

**City of Harrisburg Planning Commission
Agenda for January 13, 2026, Meeting at 6:00 P.M.
Showplace Training Center
418 N. Cliff Avenue, 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 of December 9, 2025, Planning Commission meeting.

6. Regular Agenda

- a. APPLICATION: Review a Conditional Use Application to allow a crematorium on the property legally described as Lot 1, Block 1, Harrisburg Furniture Barn Addition.

Applicant: Anderson Jones Corcoran Funeral Home

Location: Parcel # 270.76.01.001

- 1. Public hearing
- 2. Commission Action

- b. APPLICATION: Commission consideration of a Zoning Map Amendment for a portion (15.03 acres as represented on the attached exhibit) of the property legally described as Tract 2 of Paul Alan Addition, from R-1 Single-Family Detached Residential to R-2 Low-Density Residential, authorizing staff to update the Preliminary Plan to reflect the same.

Applicant: Norman Engineering & Surveying

Location: Parcel # 271.26.00.200.

- 1. Public hearing
- 2. Commission Action

- c. APPLICATION: Commission consideration of a Zoning Map Amendment of the property legally described as Tract 1, Hitt Addition (13.4 acres) to from R-1 Single-Family Detached Residential to GB General Business and a portion of Tract 2, Hitt Addition (4.9 acres as represented on the zoning exhibit) from R-1 Single-Family Detached Residential to LI Light Industrial.

Applicant: Brian Hitt/North Woods Realty Group, LLC

Location: Parcel # 271.13.00.100 & 271.13.00.200

- 1. Public hearing
- 2. Commission Action

3. New Business

- a. APPLICATION: Review and recommendation to City Council the Dakota Woods Addition Preliminary Plan for the property legally described as Tracts 1 and 2, Hitt Addition, City of Harrisburg.

Applicant: Brian Hitt/Northwoods Realty Group, LLC

**City of Harrisburg Planning Commission
Agenda for January 13, 2026, Meeting at 6:00 P.M.
Showplace Training Center
418 N. Cliff Avenue, Harrisburg, SD 57032**

Location: Parcel # 271.13.00.100 & 271.13.00.200

i. Commission Action

b. Election of Officers for 2026

4. Old Business

5. Administrative Reports and Commission Input

a. Commission input.

b. Building permit reports for December 2025.

c. Plats filed in December 2025

i. Lots 7D, 7E, and 7F, Mills Creek Addition

ii. Lots 4-7, Block 3 and Lots 12-16, Block 6, Creekside Addition

6. Adjournment

City of Harrisburg Planning Commission
Meeting Minutes for December 9, 2025, Meeting at
6:00 P.M. Showplace Training Center
418 N. Cliff Avenue, Harrisburg, SD 57032

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 December 9, 2025.

2. Roll Call

Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jim Nielsen, and Chairperson Bruce Bicknase were present. Heath VonEye and Jennifer Preheim were present on behalf of City Planning & Zoning.

3. Public Comment on Non-Agenda Items

No public comment on non-agenda items 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 Schipper, seconded by Commissioner Nielsen, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

5. Approval of Minutes

a. Approval of minutes of December 1, 2025, Planning Commission meeting.

Chairperson Bicknase asked if there were any corrections to the draft meeting minutes for December 1, 2025. No corrections were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Schipper, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

6. Regular Agenda

a. APPLICATION: Review a Conditional Use Application to allow an automotive repair shop on the property legally described as Lot 4A, Block 6, Dynamic Development Second Addition.

Applicant: Ty Ulmer

Location: Parcel # 270.87.06.004A

1. Public hearing
2. Commission Action

Jennifer Preheim presented a summary of the application and staff report. Todor Petrovic was present on behalf of Ty Ulmer. Mr. Petrovic read a statement written by the applicant and answered questions from the Planning Commission. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing. Discussion was had amongst the Planning Commission members and staff regarding the recommended conditions for approval. Commissioner Nielson stated he would like to see similar standards placed on all the businesses in this area.

A motion was made by Commissioner Nielson, seconded by Commissioner Schipper, to approve the Conditional Use Permit with the following conditions:

City of Harrisburg Planning Commission
Agenda for December 9, 2025, Meeting at 6:00 P.M.
Showplace Training Center
418 N. Cliff Avenue, Harrisburg, SD 57032

1. This conditional use permit for automotive repair shop shall only apply to 711 Faith Avenue, Harrisburg.
2. All vehicle maintenance, service, or repair shall only take place inside the unit.
3. No motor vehicle in disrepair or waiting to be repaired shall be stored outside.
4. No outside storage of equipment, parts, or materials shall be permitted.
5. All junk, debris, and other discarded items must be promptly removed from the site.
6. All employees and customers shall park on-site and in designated spaces.
7. There shall be no indication of offense noise, odor, smoke, dust, or glare at or beyond the property line.
8. The permit holder is responsible for compliance with all Federal, State, and local rules, regulations, and permitting requirements.

A roll call vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

7. New Business

- a. APPLICATION: Review and recommendation to City Council a Plat Application for legally described as Lot B, Olson's Subdivision of Tract 2, NE1/4, Section 25, T100N, R50W (Proposed Tracts 1 & 2 of Hunhoff's Addition).

Applicant: Lori Hunhoff

Location: Parcel # 100.49.65.E001

1. Commission Action

Jennifer Preheim presented a brief summary of the updated plat application. Heath VonEye provided a more detailed history of the property, process, and interdepartmental meetings that took place to reach agreements on the Municipal Easement shown on the plat. Lori Hunhoff was present to speak and answer questions regarding the plat. Staff commented that a pre-annexation agreement was part of this plat application and discussion was had regarding the pre-annexation details, with Mr. VonEye answering questions from the applicant and Planning Commission.

A motion was made by Commissioner Schipper, seconded by Commissioner Doyen, to recommend approval of the updated plat application and pre-annexation agreement to City Council. A roll call vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

8. Old Business

No old business was discussed.

9. Administrative Reports and Commission Input

- a. Commission input.
 1. 2026 Planning Commission Calendar
- b. Building permit reports for November 2025.
- c. Plats filed in November 2025
 1. Tract 4A, Dakota Farms Addition

10. Adjournment

**City of Harrisburg Planning Commission
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418 N. Cliff Avenue, Harrisburg, SD 57032**

A motion to adjourn was made at 7:02 p.m. by Commissioner Doyen, seconded by Commissioner McKenzie. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

Respectfully Submitted,
Jennifer Preheim

DRAFT



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

Agenda Item Staff Report

Date: January 13, 2026
To: Planning Commission
From: Planning and Zoning Staff

Agenda Item

Conditional Use Permit to allow a crematorium at 110 W. Willow Avenue, Harrisburg.

Public Hearing: ☒

Business Item: ☒

Consent Item: ☐

Information

- The applicant is Anderson-Jones Corcoran Funeral Home.
- The property is zoned GB General Business.
- The main structure on this property was remodeled in 2009 into a funeral home. Current operations at this site include mortuary and funeral/memorial services. Cremation services are currently handled off-site.
- A Conditional Use Permit for a crematorium on this site was approved by the Harrisburg Planning Commission on September 9, 2009. A Conditional Use Permit expires one year after the use discontinues on the premises; therefore, a new Conditional Use Permit is required for this use.
- The proposed crematory would be housed in a new structure behind the existing funeral home.

Attachments

Site Plan

Staff Recommendation

Staff recommends approval.

Project No. 110 E WILLOW

Location 110 E WILLOW HARRISBURG

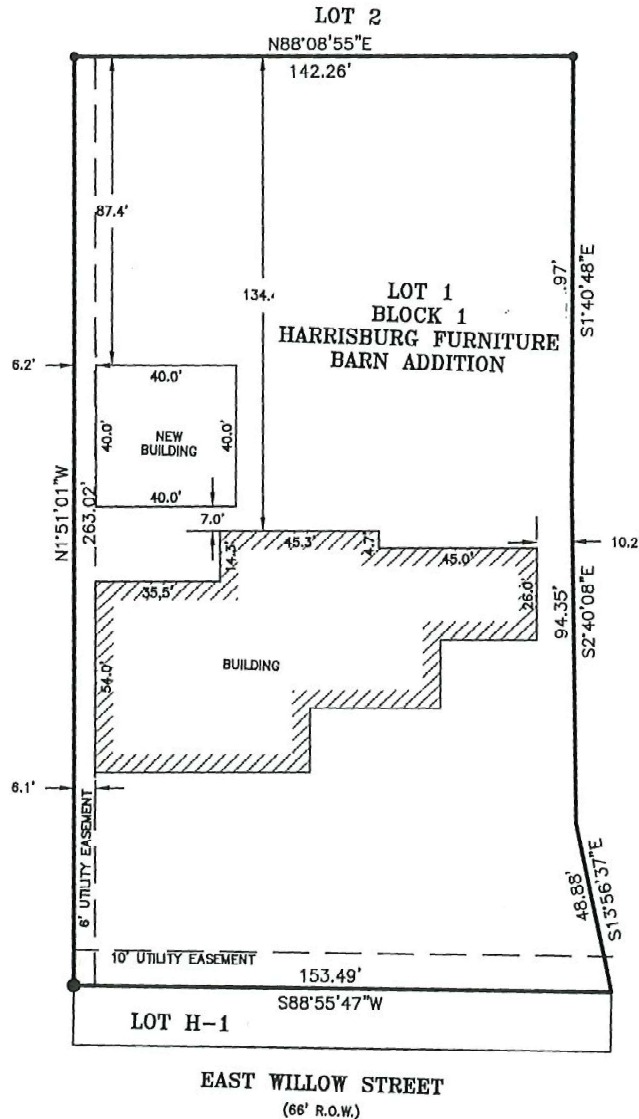
LAND SURVEYOR'S CERTIFICATE

Surveyor's Certification:

I hereby certify that this plat, map, survey, or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of South Dakota.

Legal Description:

LOT 1, BLOCK 1, HARRISBURG FURNITURE BARN ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA.



Legend:

P - PLAT DISTANCE
A - ACTUAL DISTANCE
R - RECORDED DISTANCE
C - CALCULATED DISTANCE

C.T.P. - CRIMPED TOP PIPE
O.T.P. - OPEN TOP PIPE
S.D.H. - STAR DRILL HOLE
"X" - CHISELED "X" IN CONCRETE

● - FOUND SURVEY POINT
△ - SET SURVEY POINT

Date: 10/30/25

Nicholas J. Johannsen

Crew: LRM

Drafter: LRM

ENGINEERING

PLANNING

LAND SURVEYING

**EHRHART
GRIFFIN &
ASSOCIATES**

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



Find address or parcel



Legend

Zoning

Zoning Map

Zoning

- NRC
- A-1
- A-2
- CB
- GB
- HI
- LI
- R-1
- R-2
- R-3



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

Agenda Item Staff Report

Date: January 13, 2025
To: Planning Commission
From: Planning and Zoning Staff

Agenda Item

Commission consideration of a Zoning Map Amendment for a portion (15.03 acres as represented on the attached exhibit) of the property legally described as Tract 2 of Paul Alan Addition, from R-1 Single-Family Detached Residential to R-2 Low-Density Residential, authorizing staff to update the Preliminary Plan to reflect the same.

Public Hearing: ☒

Business Item: ☒

Consent Item: ☐

Information

- This property is currently zoned R-1 Single-Family Residential.
- The applicant is requesting to rezone 15.03 acres to R-2 Low Density Residential to be platted into 55 residential lots.
- The Preliminary Plan for this development was approved July 2, 2025.
- Approval of the rezone request includes amending the Preliminary Plan to reflect the changes in the zoning classification for the development.

