

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, January 14, 2025
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: December 10, 2024, Planning Commission Minutes

APPROVAL OF MINUTES: December 10, 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. 728 by Shanae Carpenter, for a conditional use application that, if granted, will permit the applicant to operate a day care center in an R-20 General Residence zone at 121 N Lincoln Avenue. The property is legally described as The East 76 feet of Lots One (1) and Two (2) in Block Twelve (12) of the Original Plat of Madison, Lake County, SD.
2. Decision on Appeal No. 728 – Shanae Carpenter

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lots 1, 2, 3, and 4 of Southridge Square First Addition to the City of Madison, in the County of Lake, South Dakota.
2. Approve Plat of Tract C1 of Windsor Estates Second Addition to the City of Madison, Lake County, South Dakota.
3. Approve Plat of Lots 1A, 1B, 6A, and 6B, Block 5, 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
December 10, 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, Jennifer Wolff, John Groce, Jacob DeBoer, Roger Olson and alternate Kerry Barlow. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Chad Van Den Hemel, Jennifer Hasleton, Gary Zay and Bill Pickard were also in attendance.

Motion by Commissioner Maxwell to approve the November 12, 2024, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Olson to approve the November 12, 2024, Board of Adjustment Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Wolff to approve the December 10, 2024, agenda. Seconded by Commissioner Iverson. Motion carried unanimously.

Old Business: None

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

Motion by Commissioner DeBoer, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:16 am. Motion carried unanimously.

New Business:

Plat Approval of Lot 1 of Water Treatment Addition, an Addition to the City of Madison, Lake County, South Dakota Motion to approve made by Commissioner Iverson, seconded by Commissioner Maxwell. Motion passed unanimously.

Plat Approval of Lots 10B and 10C in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota. Motion to approve made by Commissioner DeBoer, seconded by Commissioner Olson. Motion passed unanimously.

Plat Approval of Lots 8A, 8B, 9A, 9B, Block 1, Cyber Estates Addition to the City of Madison, Lake County, South Dakota. Motion to approve made by Commissioner Iverson, seconded by Commissioner DeBoer. Motion passed unanimously.

Public Input: Discussion regarding Cyber Estates public park.

Commissioner Wolff motioned to adjourn. Second by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 7:36 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
December 10th, 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, Bob Maxwell, Jacob DeBoer, Roger Olson and Alternate Kerry Barlow. 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 and Bill Pickard.

This being the time and place set for the hearing on conditional use Appeal Request 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. Mr. Hegg went through the contents of the packet. There are no drainage concerns. Highway business zone can have exposed fasteners. Setbacks set are 5' for rear and side.

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. Barlow, seconded by Mr. DeBoer to approve Appeal No. 727. Motion passed unanimously.

Motion by Mr. DeBoer, seconded by Mr. Olson to move out of the Board of Adjustment at 7:16am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

CITY OF MADISON
CONDITIONAL USE APPLICATIONAPPEAL NUMBER 728APPLICANT (PRINT): Shanae Carpenter PHONE: 515 813 6128ADDRESS: 121 N Lincoln Ave, Madison SD 57042OWNER (PRINT): Aaron Leighton PHONE: 605-270-4307
IF DIFFERENT THAN APPLICANTADDRESS: 22469 463rd Ave Rutland, SD 57057

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)E76 LOTS 1-2 BLK 12 ORIG PLAT #104MGENERAL AREA OR STREET ADDRESS:EXISTING LAND USE: residential EXISTING ZONING: R-20SIZE OF PARCEL: ACRES / SQFT 7300⁰ LOT DIMENSIONS: WIDTH 100' LENGTH 75' DEPTHSURROUNDING LAND USENORTH: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL
WEST: RESIDENTIAL

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

in home daycare, plan to fence in back yard in spring

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 Shanae CarpenterSIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Aaron Leighton

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 | |

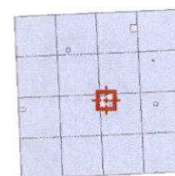
THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

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

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



Overview



Legend

- Parcels
- Parcel Points
- BLL
- CONDO
- Roads
- Corporate Limits
- Political Townships

Parcel ID	210100120002010	Alternate ID	n/a	Owner Address	A & D PROPERTIES, LLC
Sec/Twp/Rng	n/a	Class	Ag Land		22469 463 AVE
Property Address	121 N LINCOLN AVE	Acreage	0.17		RUTLAND, SD 57057-0000
District	Madison CN 39-2				
Brief Tax Description	E76' LOTS 1-2 BLK 12 ORIG PLAT #104M				
	(Note: Not to be used on legal documents)				

