

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: October 22nd, Planning Commission 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. 726 by Mills Construction Incorporated for a variance application that, if granted, will permit the applicant to allow more than one primary structure, allow for 52 units in the R-20 zone in lieu of the lot size permitted 38, vary from required amount of parking counts and a zero yard setback on the south property line at 211 SE 4th Street. The property is legally described as Lot 1 County Auditors Third Addition, in the City of Madison, SD.
2. Decision on Appeal No. 726 – Mills Construction Incorporated

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lots 100 and 100A of Schnee's Subdivision, in the Southwest Quarter (SW1/4) of Section 17, Township 106 North, Range 52 West of the 5th Principal Meridian, 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
SPECIAL SESSION
October 22nd, 2024
7:00 am**

Chairman John Groce called the meeting to order at 7:00am. The following members were present for roll call: Jim Iverson, Bob Maxwell, John Groce, Jacob DeBoer, Roger Olson, Donna Fawbush and alternate Kerry Barlow. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Roy Lindsay, Jennifer Hasleton, Gary Zay, Chad Ven Den Hemel, Rod Sonen and Bill Pickard were also in attendance.

Motion by Commissioner Olson to approve the October 8th, 2024, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Iverson to approve the October 8th, 2024, Board of Adjustment Minutes. Seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Fawbush to approve the October 22nd, 2024 agenda. Seconded by Commissioner Maxwell. Motion carried unanimously.

Old Business: None

This being the time and place set for the hearing on Rezone Appeal No. 725, Bill Pickard and Avery Hyland, requesting a change of Zoning that, if granted, will change the Zoning District from Heavy Manufacturing (MH) to Highway Business (HB). Ryan Hegg went through the contents of the agenda packet. These lots are near Highway business zoning. Future improvements on Bill Pickard's lot require a zoning change to allow desired setbacks. Motion to approve Rezone Appeal No. 725 by Commissioner DeBoer. Seconded by Commissioner Iverson. Motion carried unanimously.

Public Input: Discussion amongst the board regarding HWY 34 repairs, Egan Avenue project, Restricted Use site and current Park Creek Walls construction.

Commissioner Olson motioned to adjourn. Seconded by Commissioner DeBoer. Motion carried unanimously. Meeting adjourned at 7:23 am.

Dan Whitlock
Planning Commission

**CITY OF MADISON
VARIANCE APPLICATION**

APPEAL NUMBER _____

APPLICANT (PRINT): Randy Hanson, MCI PHONE: 605.697.3100

ADDRESS: Mills Construction Incorporated, 1311 Main Avenue South, Brookings SD 57006

OWNER (PRINT): Pete Gustaff, Pallimer, LLC PHONE: 605.256.3150
IF DIFFERENT THAN APPLICANT

ADDRESS: Pallimer, LLC, 108 North Egan Avenue, Madison SD 57042

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)

LOT 1, COUNTY AUDITORS THIRD ADDITION, IN THE CITY OF MADISON, SD

GENERAL AREA OR STREET ADDRESS: 211 SE 4TH STREET

EXISTING LAND USE: R20 **EXISTING ZONING:** R20

SIZE OF PARCEL: ACRES / SQFT 1.78 ac **LOT DIMENSIONS:** WIDTH 300' LENGTH 259' DEPTH 300'
appx 77,700 sf

SURROUNDING LAND USE

NORTH:	<u>R60</u>
SOUTH:	<u>R60/GB</u>
EAST:	<u>R60</u>
WEST:	<u>R60</u>

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)

This 1.78 acre parcel is currently zoned R20. The following variances are critical for economic redevelopment. 1) Variance to Section 17.39 to allow more than one primary structure. 2) Variance from 38 units allowed to 52 as shown. 3) Variance on parking counts from 112 required to 84 provided. 4) Variance for a zero-yard setback on the south property line, due to abnormal street right of way. 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 Randy Hanson
Randy Hanson (Oct 25, 2024 10:43 CDT)

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Pete Gustaf
Pete Gustaf (Oct 26, 2024 11:08 PDT)