Attachments

Zoning Exhibit

Staff Recommendation

Recommend approval to City Council of the Zoning Map Amendment and authorize staff to update the Preliminary Plan to reflect the same.

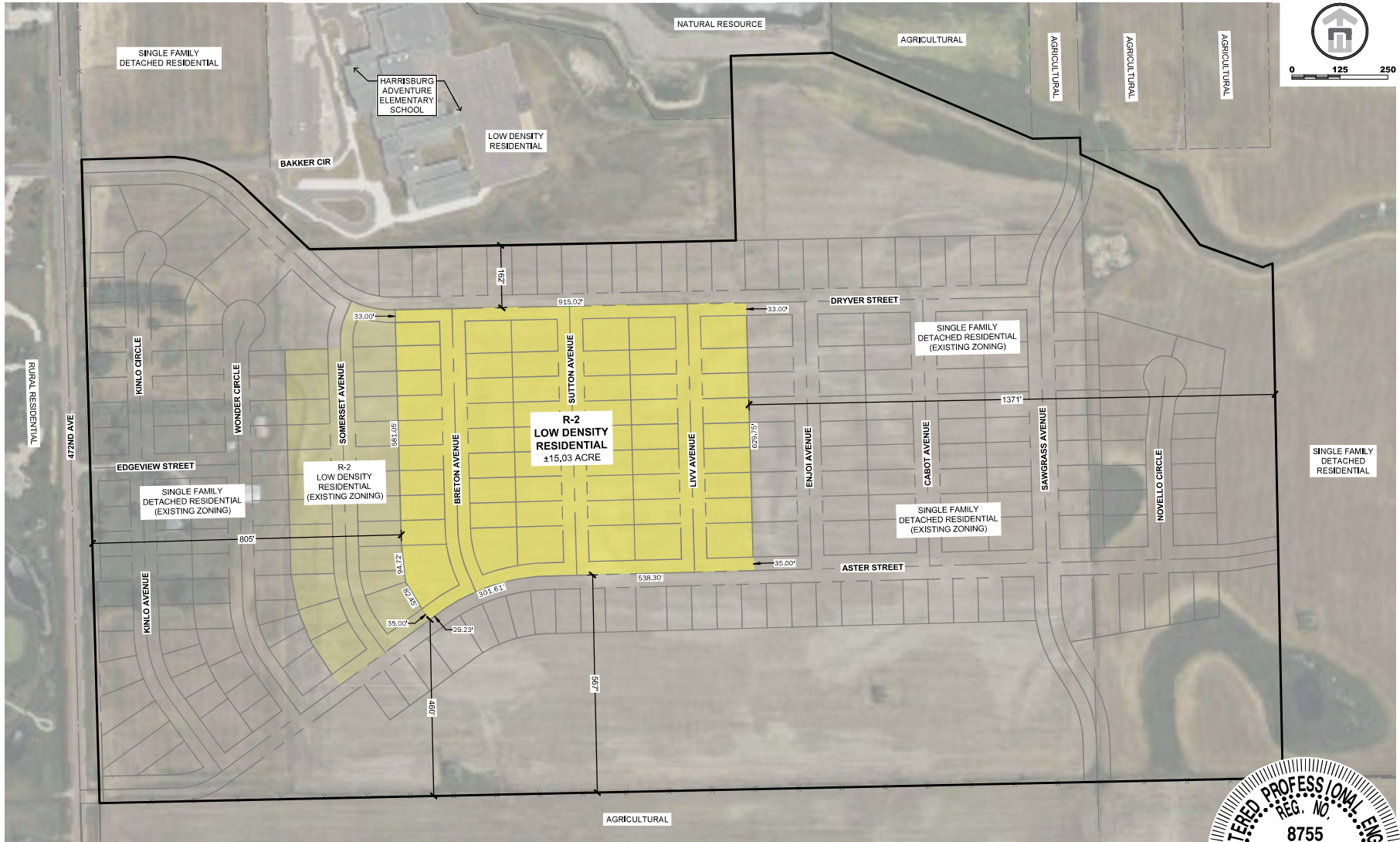
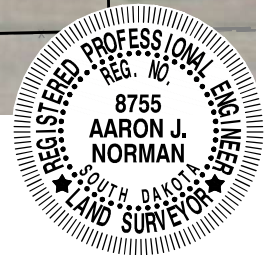


TABLE OF MINIMUM SETBACK REQUIREMENTS

ZONING	FRONT	SIDE	REAR
R-1 - SINGLE FAMILY DETACHED	25 FT	7 FT	20 FT
R-2 - LOW DENSITY RESIDENTIAL	25 FT	7 FT	20 FT

ZONING NOTES:

1. EXISTING ZONING IS SINGLE FAMILY DETACHED RESIDENTIAL.
2. ADJACENT PROPERTY ZONING SHOWN IS BASED ON CITY OF HARRISBURG AND LINCOLN COUNTY GIS DATA.





Legend

Zoning

Zoning Map

Zoning

- NRC
- A-1
- A-2
- CB
- GB
- HI
- LI
- R-1
- R-2
- R-3

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

01.12.2026

Date

City of Harrisburg

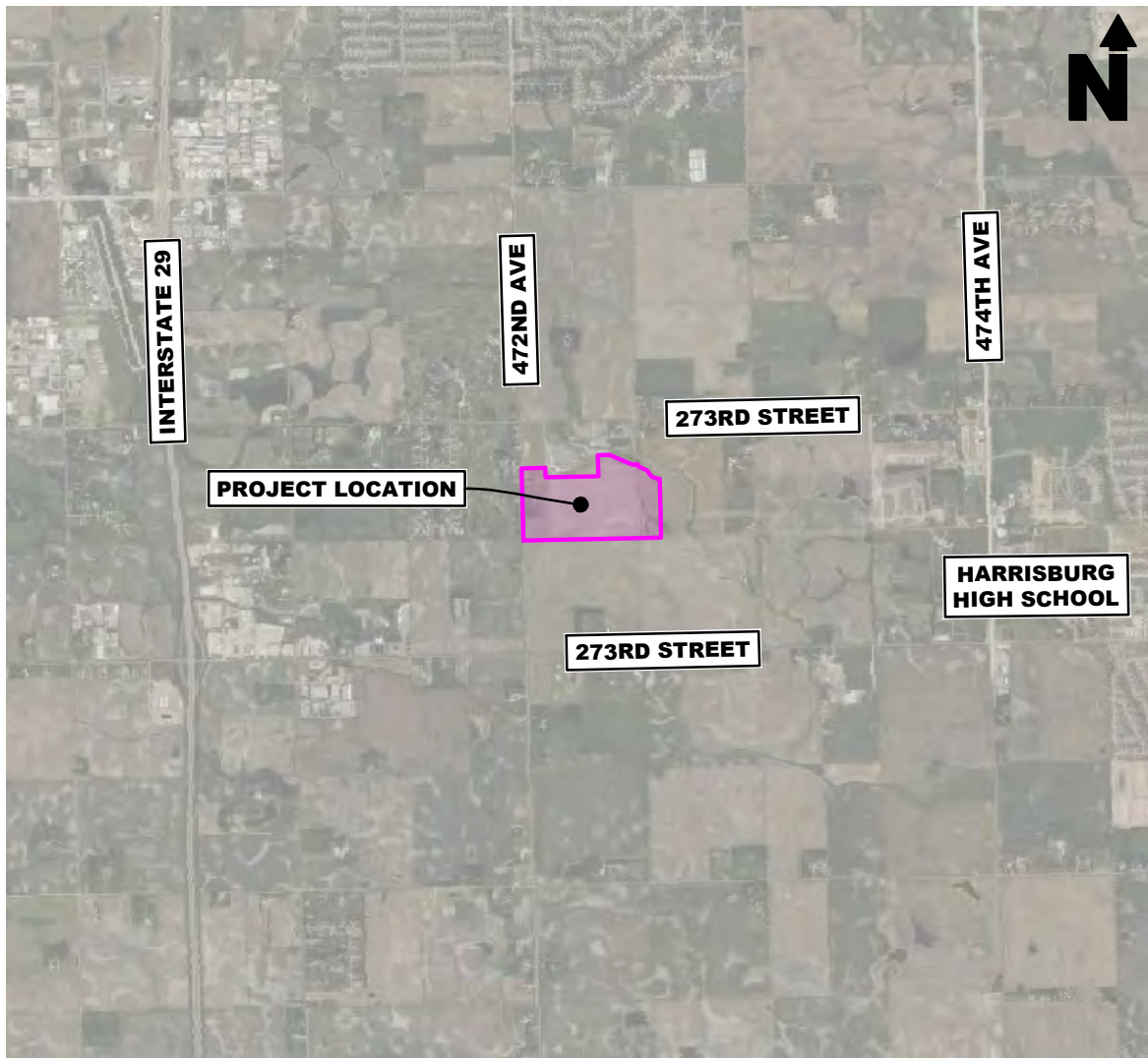
Lincoln County

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

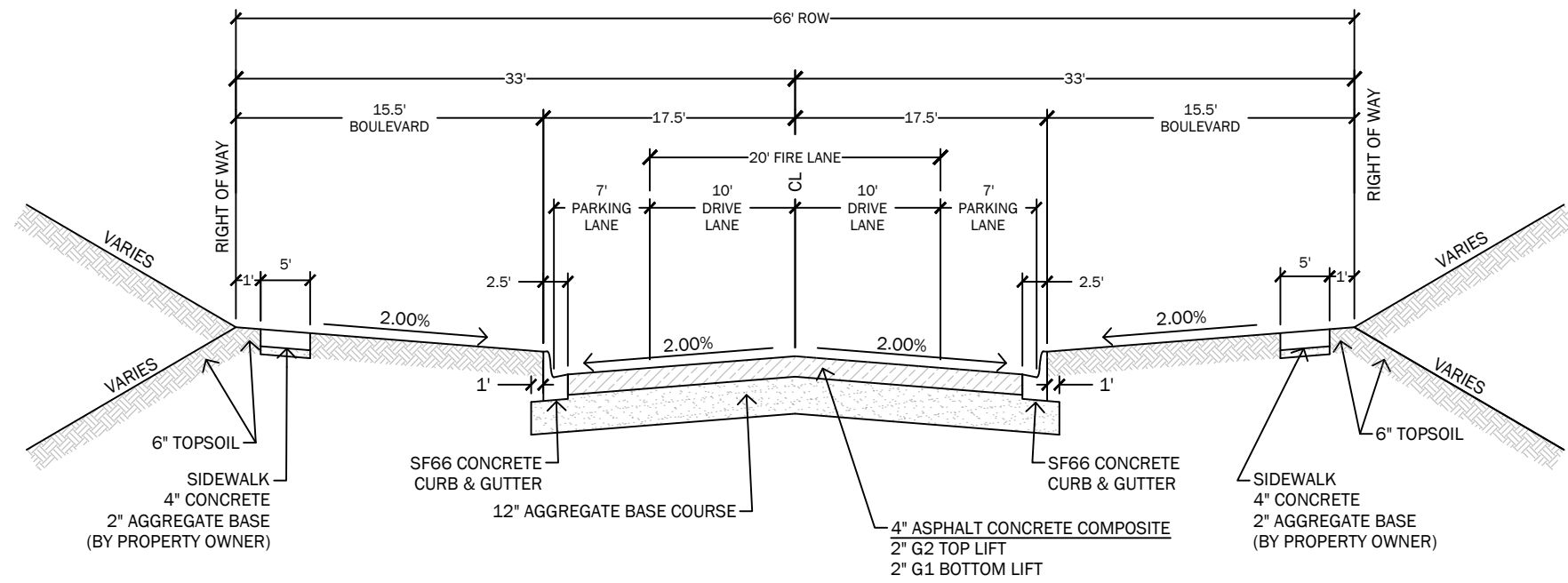
I, _____, CITY PLANNING AND ZONING ADMINISTRATOR OF THE CITY OF HARRISBURG, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS _____ DAY OF _____, 2025.

