

**City of Harrisburg Planning Commission  
Agenda for July 8, 2025, Meeting at 6:00 P.M.  
Union Social Meeting Room  
310 Industrial Drive, Harrisburg, SD 57032**

**1. Call to Order**

**2. Roll Call**

**3. Public Comment on Non-Agenda Items**

**4. Approval of Agenda**

**5. Approval of Minutes**

- a. Approval of minutes from the June 10, 2025 Planning Commission meeting.

**6. Regular Agenda**

- a. APPLICATION: Review and recommendation to City Council an application to rezone the following properties legally described as: Lots 1, 2, 4, and 5 of Block 2 and Lots 3, 4, and 9 of Block 1, all of Whiskey Creek Addition from NR Natural Resource to R-1 Single-Family Detached Residential.  
Applicant: Sandy Wolfwinkel  
Location: 601 Serenity Place, Parcel # 271.18.02.001; 607 Serenity Place, Parcel # 271.18.02.002; 645 Serenity Place, Parcel # 271.18.02.004; 651 Serenity Place, Parcel # 271.18.02.005; and 620 Serenity Place, Parcel # 271.18.01.003; 626 Serenity Place, Parcel # 271.18.01.004; 650 Serenity Place, Parcel # 271.18.01.009.
  - 1. Public hearing
  - 2. Commission Action
- b. APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as N80' of Outlot 1, East Harrisburg Addition from GB General Business to CB Central Business.  
Applicant: Pederson Contracting Corp.  
Location: 101 Milwaukee Avenue, Parcel # 270.35.00.001
  - 1. Public hearing
  - 2. Commission Action
- c. APPLICATION: Review a Conditional Use Permit application for a Planned Unit Development on the property legally described as Lot 2, Block 1, Rix Addition, City of Harrisburg.  
Applicant: S & Z LLC  
Location: 1434 Mary Place, Parcel # 270.84.01.002
  - 1. Public hearing
  - 2. Commission Action

**7. New Business**

- a. APPLICATION: Birdie View Preliminary Plan
  - 1. Commission Action
- b. APPLICATION: Review and recommendation to City Council a plat application for Tract 5 of McNeil Addition.

**City of Harrisburg Planning Commission  
Agenda for July 8, 2025, Meeting at 6:00 P.M.  
Union Social Meeting Room  
310 Industrial Drive, Harrisburg, SD 57032**

1. Commission Action

**8. Old Business**

**9. Administrative Reports and Commission Input**

- a. Commission input.
- b. Building permit reports for June 2025.
- c. Plats filed in June 2025
  - Lot 31 in Block 6 of the Mydland Estates Addition
  - Lot A in Tract 1 of the Oppold Addition
  - Lots 9 and 10 in Block 11 of the Devitt Farm Addition

**10. Adjournment**

**City of Harrisburg Planning Commission  
Draft Meeting Minutes for June 10, 2025, Meeting at 6:00 P.M.  
Heritage Board Room  
200 E. Willow Street, Harrisburg, SD**

**1. Call to Order**

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on June 10, 2025.

**2. Roll Call**

Commissioners Collin McKenzie, Rob Doyen, Jason Schipper, Matthew Irish, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Heath VonEye were present on behalf of City Planning & Zoning, City Aldermen Pete Wodzinski and Chris Kindt and City Administrator Amanda Mack were also present. Public present included Ryan Rozeboom.

**3. Public Comment on Non-Agenda Items**

No public comment was heard.

**4. Approval of Agenda**

Chairperson Bicknase asked if there were any changes to the meeting agenda. No changes were presented. A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to approve the agenda. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**5. Approval of Minutes**

a. Approval of minutes from the May 13, 2025 Planning Commission meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for May 13, 2025. No corrections were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Doyen, to approve the meeting minutes. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**6. Regular Agenda**

a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 3, Niemi-Reit Addition from R-1 Single-Family Detached Residential to R-2 Low Density Residential.

Applicant: Ryan Rozeboom

Location: 602 E. Willow Street, Parcel # 270.18.00.003

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Ryan Rozeboom was present and discussed the application. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

The lot will have to be subdivided into two lots. The north lot will have access to Willow Street via an access easement included on the plat. The easement will have to be wide enough to meet the fire code. The north lot will need a separate water and sanitary sewer service.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish Nielsen,

**City of Harrisburg Planning Commission**  
**Draft Meeting Minutes for June 10, 2025, Meeting at 6:00 P.M.**  
**Heritage Board Room**  
**200 E. Willow Street, Harrisburg, SD**

Bicknase. Nays: None. Motion carried 6-0.

- b) **ZONING REGULATIONS AMENDMENT:** Review and recommendation to City Council - Proposed amendments to Sections 1, 2, and 3 of the Zoning Regulations.
  - 1. Public hearing
  - 2. Commission Action

Chad Huwe presented a summary of the amendments. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to recommend approval to City Council, the proposed amendments as presented, with the following changes: the A-2: Rural Residential zoning district renamed to RR: Rural Residential and the maximum lot size for RR be 10 acres. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**7. New Business**

**8. Old Business**

**9. Administrative Reports and Commission Input**

- a. Commission input.

Starting in July, the Planning Commission meetings will be held at Union Social.
- b. Building permit reports for April 2025.

Chad Huwe provided a summary of the April building permit reports.
- c. Plats filed in April 2025  
None.

**10. Adjournment**

A motion to adjourn was made at 6:52 p.m. by Commissioner Schipper, seconded by Commissioner Doyen. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.





301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

## Agenda Item Staff Report

Date: July 8, 2025

To: Planning Commission

From: Planning and Zoning

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**Agenda Item:**

**Review and recommendation to City Council an application to rezone Lots 1, 2, 4, and 5 of Block 2 and Lots 3, 4, and 9 of Block 1 of the Whiskey Creek Addition from Natural Resources to Single-Family Detached Residential.**

Public Hearing: ☒

Business Item: ☒

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**Information:**

- The applicant is Nielson Development LLC.
- These lots are just east of the Adventure Elementary school.
- The applicant plans to construct additional single-family homes on these lots.

**Attachments:**

Application

Exhibit

**Staff Recommendation:**

Approval.

Rezoned

Harrisburg Zoning

Zoning

NRC: Natural Resource

A-1: Agricultural

A-2: Rural Residential

R-1: Single Family Detached Residential

R-2: Low Density Residential

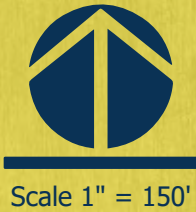
R-3: Multi-Family Residential

CB: Central Business

GB: General Business

LI: Light Industrial

HI: Heavy Industrial



Existing Zoning

WHISKEY CREEK ADDITION

Proposed Zoning

WHISKEY CREEK ADDITON



## Zoning Amendment Application

Application Date: 6-2-2025

Legal Description: Lots 1,2,4,5 Block 2 & Lots 3,4,9 Block 1 Whiskey Creek Addition

Property size (acres): 2.85

Current Zoning District: NR - Natural Resource

Proposed Zoning District: R-1

Purpose/Reason for zoning change request: For construction of single-family residences.

### Planning and Zoning

301 E. Willow Street

Harrisburg, SD 57032

[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: Sandy Wolfswinkel

Mailing Address: 27297 Wetland Road

City/State/Zip: Harrisburg, SD 57032

Phone: 605-767-3500

Email: sandy@nielsonconstruction.net

Applicant Signature  Date 6.2.2025

Property Owner: Kelly Nielson

Mailing Address: 27297 Wetland Road

City/State/Zip: Harrisburg, SD 57032

Phone: 605-767-3500

Email: kelly@nielsonconstruction.net

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lots 1,2,4,5 Block 2 & Lots 3,4,9 Block 1 Whiskey Creek Addition

Property Owner Signature  Date 6.2.2025



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PHONE: 605-743-5872

## Agenda Item Staff Report

Date: July 8, 2025

To: Planning Commission

From: Planning and Zoning

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**Agenda Item:**

**Review and recommendation to City Council an application to rezone the property legally described at N80' of Outlot 1, East Harrisburg Addition, from General Business to Central Business.**

Public Hearing: ☒

Business Item: ☒

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**Information:**

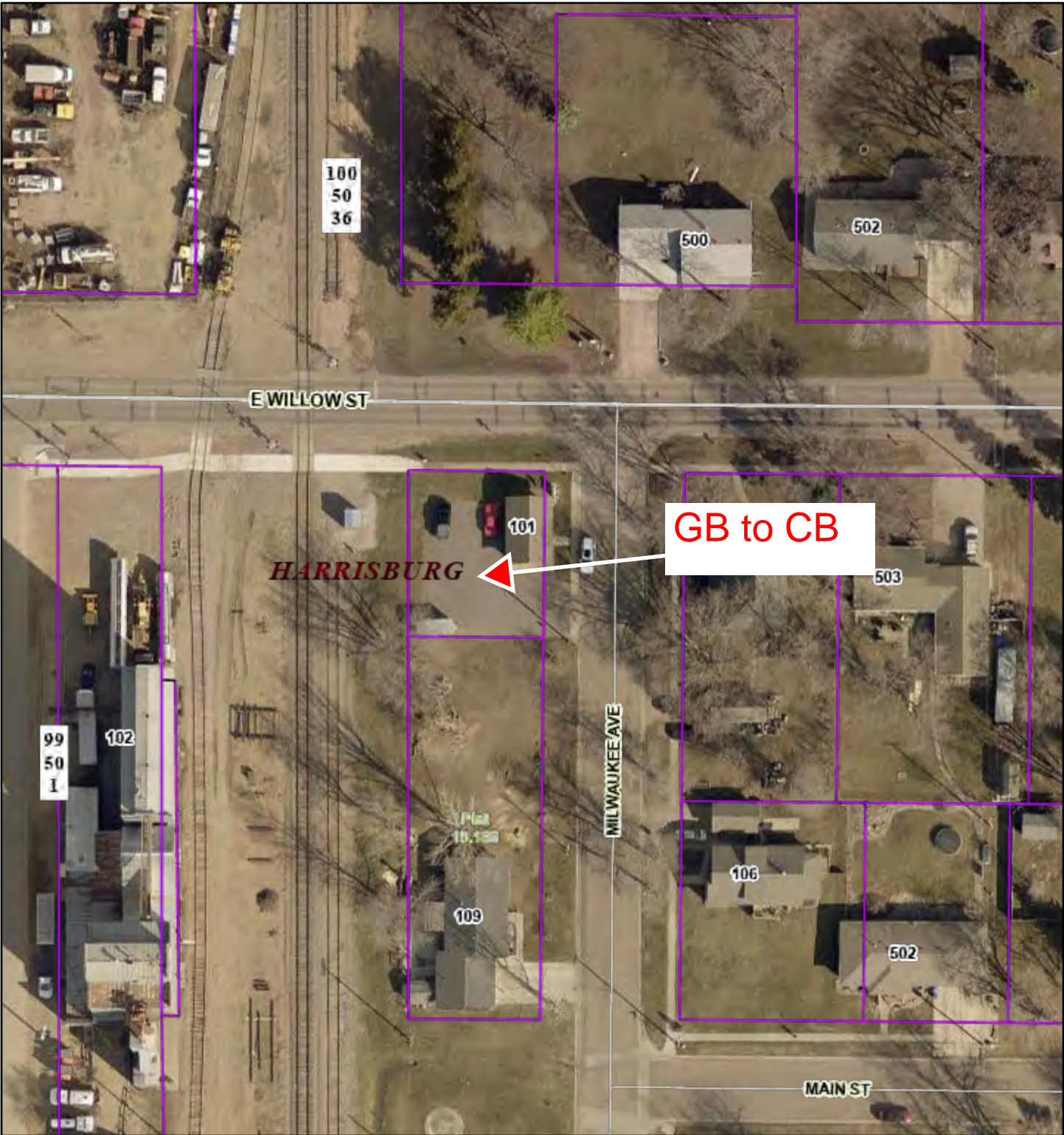
- The applicant is Pederson Contracting Corporation on behalf of Cam Troung.
- The applicant proposes adding a 400-square-foot addition to the existing 470 square-foot building.
- The property is at 101 Milwaukee Avenue and was platted in 1901.
- The lot is currently zoned General Business.
- Currently, the existing structure does not meet the front yard setback for this zoning district and is therefore considered a non-conforming use.
- The minimum front yard setback is 20 feet, and the existing structure is currently 6 inches into the right of way.
- Section 4.6.F of the zoning ordinance states "No existing nonconforming use or structure shall be enlarged, moved, or structurally altered except to change to a permitted use. This is not to include normal repairs and maintenance which do not enlarge, move or structurally alter a nonconforming use.
- In the Central Business district, the average front and rear yard setback existing on each street shall apply. There are no side yard, lot area, or maximum height restrictions.

**Attachments:**

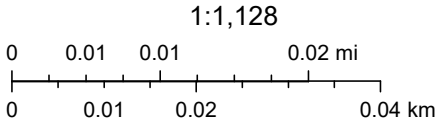
Application, Exhibit, Surveyed Site Plan, Building Plans

**Staff Recommendation:**

Approval.



7/1/2025, 9:08:54 AM



Maxar, Microsoft





**RECEIVED** Zoning Amendment Application

6/13/2025

Application Date:

Property Address: 101 Milwaukee Avenue

Legal Description: N. 80' Outlot 1, East Harrisburg

Property size (acres): 0.12 acre

Current Zoning District: GB General Business

Proposed Zoning District: CB Central Business

Purpose/Reason for zoning change request: ADD ADDITION TO EXISTING 100

YO BUILDING TO BRING UP TO CODE & EXPAND BUSINESS

Applicant Name: PEDERSON CONTRACTING CORP.

Mailing Address: 28217 464TH AVE

City/State/Zip: LENNOX S. DAK 57039

Phone: 605-366-3857 Email: pcc101@gmail.com

Applicant Signature: [Signature] Date: JUNE 12, 2025

DOUGLAS A. PEDERSON, OWNER PCC

Property Owner: CAM TRUONG

Mailing Address: 28217 464TH AVE

City/State/Zip: LENNOX, S. DAK 57032

Phone: 605/630/1942 Email: \_\_\_\_\_

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: \_\_\_\_\_

Property Owner Signature: [Signature] Date: \_\_\_\_\_

**Planning and Zoning**

301 E. Willow Street

Harrisburg, SD 57032

[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Please submit completed application, detailed plans, and non-refundable fee payment to:  
City Hall, 301 E. Willow Street, Harrisburg, SD 57032

# RECORD OF SURVEY

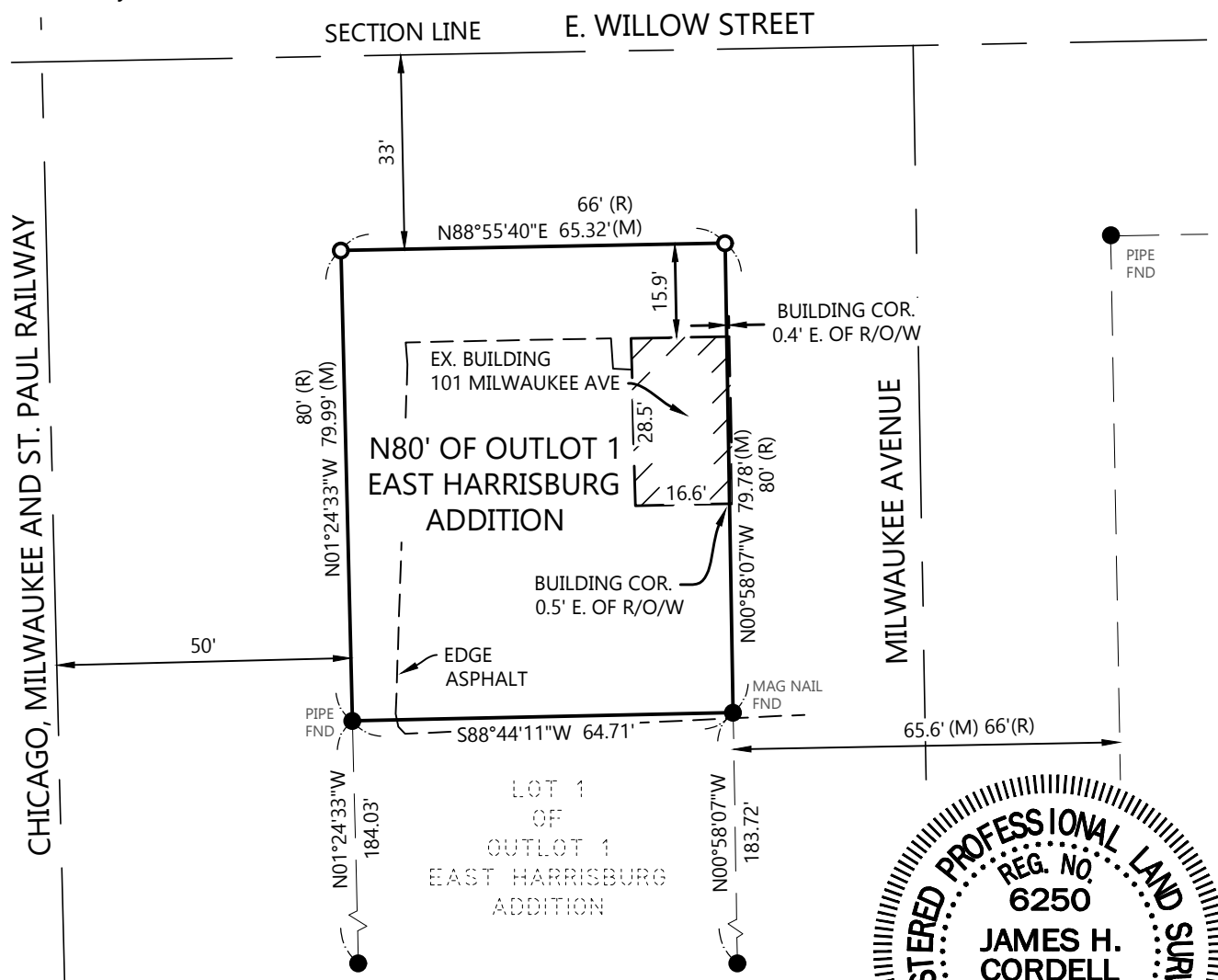
PROJECT NO.: 24135

DATE: 5/23/25

PREPARED FOR: Pederson Contracting

PROPERTY ADDRESS: 101 Milwaukee Avenue, Harrisburg, SD

LEGAL DESCRIPTION: The N80' of Outlot 1 of East Harrisburg,  
Lincoln County, South Dakota



## Notes:

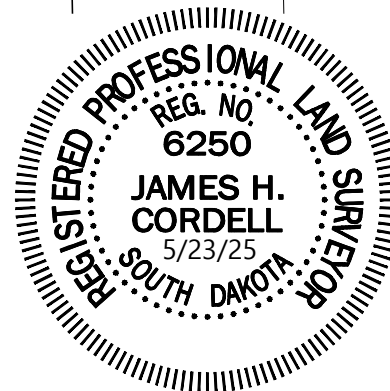
The bearing system for this plat is based on the UTM Zone 14 North.

