

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, December 10th, 2024
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: November 12, Planning Commission Minutes

APPROVAL OF MINUTES: November 12, 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. 727 by Bill Pickard, for a conditional use application that, if granted, will permit the applicant to construct a storage unit facility at 1020 SW 1st Street. The property is legally described as Lots 12-17 in Block 8, Henkin's Second Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 727 – Bill Pickard

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lot 1 of Water Treatment Addition, an Addition to the City of Madison, Lake County, South Dakota.
2. Approve Plat of Lots 10B and 10C in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota.
3. Plat of Lots 8A, 8B, 9A, 9B, Block 1, Cyber Estates 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
November 12, 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, John Groce, Jacob DeBoer, Roger Olson and Donna Fawbush. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Chad Van Den Hemel, Jennifer Hasleton, Gary Zay, Gary Gonyo, Kerry Barlow, Angela McKillip, Malorie Minor, Randy Hanson and Lee Schoeberl were also in attendance.

Motion by Commissioner Maxwell to approve the October 22, 2024, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Fawbush to approve the November 12, 2024 agenda. Seconded by Commissioner Olson. Motion carried unanimously.

Old Business: None

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

Motion by Commissioner DeBoer, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:54 am. Motion carried unanimously.

New Business:

Plat Approval 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. Motion to approve made by Commissioner Iverson, seconded by Commissioner DeBoer. Motion passed unanimously.

Public Input: Discussion regarding demolition progress of 320 N Harth Avenue. Concerns with Goth property along HWY 81.

Commissioner Iverson motioned to adjourn. Second by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 8:10 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
November 12th, 2024**

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, Board Members Jim Iverson, Jennifer Wolff, Bob Maxwell, Jacob DeBoer, Roger Olson and Donna Fawbush. Also present were Administrative Officials Ryan Hegg 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, Lee Schoeberl, Kerry Barlow, Gary Gonyo, Randy Hanson, Malorie Minor and Angela McKillip.

This being the time and place set for the hearing on variance Appeal Request No. 726 by Mills Construction, 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. Mr. Hegg went through the contents of the packet, explaining this variance has special circumstances. Being the property is one city lot, not an exact square shape and large city right of way on the south side. Discussion regarding population density, traffic flow, parking, incline of property and reusing some of the current structure materials.

Street Department Director and adjacent property owner Gary Gonyo has concerns with snow removal and traffic along SE 5th street. Mills Construction states the angled street parking is intended to help flow of traffic go one way. Lee Schoeberl shares his concerns with future parking congestion as the area already heavily utilizes street parking.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Ms. Wolff, seconded by Ms. Fawbush to approve Appeal No. 726. Roll call vote taken, 7-0 aye. Motion passed unanimously.

Motion by Mr. DeBoer, seconded by Mr. Olson to move out of the Board of Adjustment at 7:54am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

**CITY OF MADISON
CONDITIONAL USE APPLICATION**

APPEAL NUMBER 727

APPLICANT (PRINT): Phil Pickard PHONE: 605-270-2210

ADDRESS: 102 Remon Heights

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

ADDRESS: 1020 SW 1ST STREET MADISON SD

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)

LOTS 12-17 BLK 8 HENKIN'S SECOND ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

GENERAL AREA OR STREET ADDRESS: _____

EXISTING LAND USE: CONTRACTOR YARD **EXISTING ZONING:** HWY BUSINESS

SIZE OF PARCEL: ACRES / SQFT 43,664 **LOT DIMENSIONS:** WIDTH 310 LENGTH 143 DEPTH _____

SURROUNDING LAND USE

NORTH: RESIDENTIAL
SOUTH: HEAVY MANUFACTURING
EAST: RESIDENTIAL
WEST: HEAVY MANUFACTURING HWY 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)