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

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

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: _____

The Enclave: Variance Request Narrative

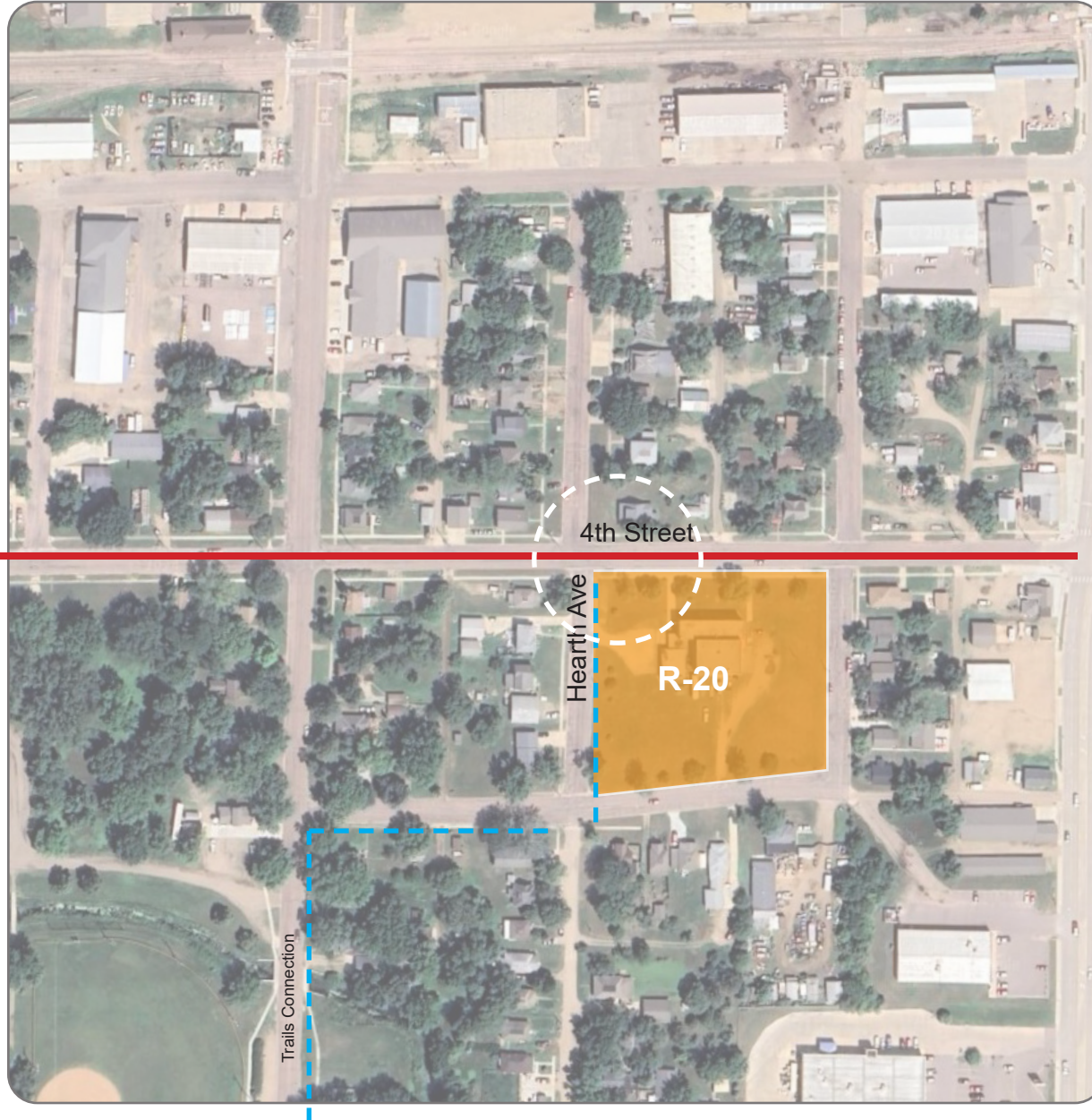
Verbiage on form:

This 1.78 acre parcel is currently zoned R20. The following variances are critical for economic redevelopment.

1)Variance to Section 17.39 to allow more than one primary structure. 2) Variance from 38 units allowed to 52 as shown. 3) Variance on parking counts from 112 required to 84 provided. 4)Variance for a zero-yard setback on the south property line, due to abnormal street right of way.

Testament of Hardship:

1. Whether or not the special condition and circumstances exist are peculiar to the land, structure or building involved and which are not applicable to other land structures, or buildings on the same district.
 - This parcel was the former home of Garfield School. As such, it is a large parcel located centrally in district of single-family residences. The immense size and shape of the lot make it unique in the neighborhood fabric. Applying zoning requirements intended for lots sized for single family homes creates hardship for redevelopment of this property.
 - Parking alignment to bedrooms, vs. units, is a strategy followed by many municipalities. The Enclave will offer predominately one- and two-bedroom units, needing only one or two parking spaces per unit. Enforcing code at 2 spaces per unit over develops the need for parking, creating unnecessary impervious surface and expansive parking areas that would be a visual detriment to the neighborhood and costly to build and maintain.
 - Economics is the largest driving force for the request for unit count variance. A goal for the project was to be sensitive to the scale of adjacent properties while providing a unique housing type and mix near downtown. Smaller, unique structures are simply more costly to build. Furthermore, the development must offset the costs to demolish the large existing concrete and masonry structure. The variance request for unit counts allows for the proforma of the development to work. Increasing the allowable units to 52 will generate sufficient economies of scale to ensure the financial viability of this project.
 - The abnormal street right of way adjacent to the south property line creates an unusually large area. With a variance to setbacks, the buildings and parking can be treated the same around the perimeter of the site allowing for more internal green space for the planned pocket park amenity.
2. Does the literal interpretation of the ordinance deprive the applicant of rights commonly enjoyed by other properties in the district under the terms of this ordinance.
 - In a zoning district intended for single family homes, the owner cannot develop a planned neighborhood without variances.
3. That special conditions and circumstances DO NOT result from the actions of the applicant.
 - The special conditions of this site do not result from the actions of the applicant. The applicant is seeking to redevelop the site in a fashion that is sensitive to the scale of neighbors while providing a desirable unit mix and amenities to prospective residents. The variance will also provide surrounding neighbors with improved views and increased property values.
4. That the granting of the variance will not confer on the applicant any special privilege.
 - No. Granting variances allows the owner to develop the site effectively, while providing an initiative for downtown redevelopment and asset to the community.