CITY PLANNING AND ZONING ADMINISTRATOR
CITY OF HARRISBURG, SOUTH DAKOTA

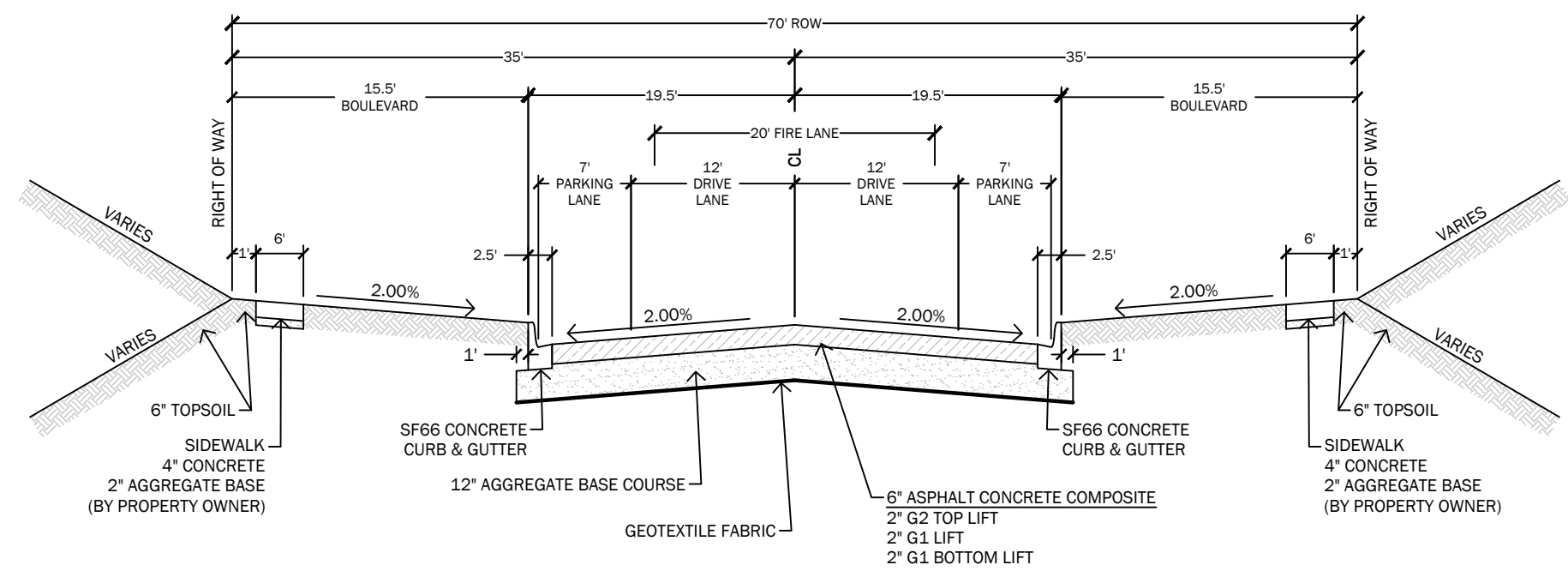
CITY PLANNING COMMISSION APPROVAL

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.

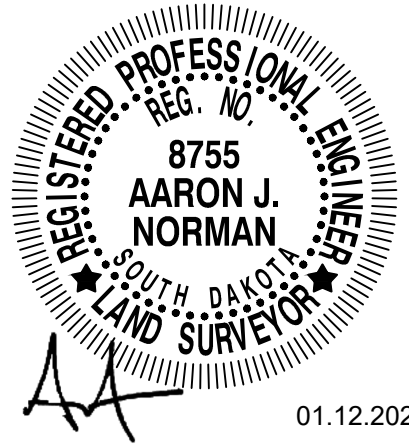
CITY PLANNING COMMISSION
(CHAIR)



TYPICAL SECTION - 66' ROW



TYPICAL SECTION - 70' ROW



01.12.2026

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:

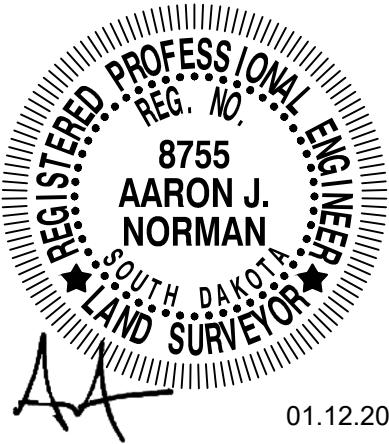
- NO IMPACTS TO THE FLOOD PLAIN ARE ANTICIPATED AT THIS TIME. FLOOD PLAIN BOUNDARIES SHOWN IN THESE PLANS ARE BASED ON THE PRELIMINARY BOUNDARIES SHOWN ON FIRM MAP 46083C0134D WITH A PRELIMINARY ISSUE DATE OF 01/26/2024. PROPOSED GRADING WILL BE KEPT OUTSIDE OF THE FLOODPLAIN.

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.



01.12.2026

Preliminary Development Plans
Birdie View
Harrisburg, SD

General Notes

Revisions:

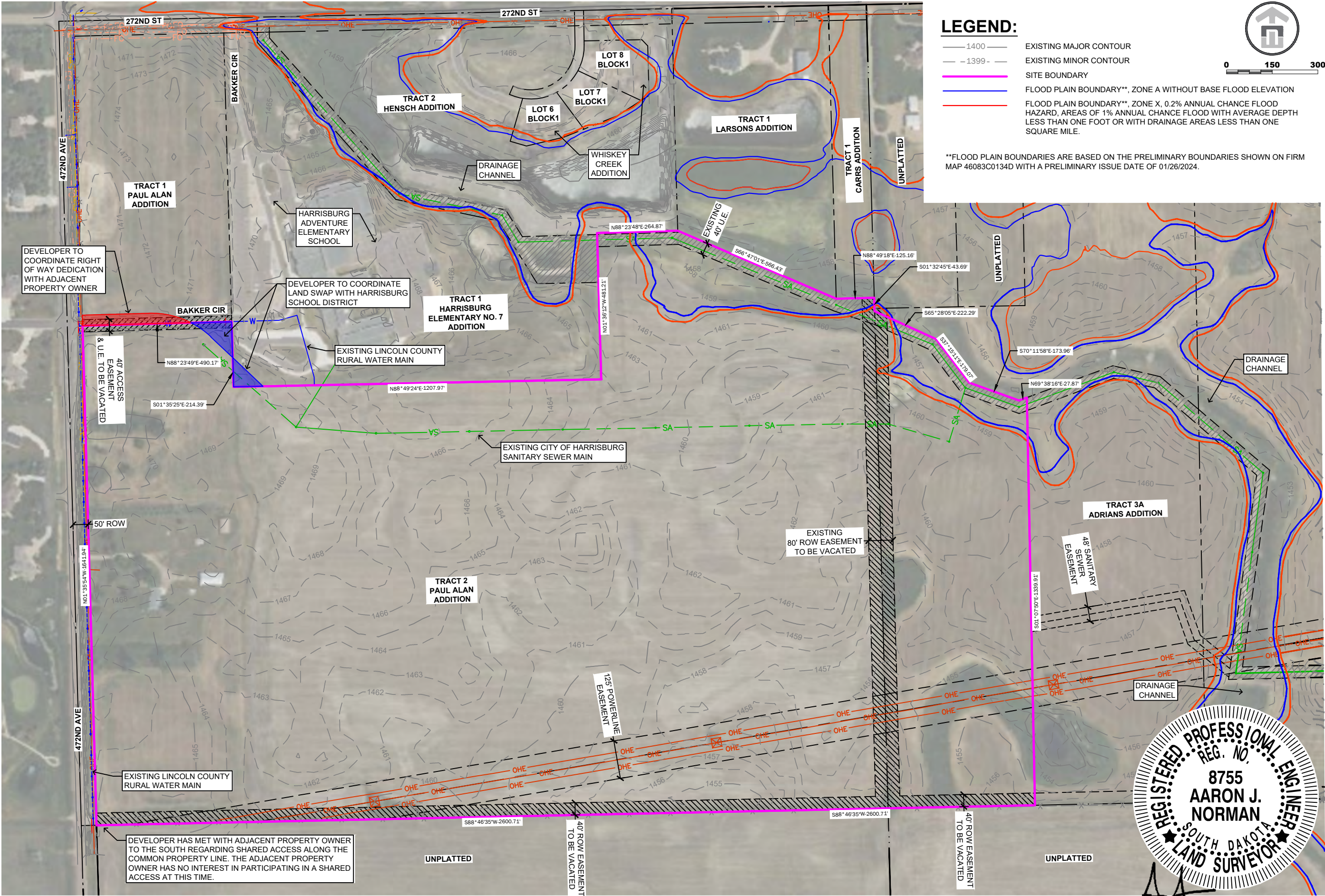
NES Project #: 23.02.076
Plot Date: 2025.07.02
Designed by: AJN
Drawn By: JRK
Checked By: AJN



SHEET

C1.2

C:\Users\NES\Norman Engineering Dropbox\Projects\2024\24.02.030 - Birdie View - Empire\Drawings\Plans\Prelim Plans | SAVE DATE: 7/2/2025 9:10 AM BY: NES | PLOT DATE: 7/2/2025 9:26 AM BY: NES



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



SHEET
C2.0

C:\Users\NES\Norman Engineering Dropbox\Projects\2024\24.02.030 - Birdie View - Empire\Drawings\Plans\Prelim Plans | SAVE DATE: 1/9/2026 2:25 PM BY: NES | PLOT DATE: 1/12/2026 8:03 AM BY: NES