Storage units to be build

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 Phil Pickard

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

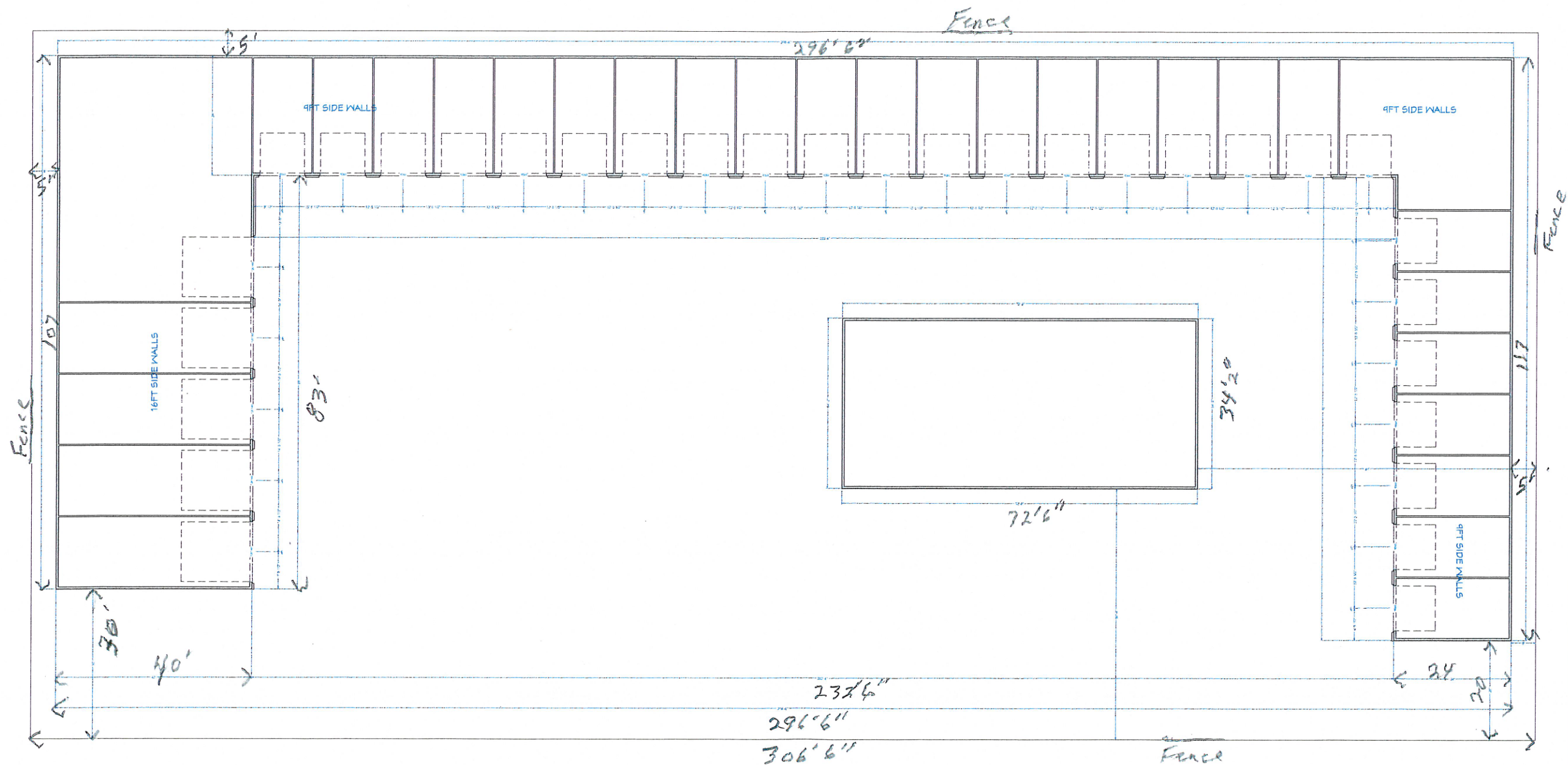
- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SET BACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

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: 11/25/2009
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____



DRAWN BY:
KLR

APPROVED BY:

FLOOR LAYOUT

081924-01
Pickard Rentals
Storage Units

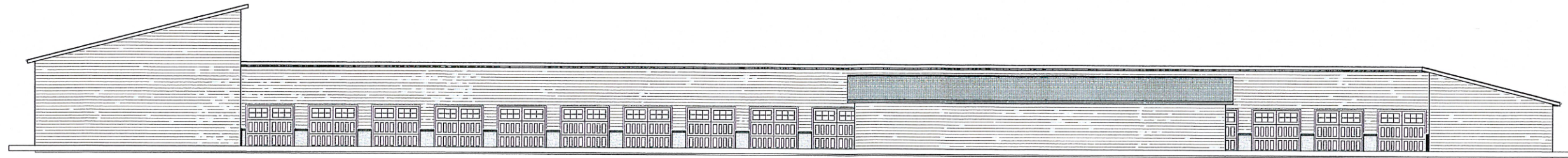
DRAWINGS PROVIDED BY:
Homestead
Do it center

REVISION:
N/A

DATE:
8/19/2024

SCALE:
1/4" = 1'-0"