Zoning: R20

Set Backs:

ALL Front Yard Setbacks: 25ft

Alternative: 30ft Primary, 15ft Additional Yards

Estimated Square Footage : 77,127 sq ft

Units Allowed: 38 (2,000 sq ft per unit)

Maximum Lot Coverage: 80 percent

Tenant Parking: 112 (2 spaces per unit)

Loading Parking: 2 (One for any building containing 10 units, plus one additional sapce for each additional 20 units, varies per plan)

Section 17.39 Single Primary Structure:

Prohibits two primary structures on one lot.

Need to parcel lots to have more than one structure on the property. - or-

1) Variance Request: More than one primary structure on large lot.

Zoning: Planned Development District (PDP)

Designated to provide for innovation in the siting of residential settings.

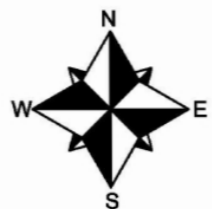
Minimum 5 acres in development.

ALL Setbacks: 20ft

Units Allowed: 38 (2,000 sq ft per unit)

Maximum Lot Coverage: 80 percent

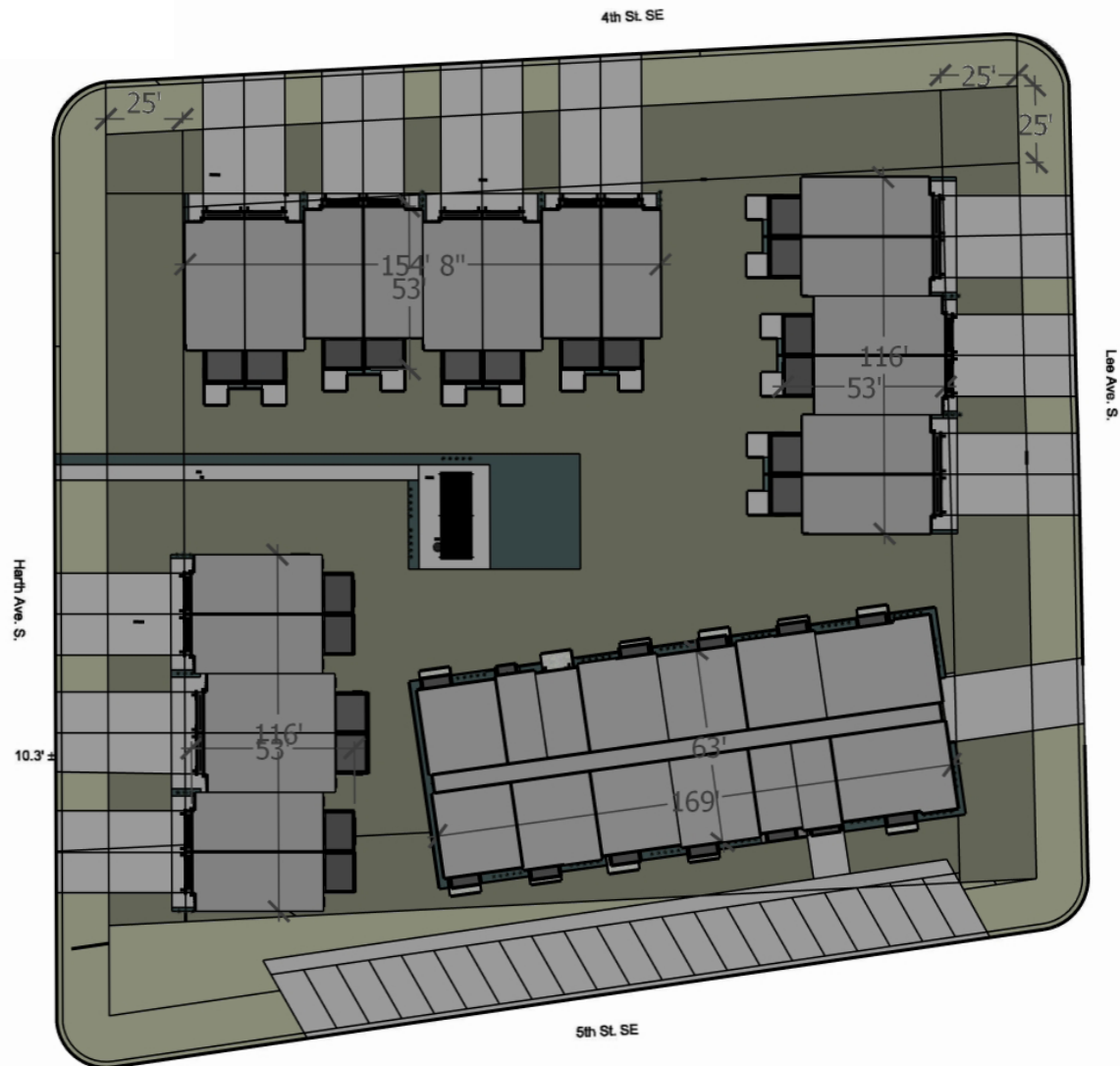
Tenant Parking: Provisionally the same.