## 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

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

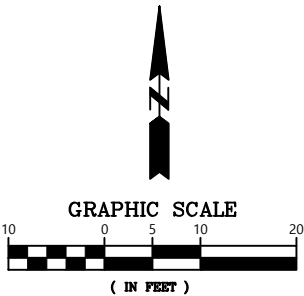
*James H. Cordell*  
REGISTERED LAND SURVEYOR



**Sayre**  
Associates

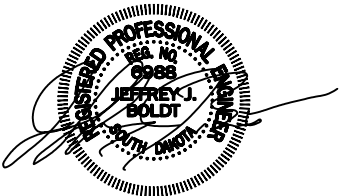
216 S. Duluth Avenue • Sioux Falls, SD 57104  
Phone: (605) 332-7211

Engineers • Surveyors



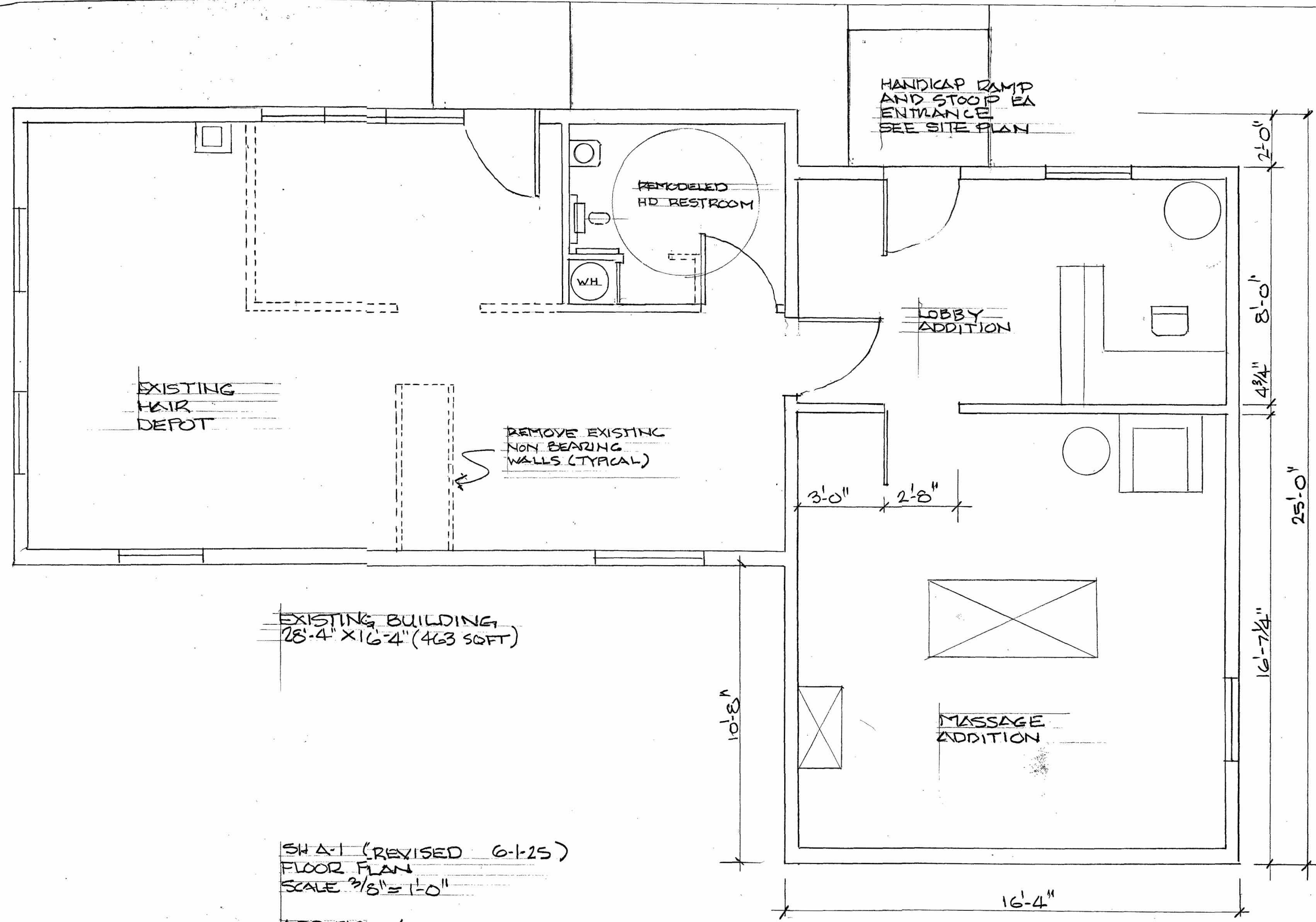
- LEGEND**
- SURVEY MONUMENT FOUND
  - SURVEY MONUMENT SET
  - EXISTING EDGE OF ASPHALT
  - PROPOSED EDGE OF ASPHALT SURFACING
  - PROPOSED SIDEWALK
  - /// PROPOSED BUILDING

**ZONING:**  
EXISTING: GENERAL BUSINESS  
PROPOSED: CENTRAL BUSINESS



PROJECT NO.:	24135
SURVEYED BY:	JHC
CREATED BY:	BJB
APPROVED BY:	JJB
REVISION DATE:	
CONCEPT PLAN	





SHA-1 (REVISED 6-1-25)  
FLOOR PLAN  
SCALE 3/8" = 1'-0"

ADDITION/REMODEL  
HAIR DEPOT - THERAPEUTIC MASSAGE  
101 MILWAUKEE AVE.  
HARRISBURG, S. DAK. 57032

PCC  
28217 46TH AVE  
LENNOX, SD 57039  
pcc101d@gmail.com

ADDITION  
25'-0" X 16'-4" (408 SQFT)



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PHONE: 605-743-5872

## Agenda Item Staff Report

Date: July 8, 2025

To: Planning Commission

From: Planning and Building Services

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**Agenda Item:**

**Conditional Use Permit to allow a Planned Unit Development at 1434 Mary Place.**

Public Hearing: ☒

Business Item: ☒

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**Information:**

- This property is currently zoned R-3 Multi-Family Residential
- The applicant is requesting a Planned Unit Development to a mixture of uses directly related to the management of Tiger Estates Apartments:

**Tiger Estates Apartments Planned Unit Development**

1. One (1) Mixed Use Building, to include:
  - Multi-family residences (apartments)
  - Office for Tiger Estates personnel & management
  - Property maintenance shop & storage for Tiger Estates management
  - Interior Storage units to be rented/used by Tiger Estates residents
2. One (1) Detached Garage Structure to be rented/used by Tiger Estates tenants
3. Reduced rear yard setback to 6'

**Attachments:**

Site Plan, Draft Building Plans

**Staff Recommendation:**

Staff recommends approval.

	<p align="center"><b>City of Harrisburg Planning Services</b></p> <p align="center">301 East Willow Street Harrisburg, SD 57032 Phone: 605-767-5011</p>	<p align="center"><b>PLANNED UNIT DEVELOPMENT APPLICATION</b></p>
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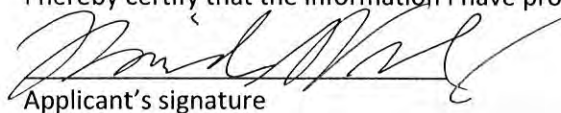
Applicant name: SHZ, LLC Date: 6/16/2025  
 Applicant mailing address: 27091 S. Tallgrass Ave Ste 103  
SE, SD 57108  
 Applicant e-mail address: msv@mv605.com Phone: 605-357-3210

Legal description of the property: Lot 2 Block 2  
Rix Add City of Harrisburg  
 Current address of the property: 1434 Mary Pl  
 Current zoning of the property: R-3  
 Mixed uses requested: Storage - Multi-family  
 Standards modifications requested: Rear Yard 5-10'

This Application form must be accompanied by:

- ☐ A non-refundable application fee of \$300.00.
- ☐ Development plan and maps of the development.

I hereby certify that the information I have provided is accurate and correct.

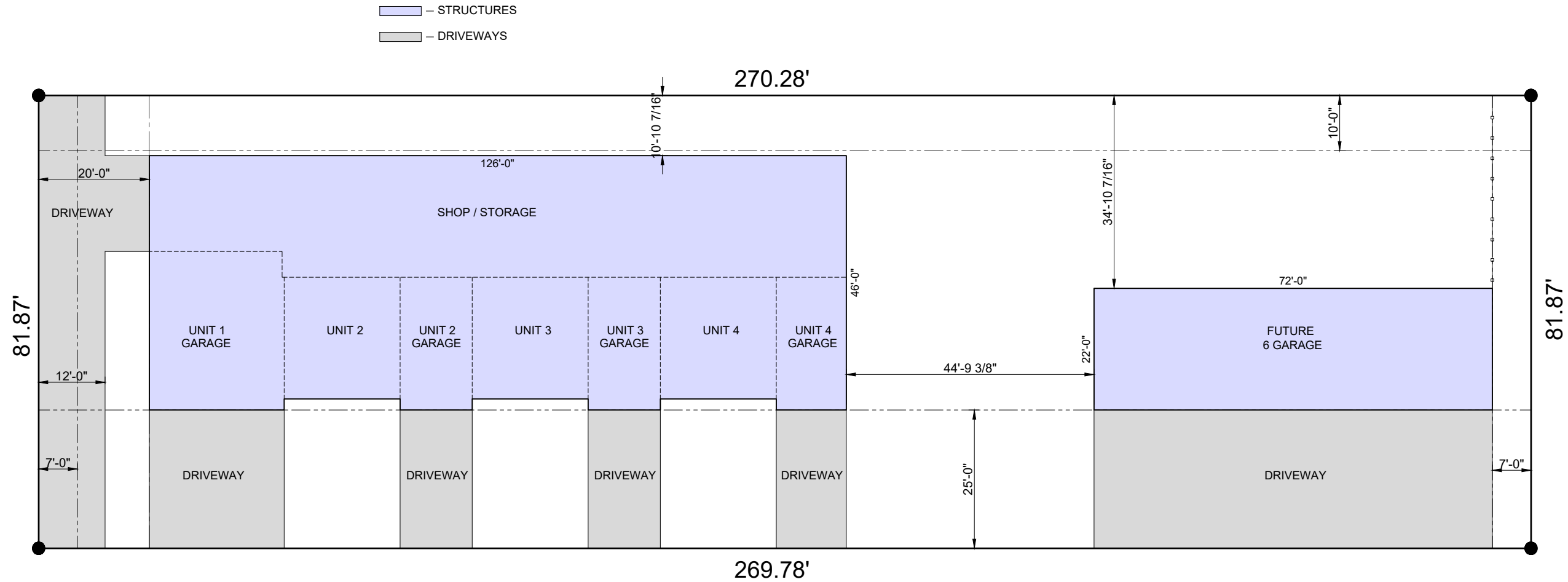
  
 Applicant's signature

Please submit completed application and detailed plans to City Hall or via email to:  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

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<b>RECEIVED</b>		<b>FOR CITY USE ONLY</b>	
Date received: <u>6/17/25</u>	PUD # <u>2025-0255</u>	Date sign posted: _____	
Date of public hearing publication: _____		Hearing Date _____	

RIX ADDITION  
LOT 2 BLOCK 1



MARY PL.

1434 MARY PL. HARRISBURG, SD

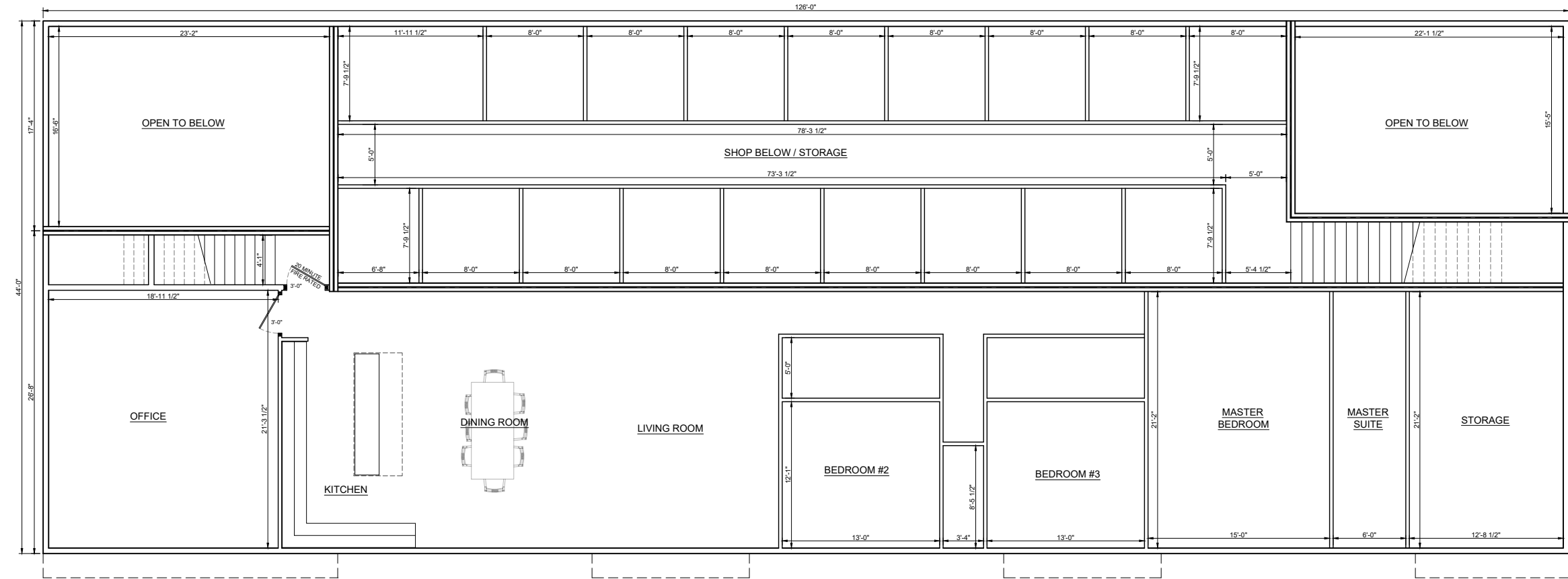
CUSTOMER:	MY ENTERPRISES	PAGE/TITLE:	SITE PLAN
DRAWN BY:	ALEX HOOGENDOORN	DATE:	6/30/2025
MODIFIED BY:		SCALE:	3/64" = 1'-0"
CONTACT:	605-740-0525	CELL:	605-323-7835
		FILE NAME:	C104-3

NOTES:  
-ALL EXT. WALLS ARE 2X6  
-ALL INTERIOR WALLS ARE 2X4 UNLESS NOTED  
-ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER  
-INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED  
-WIND BRACE AS REQUIRED OR AS ENGINEERED  
-SITE PLAN IS PROVIDED TO ACQUIRE PERMIT ONLY

NOTES:  
-1 TREE FOR EVERY 50' OF STREET.  
FRONTAGE: NO ASH TREES & MIN. 1.5" D.I.A.