Date created: 12/23/2024
Last Data Uploaded: 12/23/2024 8:06:25 AM

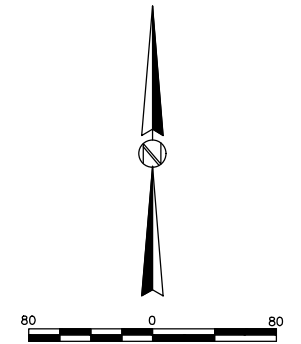
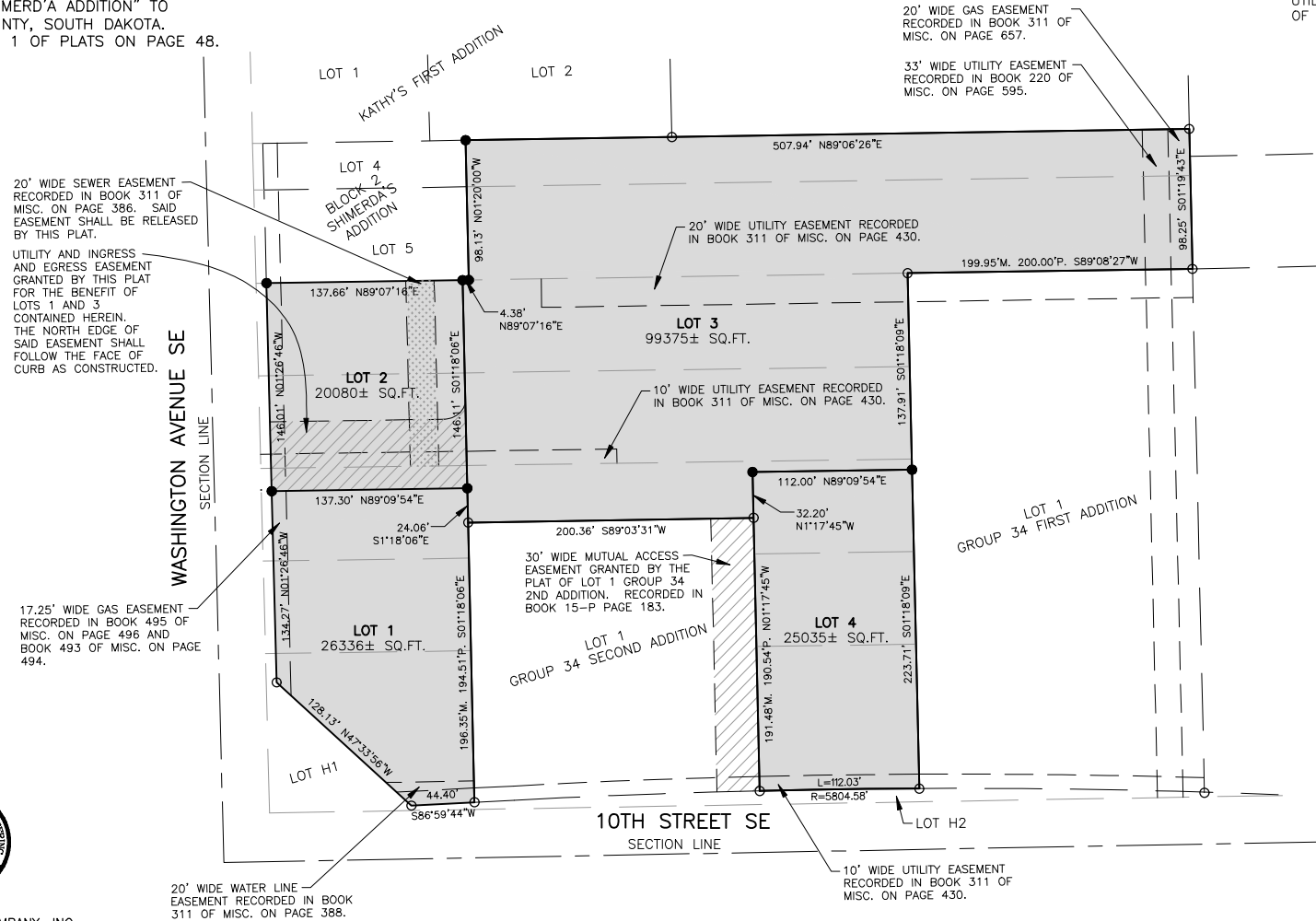
Developed by  **SCHNEIDER**
GEOSPATIAL

NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE THE EAST 508' OF THE SOUTH HALF OF LOT 4 AND THE EAST 508' OF LOT 5; AND LOTS 6, 7, 8, 9, AND 10 LESS LOT H1 OF LOTS 6-10 AND LOT H2 OF LOT 10, AND LESS GROUP 34 FIRST ADDITION, AND LESS GROUP 34 SECOND ADDITION ALL OF BLOCK 2 OF THE PLAT ENTITLED, "SHIMERD'A ADDITION" TO MADISON, LAKE COUNTY, SOUTH DAKOTA. RECORDED IN BOOK 1 OF PLATS ON PAGE 48.