SHEET:
P-2



Exterior Elevation Front



Exterior Elevation Right

3/12 PITCH
18" OVERHANGS
ON SLAB CONSTRUCTION



Exterior Elevation Left

DRAWN BY:
KLR

APPROVED BY:

ELEVATIONS

081924-01
Pickard Rentals
Storage Units

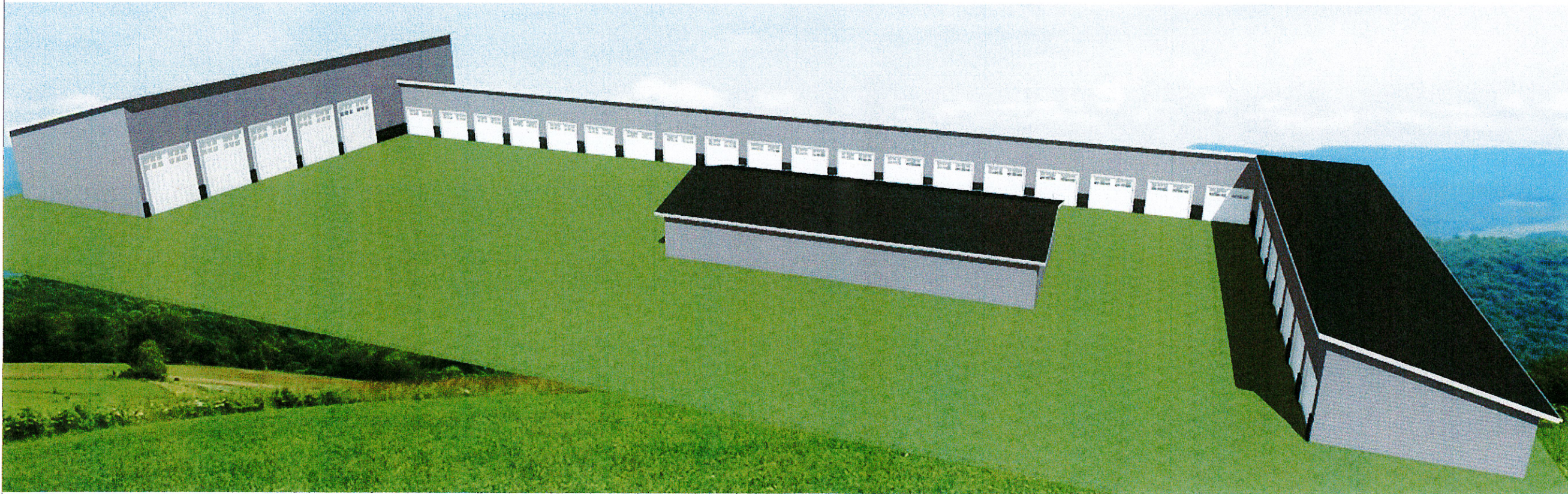
DRAWINGS PROVIDED BY:
Homestead
Do-it-center

REVISION:
N/A

DATE:
8/19/2024

SCALE:
1/4" = 1'-0"

SHEET:
P-3



DRAWINGS PROVIDED BY:

Homestead
Do-it-center

REVISION:

N/A

DATE:

8/19/2024

SCALE:

NTS

SHEET:

P-1

081924-01
Pickard Rentals
Storage Units

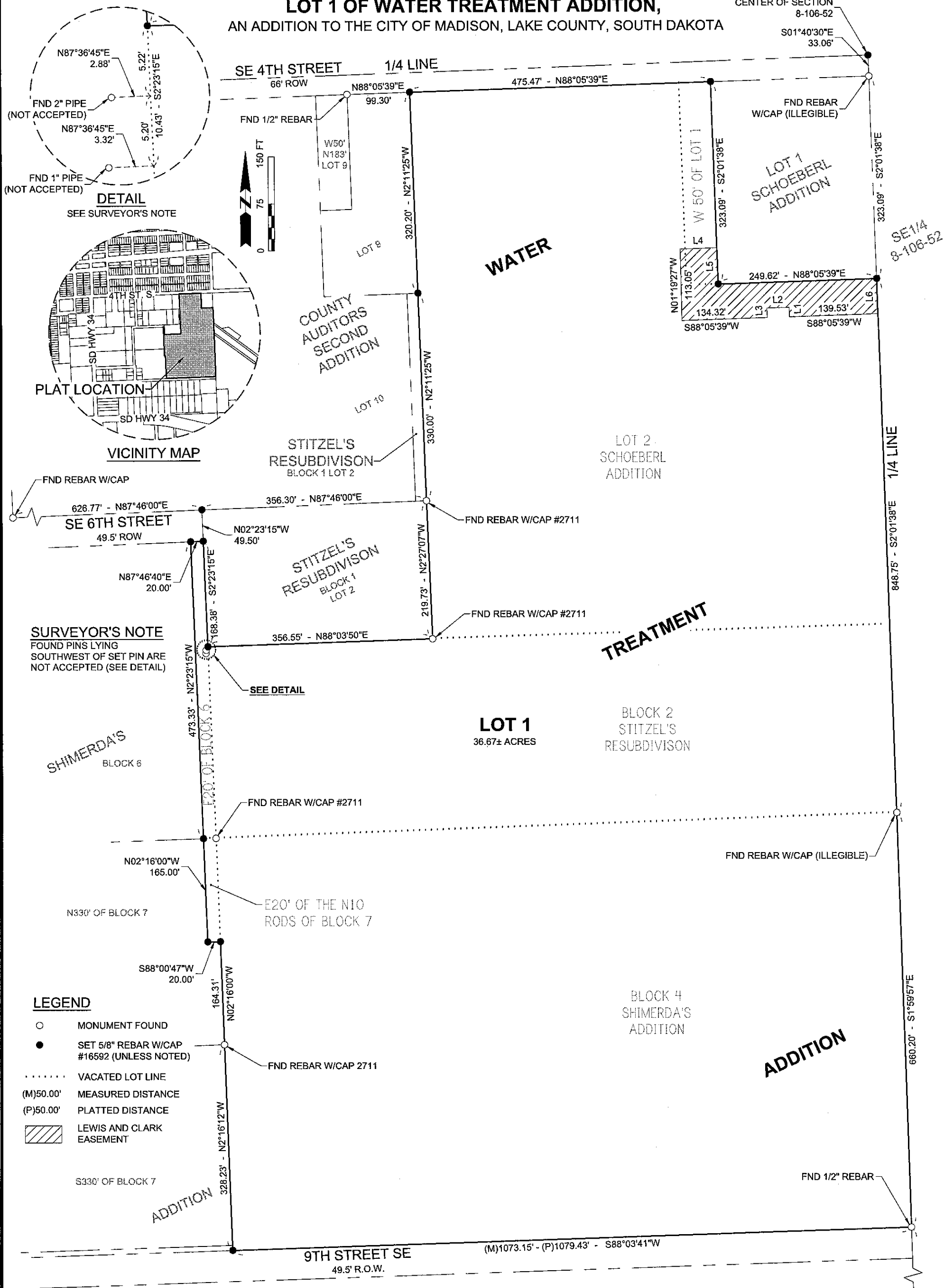
COVER PAGE

APPROVED BY:

DRAWN BY:

KLR

PLAT OF
LOT 1 OF WATER TREATMENT ADDITION,
AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT FOUND
- SET 5/8" REBAR W/CAP #16592 (UNLESS NOTED)
- VACATED LOT LINE
- (M)50.00' MEASURED DISTANCE
- (P)50.00' PLATTED DISTANCE
- LEWIS AND CLARK EASEMENT
- S330' OF BLOCK 7

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	15.00'	N1°54'21"W
L2	35.00'	S88°05'39"W
L3	15.00'	S1°54'21"E
L4	57.84'	N88°05'39"E
L5	58.04'	S2°01'38"E

VACATION NOTICE

THIS PLAT WILL VACATE "THE WEST 50' OF LOT 1 AND ALL OF LOT 2" AS SHOWN IN THE PLAT OF "SCHOEBERL ADDITION, A REPLAT OF COUNTY AUDITOR'S SIXTH ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA". FILED IN BOOK 3 ON PAGE 162 THEREOF.

THIS PLAT WILL VACATE "BLOCK 2" AS SHOWN IN THE PLAT OF "STITZEL'S RESUBDIVISION OF PART OF BLOCK 5 SHIMERDA'S ADDITION TO MADISON". FILED IN BOOK 2 ON PAGE 64 THEREOF.

THIS PLAT WILL VACATE "BLOCK 4, THE E20' OF BLOCK 6, AND THE E20' OF THE NORTH 10 RODS OF BLOCK 7" AS SHOWN IN THE PLAT OF "SHIMERDA'S ADDITION TO MADISON, LAKE COUNTY, SOUTH DAKOTA". FILED IN BOOK 1 ON PAGE 48 THEREOF.