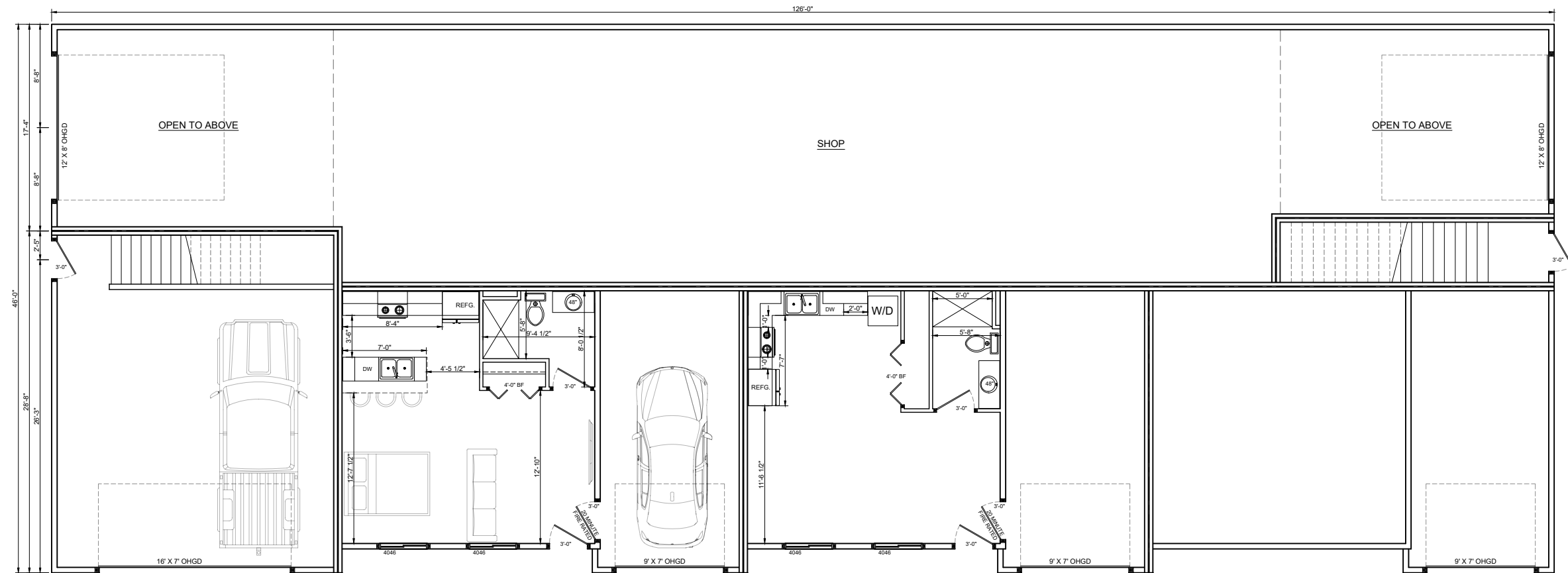
© 2025





UPPER FLOOR

3/32" = 1'-0"



MAIN FLOOR

3/32" = 1'-0"

1434 MARY PL. HARRISBURG, SD

CUSTOMER:	MV ENTERPRISES	PAGE TITLE:	MAIN FLOOR
DRAWN BY:	ALEX HOOGENDOORN	DATE:	6/30/2025
MODIFIED BY:		SCALE:	1/8" = 1'-0"
CONTACT:	605-740-0525	CELL:	605-323-7835
		FILE NAME:	C104-3

NOTES:  
-ALL EXT. WALLS ARE 2X6  
-ALL INTERIOR WALLS ARE 2X4 UNLESS NOTED  
-ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER  
-INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED  
-WIND BRACE AS REQUIRED OR AS ENGINEERED



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

## Agenda Item Staff Report

Date: July 8, 2025

To: Planning Commission

From: Planning and Zoning

### Agenda Item

**Review preliminary subdivision plan for Birdie View Addition and make recommendation to City Council.**

Public Hearing: ☐

Business Item: ☒

### Information

- The applicant is Birdie View LLC.
- This land is on the east side of 472<sup>nd</sup> Avenue and south of the Adventure Elementary School.
- The City's subdivision approval process is discussed in the *City of Harrisburg Ordinance 2021-07 Subdivision Regulations (Revised)* and includes the following steps:
  - Concept Plan
  - **Preliminary Subdivision Plan**
  - Engineering Submittals
  - Plat
- The Preliminary Subdivision Plan is designed to assist the Subdivider and the City with the efficient and timely development of lots and infrastructure throughout a subdivision. Plans will be evaluated for compliance with the City's Design Standards and comprehensive plans for development and infrastructure.
- The requirements of the Preliminary Subdivision Plan are discussed in Chapter 9 of the *Harrisburg Design Standards* and includes the following:
  - Title Page, General Notes, and Existing Conditions
  - Land Use, Phasing Plan, and Lot Layouts
  - Plans for Storm Drainage, Sanitary Sewer, Water, Street Lights, and Access
- Access locations are proposed off 472<sup>nd</sup> Avenue, which is currently under the jurisdiction of Lincoln County. The developer is working on a traffic impact study for 472<sup>nd</sup> Avenue, which will identify capacity improvements such as turn lanes and the timing of these improvements as the area develops. The developer is also actively working with the Lincoln County Highway Superintendent regarding the proposed access locations.
- The City Engineer has reviewed the Preliminary Subdivision Plan, determined the plan complies with state and local regulations, and recommends the acceptance of the Preliminary Subdivision Plan.

### Attachments

Preliminary Subdivision Plan



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

**Staff Recommendation:**

City staff recommends approval contingent upon the following:

- Lincoln County approves the access locations.
- The City will not approve the Engineering Submittals or issue construction permits until the access locations are approved.
- The developer may proceed with the development of the Engineering Submittals.



July 2, 2025

04\_24058 | SEI No.  
Preliminary Plan for Review | Encl  
Aaron Norman, Norman Engineering + Surveying | Cc

*via email*

Mr. Heath VonEye  
City of Harrisburg  
[heath.voneye@harrisburgsd.gov](mailto:heath.voneye@harrisburgsd.gov)

Re: Preliminary Plan Review  
Birdie View Addition

Dear Mr. VonEye:

Enclosed please find a preliminary plan prepared by an Engineer licensed and in good standing with the State of South Dakota. Stockwell Engineers reviewed and provided comments as a courtesy to aid the applicant in preparing its submittals. Compliance with state and local ordinances or other governing agencies is the responsibility of the applicant and its agents. Copies of the City's subdivision regulations, design standards and local ordinances are available at City Hall for the applicant's reference. The Engineer of record is responsible to ensure the submittals uphold the City's and all other governing agency's requirements in full.

The Engineer addressed our comments to our satisfaction. We have no further comments and offer our recommendation to accept the preliminary plan as an accompaniment to the Developer's application. Prior to approval, the developer shall submit CAD drawings to our office for staff's use. If there are questions regarding our correspondence, please contact our office.

Respectfully submitted,

STOCKWELL ENGINEERS, INC.

  
Mitchell Mergen, PE  
Representing City Engineer



June 11, 2025

*via email*

Mr. Aaron Norman  
Norman Engineering + Surveying  
[aaron@normanengineeringinc.com](mailto:aaron@normanengineeringinc.com)

04\_24058 | SEI No.  
Preliminary Plan for Review | Encl  
Heath VonEye, City of Harrisburg | Cc  
Chad Huwe, Stockwell Engineers | Cc

Re: Preliminary Plan Review  
Birdie View Addition

July 1, 2024  
NES Response

Dear Mr. Norman:

Stockwell Engineers, Inc. reviewed the enclosed preliminary plan for the abovementioned project. Our review is for general conformance with city standards and to represent the general interest of our Client, the City of Harrisburg. Comments are provided as a courtesy to aid the applicant in preparing submittals. Compliance with state and local ordinances or other governing agencies is the responsibility of the applicant and its agents. Copies of the City's subdivision regulations, design standards and local ordinances are available at City Hall for your reference. As the Engineer of record, you are responsible for ensuring your submittals uphold the City's and all other governing agency's requirements in full. The following are our comments.

## General Comments

1. Refer to Sheet C1.2,
  - Under the Expectations for City Reimbursement general note, replace the resolution reference from 2019-16 with resolution 2025-13 as it was recently rescinded and revised. **Note has been updated.**
  - Add a special note pertaining to construction access. Clarify how construction vehicles will access the site to construct phases 2-9 without driving on newly constructed streets.  
**Special note has been updated as discussed with City and Stockwell.**
2. Refer to Sheet C3.0,
  - Extend Dryver Street through to connect to 472<sup>nd</sup> Ave and share access with Adventure Elementary, similar to previous renditions. **Dryver Street access has been updated.**
  - Realign Sawgrass Ave north of Dryver Street to align with the proposed access to the Artessa Subdivision.  
**As discussed with the City and Stockwell, Sawgrass Avenue will remain as previously shown.**
  - Kinlo Circle exceeds City Design standard of 500-ft. Per discussion with the City and Stockwell, Kinlo Circle  
**Per discussions with the City and Stockwell, Kinlo Circle is 563 feet and the developer is requesting a variance to the design standard.**
3. City Engineering is drafting new standards for ROW along Arterial Streets. Arterial streets such as 472<sup>nd</sup> Ave will be required to dedicate a minimum of 60-ft along the entire corridor. Where right turn lanes are anticipated a minimum of 70-ft for 250-ft will be required. Incorporate these changes into the plan. Include ROW for turn lanes at Edgeview Street and the entrance to Adventure Elementary. **60 foot right of way has been updated in the plans along 472<sup>nd</sup> Avenue. Additional right of way for the turn lane at Adventure Elementary and Edgeview Street have been included.**

Please make the appropriate revisions to address these comments and resubmit your plan to our office for final approval. With your submittal, please include a written response addressing each individual comment and describing any other revisions that might occur.

Respectfully submitted,

STOCKWELL ENGINEERS, INC.

*Mitchell Mergen*  
Mitchell Mergen, PE  
Representing City Engineer

APE ARCHITECTURE / SURVEYING

/ 605.338.6668 / SIOUX FALLS / YANKTON

Plans By:



Index of Sheets:

Sheet C1.0 - C1.2	Title Page, Typical Sections, General Notes
Sheet C2.0	Existing Conditions
Sheet C3.0	Land Use Layout
Sheet C4.0	Phasing Layout
Sheet C5.0 - C5.3	Lot Layout
Sheet C6.0	Drainage Layout
Sheet C7.0 - C7.2	Utility Layouts
Sheet C8.0	Access Layout

Owner Representative:

5711 LLC  
Brady Hyde, CEO  
Empire Companies  
4615 S Techlink Circle  
Sioux Falls, SD 57106  
brady@empirecompanies.com

Engineer:

Norman Engineering, Inc.  
Aaron Norman, PE, LS  
6221 E. Silver Maple Circle #2  
Sioux Falls, SD 57110  
aaron@normanengineeringinc.com  
(605) 558-0808

Legal Description:

Tract 2 of Paul Alan Addition to the City of  
Harrisburg, Lincoln County, South Dakota

Survey Information:

Date of Survey: 03.19.2024  
Horizontal Datum: UTM Zone 14 North, Ground Coordinates  
Vertical Datum: NAVD 88

Project Area:

±114.16 Acres



I, Aaron J. Norman, hereby certify that these plans were prepared by me, or under my direct supervision and that I am a duly registered engineer under the laws of the State of South Dakota.

Aaron J. Norman, PE, LS

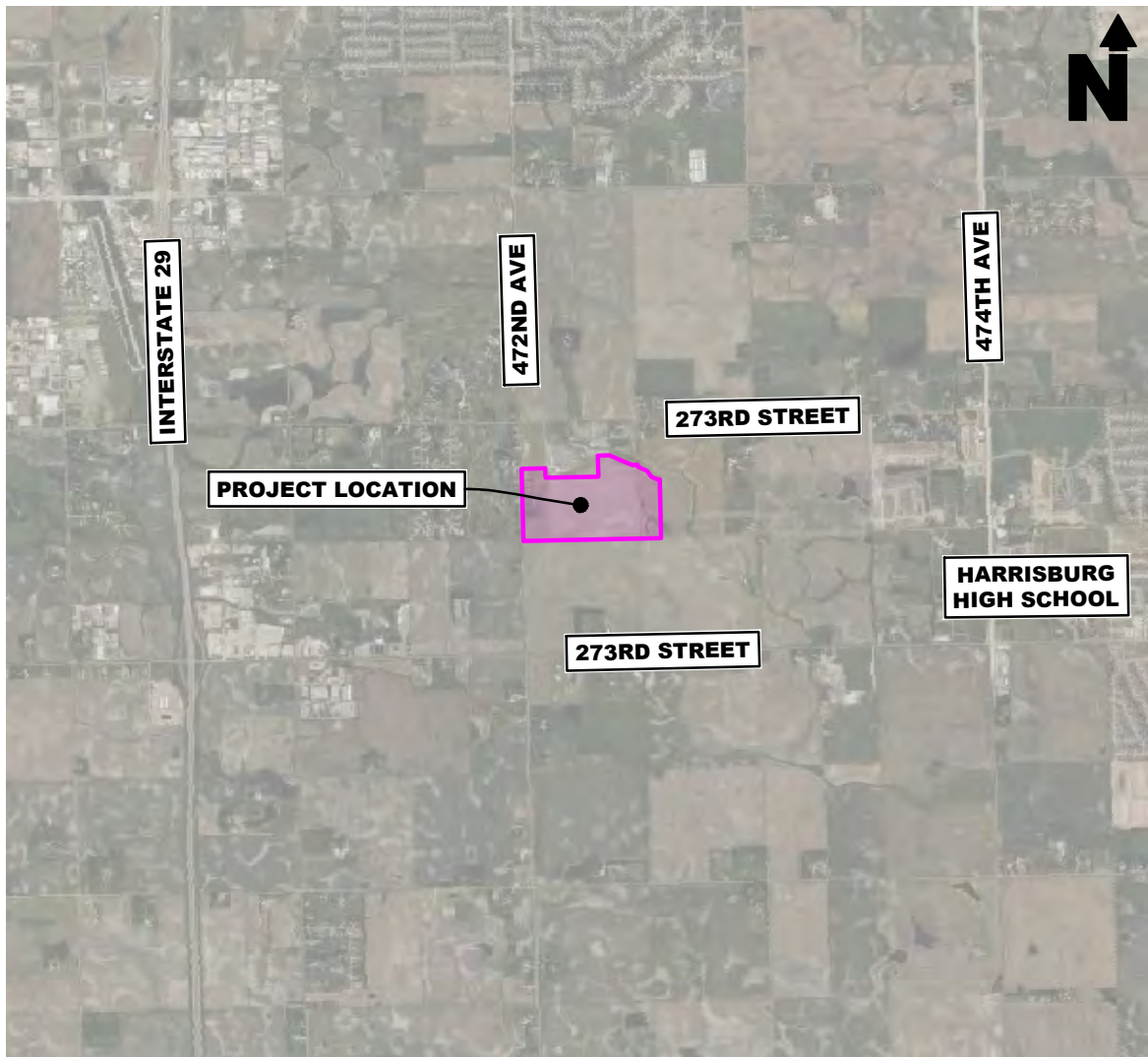
SD No. 8755

07.02.2025  
Date

City of Harrisburg  
Lincoln County  
Preliminary Development Plans  
Birdie View Addition

NES: 24.02.030

Location Map



South Dakota One-Call:

Drawing indicates general utility locations only. Neither the correctness or completeness of locations are guaranteed. Contact South Dakota One Call prior to excavations.

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG, THAT THE PRELIMINARY SUBDIVISION PLAN OF LOTS 4 & 5 IN TRACT 3 OF COUNTRY ORCHARD'S ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SD ALONG WITH VACATED BALAMOR STREET LYING ADJACENT THERETO; THE WEST 196.5' OF EAST 361' OF SOUTH 221.68' SE1/4 34-100-50, LINCOLN COUNTY, SOUTH DAKOTA; AND LOTS A & B (EXCEPT LOT H-1) IN THE SE1/4 34-100-50, LINCOLN COUNTY, SOUTH DAKOTA IS HEREBY APPROVED AND THE THE FINANCE OFFICER OF THE CITY OF HARRISBURG IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAN A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

\_\_\_\_\_  
MAYOR, CITY OF HARRISBURG

ATTEST:

\_\_\_\_\_  
CITY FINANCE OFFICER  
CITY OF HARRISBURG

STATE OF SOUTH DAKOTA)  
\_\_\_\_\_)SS  
COUNTY O F LINCOLN)

I, \_\_\_\_\_, THE DULY APPOINTED, QUALIFIED, AND ACTING CITY FINANCE OFFICER OF THE CITY OF HARRISBURG, SOUTH DAKOTA HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESS MY HAND AS CITY FINANCE OFFICER AND THE OFFICIAL SEAL OF THE CITY OF HARRISBURG, SOUTH DAKOTA.

\_\_\_\_\_  
CITY FINANCE OFFICER  
CITY OF HARRISBURG

CITY ENGINEER APPROVAL

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF HARRISBURG, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CITY ENGINEER  
CITY OF HARRISBURG

CITY PLANNING AND ZONING ADMINISTRATOR APPROVAL

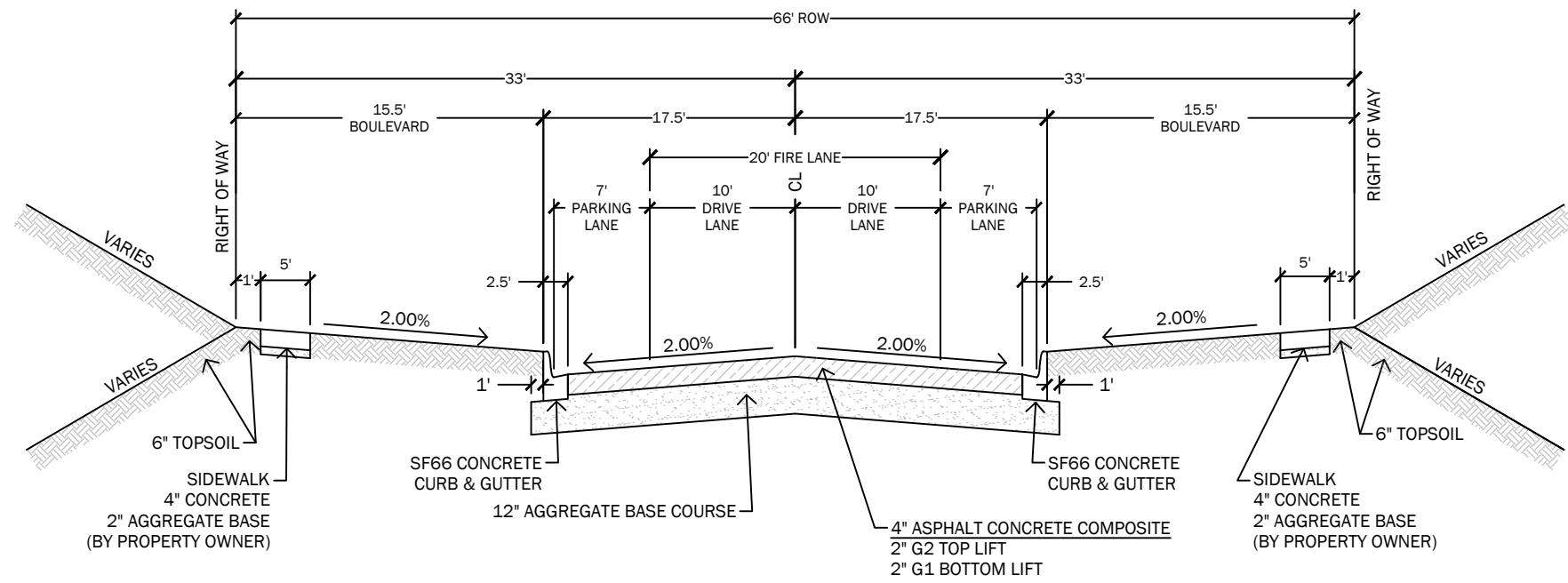
I, \_\_\_\_\_, CITY PLANNING AND ZONING ADMINISTRATOR OF THE CITY OF HARRISBURG, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CITY PLANNING AND ZONING ADMINISTRATOR  
CITY OF HARRISBURG, SOUTH DAKOTA