PLAT OF LOTS 1, 2, 3, AND 4 OF SOUTHRIDGE SQUARE FIRST ADDITION TO THE CITY OF MADISON, IN THE COUNTY OF LAKE, SOUTH DAKOTA.

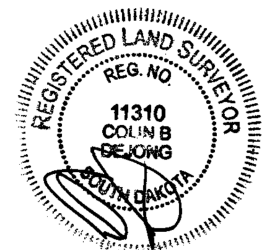
NOTE: LOTS 3 AND 4 OF THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS FOR A WATER MAIN AND DRAINAGE EASEMENT AS RECORDED IN BOOK 385 OF MISC. ON PAGE 203.

NOTE: LOT 3 OF THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR AN ELECTRICAL UTILITY EASEMENT AS RECORDED IN BOOK 631 OF MISC. ON PAGE 465.



DECEMBER 6, 2024
SCALE: 1"=80'
○ MONUMENT RECOVERED
● ½"x18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

NOTE: Bearings are based on UTM Zone 14 North — NAD83 coordinate zone. Ground Distances shown.



Prepared By
AASON ENGINEERING COMPANY, INC.

1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

NOTE: This plat and the survey on which it is based was performed without the benefit of a title report and is subject to any encumbrances whether specified hereon or of record, if any.

Registered Land Surveyor

* * * * *

**PLAT OF
LOTS 1, 2, 3, AND 4 OF SOUTHRIDGE SQUARE FIRST ADDITION TO THE
CITY OF MADISON, IN THE COUNTY OF LAKE, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, **Colin B. DeJong**, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of the owner of the aforementioned property, did on or before the date listed below, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me.

I hereby set my hand and seal this ____ day of _____, 20__.

Registered Land Surveyor

HIGHWAY AUTHORITY'S CERTIFICATE

Access to Washington Avenue is approved. This does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

Dated this ____ day of _____, 20__

Sioux Falls Area Engineer
South Dakota Dept. of Transportation

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 _____, 20__

City Engineer, Madison, SD



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

**PLAT OF
LOTS 1, 2, 3, AND 4 OF SOUTHRIDGE SQUARE FIRST ADDITION TO THE
CITY OF MADISON, IN THE COUNTY OF LAKE, SOUTH DAKOTA.**

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Lots 1, 2, 3, and 4 of Southridge Square First Addition to the City of Madison, in the County of Lake, South Dakota is hereby granted by the City Planning Commission on this ____ day of _____, 20____

Chairman
City Planning Commission

CITY COMMISSION APPROVAL

Resolution No. _____

Be it resolved by the City Commission of the City of Madison, South Dakota, that the plat of "**Lots 1, 2, 3, and 4 of Southridge Square First Addition to the City of Madison, in the County of Lake, 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.

The above and foregoing resolution was duly passed and adopted.

Dated at Watertown, South Dakota, this ____ day of _____, 20____

Attest:

Finance Officer
City of Madison, SD

Mayor
City of Madison, SD

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, SD



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

**PLAT OF
LOTS 1, 2, 3, AND 4 OF SOUTHRIDGE SQUARE FIRST ADDITION TO THE
CITY OF MADISON, IN THE COUNTY OF LAKE, SOUTH DAKOTA.**

TREASURER'S CERTIFICATE

I hereby certify that I am the duly elected, qualified, and acting Treasurer of Lake County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land depicted and described in this plat, as shown by the records in my office on this _____ day of _____, 20____ have been paid in full.

Treasurer
Lake County, SD

DIRECTOR OF EQUALIZATION CERTIFICATE

I, the Director of Equalization of Lake County, South Dakota, do hereby certify that a copy of this plat has been filed in my office on this _____ day of _____, 20____

Director of Equalization
Lake County, SD

REGISTER OF DEEDS CERTIFICATE

I hereby certify that I have received and filed for record this _____ day of _____, 20____ at _____ O'clock _____ M. and duly recorded in Book _____ of Plats on Page _____.