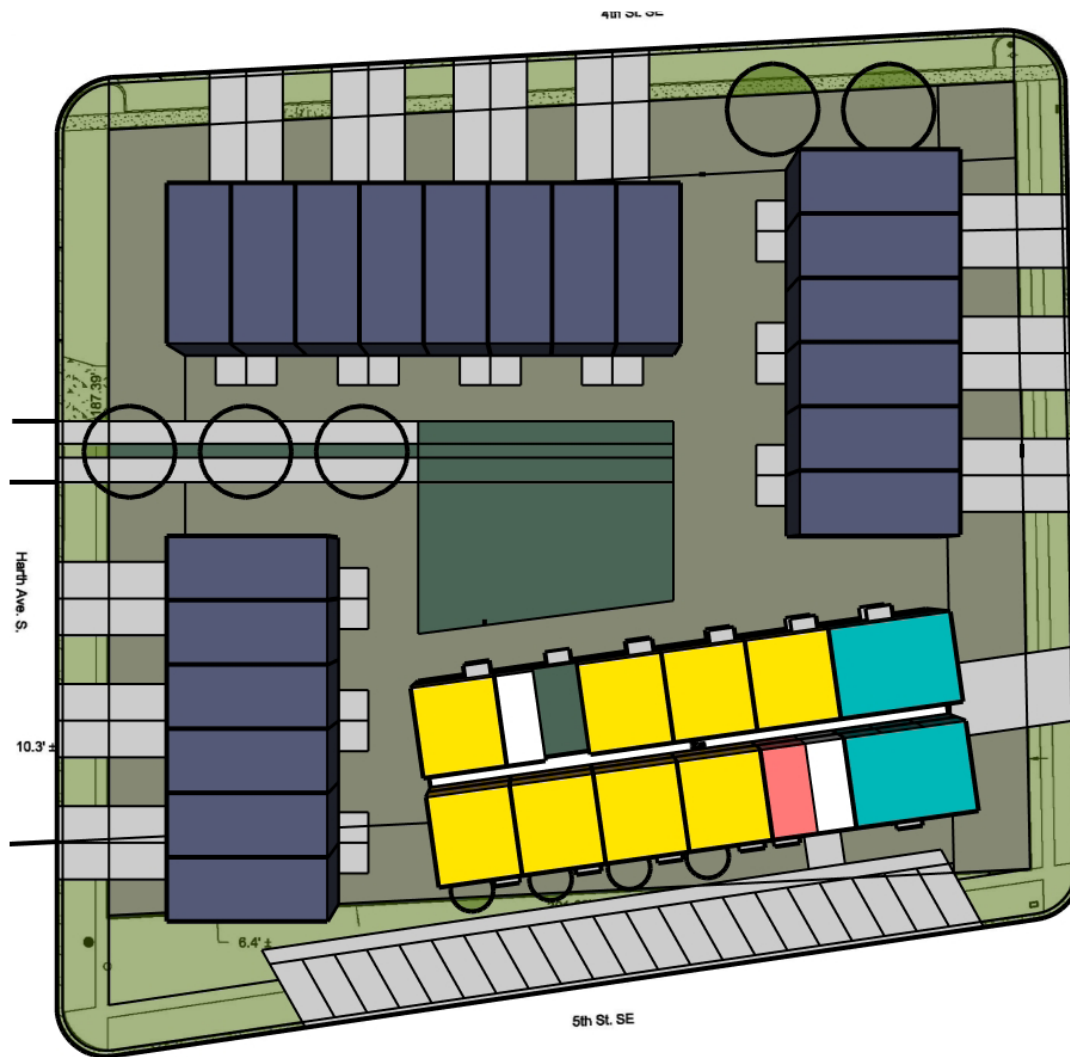


Basis of Bearing
GPS Observation



SCALE: 1" = 40'





Site Strategy: The Pinwheel

56 Total Units

■ Row Houses: 20 units total

2 Bed, 2 Bath (1300 sq ft)

Dedicated garage: 285 sq ft

■ Apartments: 36 units total

■ Studio (450 sq ft): 6

■ 1 Bed, 1 Bath (750 sq ft): 24

■ 2 Bed, 2 Bath (1100 sq ft): 6

Advantages:

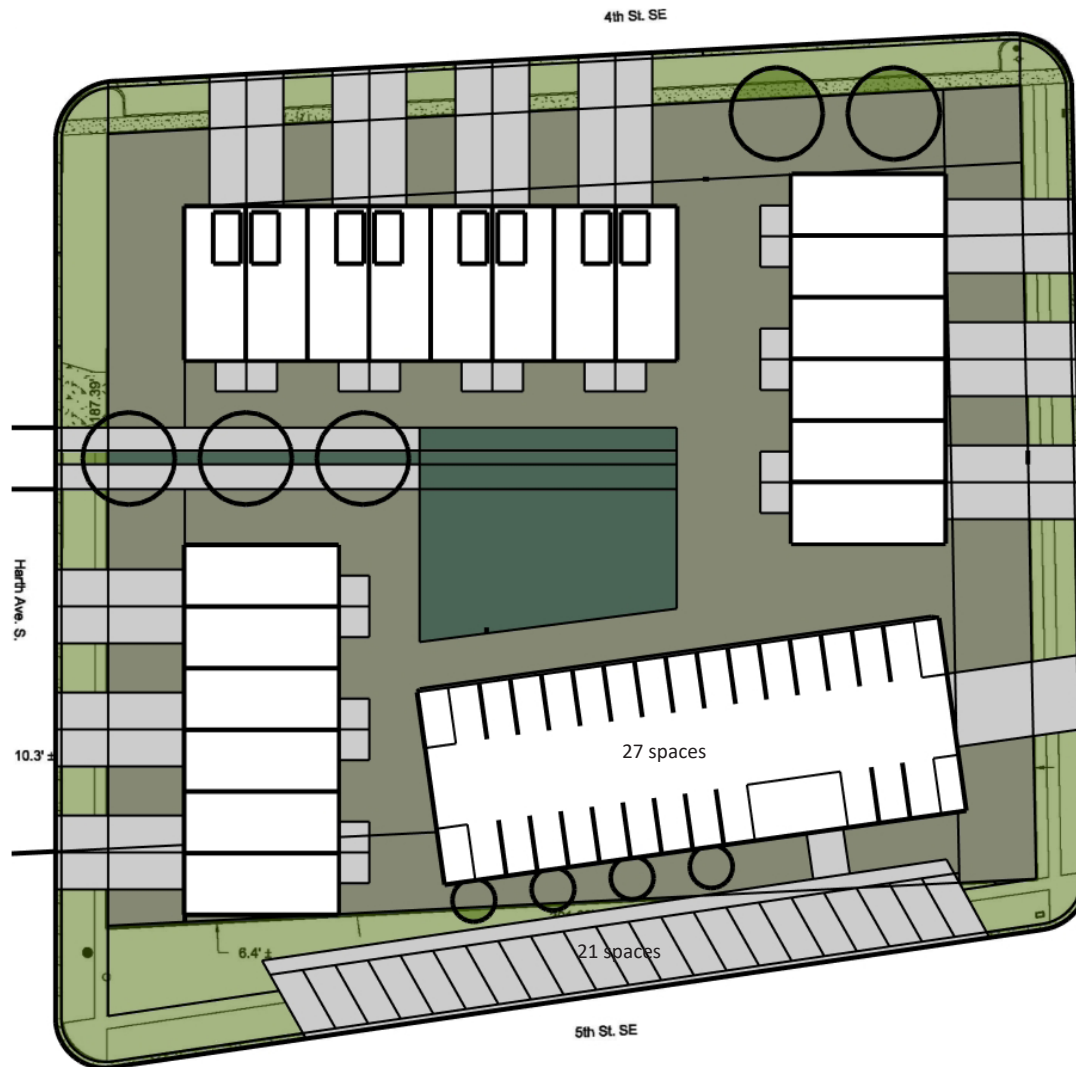
Premium placement for row houses.
Views for majority of units.
Central park and views to park area.
Connection to city trails system.
South facing parking.
Pedestrian experience and access.
Heightened privacy.
Efficient parking and circulation.
Phasing of structures.

Considerations:

Garbage service.
Parceled lots.

Variance Requests:

- 1) Variance for total units (56 as shown, 38 allowed).
- 2) Variance for front yard setback on south property line.
- 3) Use of parking on city easement.



Parking Requirements (Current)

Row Houses: 20 units, 40 parking spaces

Requirement: 2 spaces per unit

Dedicated garage: 20

Dedicated driveway: 20

Parking dedicated per unit.

Apartments: 36 units, 72 parking spaces

Requirement: 2 parking spaces per unit

Requirement: 2 auxiliary spaces

Dedicated garage: 27 spaces

Off Street parking: 45 spaces

Total Spaces Provided: 72

TOTAL PARKING ON SITE: 112 spaces

Parking Analysis (Proposed)

Row Houses: 20 units, 40 parking spaces

Remain the same.