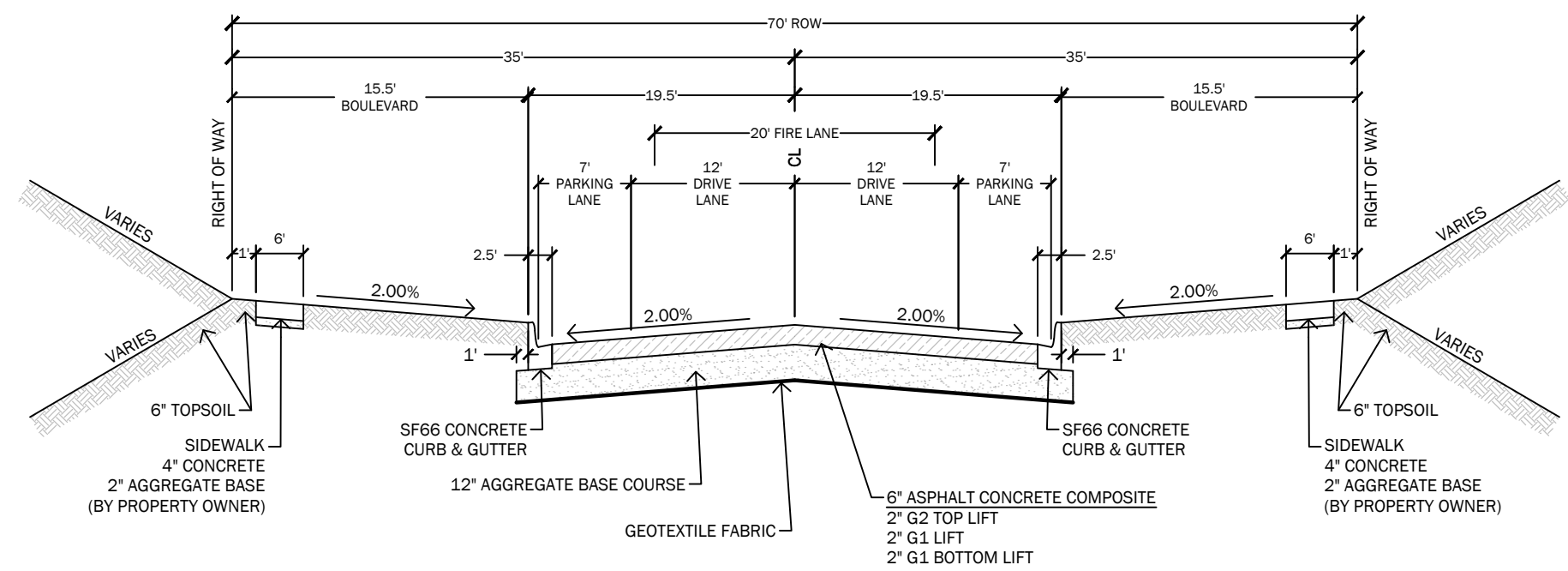
CITY PLANNING COMMISSION APPROVAL

THE CITY PLANNING COMMISSION OF THE CITY OF HARRISBURG APPROVES THE PRELIMINARY PLAN OF LOTS 4 & 5 IN TRACT 3 OF COUNTRY ORCHARD'S ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SD ALONG WITH VACATED BALAMOR STREET LYING ADJACENT THERETO; THE WEST 196.5' OF EAST 361' OF SOUTH 221.68' SE1/4 34-100-50, LINCOLN COUNTY, SOUTH DAKOTA; AND LOTS A & B (EXCEPT LOT H-1) IN THE SE1/4 34-100-50, LINCOLN COUNTY, SOUTH DAKOTA AND THE SAME IS RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF HARRISBURG FOR APPROVAL.

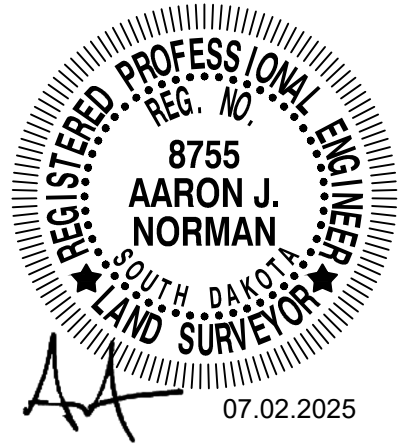
\_\_\_\_\_  
CITY PLANNING COMMISSION  
(CHAIR)



**TYPICAL SECTION - 66' ROW**



**TYPICAL SECTION - 70' ROW**



**SUPPLEMENTAL PROVISIONS TO CITY STANDARDS:**

- WATER SERVICE TO THE DEVELOPMENT WILL BE PROVIDED BY LINCOLN COUNTY RURAL WATER.
- NON CONFORMING LOT WIDTHS FOR R-2 ZONING (SINGLE FAMILY - DETACHED)

**EXCEPTIONS FOR CITY REIMBURSEMENTS:**

- SIDEWALK WIDTHS IN EXCESS OF CITY STANDARD REQUIREMENTS
- REFERENCE RESOLUTION NO. 2025-13, A RESOLUTION ESTABLISHING OVERSIZING REIMBURSEMENT POLICY.

**INTENSIONS OF OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS:**

- PUBLIC DEDICATION OF DETENTION FACILITIES
- PUBLIC DEDICATION OF PARKS AND RECREATIONAL FACILITIES
- PUBLIC DEDICATION OF RIGHT OF WAY AND PUBLIC UTILITIES

**ANTICIPATED PLANS FOR MITIGATION:**

- NONE - THERE ARE NO WATERS OF THE UNITED STATES LOCATED WITHIN THE SITE BOUNDARY PER THE US ARMY CORP OF ENGINEERS JURISDICTIONAL DETERMINATION. REFERENCE ID NWO-2021-01377-PIE

**IMPACTS TO FLOOD PLAIN:**

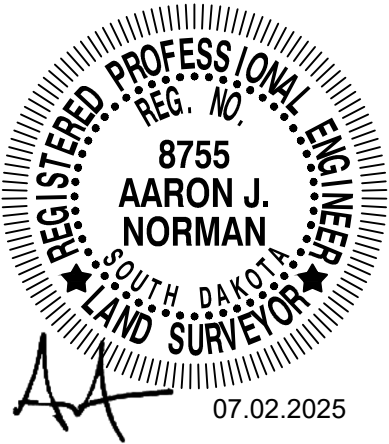
- NO IMPACTS TO THE FLOOD PLAIN ARE ANTICIPATED AT THIS TIME. FLOOD PLAIN BOUNDARIES SHOWN IN THESE PLANS ARE BASED ON THE PRELIMINARY BOUNDARIES SHOWN ON FIRM MAP 46083C0134D WITH A PRELIMINARY ISSUE DATE OF 01/26/2024. PROPOSED GRADING WILL BE KEPT OUTSIDE OF THE FLOODPLAIN.

**INTENT FOR OPEN SPACE CONTRIBUTIONS:**

- PARCELS ZONED NR - NATURAL RESOURCE INTENDED FOR OPEN SPACE CONTRIBUTIONS.
- LAND TO BE DEDICATED TO THE CITY AS PART OF THE OPEN SPACE CONTRIBUTIONS SHALL BE IN ACCORDANCE WITH SUBDIVISION REGULATION 4.1.3 HAVING ESTABLISHED TURF GRASS AND SIDEWALK CONSTRUCTED ALONG ALL STREET/RIGHT-OF-WAY FRONTAGES.

**SPECIAL NOTES:**

- ALL CONSTRUCTION TRAFFIC RELATED TO THE RESIDENTIAL DEVELOPMENT SHALL BE MANAGED TO MINIMIZE DISRUPTION TO EXISTING RESIDENTS, ROADWAYS, AND SURROUNDING AREAS. CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE USING A DESIGNATED ACCESS ROUTE AS APPROVED BY THE DEVELOPER.



Preliminary Development Plans  
Birdie View  
Harrisburg, SD

General Notes

Revisions:

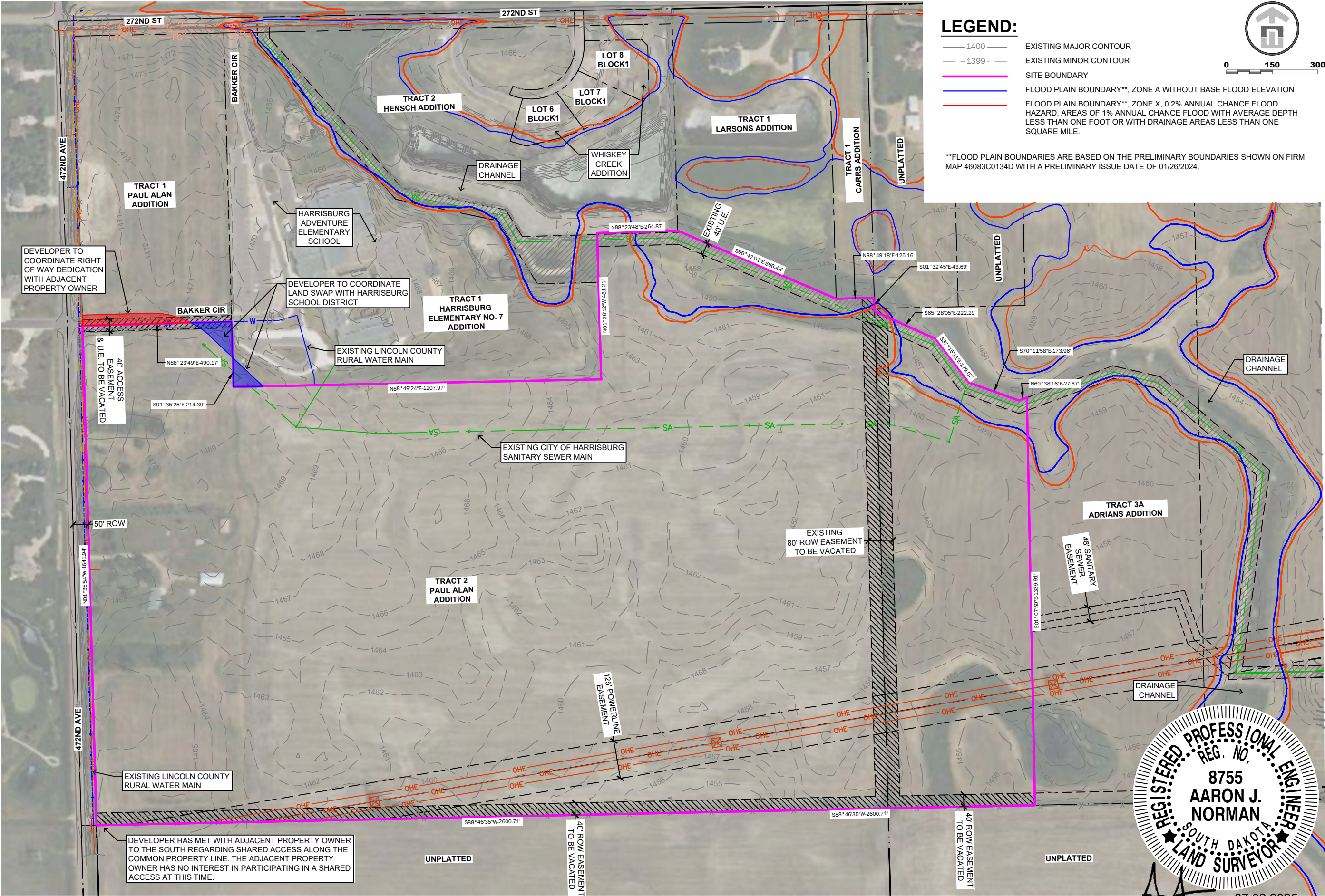
NES Project #: 23.02.076  
Plot Date: 2025.07.02  
Designed by: AJN  
Drawn By: JRK  
Checked By: AJN



SHEET

C1.2





LEGEND:

- 1400 — EXISTING MAJOR CONTOUR
- -1399 - — EXISTING MINOR CONTOUR
- SITE BOUNDARY
- FLOOD PLAIN BOUNDARY\*\*, ZONE A WITHOUT BASE FLOOD ELEVATION
- FLOOD PLAIN BOUNDARY\*\*, ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE.

\*\*FLOOD PLAIN BOUNDARIES ARE BASED ON THE PRELIMINARY BOUNDARIES SHOWN ON FIRM MAP 46083C0134D WITH A PRELIMINARY ISSUE DATE OF 01/26/2024.

Preliminary Development Plans  
Birdie View  
Harrisburg, SD

Existing Conditions

Revisions:

NES Project #: 24.02.030  
Plot Date: 2025.07.02  
Designed by: AJN  
Drawn By: JRK  
Checked By: AJN





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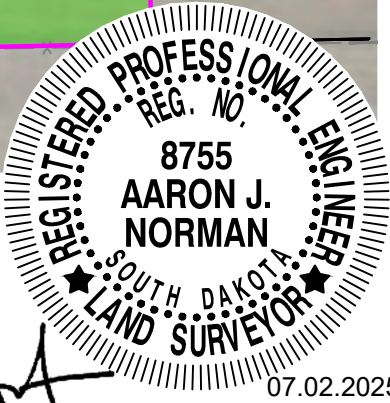


TABLE OF MINIMUM SETBACK REQUIREMENTS

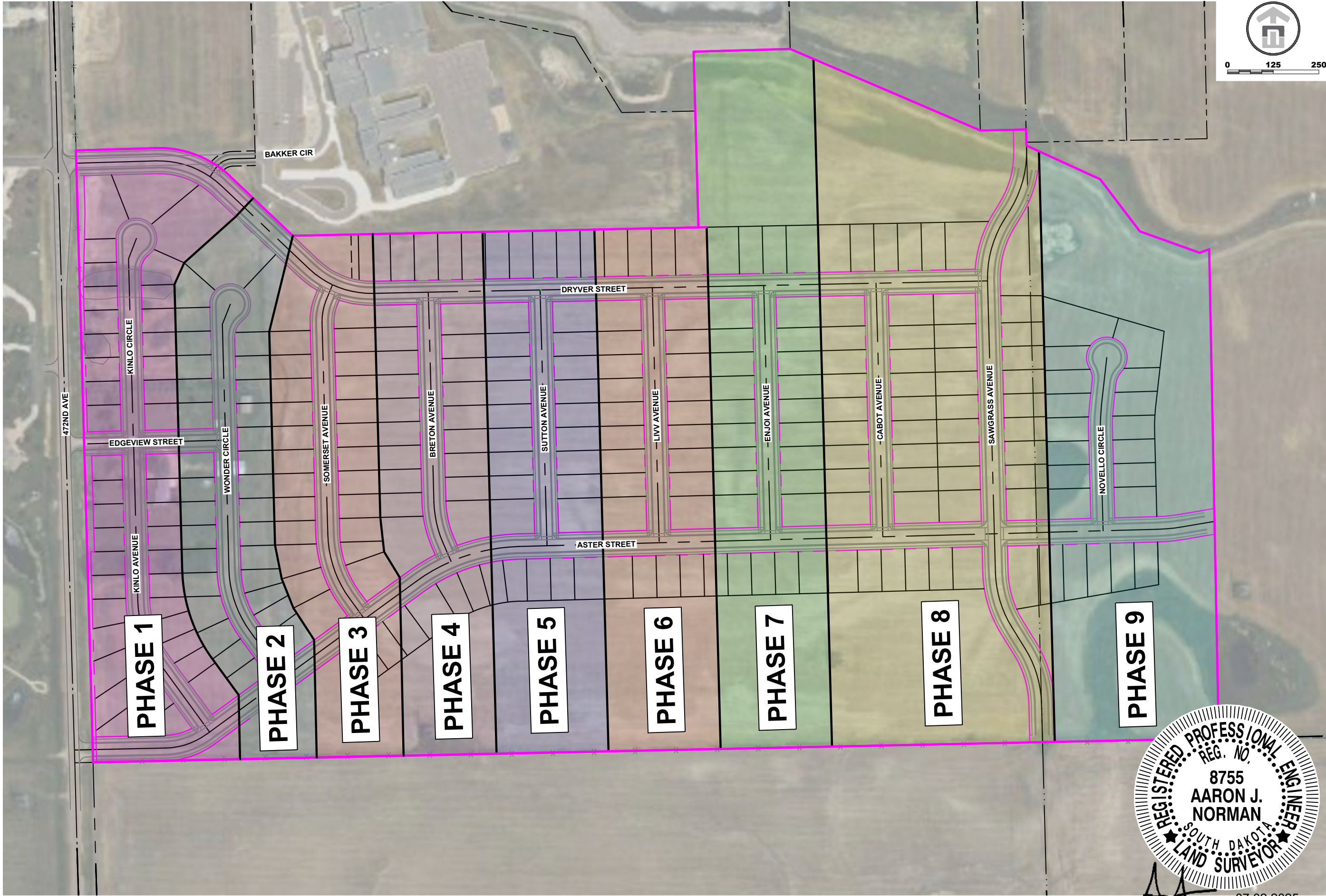
ZONING	SETBACKS		
	FRONT	SIDE	REAR
NR - NATURAL RESOURCE	25 FT	10 FT	20 FT
R-1 - SINGLE FAMILY DETACHED	25 FT	7 FT	20 FT

ZONING NOTES:

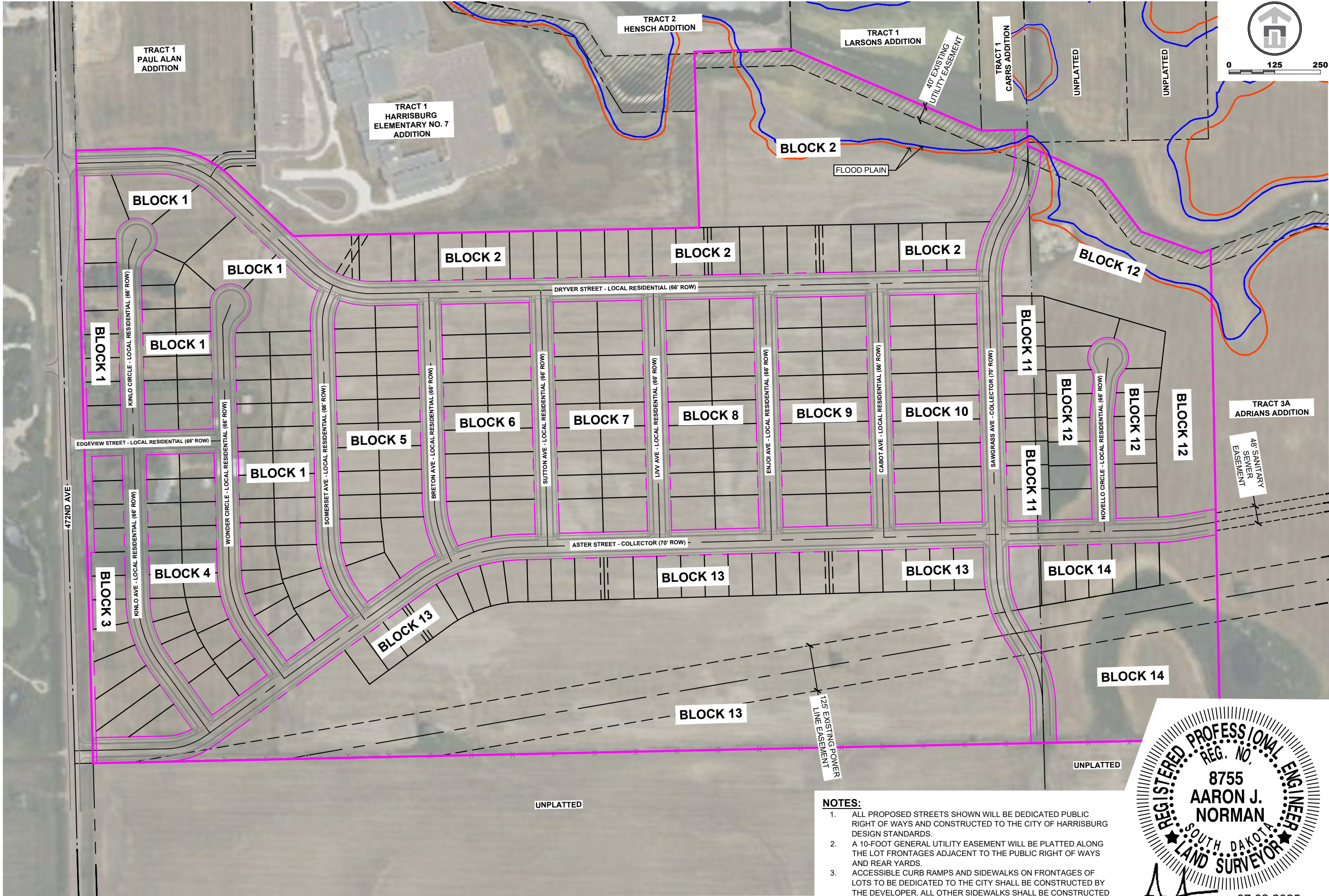
- EXISTING ZONING IS SINGLE FAMILY DETACHED RESIDENTIAL.
- ADJACENT PROPERTY ZONING SHOWN IS BASED ON CITY OF HARRISBURG AND LINCOLN COUNTY GIS DATA.
- PROPERTIES ZONED NR-NATURAL RESOURCE TO BE DEDICATED FOR PUBLIC USE. THE USABLE GROUND WITHIN THESE PARCELS EXCEEDS THE MINIMUM REQUIREMENT FOR LAND DEDICATION TO BE USED FOR PARKS AND RECREATIONAL FACILITIES.









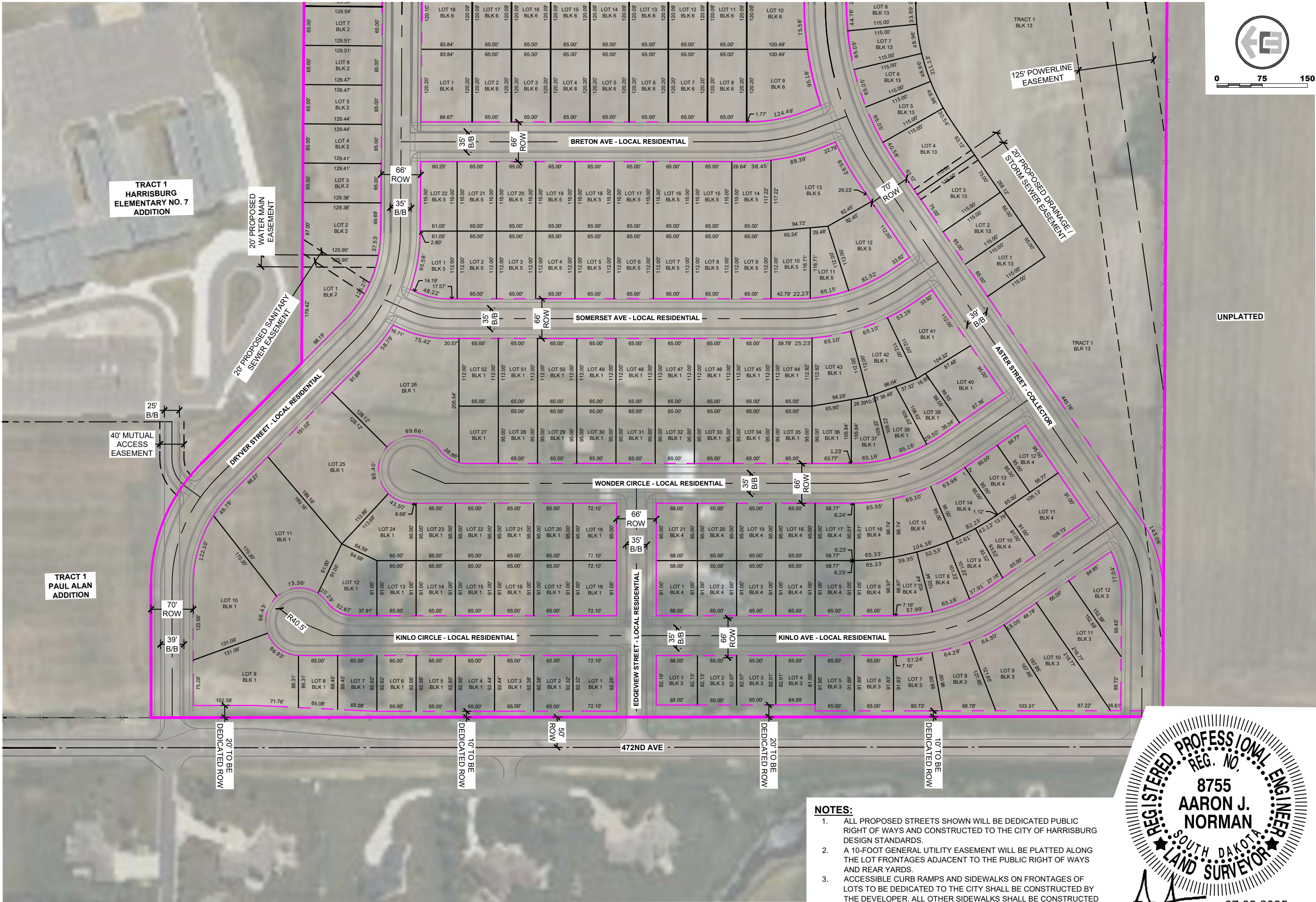


**NOTES:**

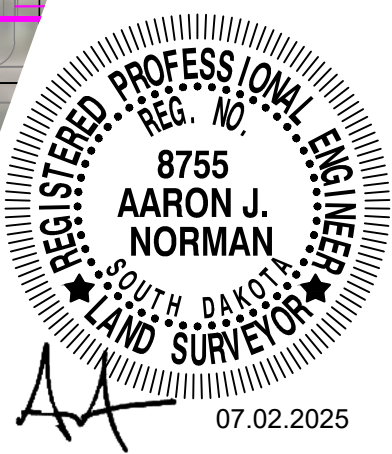
1. ALL PROPOSED STREETS SHOWN WILL BE DEDICATED PUBLIC RIGHT OF WAYS AND CONSTRUCTED TO THE CITY OF HARRISBURG DESIGN STANDARDS.
2. A 10-FOOT GENERAL UTILITY EASEMENT WILL BE PLATTED ALONG THE LOT FRONTAGES ADJACENT TO THE PUBLIC RIGHT OF WAYS AND REAR YARDS.
3. ACCESSIBLE CURB RAMPS AND SIDEWALKS ON FRONTAGES OF LOTS TO BE DEDICATED TO THE CITY SHALL BE CONSTRUCTED BY THE DEVELOPER. ALL OTHER SIDEWALKS SHALL BE CONSTRUCTED BY THE RESPECTIVE PROPERTY OWNERS.



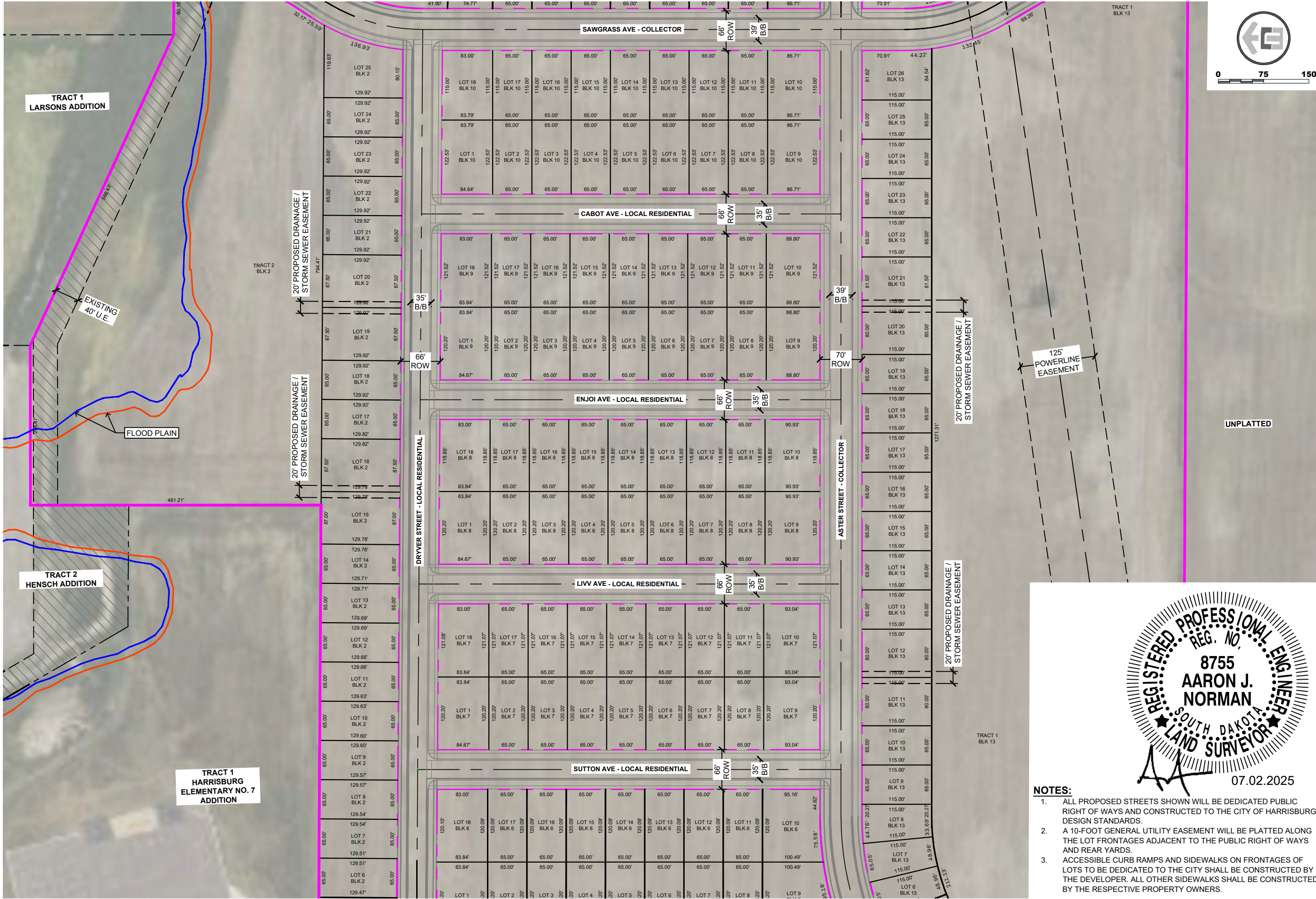




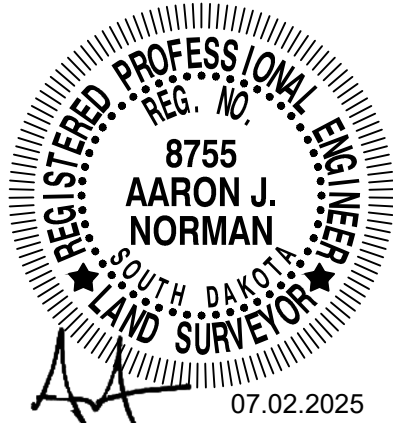
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**Preliminary Development Plans**  
**Birdie View**  
**Harrisburg, SD**

**Lot Layout**

**Revisions:**

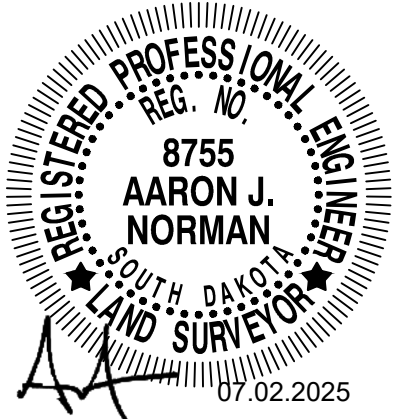
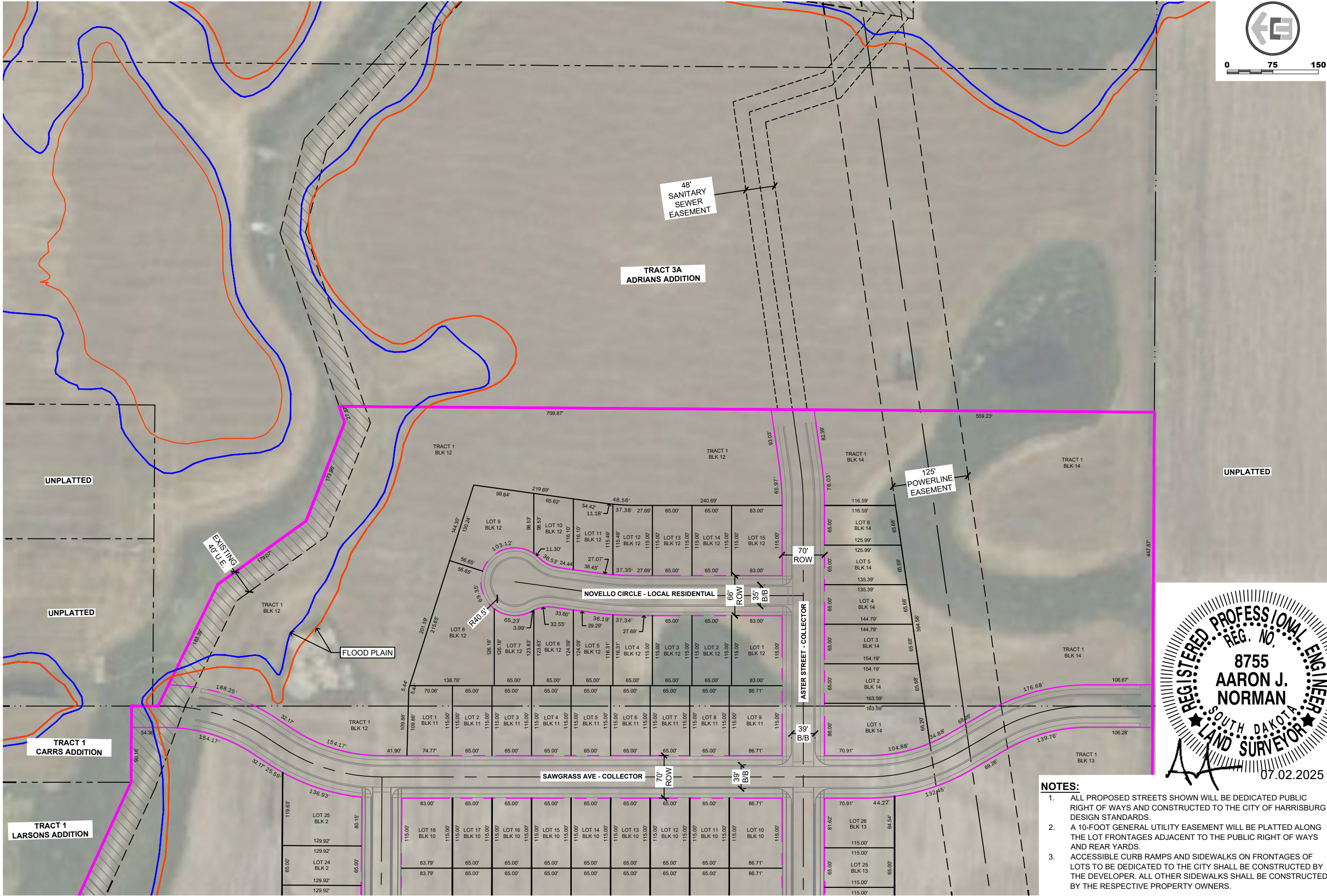
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Plot Date:	2025.07.02
Designed by:	AJN
Drawn By:	JRK
Checked By:	AJN