S1/4 CORNER
8-106-52
FND REBAR
W/CAP #5259

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



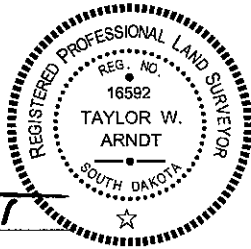
SURVEYOR'S CERTIFICATE

I, TAYLOR W. ARNDT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE **AUGUST 12, 2024**, AT THE REQUEST OF THE OWNER(S) LISTED HEREON, SURVEY A PORTION OF THAT PARCEL OF LAND DESCRIBED AS **LOTS 1 AND 2 OF SCHOEBERL ADDITION; BLOCK 2 OF STITZEL'S RESUBDIVISION; AND BLOCKS 4, 6, AND 7 OF SHIMERDA'S ADDITION; ALL TO THE CITY 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 1 OF WATER TREATMENT ADDITION, AN ADDITION TO THE CITY 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 4th DAY OF NOVEMBER, 20 24.



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

OWNER'S CERTIFICATE

WE, THE **CITY OF MADISON**, DO HEREBY CERTIFY THAT WE ARE THE SOLE, ABSOLUTE, AND UNQUALIFIED OWNER 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 SUBDIVISION, 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 OWNER 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 CERTIFY THAT THIS PLATTING OF THE DESCRIBED **LOT 1 OF WATER TREATMENT ADDITION, AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE "THE WEST 50' OF LOT 1 AND ALL OF LOT 2" OF THE FOLLOWING PLATTING: **SCHOEBERL ADDITION, A REPLAT OF COUNTY AUDITOR'S SIXTH ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA** ON FILE AT THE REGISTER OF DEEDS OFFICE IN **BOOK 3, PAGE 162**, AND "BLOCK 2" OF THE FOLLOWING PLATTING: **STITZEL'S RESUBDIVISION OF PART OF BLOCK 5 SHIMERDA'S ADDITION TO MADISON** ON FILE AT THE REGISTER OF DEEDS OFFICE IN **BOOK 2, PAGE 64**, AND "BLOCK 4, THE E20' OF BLOCK 6, AND THE E20' OF THE NORTH 10 RODS OF BLOCK 7" OF THE FOLLOWING PLATTING: **SHIMERDA'S ADDITION TO MADISON, LAKE COUNTY, SOUTH DAKOTA** ON FILE AT THE REGISTER OF DEEDS OFFICE IN **BOOK 1 ON PAGE 48**, THE PLATS, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED **LOT 1 OF WATER TREATMENT ADDITION, AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA** AS SURVEYED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THE _____ DAY OF _____, 20 ____.

ROY LINDSAY, MAYOR
CITY OF MADISON

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 **ROY LINDSAY** ACKNOWLEDGED THAT HE, AS MAYOR OF THE **CITY OF MADISON**, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20 ____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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 PLAT OF **LOT 1 OF WATER TREATMENT ADDITION, AN 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, SOUTH DAKOTA, THAT THE PLAT OF **LOT 1 OF WATER TREATMENT ADDITION, AN ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA** IS HEREBY APPROVED AND THAT THE CITY FINANCE OFFICER OF THE CITY OF MADISON IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT 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

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 TREASURER CERTIFICATE

I, THE COUNTY TREASURER OF LAKE COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE PROPERTY INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

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 _____.