Register of Deeds
Lake County, SD



Prepared By:
Aason Engineering Company Inc.
1022 6th Street S.E.
Watertown, SD 57201
Office #: (605) 882-2371

[illegible]

Sayre
Associates

PLAT OF
TRACT C1 OF WINDSOR ESTATES SECOND ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Eugene F. Maurice, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before December 12, 2024, survey and replat Tract C of Windsor Estates Second Addition and replat a part of Tract 1 of Pedersen Addition, all to the City of Madison, Lake County, South Dakota, into a tract as shown. The same shall hereafter be known and described as **Tract C1 of Windsor Estates Second 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. 4478



OWNER'S CERTIFICATE OF COMPLIANCE

I, Steven P. Pedersen, do hereby certify that I am the sole, absolute, and unqualified owners of all land included in the above plat and that said plat has been made at my request and in accordance with my 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.

I 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. I 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 my behalf as the owner and also binding on behalf of future successors and assigns, I 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.

I 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.

I further certify that this platting of said described Tract C1 of Windsor Estates Second Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following plattings: Tract C of Windsor Estates Second 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 105; and also vacates that part of Tract 1 of Pedersen 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 72. Said plats, hereby vacated, are situated within the plat of Tract C1 of Windsor Estates Second Addition to the City of Madison, Lake County, South Dakota, as surveyed.

I 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 my 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:

Steven P. Pedersen

STATE OF SOUTH DAKOTA) §
COUNTY OF _____)

On this ____ day of _____, 20____, before me, the undersigned officer, appeared Steven P. Pedersen, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

My commission expires: _____

Notary Public, _____ County, South Dakota

CITY ENGINEER'S CERTIFICATE

I, _____, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this ____ day of _____, 20____.

City Engineer, Madison, South Dakota

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Tract C1 of Windsor Estates Second Addition to the City of Madison, Lake County, South Dakota, is hereby granted by the City Planning Commission on this ____ day of _____, 20____.

Chair, City Planning Commission

CITY COMMISSION APPROVAL

Resolution Number _____

Be it resolved by the City Commission of the City of Madison, that the plat of Tract C1 of Windsor Estates Second 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

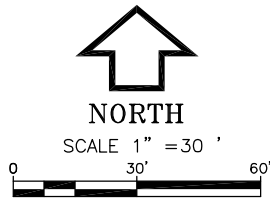
REGISTER OF DEEDS

Filed for record this ____ day of _____, 20____, at ____ o'clock, ____m.,

and recorded in Book ____ of Plats on Page ____.

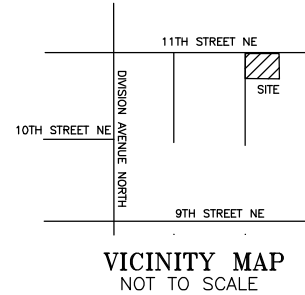
Register of Deeds, Lake County, South Dakota