**SHEET**

**C5.2**

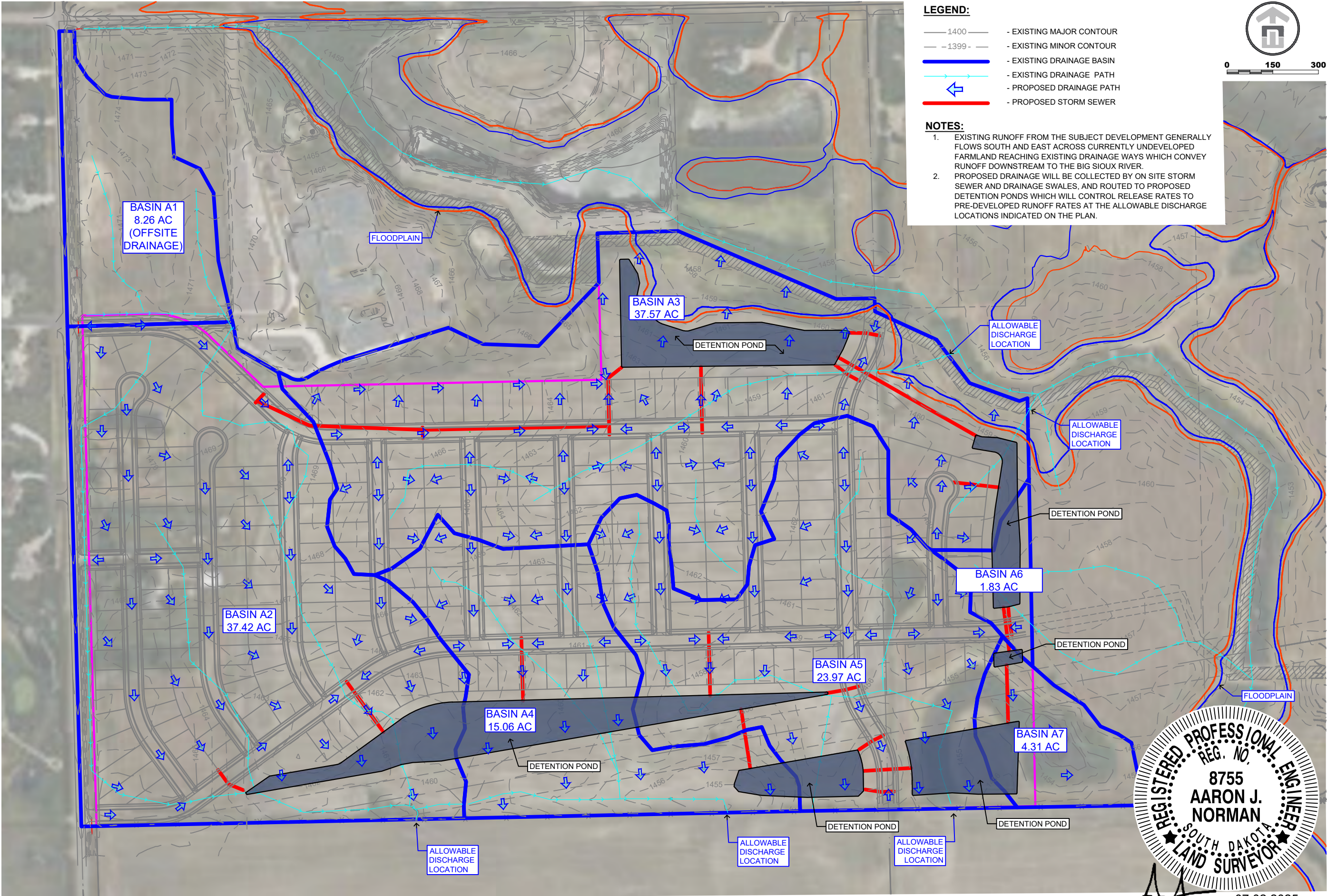




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**Preliminary Development Plans**  
**Birdie View**  
**Harrisburg, SD**

Drainage Layout

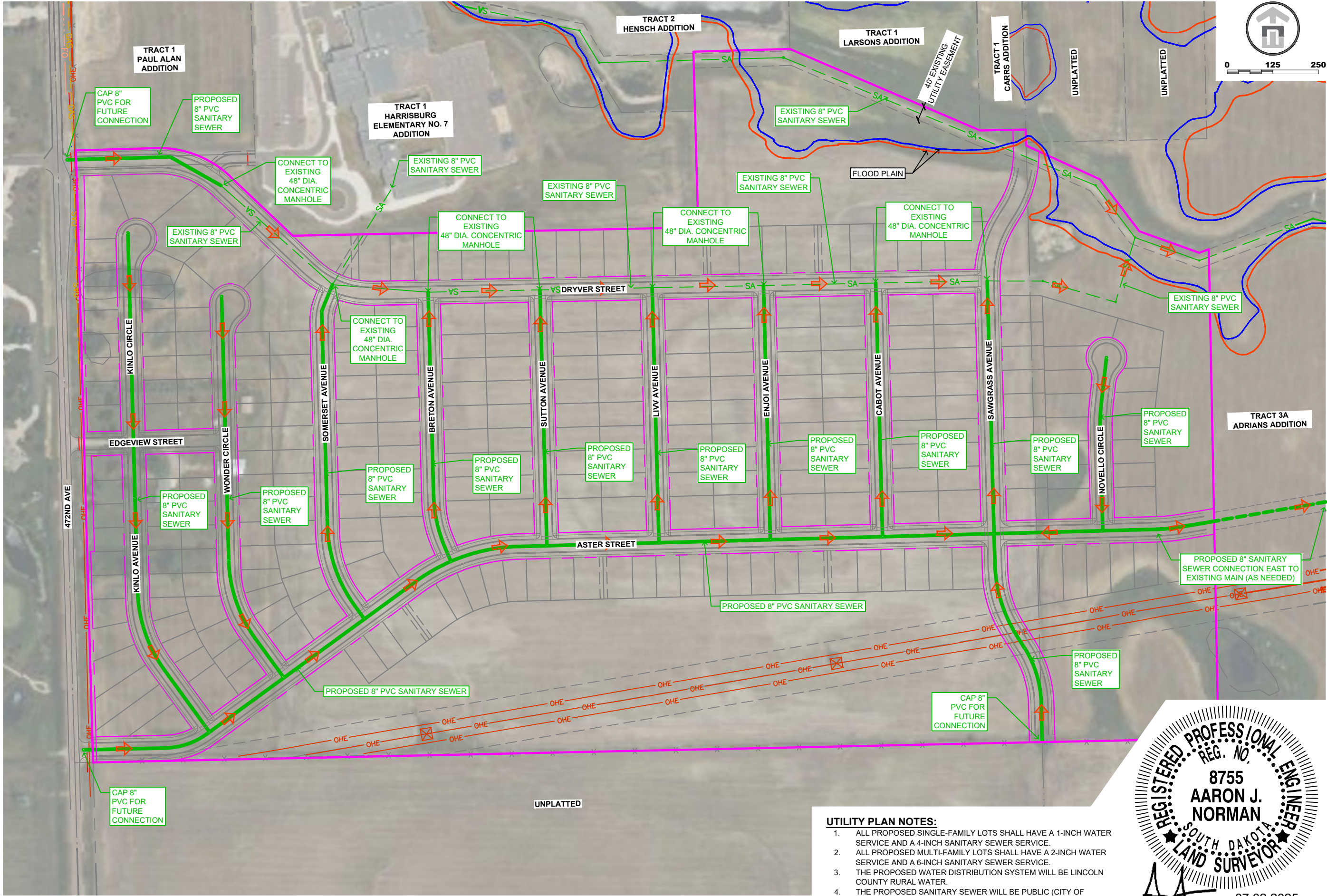
Revisions:

NES Project #: 24.02.030  
Plot Date: 2025.07.02  
Designed by: AJN  
Drawn By: JRN  
Checked By: AJN

**NORMAN**  
ENGINEERING + SURVEYING

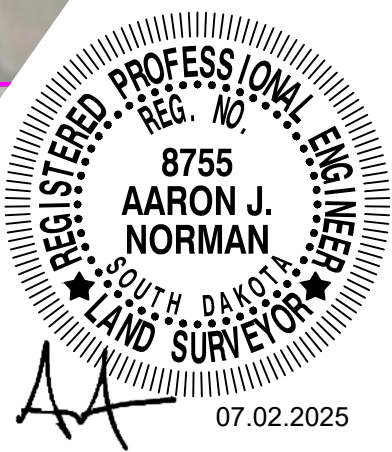
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**C6.0**



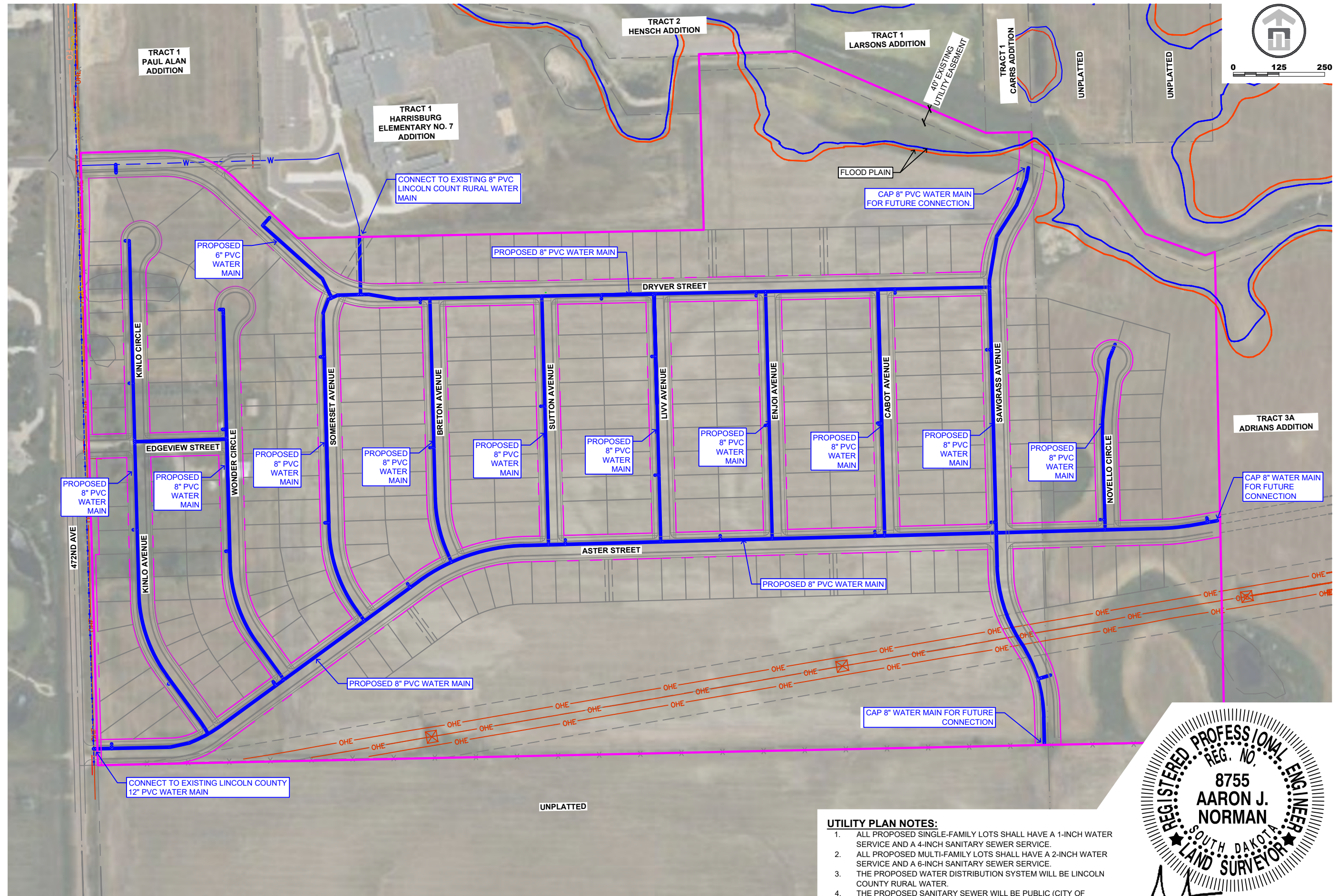


**UTILITY PLAN NOTES:**

1. ALL PROPOSED SINGLE-FAMILY LOTS SHALL HAVE A 1-INCH WATER SERVICE AND A 4-INCH SANITARY SEWER SERVICE.
2. ALL PROPOSED MULTI-FAMILY LOTS SHALL HAVE A 2-INCH WATER SERVICE AND A 6-INCH SANITARY SEWER SERVICE.
3. THE PROPOSED WATER DISTRIBUTION SYSTEM WILL BE LINCOLN COUNTY RURAL WATER.
4. THE PROPOSED SANITARY SEWER WILL BE PUBLIC (CITY OF HARRISBURG).

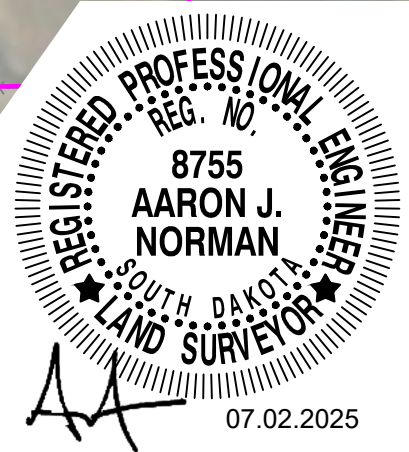






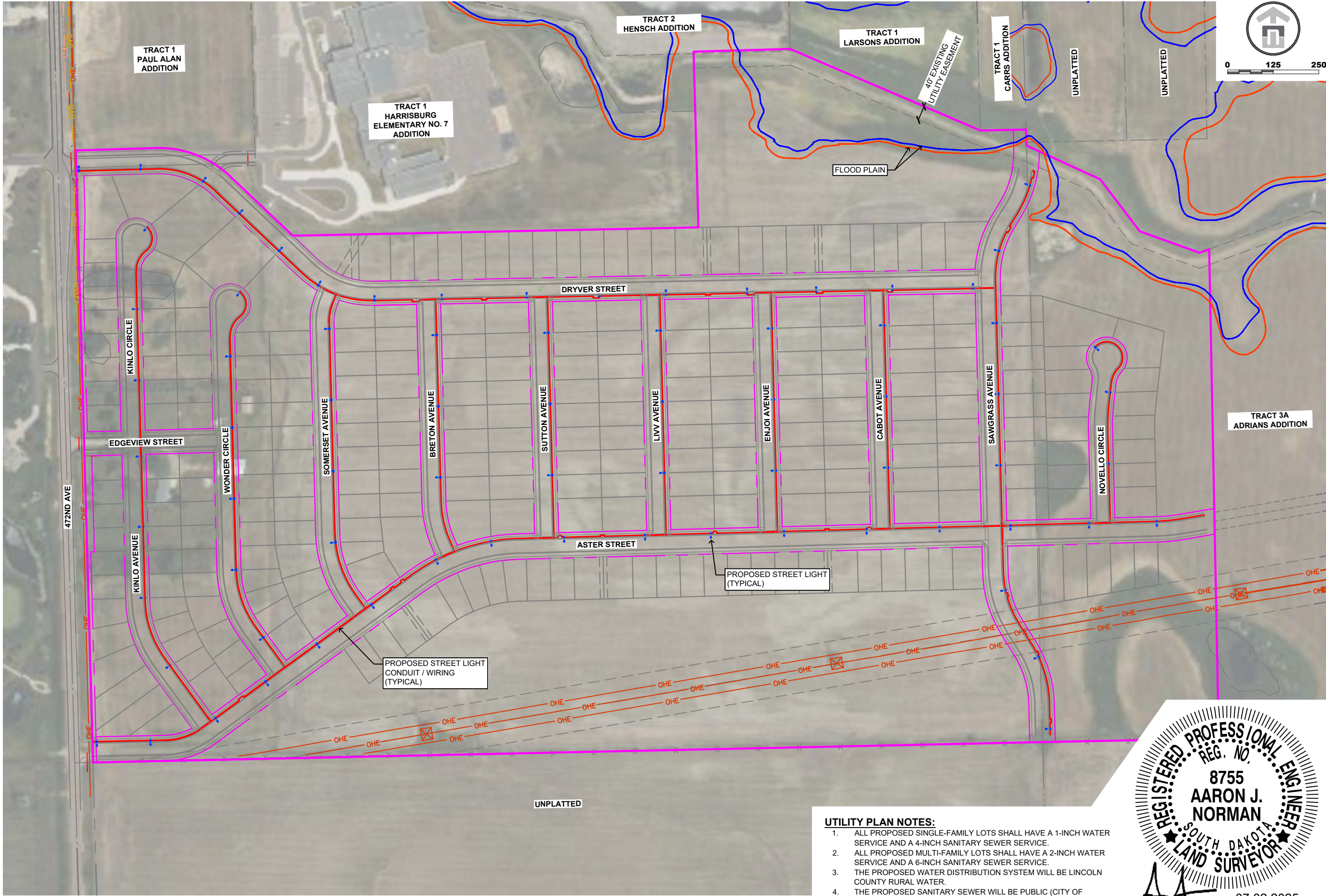
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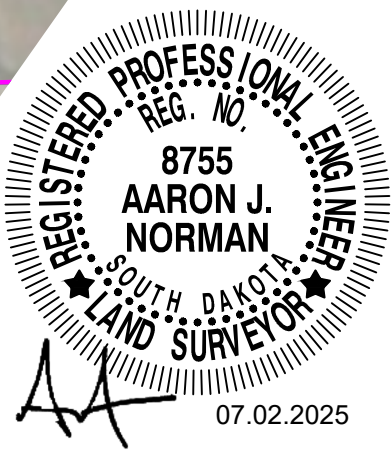




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**Preliminary Development Plans**  
**Birdie View**  
**Harrisburg, SD**

