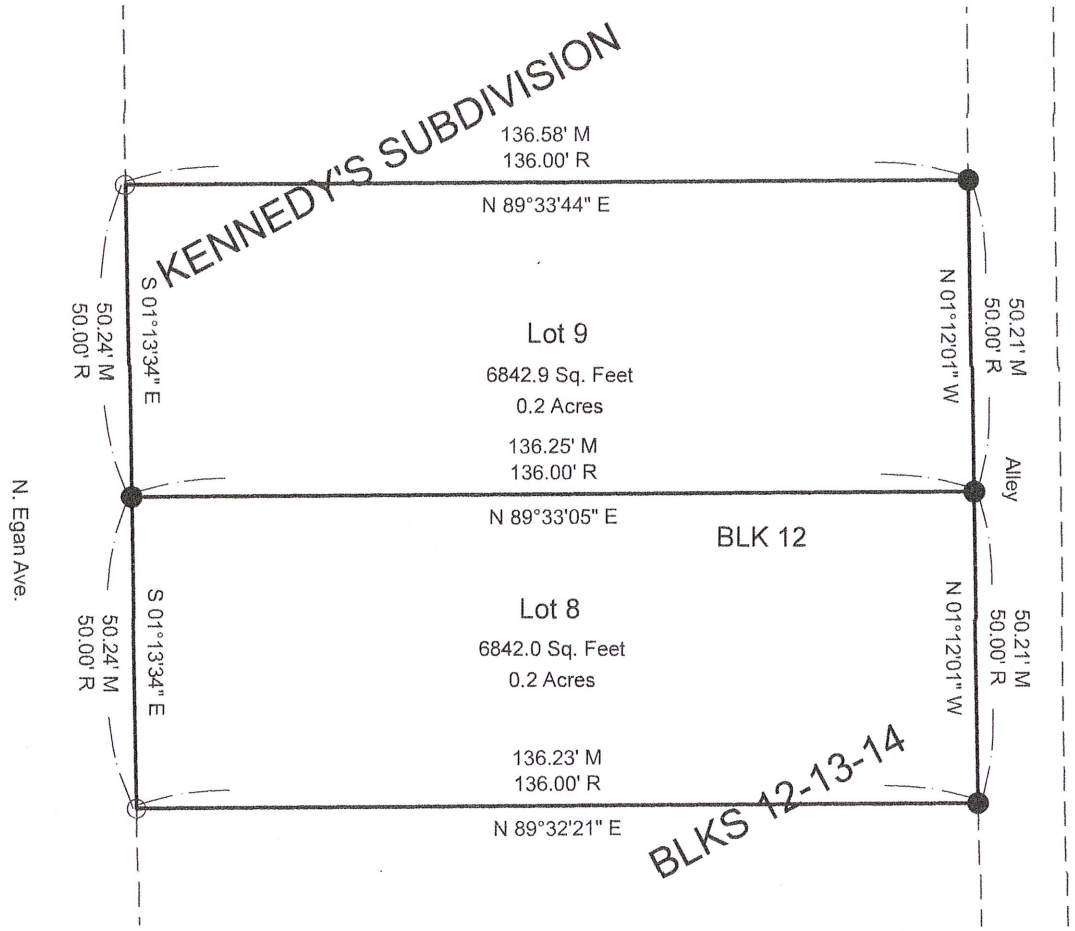
Dean

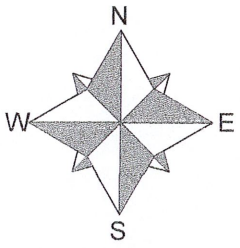
Dean C. Gulbranson

Gulbranson Properties, Inc.

Certificate of Survey

A RE-SURVEY OF LOTS 8 AND 9, BLK 12 OF KENNEDY'S SUBDIIVISION OF BLKS 12-13-14 OF KENNEDY'S 2ND EXTENSION OF MADISON, LAKE COUNTY, SOUTH DAKOTA.





