

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF HARRISBURG, SD, REZONING THE N80' OF OUTLOT 1 OF EAST HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA, FROM GENERAL BUSINESS (GB) TO CENTRAL BUSINESS (CB) ATTACHED EXHIBIT, AND AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HARRISBURG.

BE IT ORDAINED BY THE CITY OF HARRISBURG, SOUTH DAKOTA:

The N80' of Outlot 1 of East Harrisburg, Lincoln County, South Dakota, is hereby rezoned from General Business (GB) to Central Business (CB), per the attached exhibit, and amending the official zoning map of the City of Harrisburg.

Date this 4th day of August, 2025



Attest:

Deb Harris
Deb Harris, Finance Officer

Derick Wenck
Derick Wenck, Mayor

1st Reading: July 15, 2025

2nd Reading: Aug 4, 2025

Publication: Aug 14, 2025

Effective Date: Sept 3, 2025



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: pcc101d@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

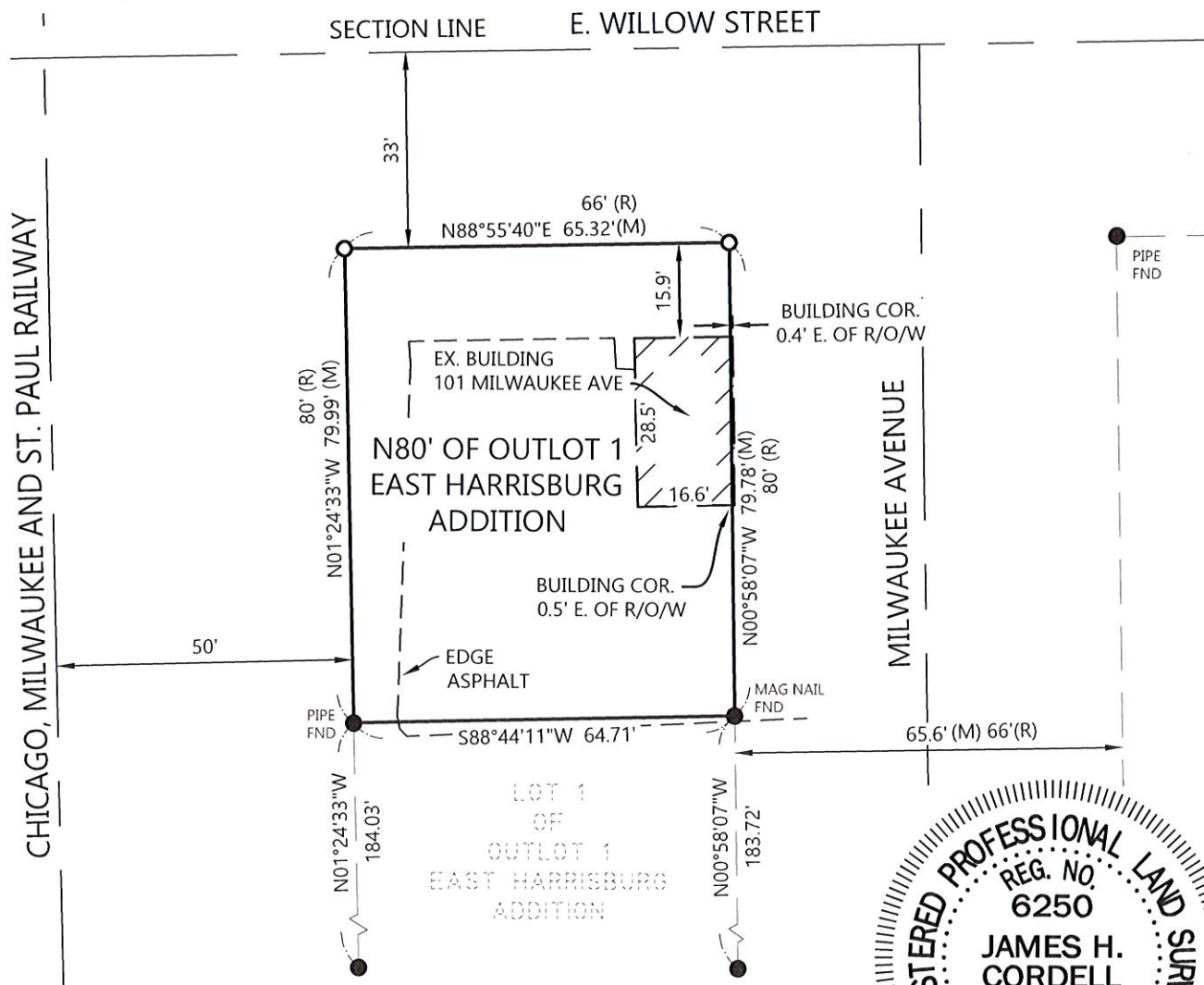
301 E. Willow Street

Harrisburg, SD 57032

buildingservices@harrisburgsd.gov

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

Lincoln County, South Dakota



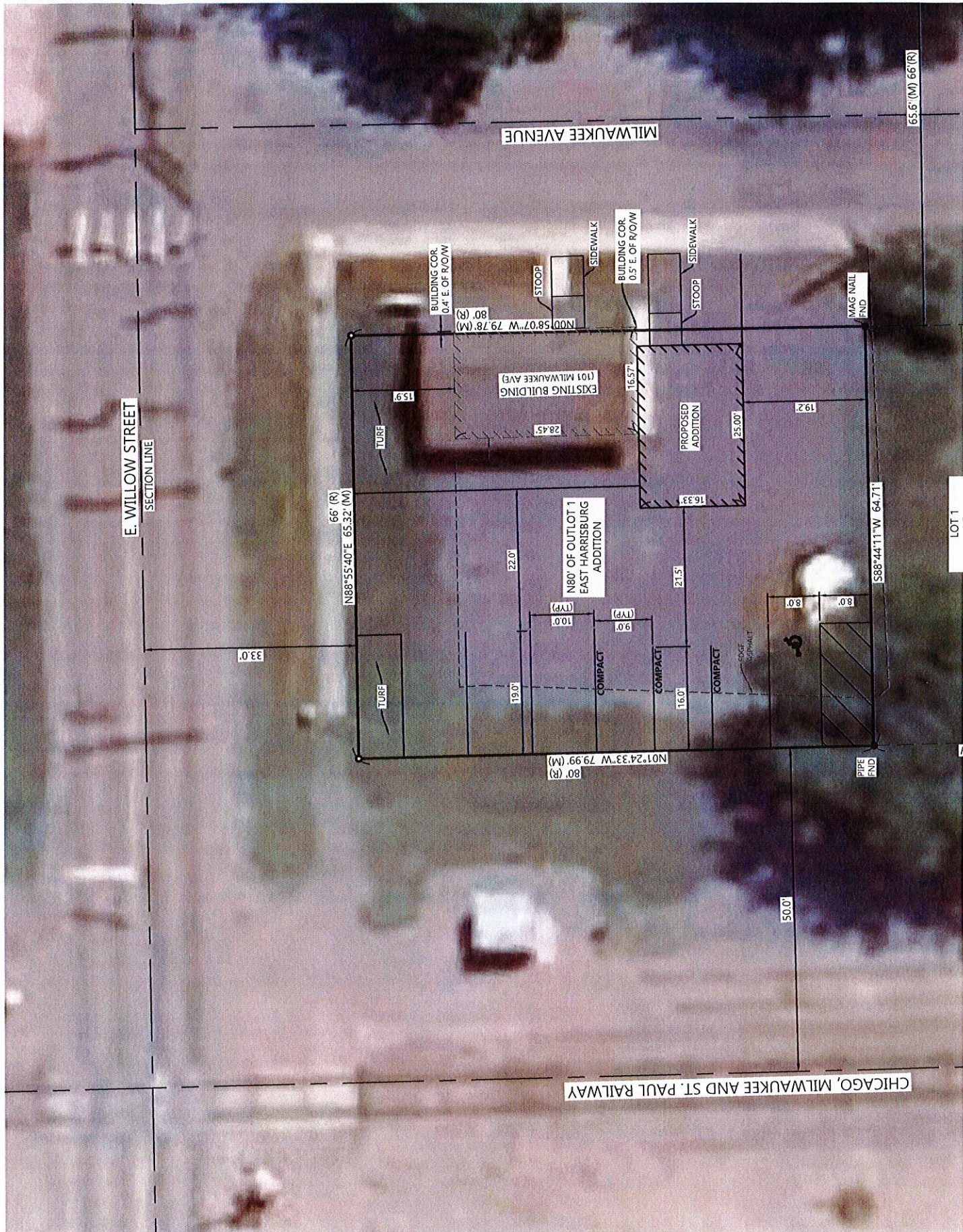
A circular professional seal for a Registered Professional Land Surveyor. The outer ring contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" at the top and "SOUTH DAKOTA" at the bottom, separated by dots. The inner circle contains the text "REG. NO. 6250", "JAMES H. CORDELL", and "5/23/25". The seal is surrounded by a series of short, parallel lines.