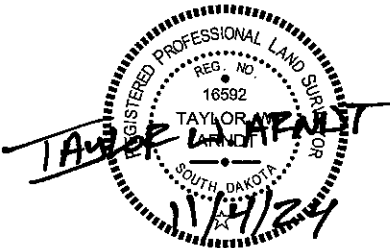
DIRECTOR OF EQUALIZATION, LAKE COUNTY
SOUTH DAKOTA

REGISTER OF DEEDS CERTIFICATE

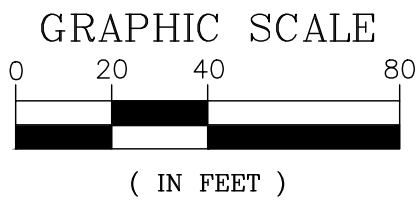
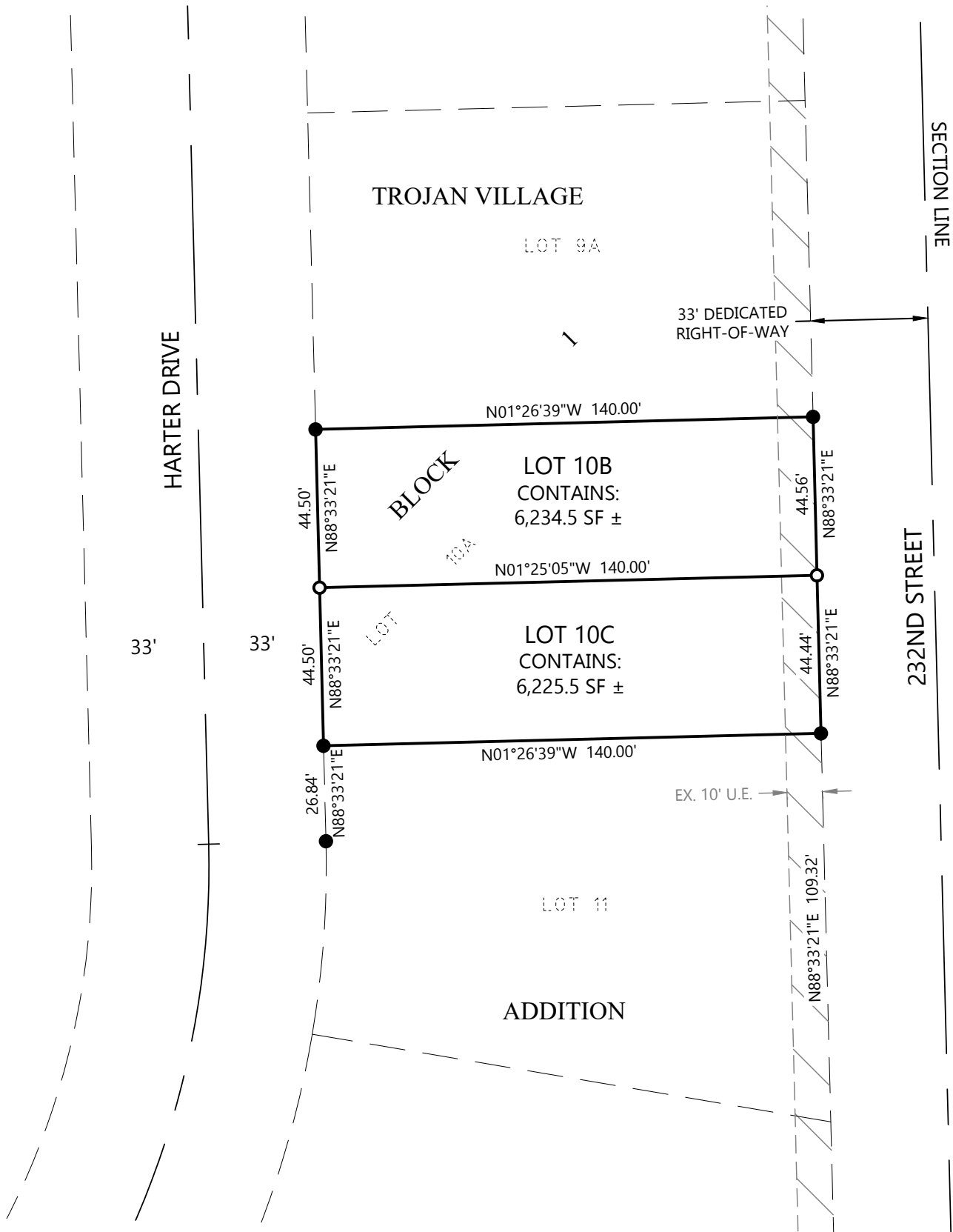
STATE OF SOUTH DAKOTA }
COUNTY OF LAKE } SS

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



PLAT OF
LOTS 10B AND 10C IN BLOCK 1, TROJAN VILLAGE ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA



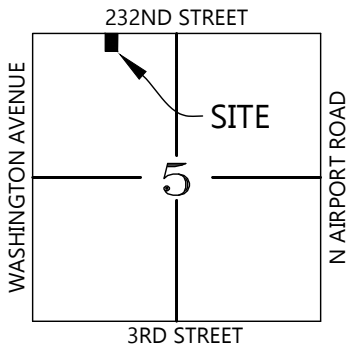
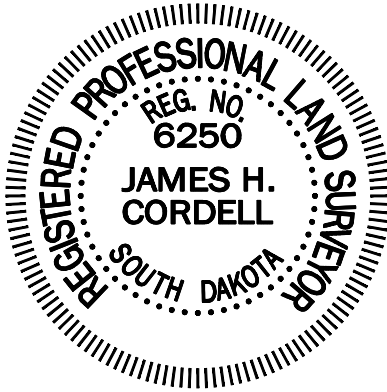
Notes:

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. 6250
- - Denotes found monument
- (R) - Record Distance
- (M) - Measured Distance
- U.E. - Utility Easement
- D.E. - Drainage Easement



VICINITY MAP
SECTION 5-106-52

Total Area Surveyed:
12,460 SF ±

Sayre
Associates

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

Engineers • Surveyors

PLAT OF
LOTS 10B AND 10C IN BLOCK 1, TROJAN VILLAGE ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA

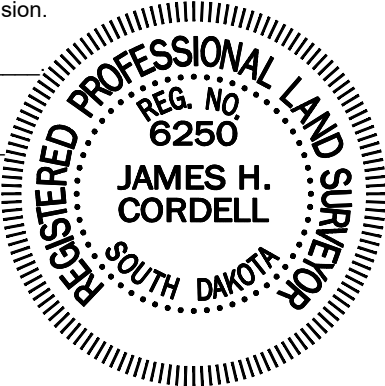
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before November 18, 2024, survey and replat Lot 10A in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, into lots and a block as shown. The same shall hereafter be known and described as **Lots 10B and 10C in Block 1, Trojan Village 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 _____ day of _____, 20_____

SD Registered Land Surveyor No. 6250



OWNER'S CERTIFICATE OF COMPLIANCE

We, Trojan Village, LLC, do hereby certify that we are the sole, absolute, and unqualified owner 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 Lots 10B and 10C in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: Lot 10A in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, said plat on file at the Register of Deeds office in Book 20 of Plats, page 162. Said plat, hereby vacated, is situated within Lots 10B and 10C in Block 1, Trojan Village 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 _____ day of _____, 20_____.

Owner: Trojan Village, LLC

By: _____

Title: _____

STATE OF SOUTH DAKOTA)

§
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, the undersigned officer, personally appeared _____, who acknowledged _____ self to be the _____ of Trojan Village, LLC, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by _____ self as _____.

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

My commission expires: _____

Notary Public, State of 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 Lots 10B and 10C in Block 1, Trojan Village 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 Lots 10B and 10C in Block 1, Trojan Village 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

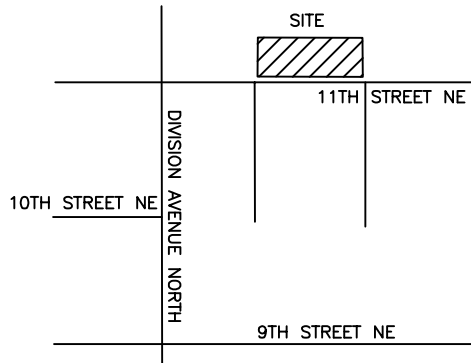
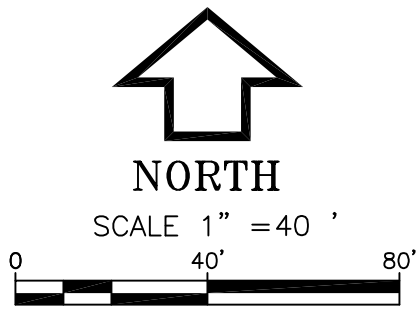
REGISTER OF DEEDS