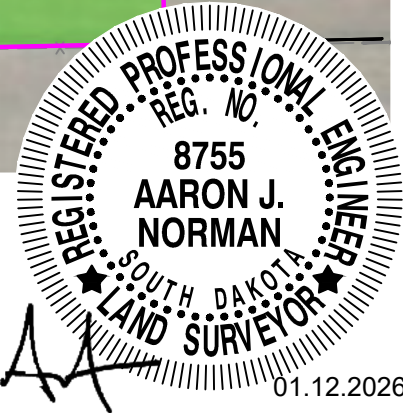


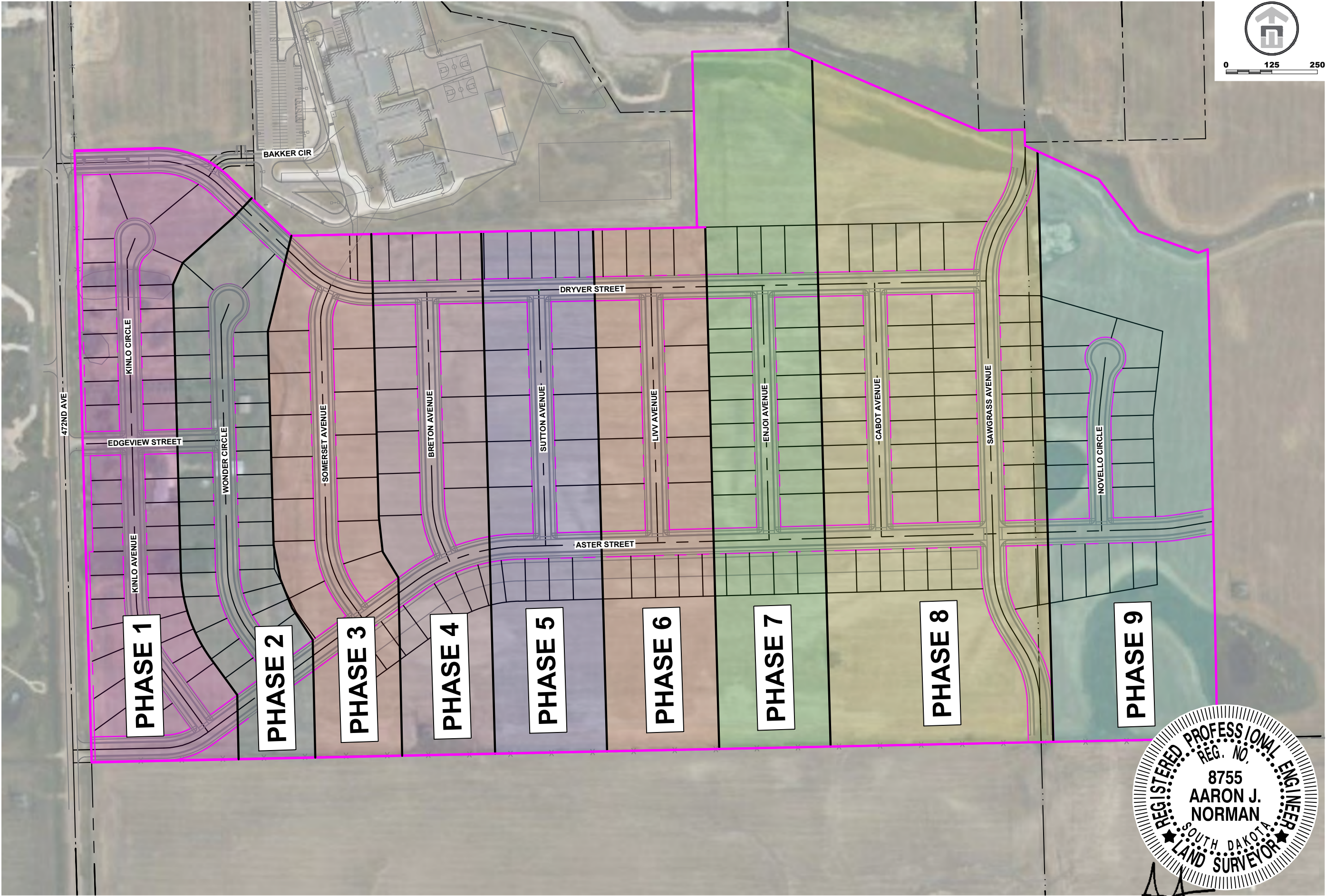
TABLE OF MINIMUM SETBACK REQUIREMENTS

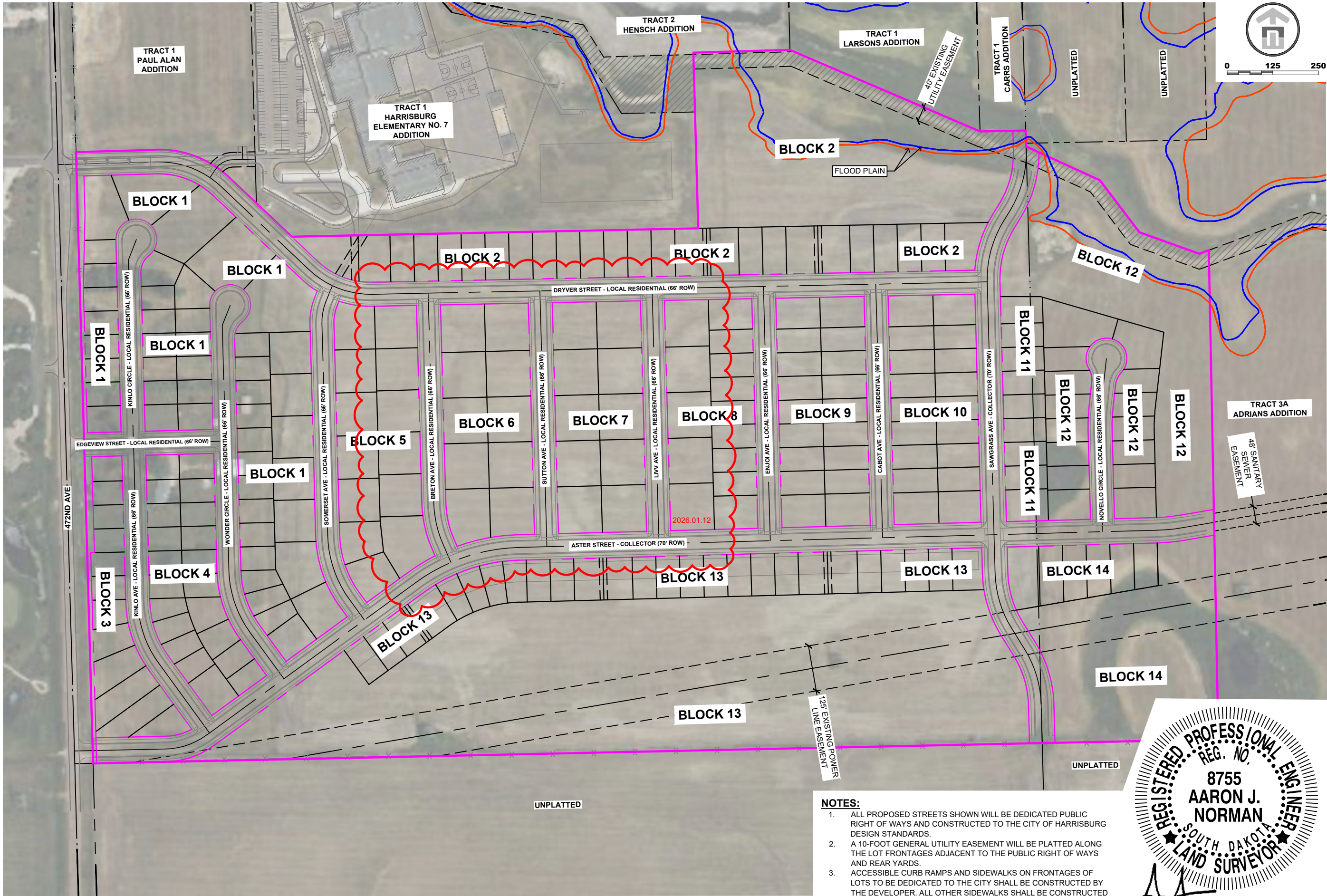
ZONING	SETBACKS		
	FRONT	SIDE	REAR
NR - NATURAL RESOURCE	25 FT	10 FT	20 FT
R-1 - SINGLE FAMILY DETACHED	25 FT	7 FT	20 FT
R-2 - LOW DENSITY RESIDENTIAL	25 FT	7 FT	20 FT

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.

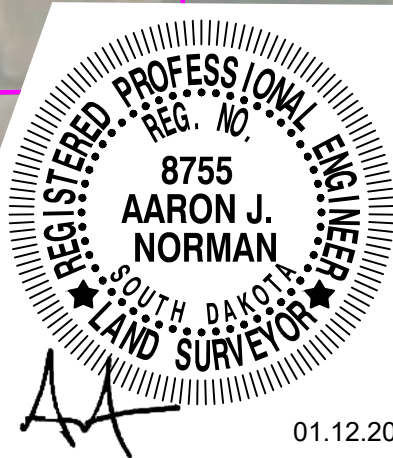






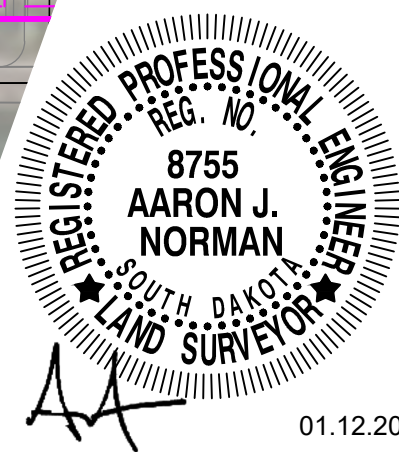
NOTES:

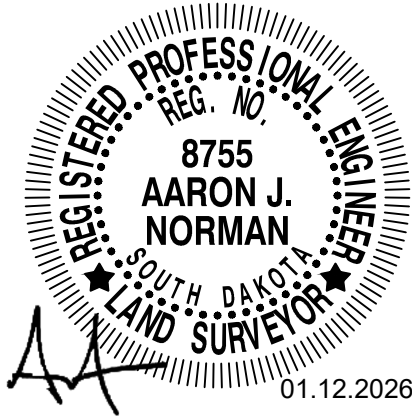
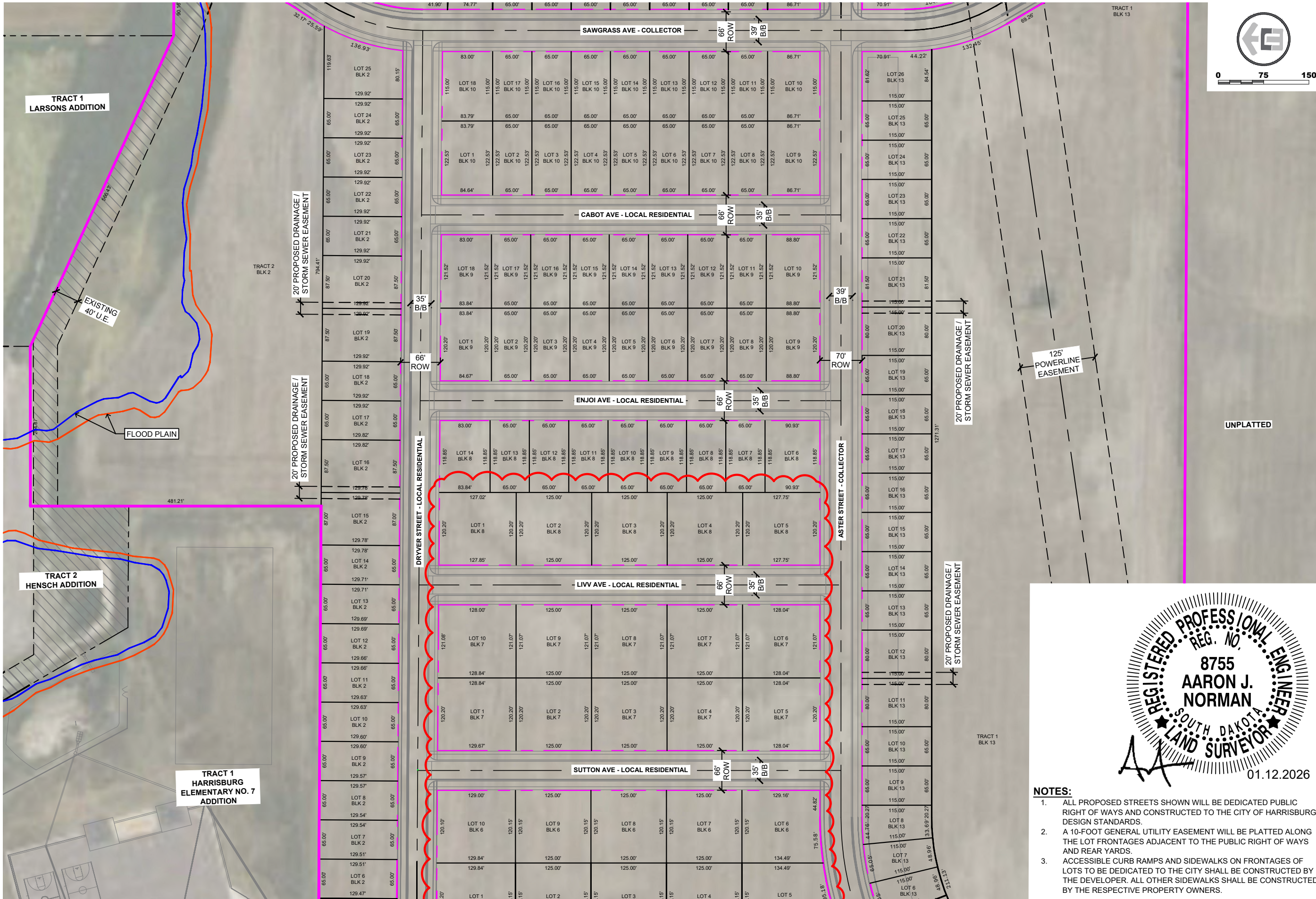
1. ALL PROPOSED STREETS SHOWN WILL BE DEDICATED PUBLIC RIGHT OF WAYS AND CONSTRUCTED TO THE CITY OF HARRISBURG DESIGN STANDARDS.
2. A 10-FOOT GENERAL UTILITY EASEMENT WILL BE PLATTED ALONG THE LOT FRONTAGES ADJACENT TO THE PUBLIC RIGHT OF WAYS AND REAR YARDS.
3. ACCESSIBLE CURB RAMPS AND SIDEWALKS ON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



