

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, June 11, 2024
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: May 14, 2024, Planning Commission Minutes

APPROVAL OF MINUTES: May 14, 2024, 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. 713 – Steve Christiansen for a variance that if granted, would permit the applicant to add a 4'x6' covered porch to the front of the house, which will encroach into the front setback at 931 N Summit Avenue. The property is legally described as The South Seventy-Five (75) Feet of the North One Hundred Eighty-Three (83) Feet of Block Six (6) of Garner's First Addition to Madison, Lake County, South Dakota.
2. Decision on Appeal No. 713 – Steve Christiansen
3. Hearing on Appeal No. 714 - by Robert Blom for a variance that if granted, would permit the applicant to build a 12'x20' addition onto current garage at 522 N Harth Avenue. The property is legally described as The North One-Third of the Northwest Quarter (N 1/3 NW1/4) of Block Two (2), Kennedy's Extension to Madison, Lake County, South Dakota.
4. Decision on Appeal No. 714 – Robert Blom
5. Hearing on Appeal No. 715 - by Hof Quality Electric for a conditional use that if granted, would permit the applicant to conduct business as an Electrician Contractor shop located at 410 SE 3rd Street. The property is legally described as The West 150 feet of Block Six (6) of Gienapp's Industrial Park First Addition to Madison, Lake County SD
6. Decision on Appeal No. 715 – Hof Quality Electric
7. Hearing on Appeal No. 716 - by Robert Graham for a variance that if granted, would permit the applicant to use metal material as siding along the east part of the building at 218 S Van Eps Avenue. The property is legally described as The West 75 feet of Lot Fifteen (15) and the West

75 feet of the North 25 feet of Lot Fourteen (14) in Block Nineteen (19) of the Original Plat of Madison, Lake County, SD.

8. Decision on Appeal No. 716 – Robert Graham

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lots 1 and 2 of Schultz's Second Addition in the NE $\frac{1}{4}$ of Section 18, 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 14, 2024
7:00 am

Chairman John Groce called the meeting to order at 7:02am. The following members were present for roll call: Jim Iverson, Bob Maxwell, Jennifer Wolff, John Groce, Donna Fawbush, Jacob DeBoer and alternate Kerry Barlow. Also present were Administrative Officials Ryan Hegg (via Zoom) and Dan Whitlock. Jennifer Hasleton, Chad Van Den Hemel, Gary Zay, Josh Vanderwerf (DGR) and Bruce Barrick were also in attendance.

Motion by Commissioner Maxwell to approve the April 9, 2024, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Wolff to approve the April 9, 2024, Board of Adjustment Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Items #1 and #2 removed from agenda. Motion by Commissioner Maxwell to approve the May 14, 2024 amended agenda. Seconded by Commissioner DeBoer. Motion carried unanimously.

Old Business: None

Motion by Commissioner Iverson, seconded by Commissioner Wolff to move into Board of Adjustment at 7:05 am. Motion carried unanimously.

Motion by Commissioner DeBoer, seconded by Commissioner Fawbush to move out of Board of Adjustment and into Planning Commission at 7:19 am. Motion carried unanimously.

New Business:

This being the time and place set for the hearing on Rezone Appeal No. 712 – Rupe Properties requesting a change of Zoning that, if granted, will change the Zoning District of Lot 1 Schladweiler Addition In The SW1/4 of Section 1, Township 106 north, Range 53 West of the 5th P.M., Lake County, South Dakota from R-90 - Single Family Residence to HB - Highway Business District and Lots 2 & 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 from R-90 - Single Family Residence to AG – Agricultural District.

Motion to approve rezone made by Commissioner Iverson, seconded by Commissioner Wolff. Motion carried unanimously.

Final Plat Approval of Plat of Lots 1 and 2 of Schultz's Second Addition in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota. Motion to approve made by Commissioner Fawbush, seconded by Commissioner Wolff. Motion passed unanimously.

Public Input: Discussion regarding amount of Airbnb locations in town. Possibility of future ordinance to recognize and/or set limitations/rules. Neighborhood covenant short term verses long term rentals. Highway 34 near Airport Road paving is scheduled for end of May.

Commissioner Iverson motioned to adjourn. Second by Commissioner Wolff. Motion carried unanimously. Meeting adjourned at 7:52 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
May 14, 2024**

The Planning Commission motioned to move into Board of adjustment at 7:05 am.

The following members were present for roll call: Chairman John Groce, Board Members Jim Iverson, Jennifer Wolff, Bob Maxwell, Jacob DeBoer, Donna Fawbush and Alternate Kerry Barlow. Absent was Roger Olson .Also present were Administrative Officials Ryan Hegg (via Zoom) and Dan Whitlock. The following people were in attendance in addition to the Board and the aforementioned individuals, Gary Zay, Jennifer Hasleton, Chad Van Den Hemel, Bruce Barrick, Josh Vanderwerf (DGR).

This being the time and place set for the hearing on conditional use Appeal Request No. 711 – by Bruce Barrick. Mr. Whitlock went through the contents of the packet for Appeal No. 711. The applicant is requesting a conditional use that would permit the applicant to move in an 18’x22’ garage onto the property of 702 SW 2nd Street. The garage will have new siding installed and a new roll-up door. Built on slab.