Street Lighting Layout

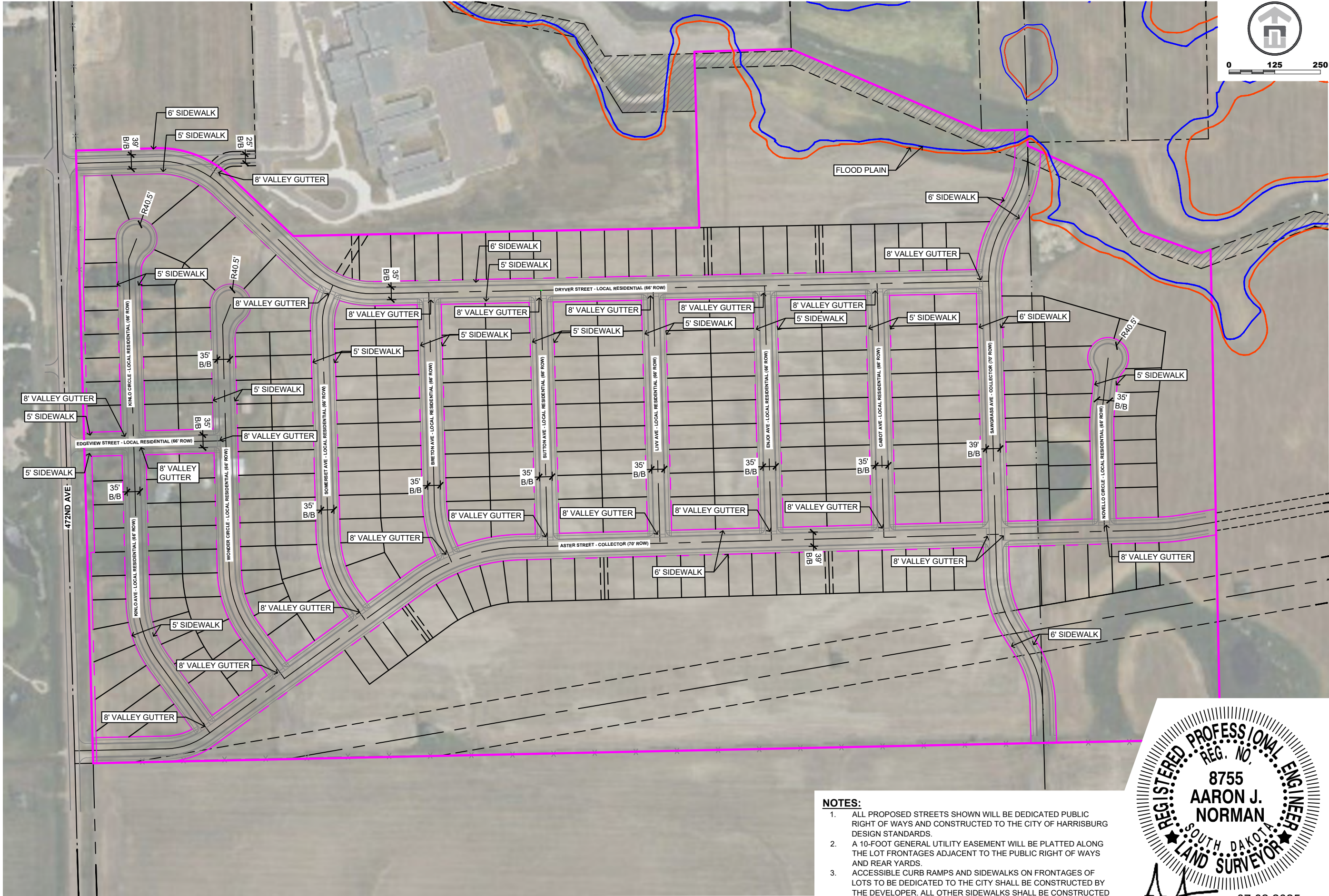
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NES Project #: 24.02.030  
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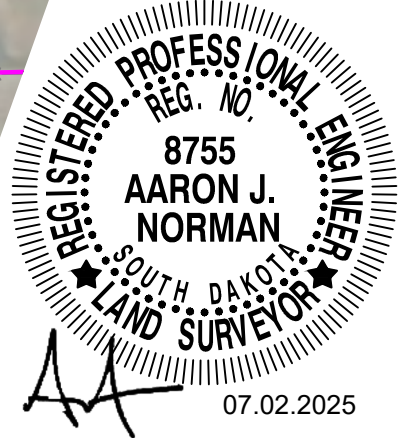
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**C7.2**





**NOTES:**

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301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

## Agenda Item Staff Report

Date: July 8, 2025

To: Planning Commission

From: Planning and Zoning

---

**Agenda Item:**

**Review of and recommendation to City Council a plat of Tract 5 of McNeil Addition and pre-annexation agreement.**

Public Hearing: ☐

Business Item: ☒

---

**Information:**

- The applicant is John McNeil and the Harr Family Trust.
- The property is on the southwest corner of 273<sup>rd</sup> Street and 472<sup>nd</sup> Avenue.
- The property contains a house.
- The north portion of the house is on John McNeil's land and the south portion of the house is on Harr property.
- The purpose of the plat is to create a 4.71-acre tract that encompasses the existing home and yard.

**Attachments:**

Application

Plat

Pre-annexation agreement

**Staff Recommendation:**

Approval.

City of Harrisburg  
301 E Willow St  
Harrisburg, SD 57032  
(605) 767-5010



# APPLICATION FOR PLAT APPROVAL

This approval is issued under municipal ordinance 2017-03 of the City of Harrisburg to subdivide land within the City's jurisdiction. Approval expires if plat is not recorded within 90 days of issuance. Provide all information requested throughout the form. Strikeout items that are not applicable. Deliver completed form to City Hall.

## Owner Information

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

## Surveyor

Name: \_\_\_\_\_ SD License No: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email: \_\_\_\_\_  
Total Area Subdivided: \_\_\_\_\_ acres

## Parent Parcel Legal Description

\_\_\_\_\_

## Proposed Legal Description:

\_\_\_\_\_

- ☐ The Plat includes private streets  
☐ The Plat includes lands established for private facilities

## Purpose

- ☐ The Plat is to transfer ownership per SDCL 11-6-40.1. Lands established are not eligible for building permits.  
☐ The Plat is to vacate and reestablish property lines.  
☐ The Plat is to establish new lands for development.  
☐ The Plat is to establish government use lands.

☐ Other: \_\_\_\_\_

## Applicant

Name: \_\_\_\_\_

Title: \_\_\_\_\_

I hereby acknowledge that the information I have provided is correct, that I am authorized to submit this Plat Application and that the plat conforms to the City of Harrisburg's Subdivision Regulations.

Applicant Signature

Date

## For City Use Only

## Prerequisites (SR 2.5.2)

- ☐ Approved Preliminary Subdivision Plan  
☐ ~~Approved Engineering Submittals~~

## Assurances (SR 4.1)

- ☐ Public improvements are required or in progress to serve the lands established. A subdivision construction agreement, performance security and infrastructure permit is required.  
☐ The plat is within the City's Unincorporated Platting Jurisdiction (UPJ). Annexation Agreement is required.

## Exemptions (SR 4.3)

- ☐ The Authorized Official has determined the plat meets the definition of a minor plat per SR 4.3.1 and is therefore exempt from the Preliminary Plan approval process.  
☐ The plat is a government use plat or cemetery grave plat and is exempt from the City's subdivision Regulations per SR 4.3.2.

## Accompaniments

- ☐ Non Refundable Application Fee (**Required**)  
☐ Signed Mylar Original (**Required**)  
☐ Signed Annexation Agreement  
☐ Signed Subdivision Construction Agreement  
☐ Performance Securities  
☐ Signed Infrastructure Permit  
☐ Other: \_\_\_\_\_

## Reviews Satisfied

- ☐ County Register of Deeds  
☐ Authorized Official (**Required**)  
☐ City Engineer (**Required**)  
☐ City Planning & Zoning Commission  
☐ City Council

## 2025 Associated Fees

Plat Application Fee (\$400)		\$
Stormwater Basin Dev Fee (\$100 per lot)		\$
Arterial Street Imp Fee (\$1000 per platted acre)		\$
Open Space Contributions		\$
Cost Recovery Fees (CRF)	Columbia CRF (Res 2008-15-17 \$2,616.57 /acre)	\$
	Nielson Water Main CRF (Res 2018-25 \$302.29 /acre)	\$
	Nielson Sanitary Sewer CRF (Res 2018-26 \$217.70 /acre)	\$
	Legendary Lift Station CRF (Res 2018-27 \$398.75/acre)	\$
	Commerce Ave CRF (Res 2020-06 \$1881.55 /acre)	\$
	Westside Sewer CRF (Res 2021-22 \$2541.80/acre)	\$
Total Fees		\$

## Department Use

Application No: \_\_\_\_\_ Date: \_\_\_\_\_

Issued by: \_\_\_\_\_

June 18, 2025

*via email*  
Mr. Heath VonEye  
City of Harrisburg  
[heath.voneye@harrisburgsd.gov](mailto:heath.voneye@harrisburgsd.gov)

04\_25043 | SEI No.  
Plat for Review | Encl  
Jeffery Schievelbein, Midwest Land Surveying | Cc

Re: Plat Review  
McNeil Addition Tract 5

Dear Mr. VonEye:

Enclosed please find a plat prepared by a Surveyor licensed and in good standing with the State of South Dakota. Stockwell Engineers reviewed and provided comments as a courtesy to aid the applicant in preparing its submittals. Compliance with state and local ordinances or other governing agencies is the responsibility of the applicant and its agents. Copies of the City's subdivision regulations, design standards and local ordinances are available at City Hall for the applicant's reference. The Surveyor of record is responsible to ensure the submittals uphold the City's and all other governing agency's requirements in full.

The Surveyor addressed our comments to our satisfaction. We have no further comments and offer our recommendation to accept the plat as an accompaniment to the Subdivider's application. The Surveyor shall certify the plat and deliver final copies to city hall for approval and recording. The application shall also be accompanied by the appropriate fees and annexation agreement. If there are questions regarding our correspondence, please contact our office.

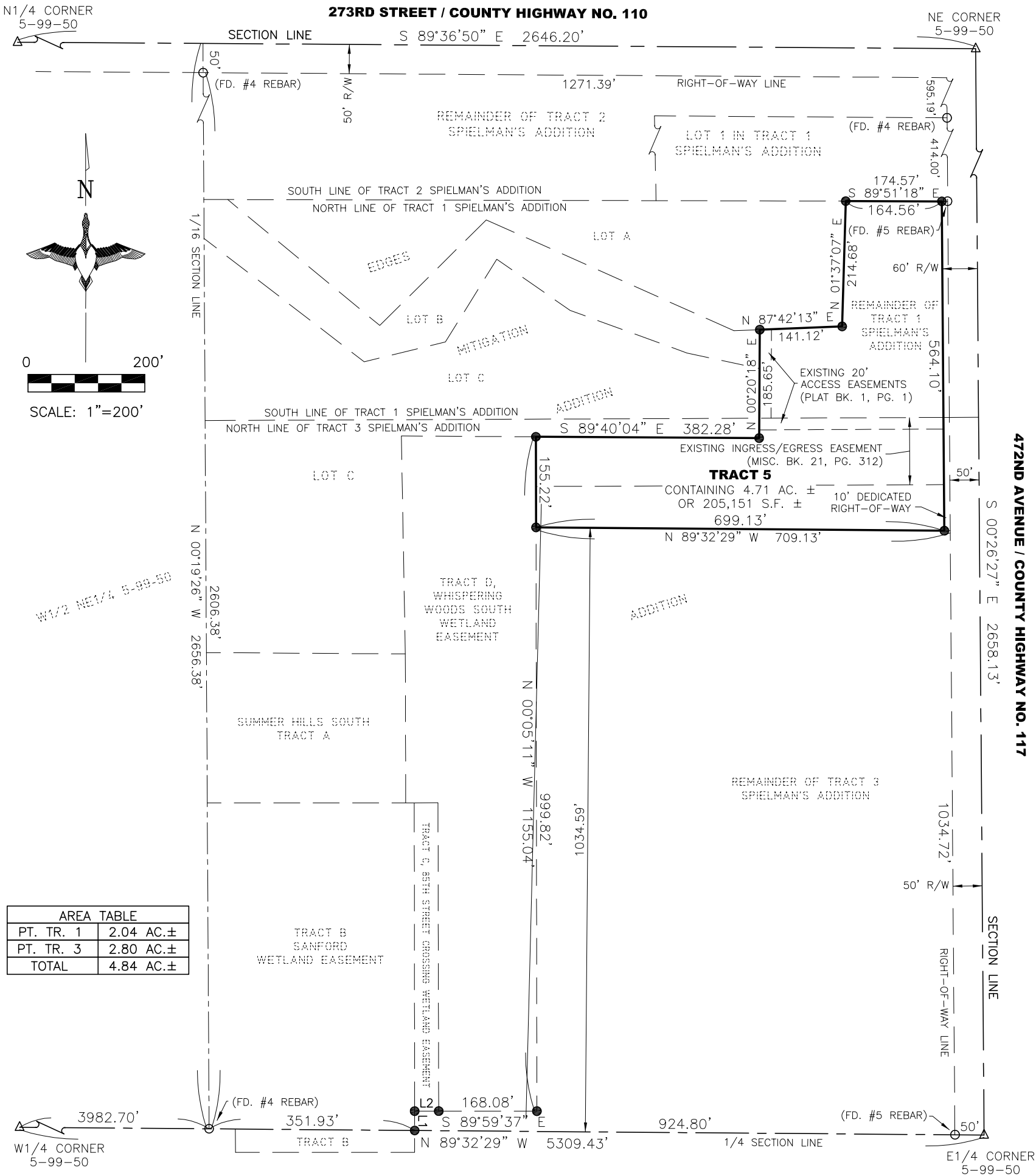
Respectfully submitted,

STOCKWELL ENGINEERS, INC.

  
Mitchell Mergen, PE  
Representing City Engineer

PLAT OF TRACT 5 OF MCNEIL ADDITION

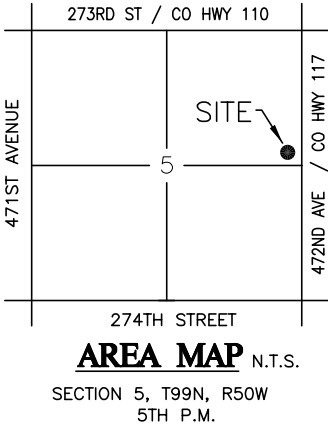
IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 99 NORTH,  
RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.  
(TRANSFER OF OWNERSHIP PLAT)



AREA TABLE	
PT. TR. 1	2.04 AC.±
PT. TR. 3	2.80 AC.±
TOTAL	4.84 AC.±

LEGEND:

- △ SECTION CORNER (AS NOTED)
- SET 5/8" REBAR W/CAP #10141
- FD. MONUMENT (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- AC. ACRES
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- EASEMENT LINE



LINE	BEARING	DISTANCE
L1	N 00°04'27" W	33.12'
L2	N 89°55'54" E	41.17'
L3	N 00°20'18" E	34.08'




PREPARED BY:

**Midwest**  
*Land Surveying, Inc.*  
Land Surveying and GPS Consulting  
211 E. 14th Street Suite 100  
Sioux Falls, South Dakota 57104  
Phone: (605) 339-8901 FAX:(605) 274-8951

NOTES:  
BASIS OF BEARINGS IS ASSUMED  
THIS PLAT WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE COMMITMENT.  
EASEMENTS OF RECORD WERE NOT  
RESEARCHED AND ARE NOT SHOWN ON  
THE PLAT.



<div>PLAT OF TRACT 5 OF MCNEIL ADDITION</div> <div>IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 99 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA</div>	
SURVEYOR'S CERTIFICATE	
<div>I, Jeffery C. Schievelbein, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of Tracts 1 and 3 of Spielman's Addition in the East Half of the Northeast Quarter of Section 5, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota, and re-platted a portion of the same into Tract 5 of McNeil Addition in the East Half of the Northeast Quarter of Section 5, Township 99 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota, as shown on the foregoing PLAT.</div> <div>The same shall be known and described as <u>TRACT 5 OF MCNEIL ADDITION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 99 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.</u></div> <div>I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.</div> <div>Dated this _____ day of _____, 20____.</div> <div><div>REGISTERED LAND SURVEYOR REG. NO. 10141 JEFFERY C. SCHIEVELBEIN SOUTH DAKOTA</div><div>Jeffery C. Schievelbein, Registered Land Surveyor No. 10141</div></div>	
LINCOLN COUNTY HIGHWAY AUTHORITY	
<div>I, _____ (Name), _____ (Title) of the _____ (Agency), do hereby certify that that the location of the proposed access to an abutting subdivision street from the existing public street or highway is hereby approved and any change in the location of said access streets shall require additional approval.</div> <div>By. _____</div> <div>TITLE: _____</div>	
CITY PLANNING COMMISSION	
<div>Be it resolved by the Planning Commission of the City of Harrisburg, South Dakota that this plat be approved and that the same be presented to the City Council with the recommendation to adopt said plat.</div> <div>Approved this _____ day of _____, 20_____.</div> <div>_____ Chairman City of Harrisburg Planning Commission</div>	
CITY COUNCIL RESOLUTION	
<div>Whereas this Plat has been examined by the City Council of Harrisburg and it appears to the City Council that the system of streets set forth therein conforms to the system of streets of the existing plats of the City, that all provisions of the City's subdivision regulations have been complied with, that all taxes and special assessments upon the tract or subdivision have been fully paid, and that such plat and the survey thereof have been executed according to law.</div> <div>Now therefore, be it resolved by the City Council of Harrisburg, South Dakota that said plat is hereby approved, and the City Finance Officer is hereby directed to endorse on said plat a copy of this resolution and certify the same thereon.</div> <div>Approved this _____ day of _____, 20_____.</div> <div>_____ Mayor City of Harrisburg, South Dakota</div>	
FINANCE OFFICER CERTIFICATE	
<div>I, _____, the duly appointed, qualified and acting Finance Officer of the City of Harrisburg, South Dakota, hereby certify that the certificate of approval is true and correct including the signature thereon, and that any special assessments which are liens upon the land shown in the above Plat, as shown by the records in my office, on this _____ day of _____, 20_____, have been paid in full.</div> <div>_____ City Finance Officer City of Harrisburg, South Dakota</div>	
TREASURER	
<div>I, the Treasurer of Lincoln County, South Dakota, do 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.</div> <div>Dated this _____ Day of _____, 20 ____.</div> <div>_____ TREASURER Lincoln County, South Dakota</div>	
DIRECTOR OF EQUALIZATION	
<div>I, the Director of Equalization of Lincoln County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.</div> <div>Dated this _____ Day of _____, 20 ____.</div> <div>_____ DIRECTOR OF EQUALIZATION Lincoln County, South Dakota</div>	
REGISTER OF DEEDS	
<div>Filed for record this _____ day of _____, 20 _____, at _____ o'clock, ____m., and recorded in Book _____ of Plats on Page _____.</div> <div>_____ REGISTER OF DEEDS Lincoln County, South Dakota</div>	
<div>PREPARED BY:</div> <div><div><div>Land Surveying and GPS Consulting 211 E. 14th Street Suite 100 Sioux Falls, South Dakota 57104 Phone: (605) 339-8901 FAX:(605) 274-8951</div></div><div>SHEET 2 OF 2</div></div>	

PREPARED BY:  
City of Harrisburg  
301 E Willow Street  
Harrisburg, SD 57032  
605.743.5872

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**PRE-ANNEXATION AGREEMENT**

This Pre-Annexation Agreement (the "Agreement") is made and entered into by and between the City of Harrisburg (the "City") and the undersigned property owners (the "Owner"). The purpose of this Agreement is to set forth the terms and conditions for the voluntary annexation of the Subdivision (defined below) by the City of Harrisburg.