01.12.2026

1. ALL PROPOSED STREETS SHOWN WILL BE DEDICATED PUBLIC RIGHT OF WAYS AND CONSTRUCTED TO THE CITY OF HARRISBURG DESIGN STANDARDS.
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- NOTES:**
- ALL PROPOSED STREETS SHOWN WILL BE DEDICATED PUBLIC RIGHT OF WAYS AND CONSTRUCTED TO THE CITY OF HARRISBURG DESIGN STANDARDS.
 - A 10-FOOT GENERAL UTILITY EASEMENT WILL BE PLATTED ALONG THE LOT FRONTAGES ADJACENT TO THE PUBLIC RIGHT OF WAYS AND REAR YARDS.
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Preliminary Development Plans
Birdie View
Harrisburg, SD

Lot Layout

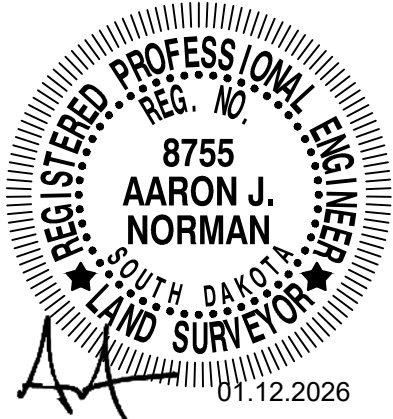
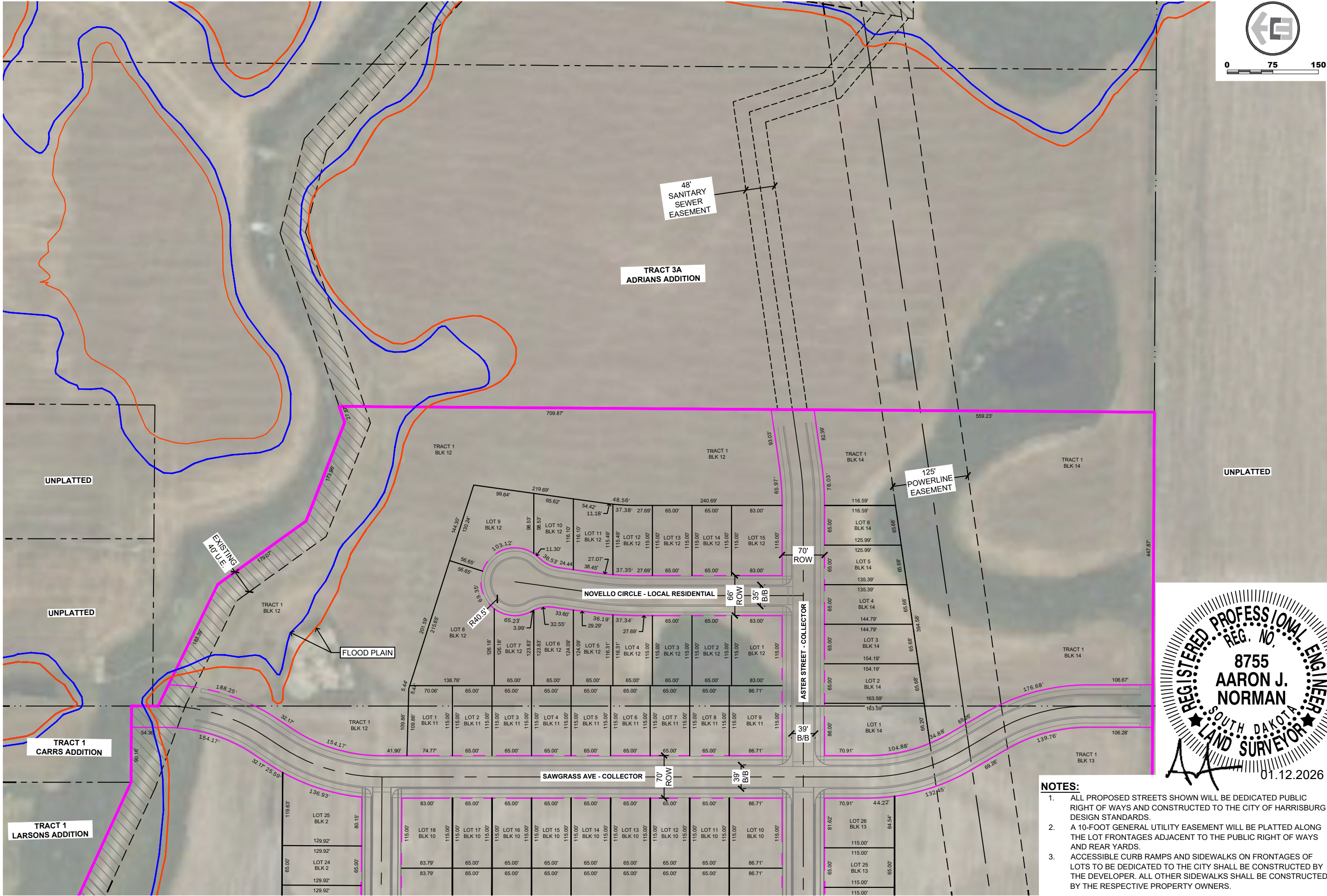
Revisions:
2026.01.12 - REVISED LOT SIZING
TO ACCOMMODATE R-2 ZONING

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



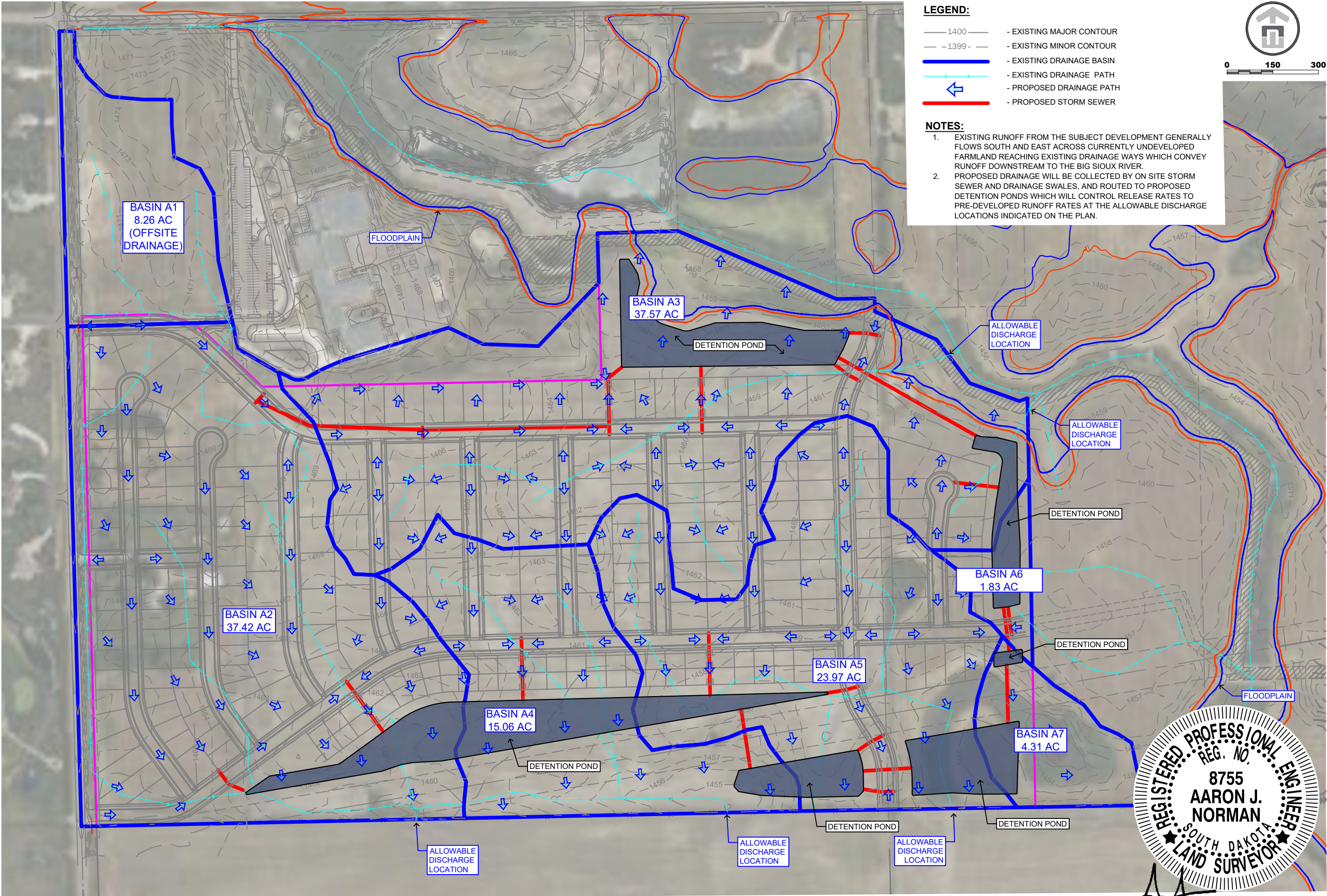
SHEET

C5.2



- 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.