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. DeBoer to approve Appeal No. 711. Motion carried unanimously.

Motion by Mr. DeBoer, second by Ms. Fawbush to move out of the Board of Adjustment at 7:19 am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 713

APPLICANT (PRINT): Steve Christiansen PHONE: 605-270-2502

ADDRESS: 931 N. Summit Ave Madison SD 57042

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

ADDRESS: _____

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:

LEGAL DESCRIPTION (Please print or type)

THE SOUTH SEVENTY-FIVE (75) FEET OF THE NORTH ONE HUNDRED EIGHTY-THREE (83) FEET OF BLOCK (6X10) OF GARNER'S FIRST ADDITION TO MADISON, LAKE COUNTY, SOUTH DAKOTA
GENERAL AREA OR STREET ADDRESS: 931 N. Summit Ave

EXISTING LAND USE: RESIDENTIAL **EXISTING ZONING:** _____

SIZE OF PARCEL: ACRES / SQFT 10,200^{sq} **LOT DIMENSIONS:** WIDTH 75 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)

Putting an overhang/porch over our front door, as we get water in the house when it rains or snows, since there is no roof over the front door. Posts will go straight down. is the reason for variance

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:

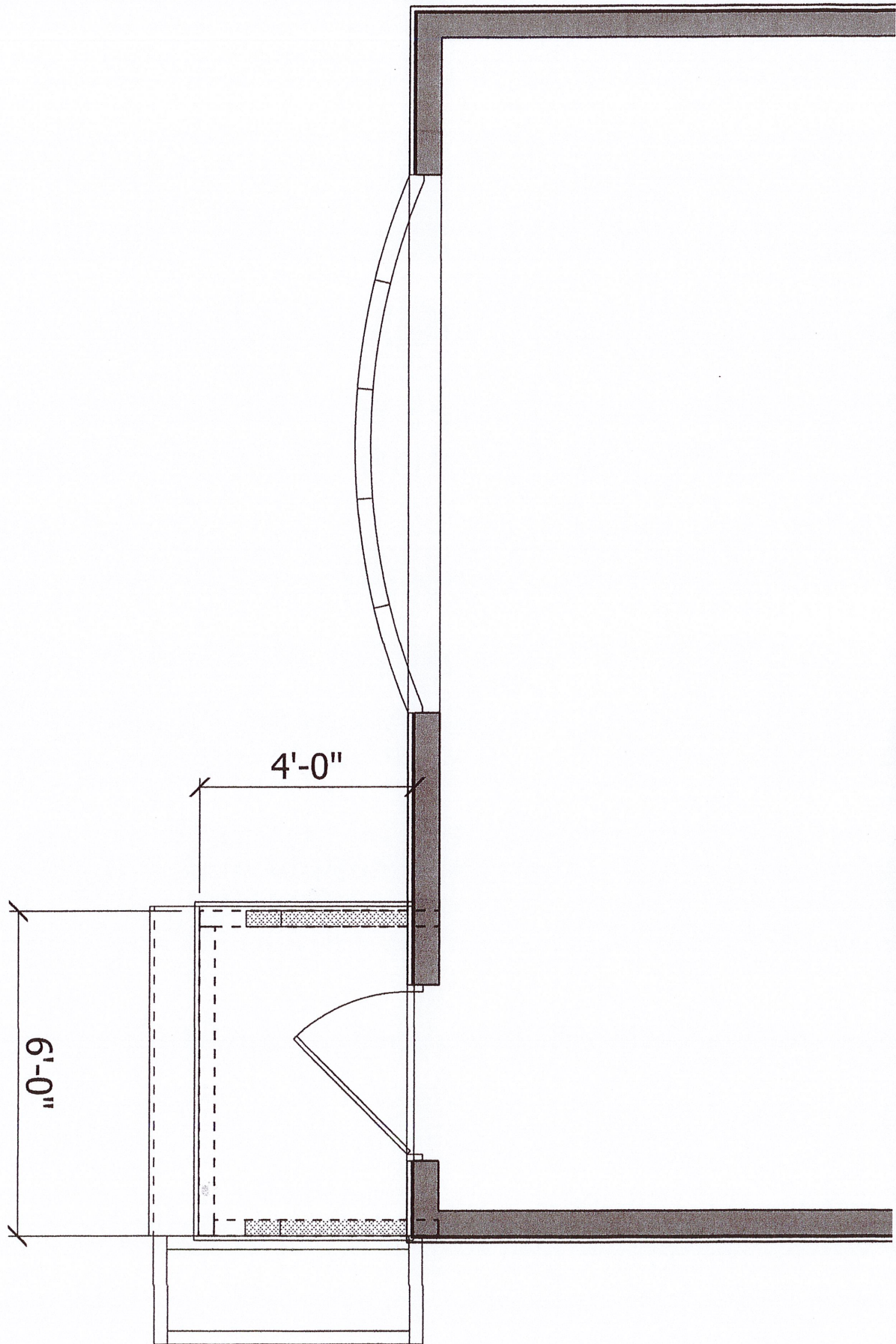
2. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