Apartments: 36 units, 44 parking spaces

Requirement: 1 parking space per bedroom

Requirement: 2 auxiliary spaces

Dedicated garage: 27 spaces

Off Street parking: 21 spaces

Total Spaces Provided: 48

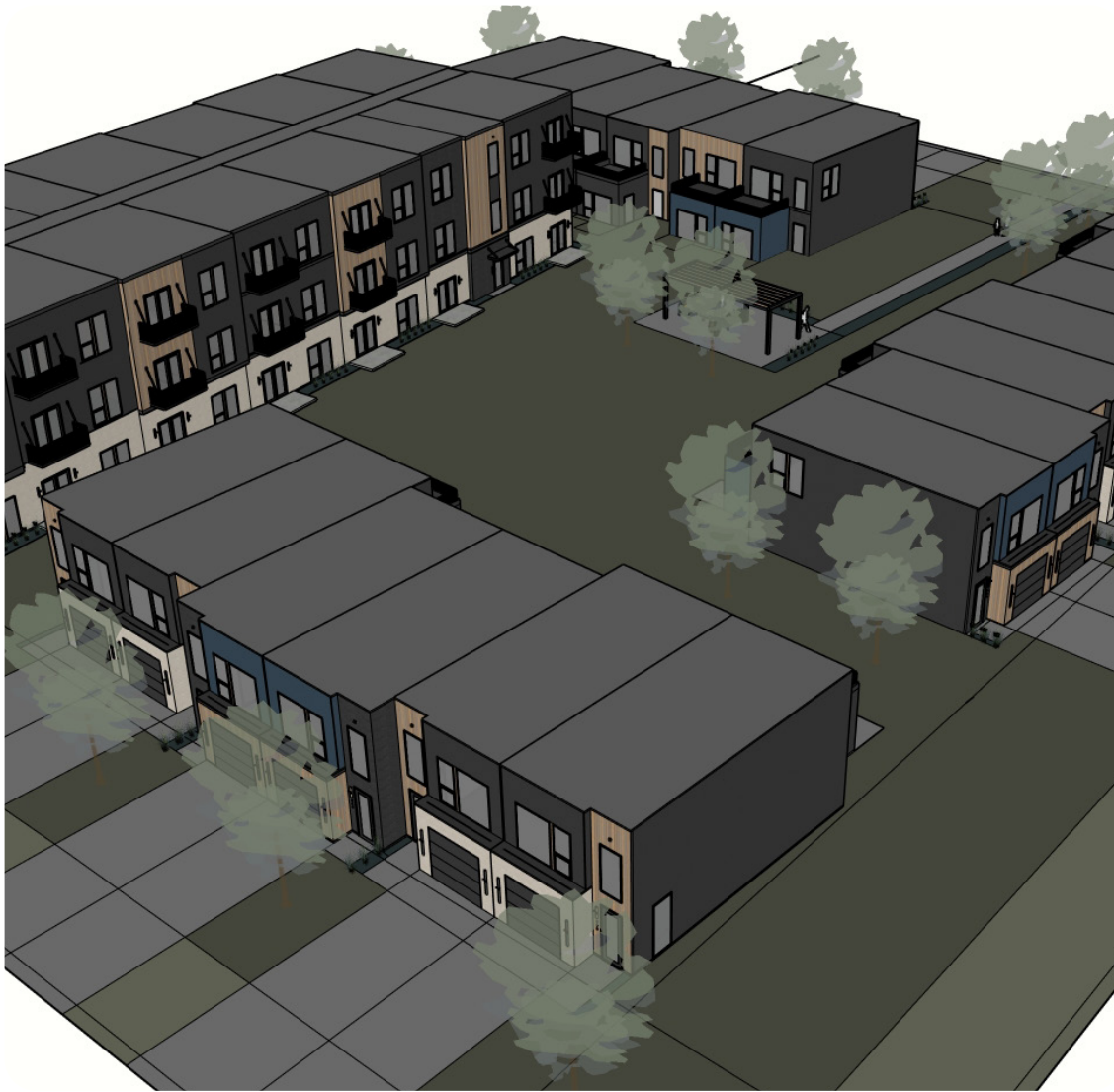
TOTAL PARKING ON SITE: 84 spaces

Considerations:

Aligned parking requirement for unit mix (studio, 1 bed)

Variance Requests:

1) Variance for parking requirement for unit mix.