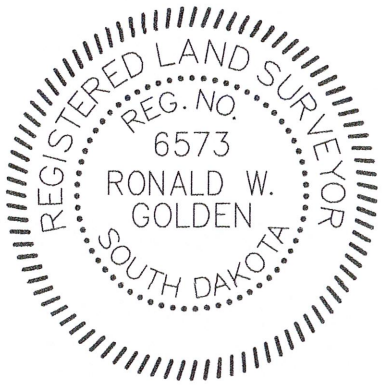
Basis of Bearing
GPS Observation

○	Found Iron Pin
●	Set 5/8" Rebar w/ Cap
M	*Measured Distance*
R	Recorded Distance
———	Property Line
– – – –	Lot Line

Scale 1" = 30'

SURVEYOR'S CERTIFICATE:

I, Ronald W. Golden, a Registered Professional Land Surveyor in the State of South Dakota, do hereby certify that I RE-SURVEYED LOTS 8 AND 9, BLK 12 OF KENNEDY'S SUBDIIVISION OF BLK 12 OF KENNEDY'S SUBDIIVISION OF BLKS 12-13-14 OF KENNEDY'S 2ND EXTENSION OF MADISON, LAKE COUNTY, SOUTH DAKOTA., following generally accepted Professional Standards for Surveying in the State of South Dakota. The above drawing shows the results of that survey.