The City and the Owners understand that the City's growth will eventually result in the City's municipal boundary becoming adjacent to the boundary of the Subdivision and that the annexation of the Subdivision will then be possible.

For and in consideration of the annexation of the property described below and the mutual promises set forth herein, the parties agree as follows:

1. Pursuant to SDCL 9-4-1.1, the owners of the property within the Subdivision will submit a Petition for Voluntary Annexation (the "Petition") within sixty days of receipt of a request by the City for the annexation of the real property described as follows  
  
4.71 Acres illustrated in the attached preliminary plat as Tract 5 of McNeil Addition in the East Half of the Northeast Quarter of Section 5, Township 99 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, Lincoln County, South Dakota and  
  
Tract 3 of Spielman's Addition in the East Half of the Northeast Quarter of Section 5, Township 99 North, Range 50 West of the 5<sup>th</sup> Principal Meridian, Lincoln County, South Dakota.  
  
(the "Subdivision")
2. The Owners agree that when they submit a Petition for Voluntary Annexation to the City that all of the real property within the Subdivision will be included in and subject to the Petition.
3. Owners agree to connect to City water and sanitary sewer mains within one year of installation of City water and sanitary sewer mains at the Owners' sole expense.
4. Once annexed, the owner agrees not to submit a petition to De-Annex.
5. Owners agree to comply with all existing zoning, building, and property maintenance codes.
6. The City and Owners agree to defer payment and collection of arterial street platting fees and open space contributions until the property is annexed, at which time payment will become due.

This Agreement shall be binding upon, and inure to the benefit of, the Owners and their respective heirs, successors, or assigns, and shall run with the land. This Agreement shall be recorded in the Lincoln County Register of Deeds Office to give notice to the public and all interested parties of the obligations herein.

Nothing in the Agreement shall be construed as requiring the City, at its sole expense, to construct or install any sanitary sewer lines, water distribution lines, or other improvements of any kind upon the Subdivision or extend such public improvements to service the Subdivision.

This Agreement embodies all agreements and representations of the Owners. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the Owners. This Agreement may be modified only in writing and executed by all parties to this Agreement including any new owners of real estate within the Subdivision.

This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

**OWNER**

\_\_\_\_\_  
John McNeil

\_\_\_\_\_  
John H. Harr  
Trustee of the Harr Family Trust

STATE of SOUTH DAKOTA       )  
  )SS  
COUNTY OF LINCOLN        )

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared John McNeil, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

(SEAL)

\_\_\_\_\_  
Notary Public, South Dakota  
My commission expires \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared John Harr, Trustee of the Harr Family Trust, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

(SEAL)

\_\_\_\_\_  
Notary Public, South Dakota  
My commission expires \_\_\_\_\_

**CITY OF HARRISBURG**

\_\_\_\_\_  
Derick Wenck, Mayor

Attest:

\_\_\_\_\_  
Deb Harris, Finance Officer

STATE of SOUTH DAKOTA       )  
  )SS  
COUNTY OF LINCOLN        )

I, the undersigned, a notary public in and for the county and state aforesaid, do hereby certify that Derick Wenck, personally known to me to be the Mayor of the City of Harrisburg, a municipal corporation, and Deb Harris, personally known to me to be the City Finance Officer of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Finance Officer, they signed and delivered the said instrument as Mayor and City Finance Officer of said municipality and caused the corporate seal of said municipality to be affixed thereto pursuant to authority given by the corporate authorities of the City of Harrisburg as their free and voluntary act and as the free and voluntary act and deed of said municipality for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

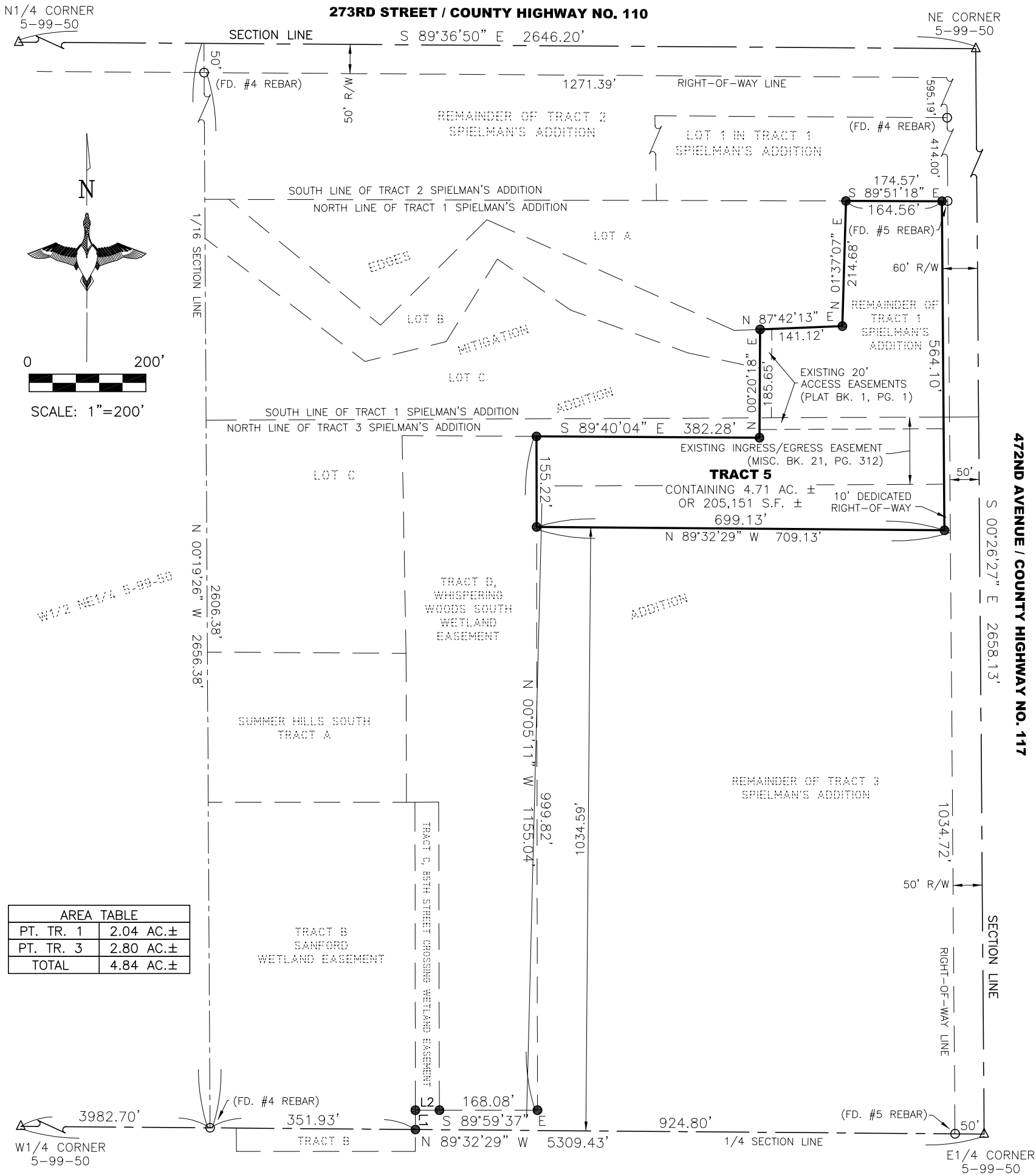
(SEAL)

\_\_\_\_\_  
Notary Public, South Dakota  
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PLAT OF TRACT 5 OF MCNEIL ADDITION

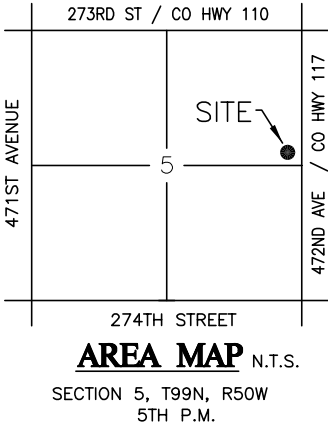
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Phone: (605) 339-8901 FAX:(605) 274-8951

City of Harrisburg  
Building Permits Issued June 2025

6/2/2025	2025-0165	Ractliffe, Graham	Fence	Ractliffe, Graham	5,000.00	608 Kent Street	Harrisburg
6/2/2025	2025-0168	Black Dog, LLC	Non-Residential Mini-Warehouses (2)	Allen Homes	1,430,000.00	500 Caulfield Street	Harrisburg
6/2/2025	2025-0220	Hauert, Nicholas	Deck with Pergola	Hauert, Nicholas	6,000.00	1103 Hemlock Circle	Harrisburg
6/3/2025	2025-0218	LaBrie, Brandon	Lower-Level Finish	LaBrie, Brandon	7,000.00	704 Cottonwood Drive	Harrisburg
6/4/2025	2025-0219	Signature Companies	New Single-Family Home (Townhome)	Signature Companies	210,000.00	521 Brookside Place	Harrisburg
6/4/2025	2025-0228	Signature Companies	New Single-Family Home (Townhome)	Signature Companies	210,000.00	523 Brookside Place	Harrisburg
6/4/2025	2025-0229	Signature Companies	New Single-Family Home (Townhome)	Signature Companies	210,000.00	525 Brookside Place	Harrisburg
6/4/2025	2025-0232	Strong, Adam	Residential Reshingle	Pointer Roofing & Construction LLC	12,500.00	405 Perry Lane	Harrisburg
6/5/2025	2025-0047	McDonald's USA, LLC	Non-Residential New Structure (New Restaurant)	Repise Design	2,500,000.00	148 N. Cliff Avenue	Harrisburg
6/5/2025	2025-0169	Select Builders, Inc.	New Single-Family Home	Select Builders, Inc.	300,000.00	1101 Greyhawk Court	Harrisburg
6/5/2025	2025-0170	Select Builders, Inc.	New Single-Family Home	Select Builders, Inc.	300,000.00	1011 Greyhawk Court	Harrisburg
6/5/2025	2025-0231	Wegenke, Nicholas	Fence	Great Plains Fence	7,200.00	602 Miah Street	Harrisburg
6/6/2025	2025-0234	Haight, Mike	Lower-Level Finish	Haight, Mike	20,000.00	110 Patricia Street	Harrisburg
6/7/2025	2025-0225	Hauck, Braden & Emily	Fence	Pond, Shamus	2,000.00	506 Legendary Drive	Harrisburg
6/10/2025	2025-0227	Grand Vision Homes, LLC	Fence	Complete Fence	10,499.00	429 Andrew Avenue	Harrisburg
6/11/2025	2025-0213	Holley, Karissa & Paris	Deck	Jabby Handyman, LLC	8,000.00	611 Kent Street	Harrisburg
6/11/2025	2025-0230	Nedved, Brian & Barb	Accessory Structure	Nedved, Brian	7,000.00	504 Emmett Trail	Harrisburg
6/11/2025	2025-0237	Weinberg, Joshua	Deck	Verley Good Handyman, LLC	6,000.00	612 Eagle Avenue	Harrisburg
6/11/2025	2025-0240	Erickson, Tyler & Allison	Fence	SoDak Fence	11,083.00	144 Mydland Drive	Harrisburg
6/11/2025	2025-0241	Erickson, Ryan & Rebecca	Mechanical	Waterbury Heating & Cooling	8,406.00	706 Leonard Street	Harrisburg
6/11/2025	2025-0242	Haight, Mike	Fence	American Fence Company	9,700.00	110 Patricia Street	Harrisburg
6/11/2025	2025-0245	Hunters Gate, LTD	Deck Replacement	Ryan Meister Construction	3,400.00	217 S. Cliff Avenue	Harrisburg
6/11/2025	2025-0246	Hunters Gate, LTD	Deck Replacement	Ryan Meister Construction	3,400.00	119 S. Cliff Avenue	Harrisburg
6/12/2025	2025-0247	BAAC Properties	Non-Residential Remodel	Mayland, Ashley	20,000.00	305 W. Willow Street	Harrisburg
6/16/2025	2025-0244	Tuttle, John	Lower-Level Finish	Tuttle, John	10,000.00	620 Prairieside Trail	Harrisburg
6/16/2025	2025-0184	Schaefer, Luke & Lindsey	Swimming Pool	Schaefer, Luke & Lindsey	200.00	714 Teddy Street	Harrisburg
6/16/2025	2025-0248	Klockslem, Melissa	Accessory Structure/Hot Tub	Klockslem, Melissa	5,000.00	921 Johnson Creek Court	Harrisburg
6/17/2025	2025-0132	Tastad, Adam	Lower-Level Finish	Tastad, Adam	6,500.00	217 Plainside Avenue	Harrisburg
6/17/2025	2025-0235	Gladush, Daniel	Fence	Extreme Fencing	3,000.00	213 Lydia Court	Harrisburg
6/17/2025	2025-0251	Burson, Ethan	Accessory Building	Burson, Ethan	6,500.00	903 Woodmont Avenue	Harrisburg
6/17/2025	2025-0253	Hardison, Aaron	Decks	Hardison, Aaron	13,000.00	810 Lois Lane	Harrisburg
6/18/2025	2025-0252	Rokusek Homes, Inc.	Residential Reshingle	Rokusek Homes, Inc.	4,000.00	804 Lois Lane	Harrisburg
6/18/2025	2025-0256	Madsen, Jeremy	Deck	Madsen, Jeremy	7,000.00	1006 Miah Street	Harrisburg
6/23/2025	2025-0260	Morley, Joe	Deck (stairs)	Morley, Joe	1,000.00	517 Hillside Street	Harrisburg
6/23/2025	2025-0263	Slaba, Tyler & Janae	Fence	Babb Custom Fence	9,687.00	221 Plainside Avenue	Harrisburg
6/24/2025	2025-0268	Sturges, Alicia	Swimming Pool & Hot Tub	Splash City	13,000.00	435 Andrew Avenue	Harrisburg
6/24/2025	2025-0261	Boyer, Robert & Jennifer	Deck	Boyer, Robert	7,200.00	608 Rosewood Drive	Harrisburg
6/24/2025	2025-0267	Nyangomoi, Felix & Leah	Residential Remodel & Addition	Boulder Creek Custom Homes, LLC	150,000.00	401 Claudia Avenue	Harrisburg
6/25/2025	2025-0262	Orchard View Properties	Off-Premises Freestanding Sign	Cyclops Media	210,000.00	Parcel ID: 270.78.00.K201	Harrisburg
6/25/2025	2025-0223	KN Construction	New Single-Family Home	KN Construction	480,100.00	TBD - Serenity Place	Harrisburg
6/30/2025	2025-0264	3Trees, LLC	Fence	Cal's Fence Service	6,608.00	117 Atlantic Circle	Harrisburg
6/30/2025	2025-0272	3H Properties	New Single-Family Home	Huggins, Bruce	500,000.00	831 Sallie Avenue	Harrisburg
6/30/2025	2025-0273	Slack, Travis	Fence	Slack, Travis	3,000.00	302 Jeannie Lane	Harrisburg
						6,742,983.00	43 Permits

**City of Harrisburg**  
Month-by-Month Comparison

	January			February			March			April			May									
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025							
New Homes	1	0	1	1	10	1	2	6	8	16	10	13	9	4	6							
Lower-Level Finish	4	5	9	8	5	6	6	3	3	2	6	8	3	7	3							
Fence	0	0	2	0	2	0	0	9	7	12	16	17	19	30	11							
Non-Residential (Comm/Ind)	3	1	2	0	2	2	2	3	1	0	6	6	2	4	2							
Other	0	2	3	5	3	3	16	12	10	52	19	26	71	23	22							
Total Permits	8	8	17	14	22	12	26	33	29	82	57	70	104	68	44							
Running Total	8	8	17	22	30	29	48	63	58	130	120	128	234	188	172							
	June			July			August			September			October									
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025							
New Homes	11	9	7	9	6		4	2		9	11		15	5								
Lower-Level Finish	2	2	4	2	3		5	2		2	5		1	5								
Fence	11	14	10	11	10		12	11		5	14		7	6								
Non-Residential (Comm/Ind)	0	5	4	0	7		2	8		1	4		3	5								
Other	33	16	18	35	16		30	25		13	20		14	14								
Total Permits	57	46	43	57	42	0	53	48	0	30	54	0	40	35	0							
Running Total	291	234	215	348	276	215	401	324	215	431	378	215	471	413	215							
	November			December												Permitted New Homes						
	2023	2024	2025	2023	2024	2025										2023	2024	2025				
New Homes	5	5		1	0														January	1	0	1
Lower-Level Finish	6	1		6	2														February	1	10	1
Fence	7	7		2	2														March	2	6	8
Non-Residential (Comm/Ind)	3	4		0	3														April	16	10	12
Other Permits	15	8		5	6														May	9	4	6
Total Permits	36	25	0	14	13	0													June	11	9	7
Running Total	507	438	215	521	451	215													July	9	6	
																			August	4	2	
										September	9	11										
										October	15	5										
										November	5	5										
										December	1	0										
										TOTAL	83	68	35									