James H. Cahill
REGISTERED LAND SURVEYOR

Sayre
Associates

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

Engineers • Surveyors



WING NUMBER

DRAWING NUM

B A PM

IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE

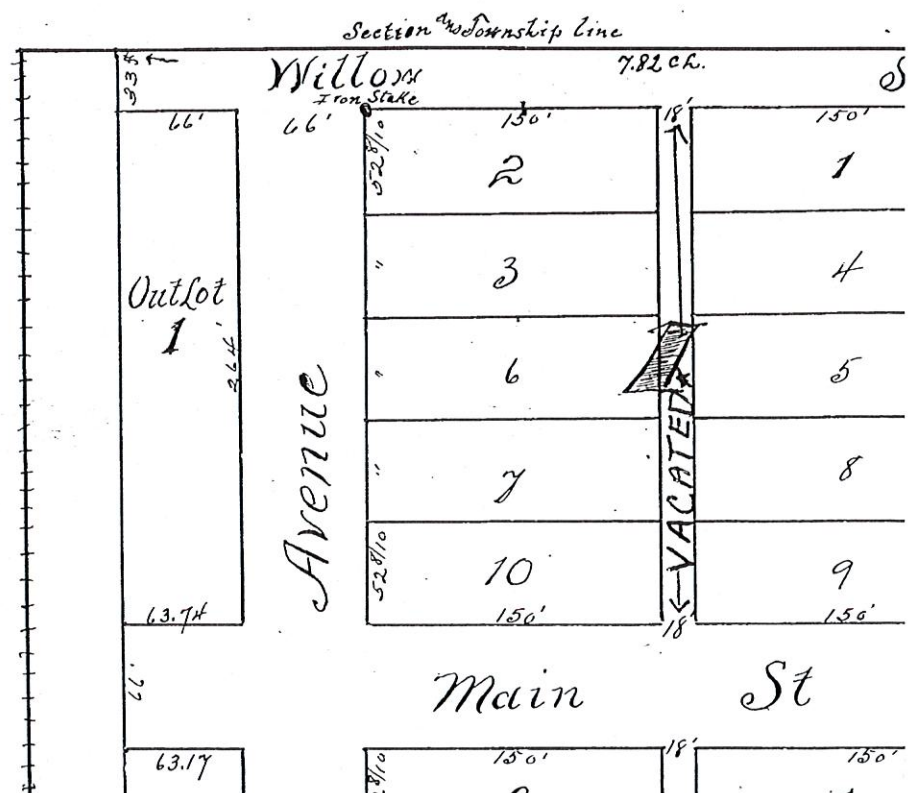
ORDER BY NUMBER 075AR

REORDER BY NUMBER 075AF

POSITION EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE

Eas



**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

E WILLOW ST

RAILROAD AVE

MILWAUKEE AVE

MAIN ST

RAILROAD AVE

GB