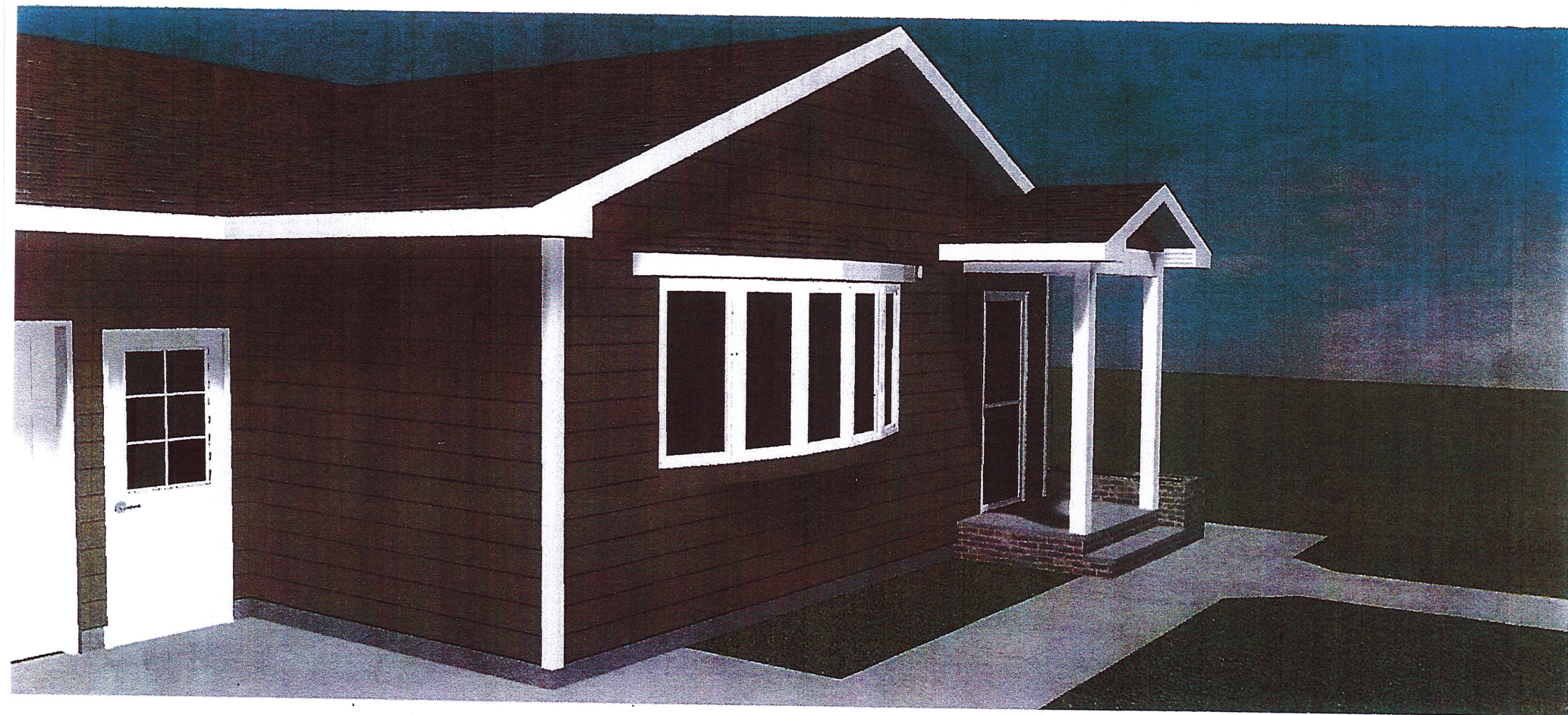
THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

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

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____





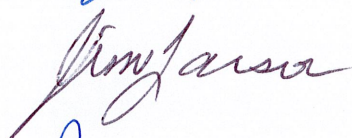
We are putting a roof over our front door & because the posts are being put straight down on the top step & not angled on the house we need a variance.

The meeting will be June 11, 2024 @ 7:00 am at city hall. The city required us to make the neighbors aware of this meeting. If you have any questions or concerns, you are advised to attend the meeting.

Your signatures are needed so they know you are aware of this meeting.

Thank you,

Steve & Cindy Christiansen

	925 N Summit
	933 N Summit
Russell Linares	930 N Summit Ave
Angie Tennell	932 N Lincoln Ave

1000 55895

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 714

APPLICANT (PRINT): Robert Blom PHONE: 605-480-3597
ADDRESS: 522 NORTH HARTH AVENUE, MADISON SD 57042-1623
OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

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:

LEGAL DESCRIPTION (Please print or type) NORTH 1/3 OF THE NORTHWEST QUARTER
BLOCK TWO (2) KENNEDY'S EXTENSION TO MADISON, LAKE COUNTY,
SOUTH DAKOTA

GENERAL AREA OR STREET ADDRESS: 522 NORTH HARTH AVENUE

EXISTING LAND USE: RESIDENTIAL EXISTING ZONING: _____

SIZE OF PARCEL: ACRES / SQFT 6832.22 LOT DIMENSIONS: WIDTH 50.2' LENGTH 136.1' DEPTH _____

SURROUNDING LAND USE

NORTH: STREET
SOUTH: RESIDENCE
EAST: RESIDENCE
WEST: STREET

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)

Current building (Barn) was built on the property line
in 1917. A 12' x 20' Addition (Storage Room) will be
constructed on the the west-side of Barn (on back)

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 Robert Blom

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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.