Ronald W. Golden, RLS No. 6573
Date: 2/16/2024

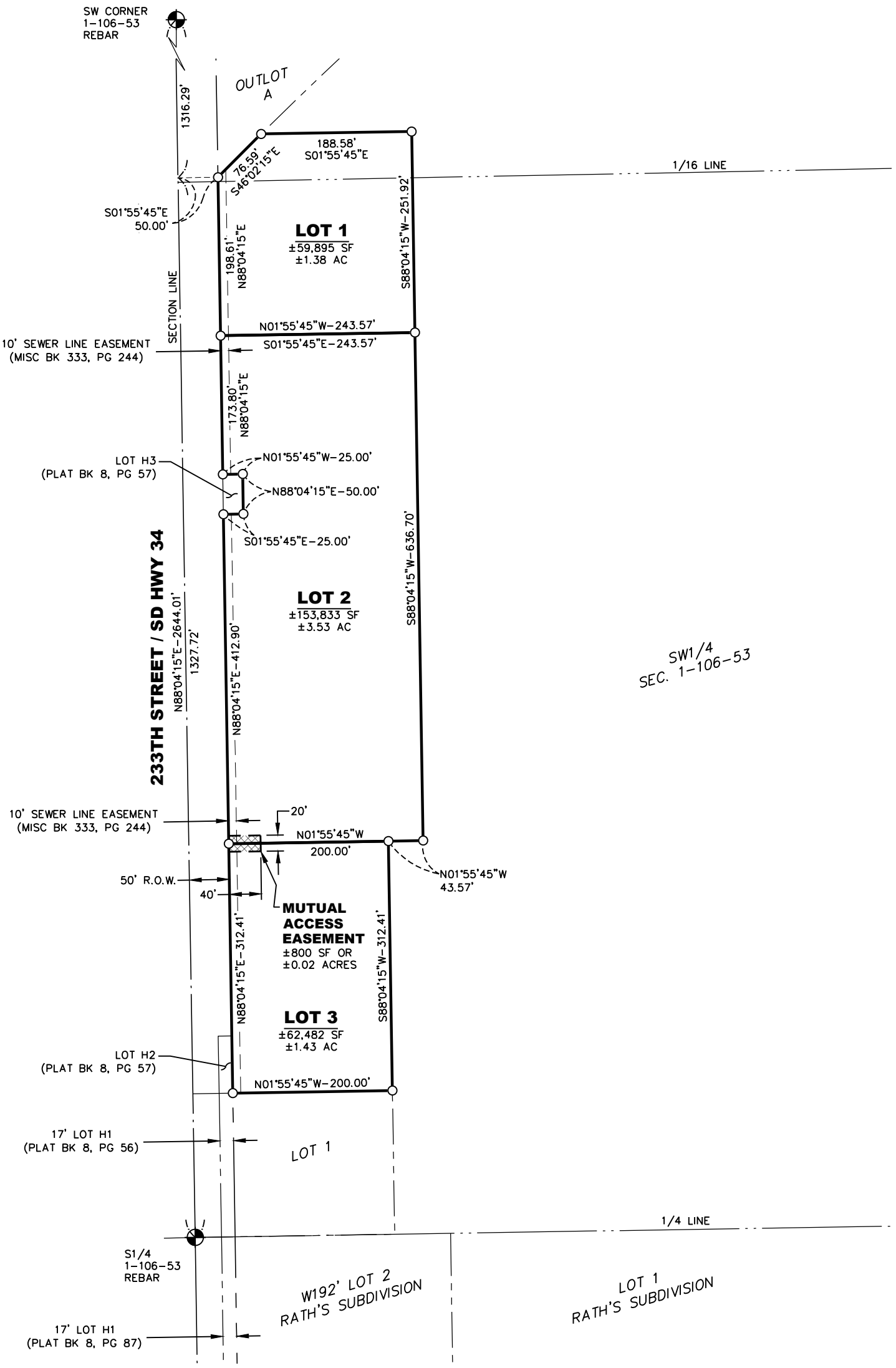
Gulbranson Properties 912 Egan_M_cs

DRAWN BY: ASW	REVISION TABLE NUMBER / DATE / REVISED BY / DESCRIPTION	COVER PAGE	113023-01 GULBRANSON HOUSE TO BE MOVED	DRAWINGS PROVIDED BY: Coleman Building Center	DATE: 11/30/2023	SCALE:	SHEET: P-1

PLAT OF LOT 1, LOT 2, AND LOT 3

SCHLADWEILER ADDITION

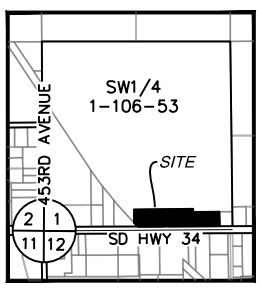
IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST,
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA
CONTAINING ±6.34 ACRES



LEGEND

- EXISTING EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- PLATTED PROPERTY LINE
- MUTUAL ACCESS EASEMENT
- FOUND MONUMENT
- SET 5/8" X 18" CAPPED REBAR
- FOUND SECTION CORNER
- (100.00') – PREVIOUSLY PLATTED DIMENSION

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 10958
JOSHUA R. VANDERWERF
2/17/24
SOUTH DAKOTA
PRELIMINARY



KEY MAP
MADISON, SD
SECTION 01-106-53

0 75 150

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS DRAWING IS NAD83 SOUTH DAKOTA STATE PLANES, SOUTH ZONE, US FOOT.
2. RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.

DGR ENGINEERING
1300 S HIGHLINE AVENUE
SIOUX FALLS, SD 57110
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

Plot Date: 2/19/2024 7:48:02 AM P:\06\73\061\673061\DWG\PLATS AND EASEMENTS\673061 - LOT 1-3 - PLAT.DWG

PLAT OF LOT 1, LOT 2, AND LOT 3

SCHLADWEILER ADDITION

IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST,
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA
CONTAINING ±6.34 ACRES

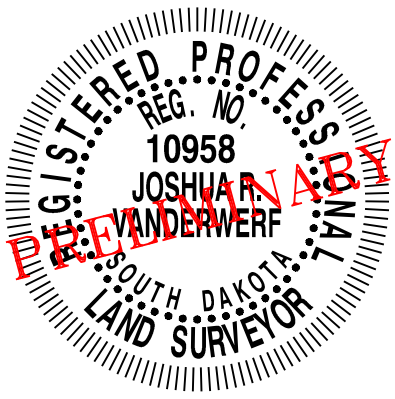
SURVEYOR'S CERTIFICATE

I, JOSHUA VANDERWERF, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE JUNE 19, 2023, I HAVE SURVEYED A PORTION OF THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, AND PLATTED THE SAME INTO LOT 1, LOT 2, AND LOT 3 OF SCHLADWEILER ADDITION IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 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 LOT 1, LOT 2, AND LOT 3 OF SCHLADWEILER ADDITION IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 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 19TH DAY OF FEBRUARY, 2024.