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

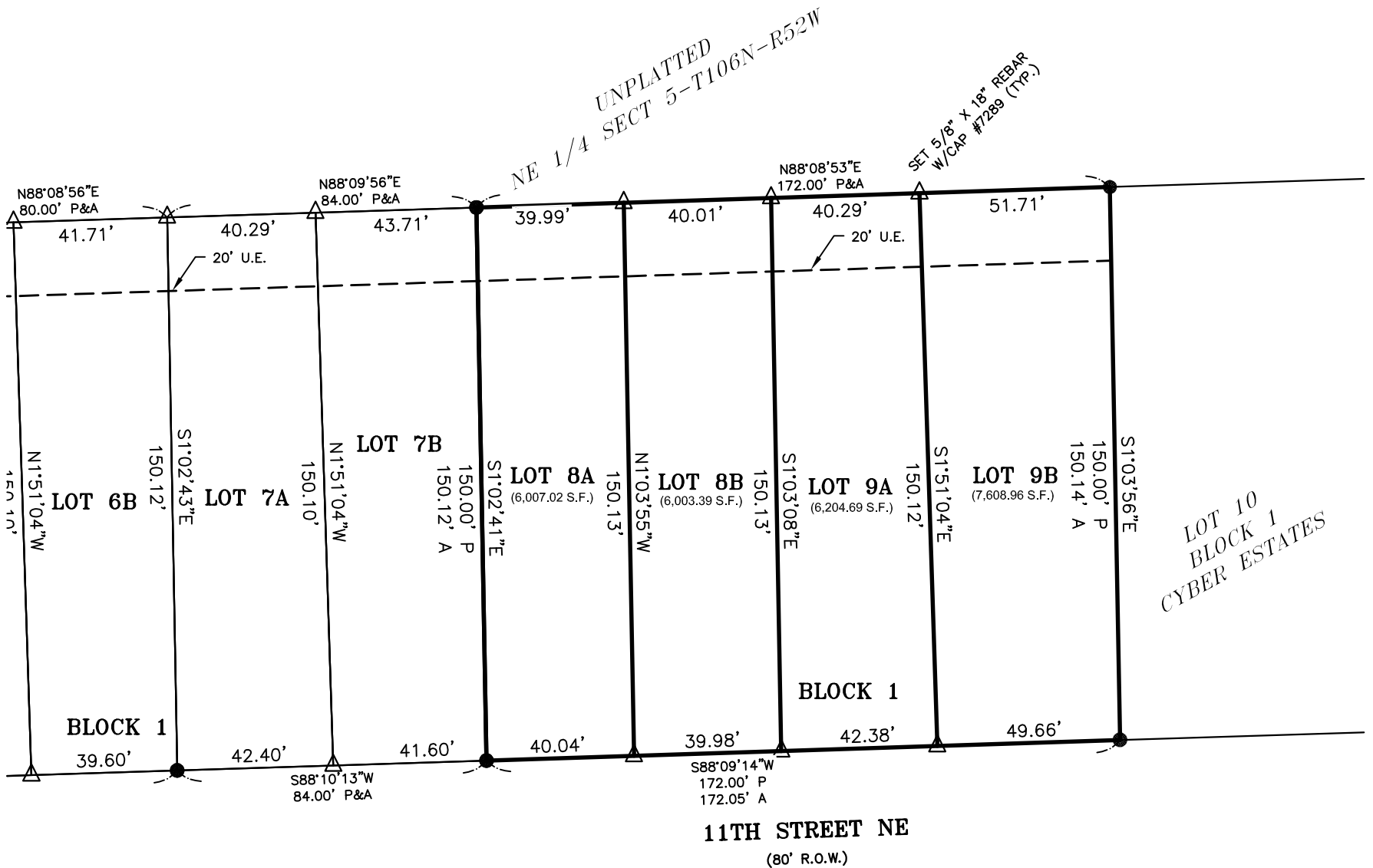
PLAT OF
LOTS 8A, 8B, 9A, 9B, BLOCK 1,
CYBER ESTATES ADDITION
TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA



VICINITY MAP
NOT TO SCALE

LEGEND

- | | |
|--------------------------------|---|
| P - PLAT DISTANCE | △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289 |
| A - SURVEYED DISTANCE | U.E. - UTILITY EASEMENT |
| C.T.P. - CRIMPED TOP PIPE | D.E. - DRAINAGE EASEMENT |
| O.T.P. - OPEN TOP PIPE | S.S.E. - SANITARY SEWER EASEMENT |
| S.D.H. - STAR DRILL HOLE | S.A.E. - SUMP ACCESS EASEMENT |
| "X" - CHISELED "X" IN CONCRETE | ⌒ - ARC LENGTH |
| ● - FOUND SURVEY POINT | |



SURVEYOR'S CERTIFICATE

I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before November 20, 2024, survey a parcel of land described as "LOT 8 AND LOT 9, BLOCK 1, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA" and replatted the above into "LOTS 8A, 8B, 9A, AND 9B, BLOCK 1, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA", containing 0.593 acres, more or less.

The same hereafter shall be known and described as "LOTS 8A, 8B, 9A, AND 9B, BLOCK 1, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA."

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

NICHOLAS J. JOHANNSEN, L.S. 7289

Notes:

- All dimensions on curves are arc distances.
- The area of the plat is 25,824.06 s.f. or 0.593 acres ±.
- The bearing system is an assumed local bearing system.
- All property corners and curve points are set with 5/8" x 24" rebar with cap #7289.
- There shall be a 20 feet wide Private Utility Easement, centered on both the private water and sanitary sewer service lines as they exist in the field in the event a service line crosses or is in close proximity to the adjacent property.



Project No. SD201338

PAGE 1 OF 2

ENGINEERING

PLANNING

LAND SURVEYING

300 N. Dakota Ave., Ste. 114 • Sioux Falls, South Dakota 57104 • 605/339-7215