Pocket Park



Row Houses



Apartment Structure

PLAT OF
LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION,
IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH,
RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA

1/4 LINE
W1/4 CORNER
17-106-52
FND REBAR W/CAP (ILLEGIBLE)

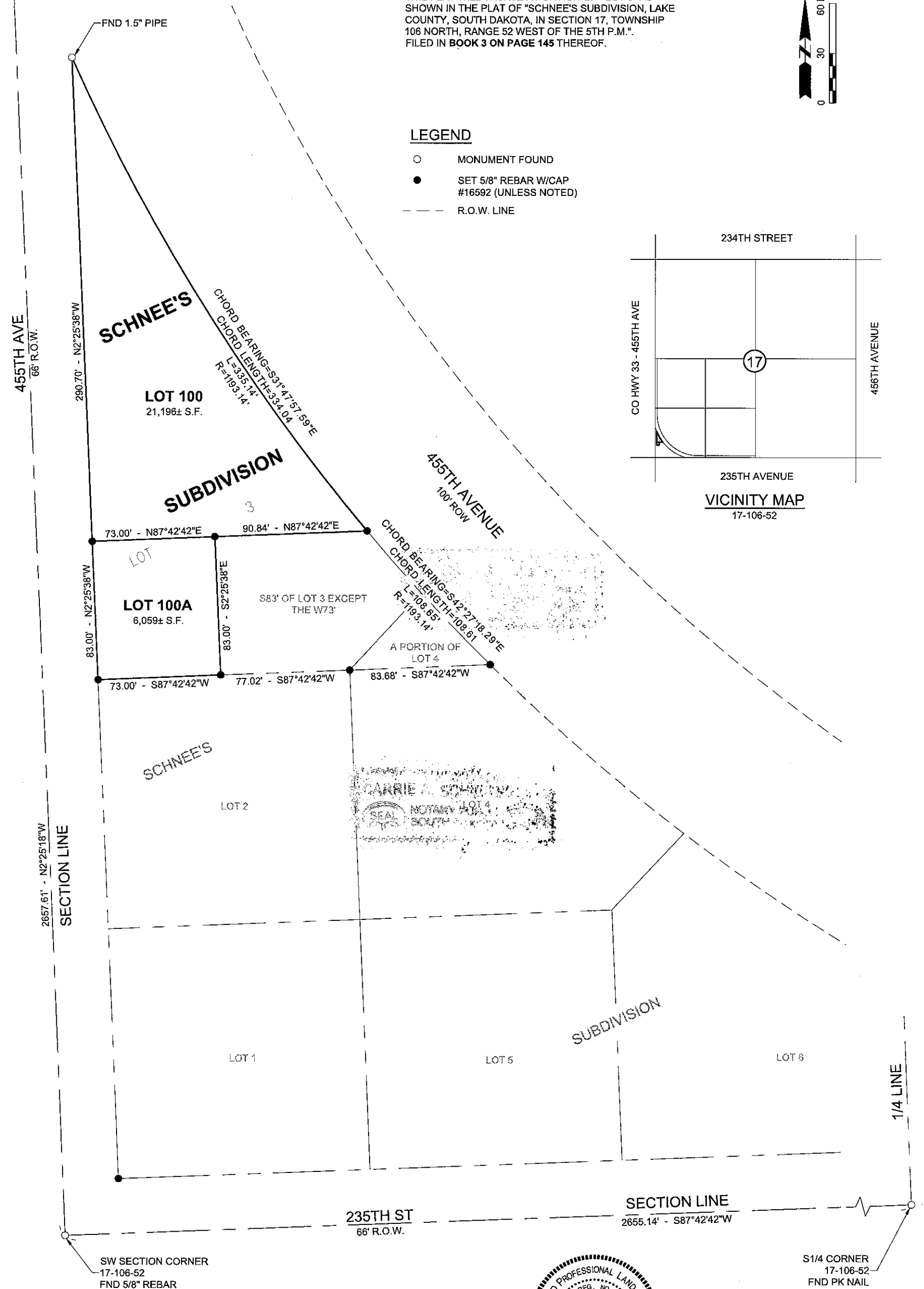
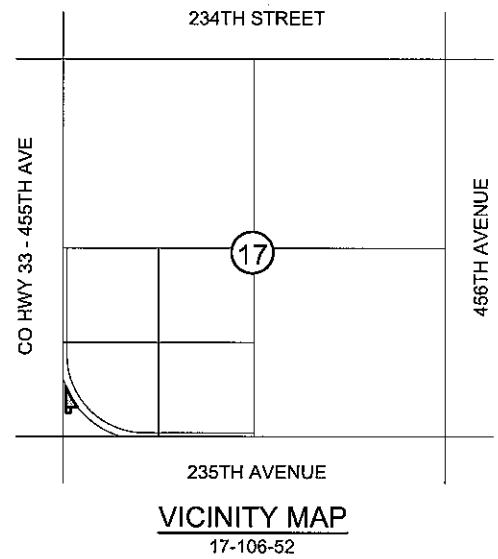
VACATION NOTICE

THIS PLAT WILL VACATE A PORTION OF "LOT 3" AS SHOWN IN THE PLAT OF "SCHNEE'S SUBDIVISION, LAKE COUNTY, SOUTH DAKOTA, IN SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M.". FILED IN BOOK 3 ON PAGE 145 THEREOF.