PLAT OF
LOTS 1A, 1B, 6A, AND 6B, BLOCK 5,
CYBER ESTATES ADDITION
TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA

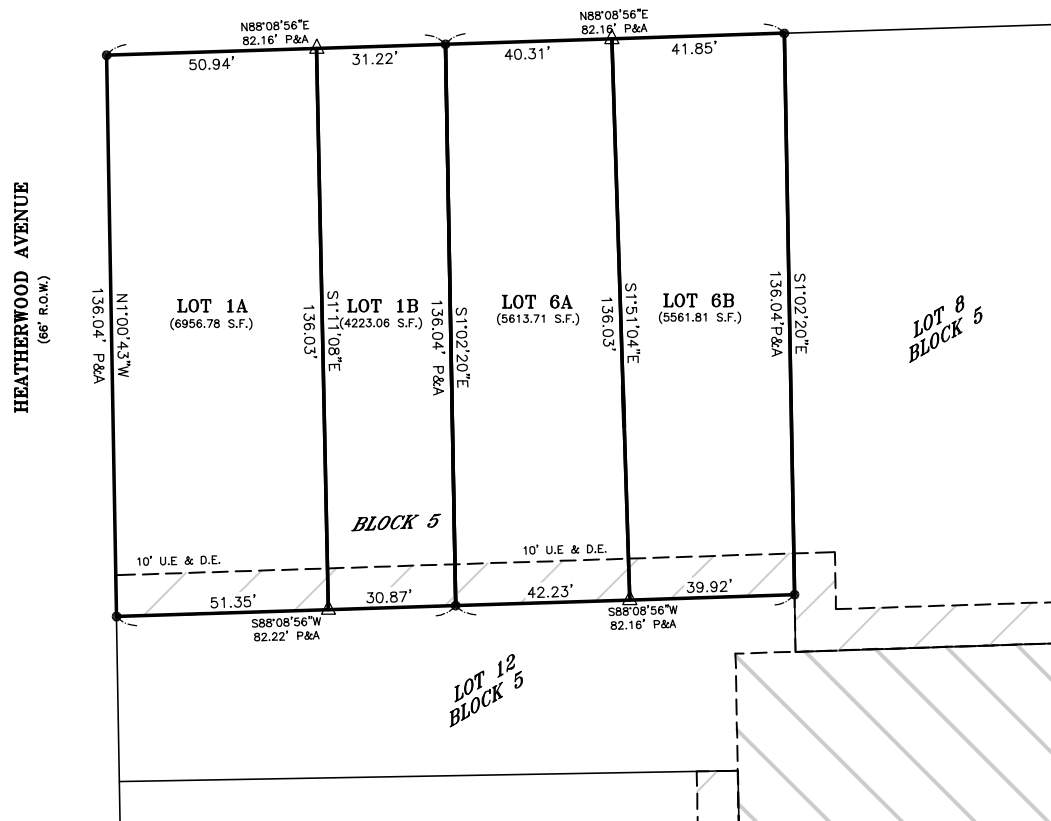


LEGEND

- | | |
|--------------------------------|---|
| 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 | |



ELEVENTH STREET NE
(80' R.O.W.)



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 December 6, 2024, survey a parcel of land described as "LOT 1 AND LOT 6, BLOCK 5, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA" and replatted the above into "LOTS 1A, 1B, 6A, AND 6B, BLOCK 5, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA", containing 0.513 acres, more or less.

The same hereafter shall be known and described as "LOTS 1A, 1B, 6A, AND 6B, BLOCK 5, 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:

1. ALL DIMENSIONS ON CURVES ARE ARC DISTANCES.
2. THE AREA OF THE PLAT IS 22,355.36 S.F. OR 0.513 ACRES ±.
3. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
4. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" x 24" REBAR WITH CAP #7289.
5. 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

601 N. MINNESOTA AVENUE • Sioux Falls, South Dakota 57104 • 605/339-7215

**PLAT OF
LOTS 1A, 1B, 6A, AND 6B, BLOCK 5,
CYBER ESTATES ADDITION
TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA**

OWNER'S CERTIFICATE

We do hereby certify that we are the 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 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 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. I 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 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 the platting of said "LOTS 1A, 1B, 6A, AND 6B, BLOCK 5, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA" does hereby vacate a portion of the following platting:

"LOT 1 AND LOT 6, BLOCK 5, CYBER ESTATES ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA" in Plat Book 19, Page 131 in the Lake County Register of Deeds Office.

Dated this ____ day of _____, 2024.

Owner: Lot 6, Block 5, Cyber Estates Addition

Kelly Nielson, Member
Nielson Development, LLC

State of South Dakota)
SS
County of Lincoln)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Kelly Nielson, Member, Nielson Development, LLC, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

NOTARY PUBLIC
My commission expires:

Dated this ____ day of _____, 2024.

Owner: Lot 1, Block 5, Cyber Estates Addition

Nicholas Handberg

State of South Dakota)
SS
County of Lincoln)

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Nicholas Handberg, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

NOTARY PUBLIC
My commission expires:

PLANNING COMMISSION CERTIFICATE

Approval of the plat of "LOTS 1A, 1B, 6A, AND 6B, BLOCK 5, CYBER ESTATES ADDITION TO THE CITY OF MADISON, 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 Commission of the City of Madison, that the plat of "LOTS 1A, 1B, 6A, AND 6B, BLOCK 5, CYBER ESTATES 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 _____, 2024.

Mayor
City of Madison, South Dakota

ATTEST: _____
City of Madison 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 _____, 2021 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 _____, 2024.

City Finance Officer
City of Madison, South Dakota

CITY ENGINEER'S CERTIFICATE

I, _____, the 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.

Dated this ____ day of _____, 2024.

City Engineer
City of 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 plat, as shown by the records of my office, have been fully paid.

Dated this ____ day of _____, 2024.

Treasurer of 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 on this ____ day of _____, 2024, at
o'clock ____ M., and recorded in book ____ of Plats at page no. ____.

Register of Deeds,
Lake County, South Dakota



**ehrhart
griffin
& associates**

Project No. SD201338

PAGE 2 OF 2

ENGINEERING

PLANNING

LAND SURVEYING

601 N. MINNESOTA AVENUE • Sioux Falls, South Dakota 57104 • 605/339-7215