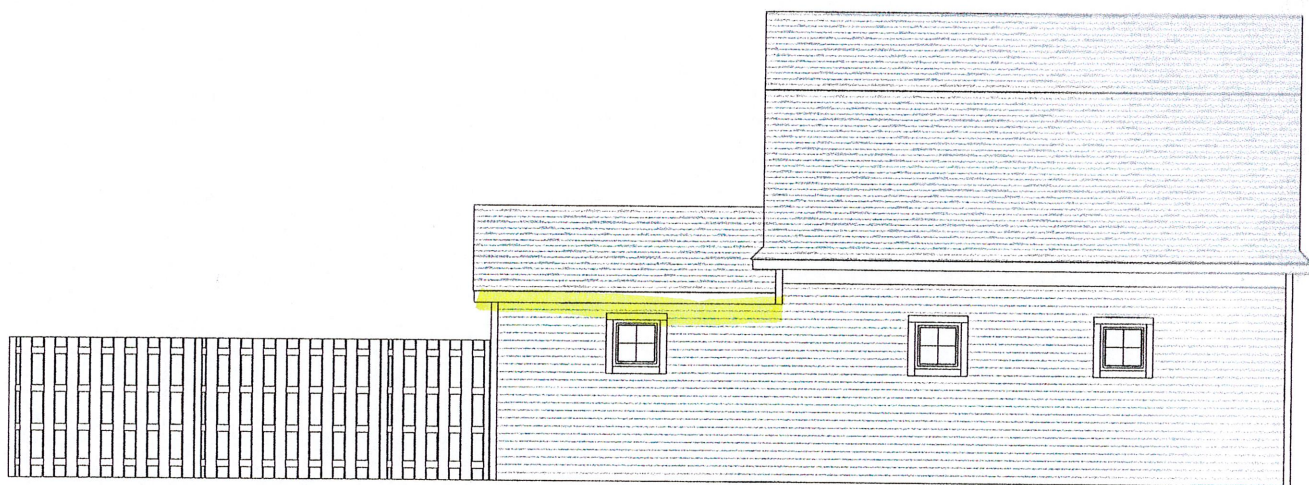
FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

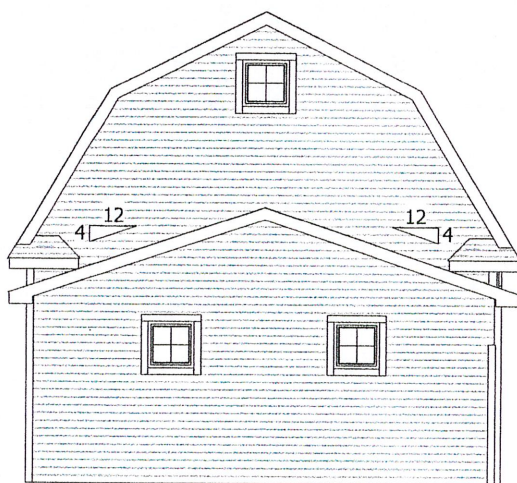
660/608



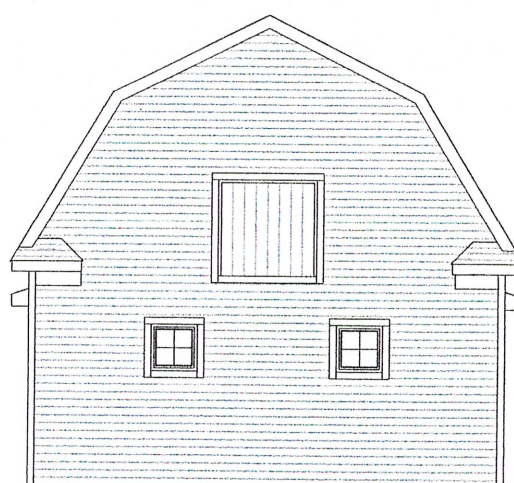
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Date:
8/1/2023
Scale:
1/8" = 1'-0"
Wall Height:
8' SIDEWALLS

Project SF:
240
Drawn By:
MN
Checked By:

All Designs, Ideas, Arrangements and Plans Indicated by These Drawings and Specifications are the Property and Copyright of PRO-Build. These Shall not be used for any other Work, be Disclosed to Another Person, or Copied for any Other Use Without Written Permission From PRO-Build.
Written Dimensions Take Precedence over Scaled, Contractor Shall Check all Details and Dimensions and be Responsible for Same.