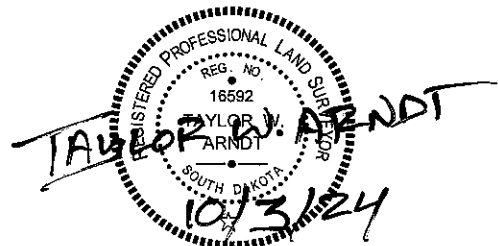


LEGEND

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



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



SURVEYOR'S CERTIFICATE

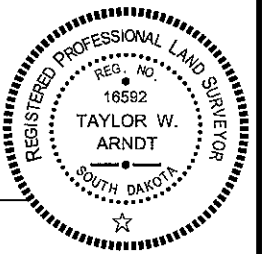
I, TAYLOR W. ARNDT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE SEPTEMBER 19, 2024, AT THE REQUEST OF THE OWNER(S) LISTED HEREON, SURVEY A PORTION OF THAT PARCEL OF LAND DESCRIBED AS LOT 3, EXCEPT THE S83' BUT INCLUDING THE W73' OF THE S83', OF SCHNEE'S SUBDIVISION IN SECTION 17-106-52, LAKE COUNTY, SOUTH DAKOTA AND PLATTED THE SAME AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, 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 3RD DAY OF OCTOBER, 20 24.

TAYLOR W. ARNDT
TAYLOR W. ARNDT
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 16592



OWNER'S CERTIFICATE

WE, CHARLES KEPPEN AND MICHELE KEPPEN, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL 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 SAID DESCRIBED LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA DOES HEREBY VACATE A PORTION OF "LOT 3" OF THE FOLLOWING PLATTING: SCHNEE'S SUBDIVISION, LAKE COUNTY, SOUTH DAKOTA, IN SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M. ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 3, PAGE 145, THE PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA AS SURVEYED.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS 11 DAY OF October, 20 24.

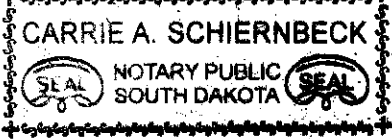
Charles Keppen
CHARLES KEPPEN
Michele Keppen
MICHELE KEPPEN

ACKNOWLEDGMENT OF OWNER

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 CHARLES KEPPEN ACKNOWLEDGED THAT HE, AS OWNER, 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 11th DAY OF October, 20 24.



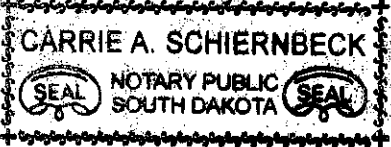
Carrie A. Schiernbeck
NOTARY PUBLIC
MY COMMISSION EXPIRES June 14, 2027

ACKNOWLEDGMENT OF OWNER

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 MICHELE KEPPEN ACKNOWLEDGED THAT SHE, AS OWNER, 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 11th DAY OF October, 20 24.



Carrie A. Schiernbeck
NOTARY PUBLIC
MY COMMISSION EXPIRES June 14, 2027

CERTIFICATE OF ROAD AUTHORITY

I, Tim Tolley (NAME), Supervisor (TITLE) OF Lake County Highway (AGENCY), DO HEREBY CERTIFY THAT THIS PLAT AND ACCESS LOCATION HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND THAT THIS PLAT IS RECOMMENDED FOR APPROVAL.

DATED THIS 11 DAY OF 6, 20 24.

BY: Tim Tolley

COUNTY PLANNING COMMISSION APPROVAL

APPROVAL OF THE PLAT OF LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA IS HEREBY GRANTED BY THE LAKE COUNTY PLANNING COMMISSION ON THIS 5th DAY OF Nov., 20 24.

Kelli Ledermann
CHAIR, COUNTY PLANNING COMMISSION, LAKE COUNTY
SOUTH DAKOTA

COUNTY COMMISSION APPROVAL

I HEREBY CERTIFY THAT THE PLAT OF LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, 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 5th DAY OF Nov., 20 24.

Kelli Ledermann
COUNTY COMMISSION CHAIR, LAKE COUNTY
SOUTH DAKOTA

PLANNING COMMISSION CERTIFICATE

APPROVAL OF THE PLAT OF LOTS 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, 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 100 AND 100A OF SCHNEE'S SUBDIVISION, IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, 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 PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

DATED 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, CITY OF MADISON

COUNTY AUDITOR CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT, INCLUDING THE SIGNATURE THEREON.

DATED THIS 7th DAY OF November, 2024.

Paula Bernick
COUNTY AUDITOR, LAKE COUNTY
SOUTH DAKOTA

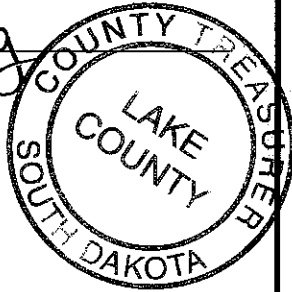
AUDIT
LAKE
COUNTY

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 23rd DAY OF October, 2024.

Debra Walburg
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 16 DAY OF October, 2024.

Paul J. Bush
DIRECTOR OF EQUALIZATION, LAKE COUNTY
SOUTH DAKOTA

REGISTER OF DEEDS CERTIFICATE

STATE OF SOUTH DAKOTA
COUNTY OF LAKE SS

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