02/19/24
JOSHUA R. VANDERWERF LS REG. NO. 10958

OWNER'S CERTIFICATE

WE, **KARL SCHLADWEILER** AND **DEBRA O'NEAL**, 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 PURPOSES (INDICATED HEREIN), 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 GRANT AND CERTIFY THIS MUTUAL ACCESS EASEMENT IS FOR ACCESS TO THE ABUTTING 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 MUTUAL ACCESS EASEMENT. THIS COVENANT SHALL RUN WITH THE LAND.

DATED THIS _____ DAY OF _____, 2024

_____ _____
KARL SCHLADWEILER **DEBRA O'NEAL**

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, APPEARED **KARL SCHLADWEILER**, OWNER AND THAT HE, AS SAID OWNER 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 ____ DAY

OF _____, 2024.

_____

MY COMMISSION EXPIRES: _____

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, APPEARED **DEBRA O'NEAL**, OWNER AND THAT SHE, AS SAID OWNER 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 ____ DAY

OF _____, 2024.

_____

MY COMMISSION 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 COMMISSION.

DATED THIS _____ DAY OF _____, 2024.

_____
CITY ENGINEER
MADISON, SOUTH DAKOTA

CITY PLANNING COMMISSION CERTIFICATE

APPROVAL OF LOT 1, LOT 2, AND LOT 3 OF SCHLADWEILER ADDITION IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 2024.

_____
CHAIR, CITY PLANNING COMMISSION

CITY COMMISSION APPROVAL

RESOLUTION NUMBER _____

BE IT RESOLVED BY THE CITY COMMISION OF THE CITY OF MADISION, THAT THE PLAT OF LOT 1, LOT 2, AND LOT 3 OF SCHLADWEILER ADDITION IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST, OF THE 5TH P.M., 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 _____, 2024.

_____
MAYOR, CITY OF MADISON, SOUTH DAKOTA

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 _____, 2024 AND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF SAID RESOLUTION AND THAT THE SAME HAS NOT BEEN ALTERED, MODIFIED, OR AMENDED.

DATED THIS _____ DAY OF _____, 2024.

_____
CITY FINANCE OFFICER
MADISON, SOUTH DAKOTA

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

Plot Date: 2/19/2024 7:48:03 AM P:\06\73\061\673061\DWG\PLATS AND EASEMENTS\673061 - LOT 1-3 - PLAT.DWG

PLAT OF LOT 1, LOT 2, AND LOT 3

SCHLADWEILER ADDITION

IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST,
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA
CONTAINING ±6.34 ACRES

LAKE COUNTY PLANNING COMMISSION

APPROVED BY THE LAKE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2024.

_____
CHAIR, LAKE COUNTY
PLANNING COMMISSION
LAKE COUNTY, SOUTH DAKOTA

LAKE COUNTY COMMISSION APPROVAL

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LAKE COUNTY, THAT THE PLAT OF LOT 1, LOT 2, AND LOT 3 OF SCHLADWEILER ADDITION IN THE SW1/4 OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 53 WEST, OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, IS HEREBY APPROVED AND THAT THE COUNTY AUDITOR IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

ADOPTED THIS _____ DAY OF _____, 2024.

_____
AUDITOR
LAKE COUNTY

HIGHWAY AUTHORITY CERTIFICATE

ACCESS TO SOUTH DAKOTA HIGHWAY 34 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

SIGNED THIS _____ DAY OF _____, 2024.

_____
HIGHWAY AUTHORITY
SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION

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 _____ DAY OF _____, 2024.

_____
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 _____ DAY OF _____, 2024.

_____
DIRECTOR OF EQUALIZATION
LAKE COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 2024, 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
SIOUX FALLS, SD 57108
(605) 339-4157 office
(605) 339-4175 fax
dgr.com

Plot Date: 2/19/2024 7:48:08 AM P:\06\73\061\673061\DWG\PLATS AND EASEMENTS\673061 - LOT 1-3 - PLAT.DWG