Owner/Builder:

Job Name/Project:

BLOM ADDITION

**Residential
Design Services**

Builders FirstSource
401 S. Washington Av.
Madison, SD 57042
605-256-4529
605-256-9780





240

SURVEY FORM

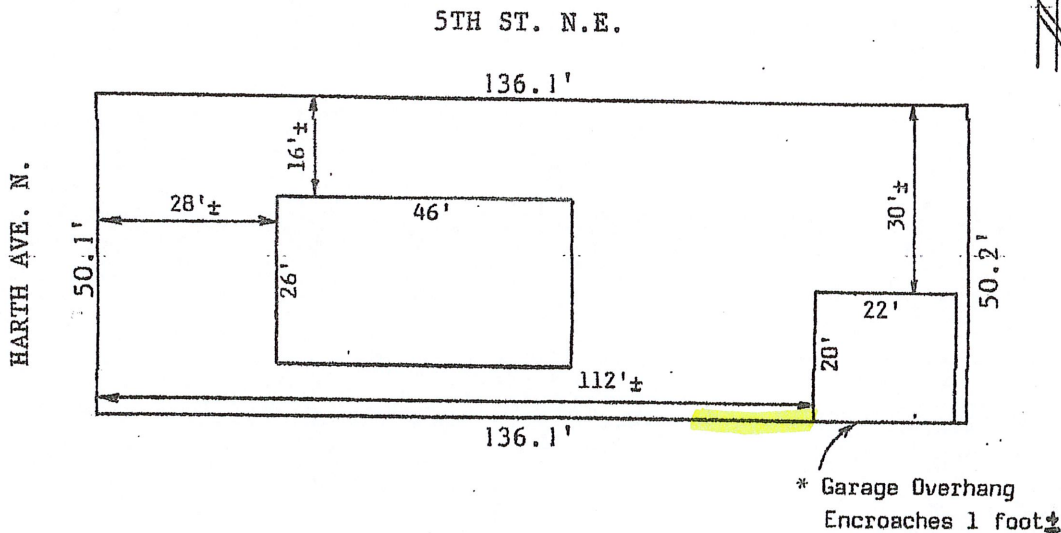
Street Address of Property 522 N. Harth Ave.
 City Madison County Lake State South Dakota

Legal Description of Property: North 1/3 of the Northwest Quarter, Block Two
(2) Kennedy's Extension to Madison, Lake County, South Dakota

For: First Bank of South Dakota (Robert & Glenda Blom)
P.O. Box 5049, Sioux Falls, SD ATTN: Barb

PLAN SKETCH

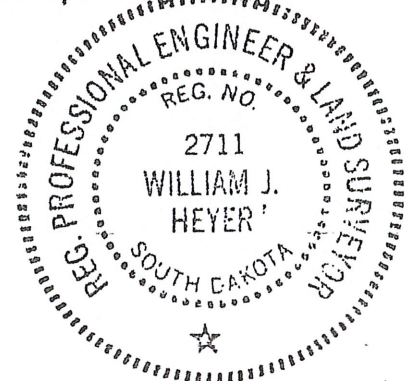
Make sketch showing (1) lot dimensions, (2) exterior dimensions of buildings, (3) set back lines for front and side yards, (4) any encroachments (buildings and driveways).



In my opinion, all buildings and driveways located upon the above described premises are wholly within the boundary lines of said premises as shown on sketch; and that none of the buildings and driveways located upon adjoining property encroach upon said premises, except as noted.

Prepared by William J. Heyer
 William J. Heyer Reg. No. 2711

Dated November 22, 1986





To Our Neighbors,

Robert Blom, residing at 522 N Harth, is applying for a Variance use: This would allow to have a variance of setbacks of current garage changes.

Public meetings will be held for any questions or concerns on:

Tuesday June 11, 2024 at 7:00 am

We the undersigned adjacent owners have spoken to the applicants and approve.

Signature	Address	Date
<u>Karleen R. Trake</u>	<u>202 NE 5th, Madison</u>	<u>5-29-2024</u>
<u>David Busk</u>	<u>206 NE 5th Madison</u>	<u>5-29-2024</u>
<u>John P Lee</u>	<u>519 N Lee Ave Madison</u>	<u>5-30-24</u>
<u>Mike Anderson</u>	<u>210 NE 5th St Madison</u>	<u>5-31-24</u>
_____	_____	_____

We the undersigned adjacent owners have spoken to the applicants and acknowledge that we have been made aware.

Signature	Address	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____

R60056318

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 715

APPLICANT (PRINT): Hof Quality Electric PHONE: 605-291-6999

ADDRESS: PO Box 1169 MADISON

OWNER (PRINT): Mark & Luke Hof PHONE: 605-291-6999 + 605-291-2345
IF DIFFERENT THAN APPLICANT

ADDRESS: 410 SE 3rd 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)

THE WEST 150 FEET OF BLOCK 61X (6) OF BIENAPP'S INDUSTRIAL PARK
FIRST ADDITION TO MADISON, LAKE COUNTY, SD.

GENERAL AREA OR STREET ADDRESS: 410 SE 3rd St. Madison SD

EXISTING LAND USE: STORAGE **EXISTING ZONING:** ML LIGHT MANUFACTURING

SIZE OF PARCEL: ACRES / SQFT 15,000 **LOT DIMENSIONS:** WIDTH 100 LENGTH 150 DEPTH _____

SURROUNDING LAND USE

NORTH: ML BUSINESS
SOUTH: GB CASEY'S GAS STATION
EAST: ML STORAGE BUSINESS
WEST: ML BUSINESS

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

Shop and office for existing Electric Company.
Not requesting any changes to the current structure

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:

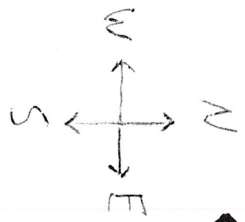
1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