C:\Users\NES\Norman Engineering Dropbox\Projects\2024\24.02.030 - Birdie View - Empire\Drawings\Plans\Prelim Plans | SAVE DATE: 1/9/2026 2:06 PM BY: NES | PLOT DATE: 1/9/2026 2:12 PM BY: NES



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

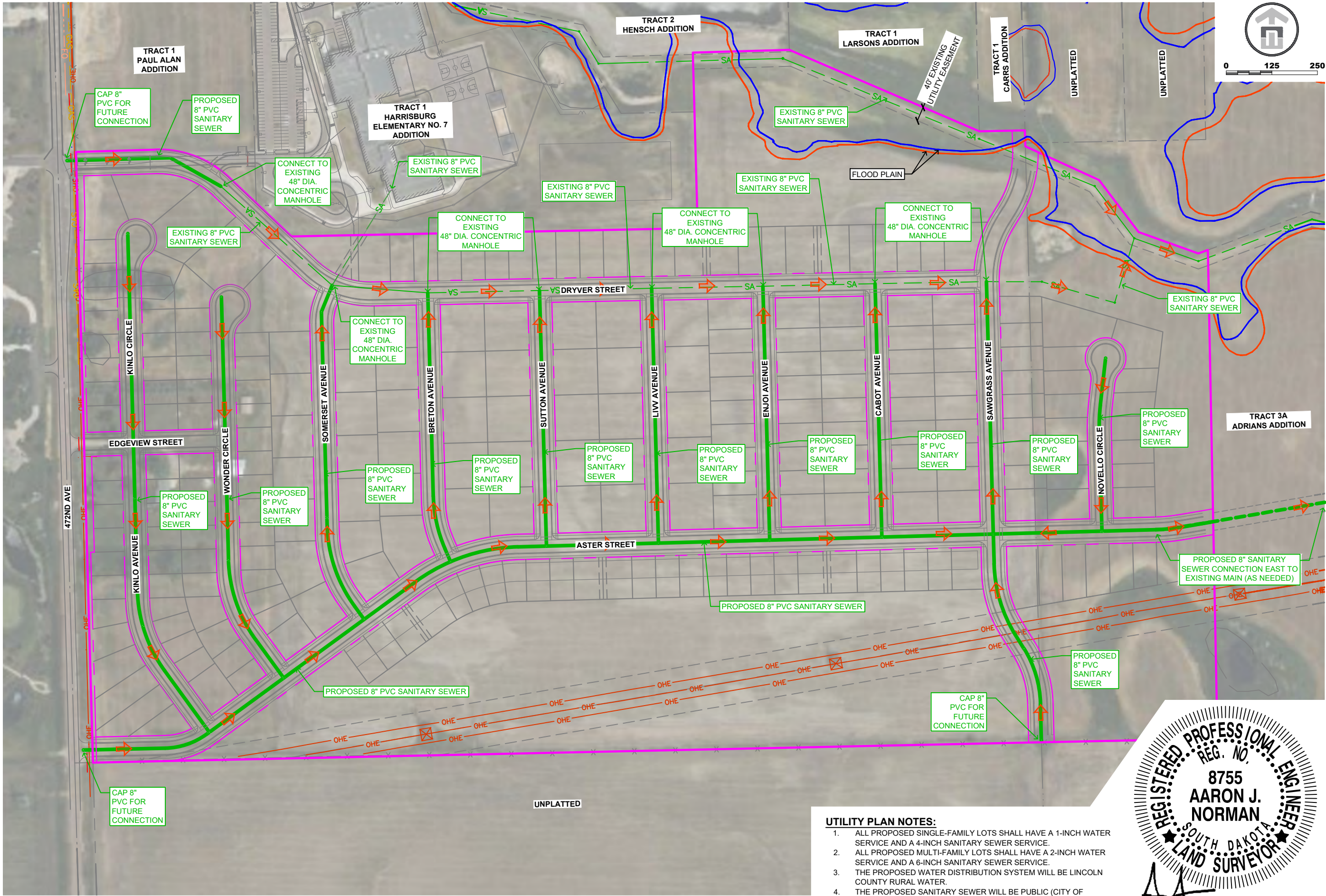
NORMAN
ENGINEERING + SURVEYING

SHEET

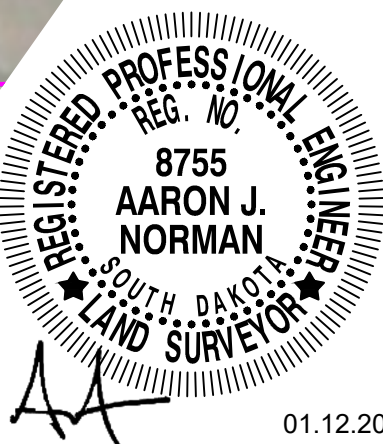
C6.0

01.12.2026

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- 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).



Preliminary Development Plans
Birdie View
Harrisburg, SD

Sanitary Sewer Layout

Revisions:

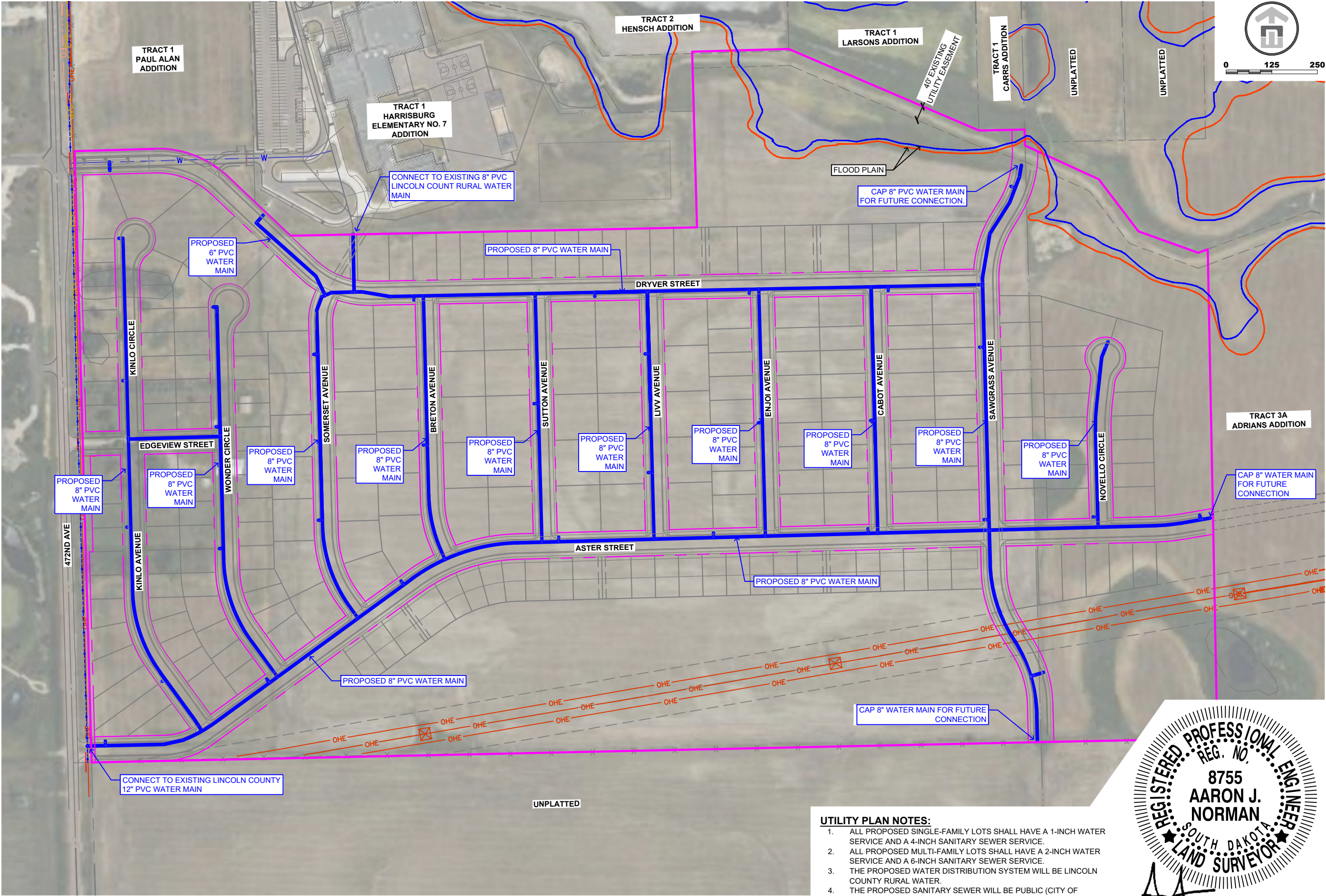
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Plot Date: 2025.07.02
Designed by: AJN
Drawn By: JRK
Checked By: AJN



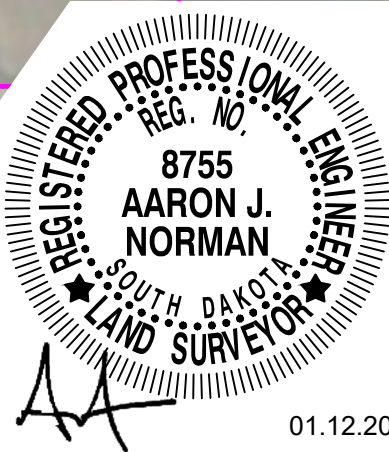
SHEET

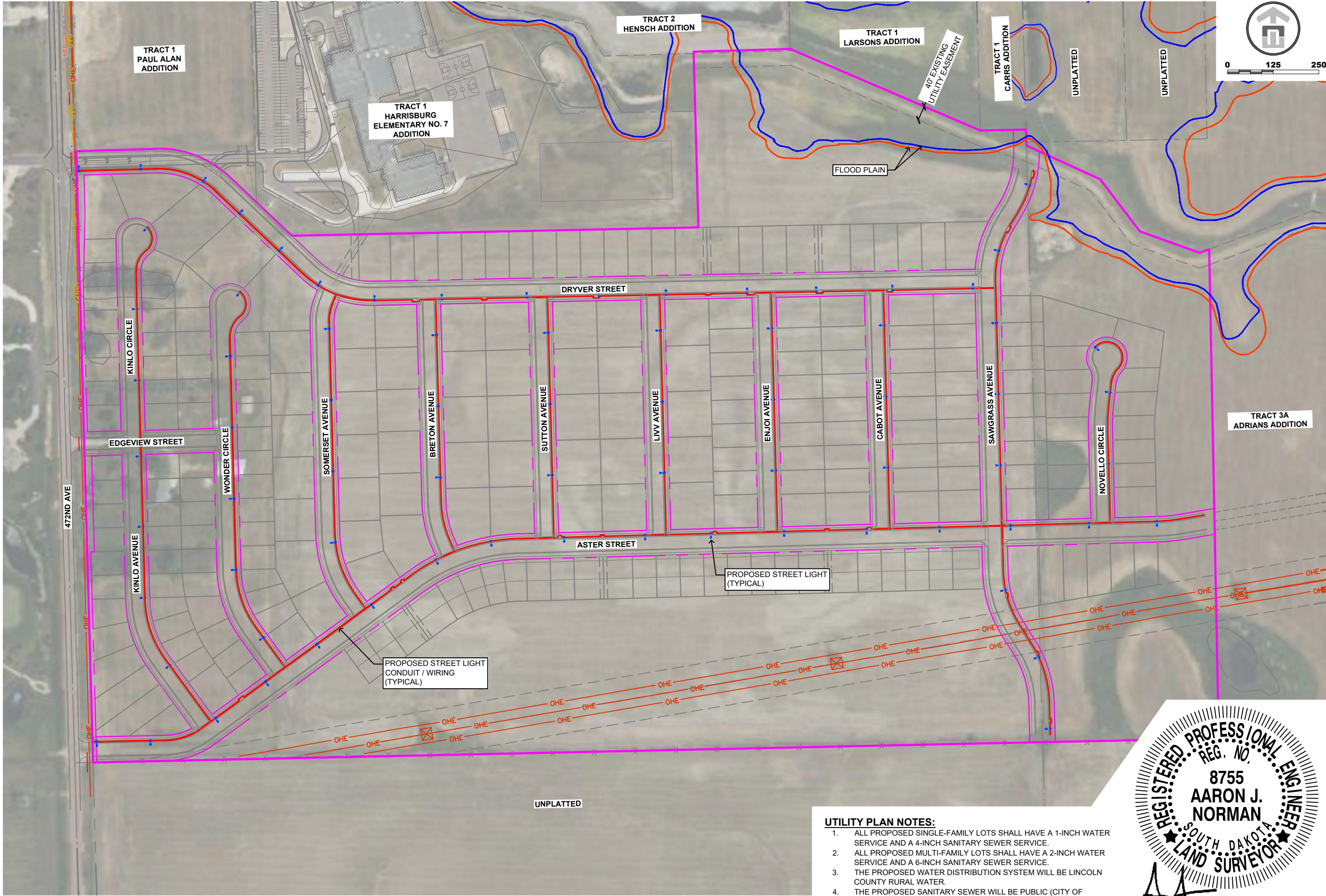
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01.12.2026