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

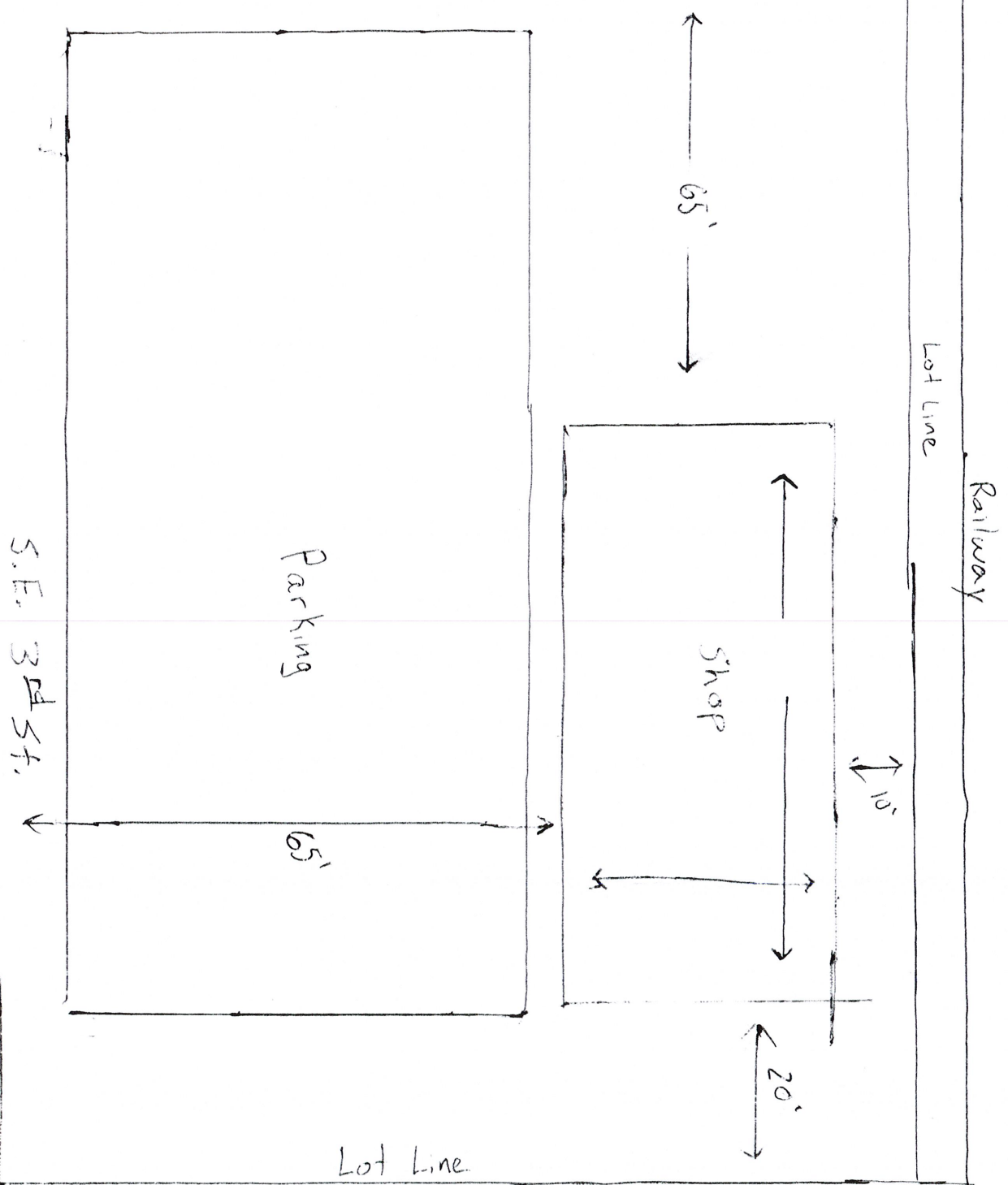
****PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.**

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____



S. Washington Ave





200056721

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 716

APPLICANT (PRINT): Robert Cinkham PHONE: 605 270-9503

ADDRESS: PO Box 192, Madison, SD 57042

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

ADDRESS: _____

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:

LEGAL DESCRIPTION (Please print or type)

THE WEST 75 FEET OF LOT FIFTEEN (15) AND THE WEST 75 FEET OF THE NORTH 25 FEET OF LOT (14) IN BLOCK NINETEEN (19) OF THE ORIGINAL PLAT OF MADISON, LAKE COUNTY, SD (SD)

GENERAL AREA OR STREET ADDRESS: 218 Van Eps Ave S.

EXISTING LAND USE: BUSINESS EXISTING ZONING: CENTRAL BUSINESS

SIZE OF PARCEL: ACRES / SQFT 56250 LOT DIMENSIONS: WIDTH 75 LENGTH 75 DEPTH _____

SURROUNDING LAND USE

NORTH: CB- BUSINESS
SOUTH: CB- CHURCH
EAST: CB- BUSINESS
WEST: CB- BUSINESS

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 [Signature]

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

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

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FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

VARIANCE

I would like to put a metal siding on the East Side of the building at 218 Van Eps Ave S. The building was formerly Sturdevants (several years ago).

{ The brick on the back of the building deteriorated and large sections of the mortar broke off. I had that mortar repaired, but the brick layer said that paint will not stick, and that to maintain the building, it should have metal siding.