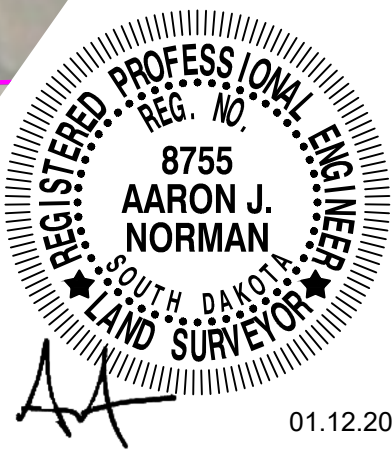


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01.12.2026

Preliminary Development Plans
Birdie View
Harrisburg, SD

Street Lighting Layout

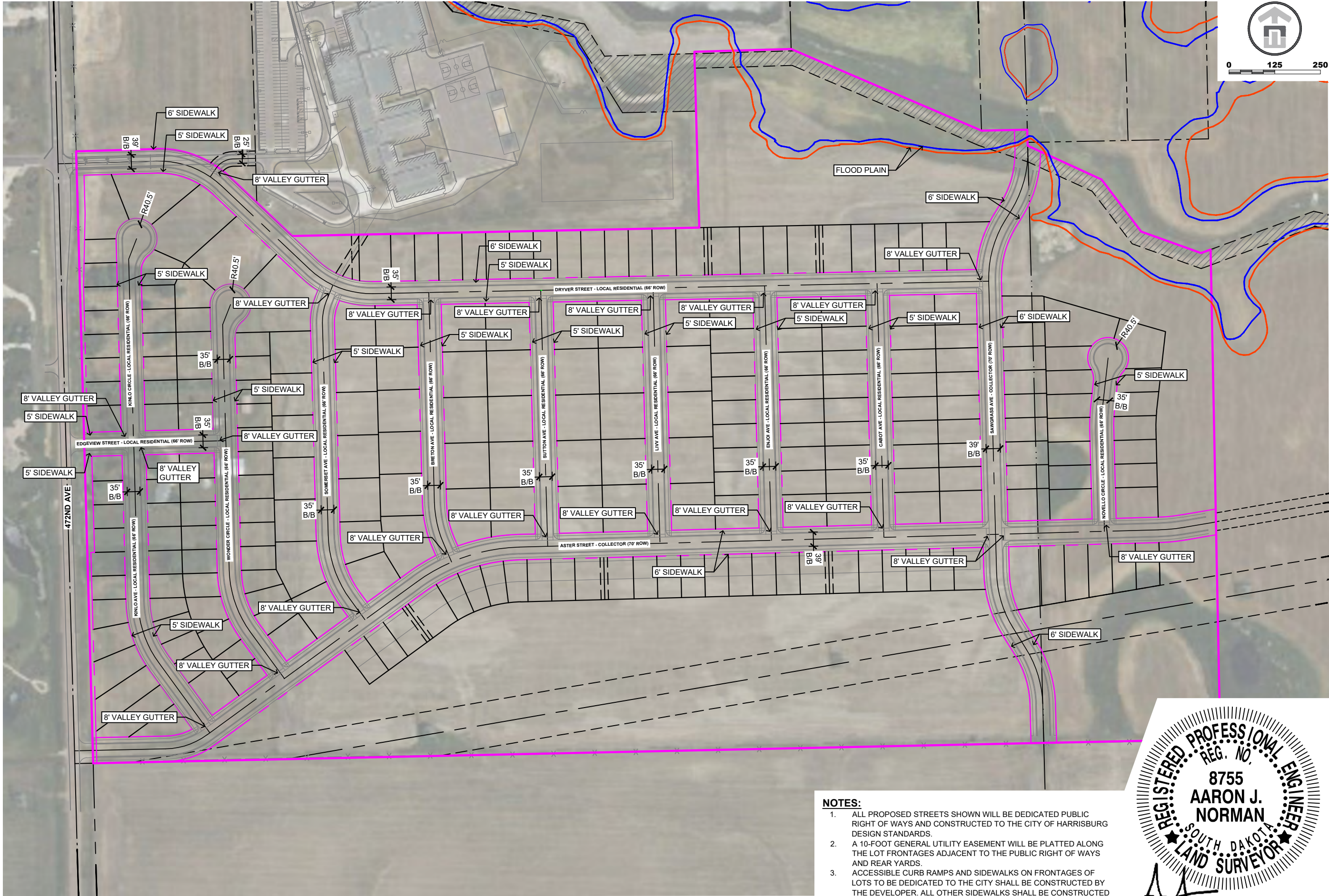
Revisions:

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



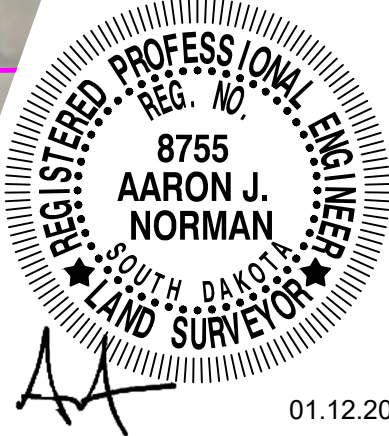
SHEET

C7.2



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01.12.2026

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

Access Layout

Revisions:

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



SHEET

C8.0



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

Agenda Item Staff Report

Date: January 13, 2025
To: Planning Commission
From: Planning and Zoning Staff

Agenda Item

An ordinance to rezone the property legally described as Tract 1, Hitt Addition (13.4 acres) to from R-1 Single-Family Detached Residential to GB General Business and part of Tract 2, Hitt Addition (apx. 4.9 acres) from R-1 Single-Family Detached Residential to LI Light Industrial.

Public Hearing: ☒

Business Item: ☒

Consent Item: ☐

Information

- This property is currently zoned R-1 Single-Family Detached Residential.
- The applicant is requesting to rezone 13.4 acres to GB General Business and 4.9 acres to LI Light Industrial. The South part of Tract 2 (6.1 acres), Hitt Addition will remain R-1 Single Family Detached Residential.
- A Preliminary Plan has been reviewed by our Engineering staff and consultants for compliance with City Zoning and Subdivision Regulations.
- The Light Industrial lot would be accessed from 473rd/Western Avenue and utilized for the applicant's personal business, Dakota Diesel Performance LLC. The business will be serviced by a private holding tank and Lincoln County Rural Water.
- The General Business lot abuts 272nd Street, scheduled to be paved in 2026, and is currently ½ mile from city sanitary sewer.
- Abutting property uses: Dwellings/acreages and agricultural land.
- Concept plan shows the General Business lot being developed into a neighborhood retail business district. All required all setbacks met or exceeded. Landscaping and/or screening between residential and business/industrial should minimize negative effects on surrounding properties.

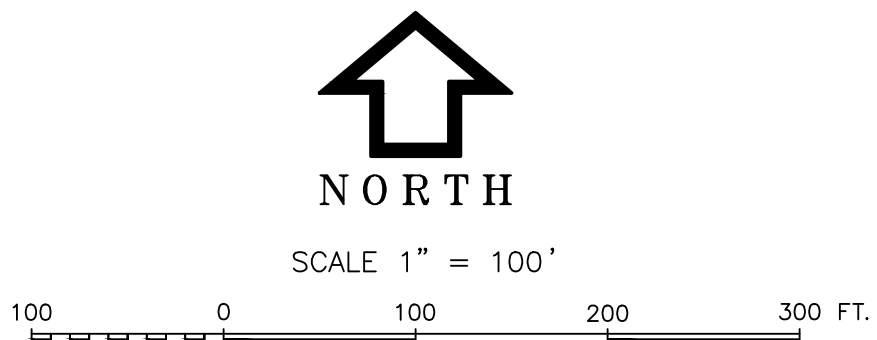
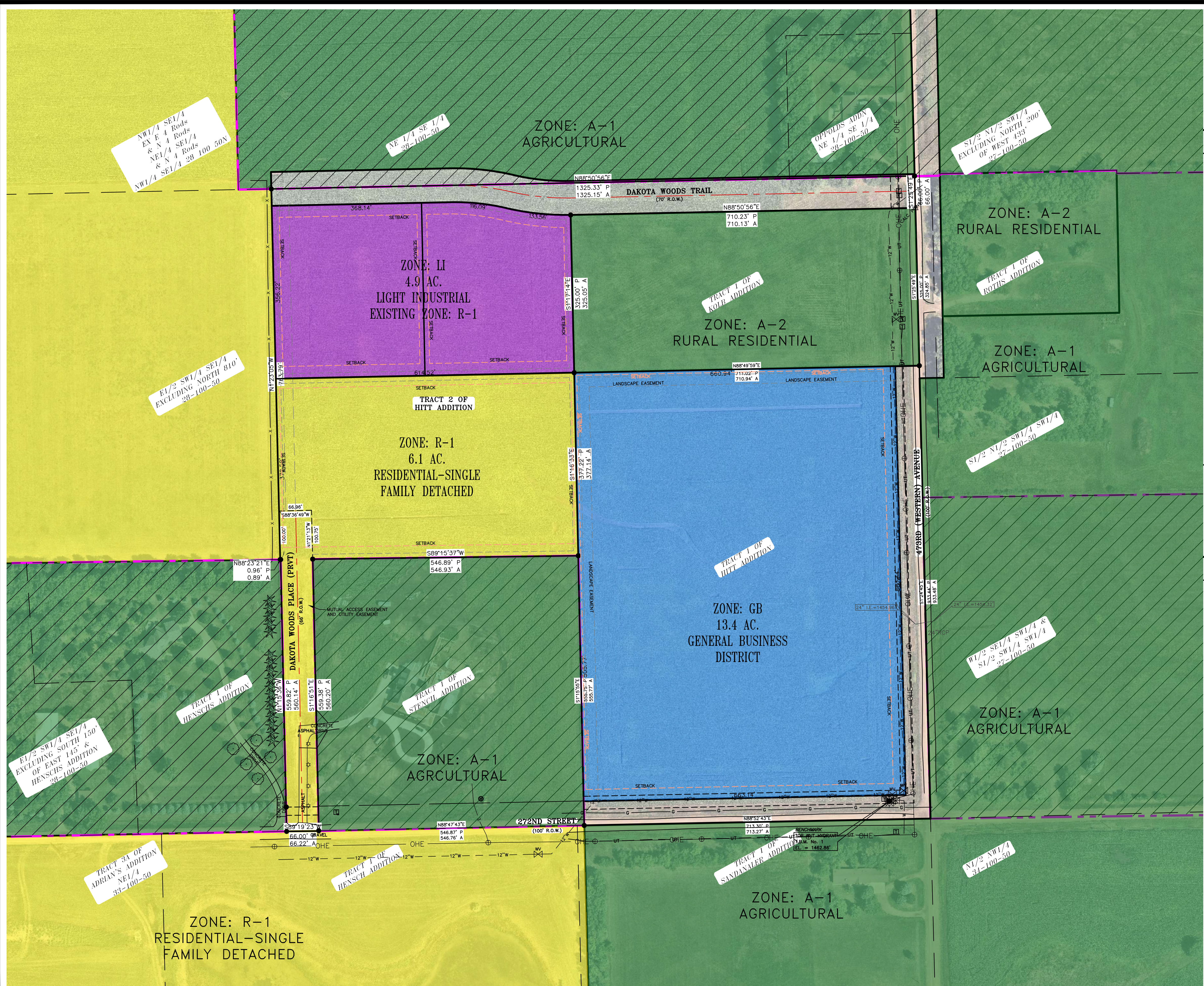
Attachments

Zoning Exhibit

Staff Recommendation

Staff finds the rezone request meets Harrisburg Comprehensive Plan guidelines to promote efficient development and recommends approval of the rezone request to City Council.