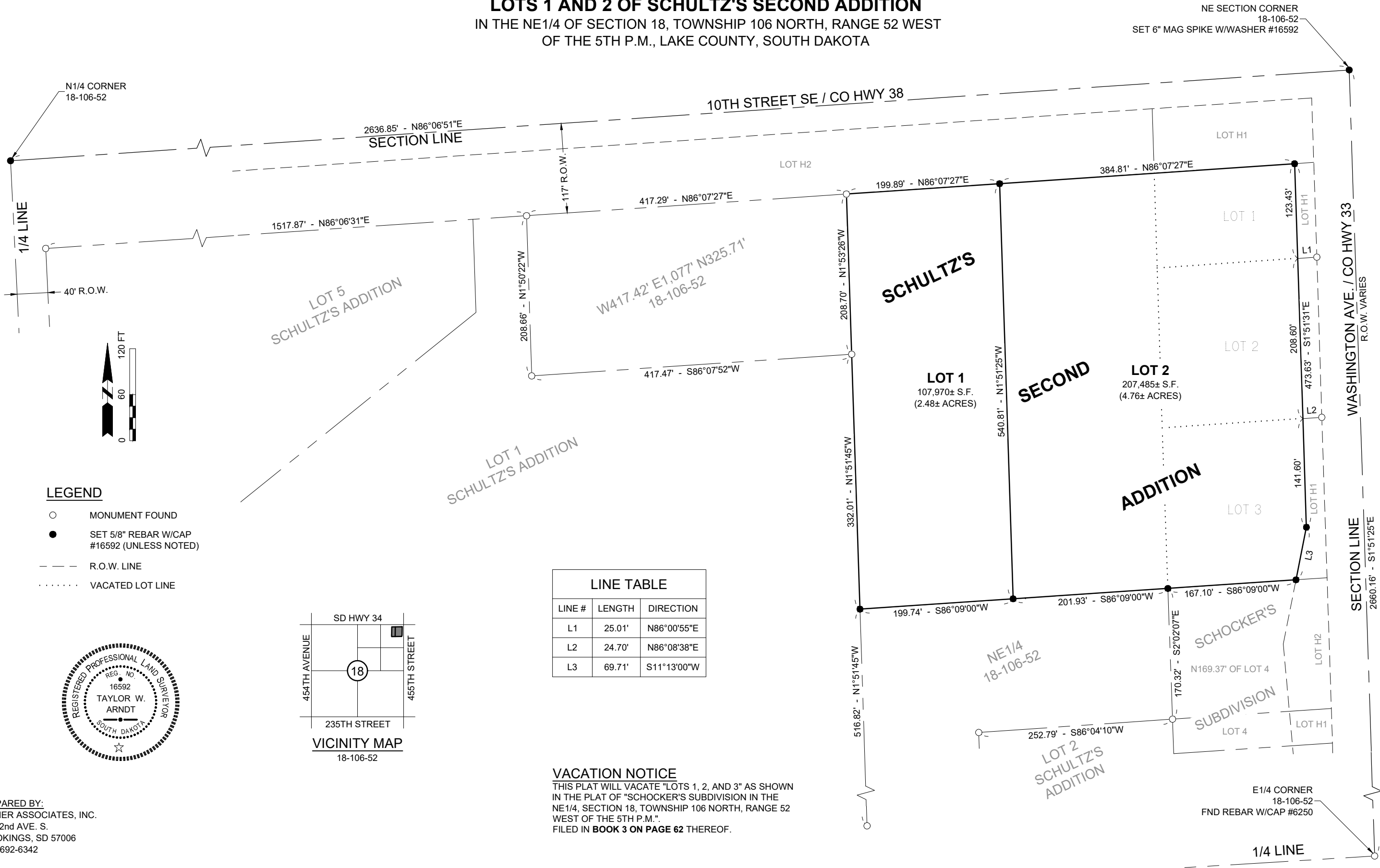
I would like to side the entire East side, then around the corners.

Robb Graham
605 427 2900

PO Box 192
Madison, SD 57042



PLAT OF
LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION
IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST
OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT FOUND
- SET 5/8" REBAR W/CAP #16592 (UNLESS NOTED)
- - - R.O.W. LINE
- VACATED LOT LINE

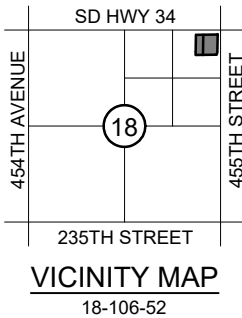
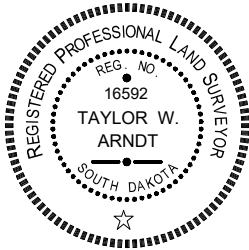
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.01'	N86°00'55"E
L2	24.70'	N86°08'38"E
L3	69.71'	S11°13'00"W

VACATION NOTICE

THIS PLAT WILL VACATE "LOTS 1, 2, AND 3" AS SHOWN IN THE PLAT OF "SCHOCKER'S SUBDIVISION IN THE NE1/4, SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M." FILED IN **BOOK 3 ON PAGE 62** THEREOF.

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



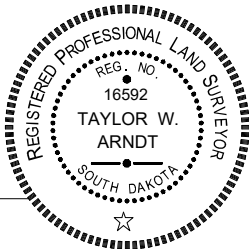
SURVEYOR'S CERTIFICATE

I, TAYLOR W. ARNDT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE **APRIL 25, 2024**, AT THE REQUEST OF THE OWNER(S) LISTED HEREON, SURVEY A PORTION OF THAT PARCEL OF LAND DESCRIBED AS **LOTS 1-3 OF SCHOCKER'S SUBDIVISION AND THE UNPLATTED AREA OF THE NE1/4 OF SECTION 18, T106N, R52W OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA** AND PLATTED THE SAME AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., 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 _____ DAY OF _____, 20____.



TAYLOR W. ARNDT
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 16592

OWNER'S CERTIFICATE

WE, **THE SCHULTZ FAMILY, LLC**, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE 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 OF TRANSFER, 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, 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. 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.

WE FURTHER CERTIFY THAT THIS PLATTING OF THE DESCRIBED **LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE "LOT 3" OF THE FOLLOWING PLATTING: "SCHOCKER'S SUBDIVISION IN THE NE1/4, SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M." ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 3, PAGE 62, THE PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED **LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA** AS SURVEYED.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS _____ DAY OF _____, 20____.

TERRY W. SCHULTZ, MANAGER
THE SCHULTZ FAMILY, LLC

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **TERRY W. SCHULTZ** ACKNOWLEDGED THAT HE, AS MANAGER OF **THE SCHULTZ FAMILY, LLC**, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

WE, **RED HORSE SEED PRODUCTION, INC.**, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE 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 OF TRANSFER, 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, 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. 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.

WE FURTHER CERTIFY THAT THIS PLATTING OF THE DESCRIBED **LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE "LOT 1 AND LOT 2" OF THE FOLLOWING PLATTING: "SCHOCKER'S SUBDIVISION IN THE NE1/4, SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M." ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 3, PAGE 62, THE PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED **LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA** AS SURVEYED.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS _____ DAY OF _____, 20____.

TERRY W. SCHULTZ, PRESIDENT
RED HORSE SEED PRODUCTION INC.

ACKNOWLEDGMENT OF OWNER

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED **TERRY W. SCHULTZ** ACKNOWLEDGED THAT HE, AS PRESIDENT OF **RED HORSE SEED PRODUCTION, INC.**, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CERTIFICATE OF HIGHWAY AUTHORITY

ACCESS TO COUNTY HIGHWAY 33 AND COUNTY HIGHWAY 38 IS HEREBY APPROVED. ANY CHANGE IN THE ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, 20____.

HIGHWAY AUTHORITY, LAKE COUNTY
HIGHWAY DEPARTMENT

COUNTY PLANNING COMMISSION APPROVAL

24267.00

APPROVAL OF THE PLAT OF LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA IS
HEREBY GRANTED BY THE LAKE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20 ____.

CHAIR, COUNTY PLANNING COMMISSION, LAKE COUNTY
SOUTH DAKOTA

COUNTY COMMISSION APPROVAL

I HEREBY CERTIFY THAT THE PLAT OF LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA, WAS DULY SUBMITTED TO THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS, AND THAT AFTER DUE CONSIDERATION THE BOARD APPROVED SAID PLAT AT ITS MEETING HELD ON THE
_____ DAY OF _____, 20 ____.

COUNTY COMMISSION CHAIR, LAKE COUNTY
SOUTH DAKOTA

COUNTY AUDITOR, LAKE COUNTY
SOUTH DAKOTA

COUNTY AUDITOR CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT, INCLUDING THE SIGNATURE THEREON.
DATED THIS _____ DAY OF _____, 20 ____.

COUNTY AUDITOR, LAKE COUNTY
SOUTH DAKOTA

CITY ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED 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 APPROVED BY ME.
DATED THIS _____ DAY OF _____, 20 ____.

CITY ENGINEER, CITY OF MADISON

PLANNING COMMISSION CERTIFICATE

APPROVAL OF THE LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M., 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, SOUTH DAKOTA, THAT THE PLAT OF LOTS 1 AND 2 OF SCHULTZ'S SECOND ADDITION IN THE NE1/4 OF SECTION 18, TOWNSHIP 106 NORTH, RANGE 52 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.
DATED THIS _____ DAY OF _____, 20 ____.

MAYOR, CITY OF MADISON

CITY FINANCE OFFICER, CITY OF MADISON

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF LAKE COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES, WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.
DATED THIS _____ DAY OF _____, 20 ____.

TREASURER, LAKE COUNTY
SOUTH DAKOTA

DIRECTOR OF EQUALIZATION CERTIFICATE

I, THE DIRECTOR OF EQUALIZATION FOR LAKE COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN RECEIVED BY MY OFFICE.
DATED THIS _____ DAY OF _____, 20 ____.

DIRECTOR OF EQUALIZATION, LAKE COUNTY
SOUTH DAKOTA

REGISTER OF DEEDS CERTIFICATE

STATE OF SOUTH DAKOTA SS
COUNTY OF LAKE

FILED FOR RECORD THIS _____ DAY OF _____, 20 ____, AT _____ O'CLOCK ____, AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ THEREIN.

REGISTER OF DEEDS, LAKE COUNTY
SOUTH DAKOTA