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LEGEND

- EXISTING ZONE R-1 RESIDENTIAL SINGLE FAMILY DETACHED (AREA = 6.1 AC)
- PROPOSED ZONE LI LIGHT INDUSTRIAL (AREA = 4.9 AC)
- PROPOSED ZONE GB GENERAL BUSEINESS (AREA = 13.4 AC)
- COUNTY JOINT JURISDICTIONAL AREA
- CITY LIMITS

GENERAL NOTES

- THE EXISTING LAND USE IS AS AGRICULTURAL ROW CROP LAND.
- THERE ARE NO IDENTIFIED WETLAND OR RIPARIAN FEATURES WITHIN THE DEVELOPMENT ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP.
- THE DEVELOPMENT IS NOT WITHIN A FLOOD PLAIN ACCORDING TO FEMA FIRM 46083C0134C AND 46083C0153C, EFFECTIVE APRIL 2, 2008.

ZONING LOT SUMMARY

ZONE R-1 – RESIDENTIAL SINGLE FAMILY DETACHED

Lot Area 6,500-sq.ft.
Lot Width 65-ft
Front Setback 25-ft
Rear Setback 20-ft
Side Setback 7-ft
Max. Building Height 35-ft

N.B. Harrisburg Zoning Regulations, Ch. 9.02 & 3.4.3

ZONE LI – LIGHT INDUSTRIAL

Min. Lot Size 20,000-sq.ft.
Min. Lot Width 75-ft
Front Setback (Ex#4) 25-ft
Rear Setback (Ex#3) 25-ft
Side Setback (Ex#2) 15-ft
Max. Building Height 45-ft

N.B. Harrisburg Zoning Regulations, Ch. 9.02 & 3.10.3

ZONE GB – GENERAL BUSINESS DISTRICT

Min. Lot Size 10,000-sq.ft.
Min. Lot Width 101 or more feet
Front Setback (Ex#3) 25-ft
Rear Setback (Ex#2) 20-ft
Side Setback (Ex#1) 15-ft
Max. Building Height 45-ft

N.B. Harrisburg Zoning Regulations, Ch. 9.02 & 3.9.3

PROJECT NO.
SD251254

REVISIONS	NO.	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

601 N. Minnesota Ave.
Sioux Falls, So. Dak. 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

LAND USE & ZONING

DATE: 11/19/25

DESIGNED BY:

SLJ

DRAWN BY:

SLJ

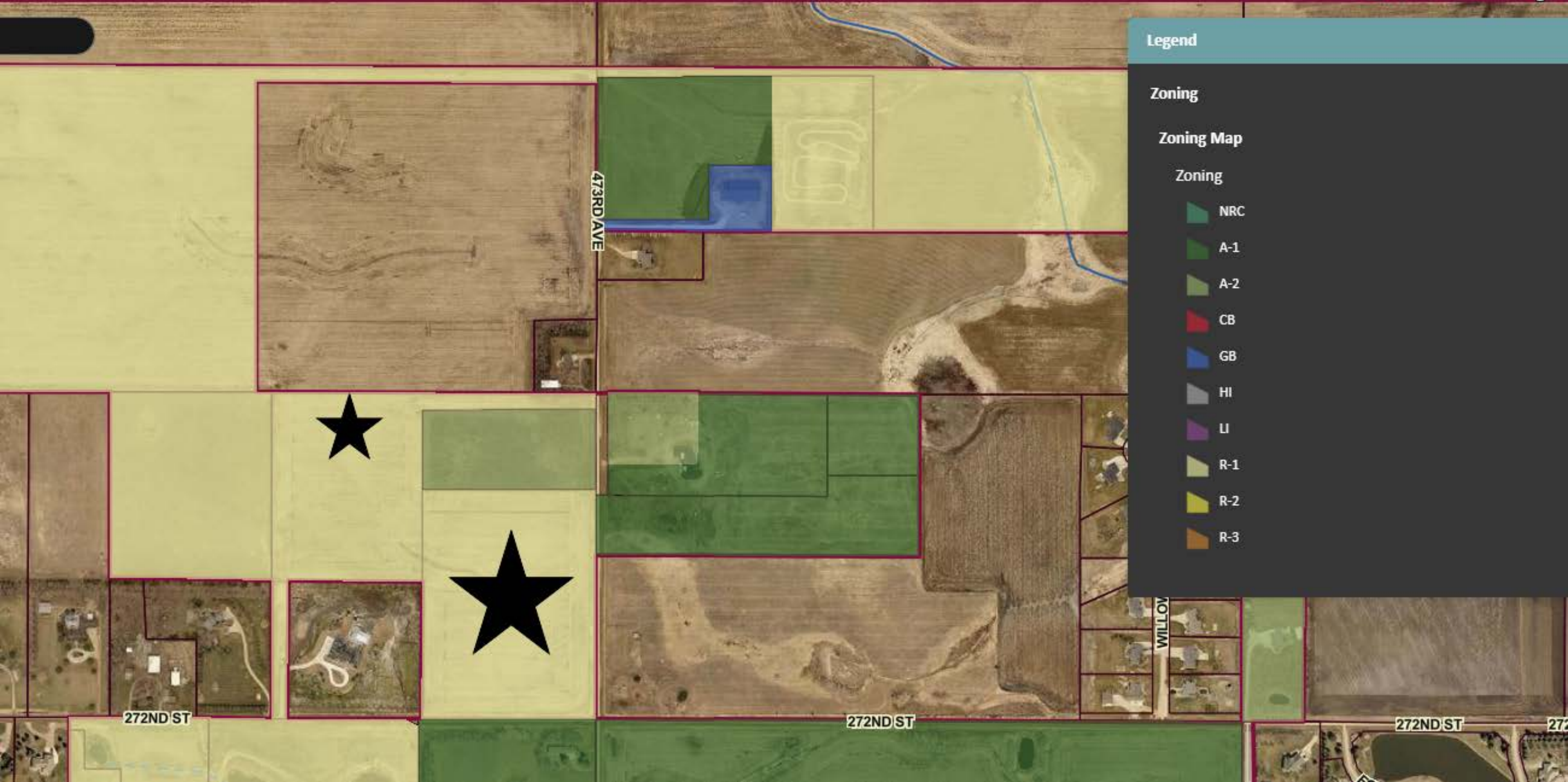
CHECKED BY:

DFG

CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.



Legend

Zoning

Zoning Map

Zoning

- NRC
- A-1
- A-2
- CB
- GB
- HI
- LI
- R-1
- R-2
- R-3



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

Agenda Item Staff Report

Date: January 13, 2025
To: Planning Commission
From: Planning and Zoning Staff

Agenda Item

Review and recommendation to City Council the Dakota Woods Addition Preliminary Plan for the property legally described as Tracts 1 and 2, Hitt Addition, City of Harrisburg.

Public Hearing: ☒

Business Item: ☒

Consent Item: ☐

Information

- The Preliminary Plan has been reviewed by our Engineering staff and consultants for compliance with City Zoning and Subdivision Regulations.
- The concept plan shows 4.9 acres as Light Industrial, utilized for the applicant's personal business, 13.4 acres as General Business, to be developed into a neighborhood retail business district. The remaining 6.1 acres would remain R-1 Single-Family Residential for the future construction of a residence for the applicant. Further review of the concept plan shows the required setbacks will be met or exceeded. Landscaping and/or screening required between residential and business/industrial should minimize negative effects on surrounding properties.

Attachments

Preliminary Plan for Dakota Woods Addition

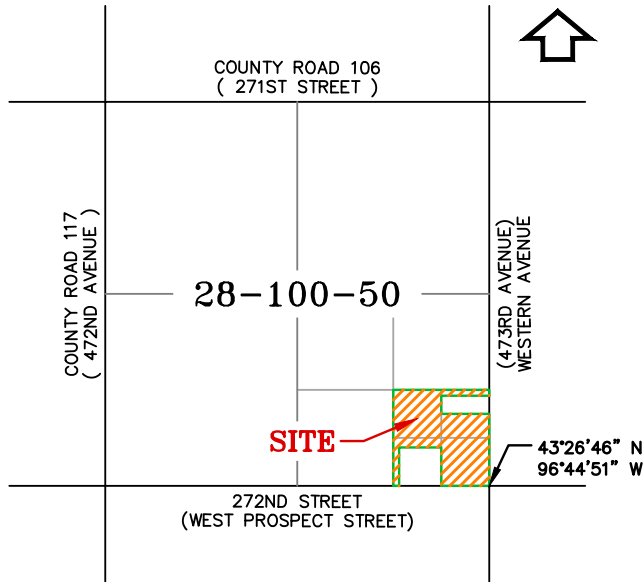
Staff Recommendation

Staff finds the Preliminary Plan meets Harrisburg Subdivision Regulations and Comprehensive Plan guidelines to promote efficient development and recommends approval of the Preliminary Plan to City Council.

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

S:\251254\DRAWINGS-PRODUCTION\HITT SITE\PRELIM\251254 HITT_CD COVER.DWG

PRELIMINARY SUBDIVISION PLAN
DAKOTA WOODS ADDITION
AN ADDITION TO THE CITY OF
HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA



VICINITY MAP
NOT TO SCALE

DESCRIPTION

TRACTS 1 AND 2, HITT ADDITION, TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA.
ALL PROPERTY DESCRIBED ABOVE BEING 27.98 ACRES MORE OR LESS.

ZONING

THE SUBJECT PROPERTIES ARE CURRENTLY ZONED SINGLE FAMILY DETACHED RESIDENTIAL (R-1).
PORTIONS OF THE DEVELOPMENT TO BE REZONED AS LIGHT INDUSTRIAL - LI AND GENERAL BUSINESS - GB.

NOTES

1. ACCEPTABLE ROAD SURFACE FOR FIRE APPARATUS EQUIPMENT ACCESS MEETING THE REQUIREMENTS OF THE FIRE CODE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
2. THIS DEVELOPMENT WILL OCCUR IN MULTIPLE PHASES.
3. THIS PROPERTY LIES WITHIN FEMA FLOOD PLAIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NUMBERS 46083C0134C AND 46083C0153C, EFFECTIVE DATE APRIL 2, 2008.
4. UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED BY UTILITY OWNERS. NO WARRANTIES OR GUARANTEES ARE MADE REGARDING THE ACCURACY. THE INFORMATION IS PROVIDED FOR GENERAL INFORMATION ONLY. CONTRACTORS SHALL CALL "SOUTH DAKOTA ONE CALL" 800/781-7474 PRIOR TO DIGGING.

PROJECT BENCHMARKS

TBM1
TOP NUT OF THE FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF THE DEVELOPMENT ON NORTH SIDE OF 272ND STREET.
NAVD 88 ELEVATION = 1462.86'

DEVELOPER/OWNER

NORTHWOODS REALTY GROUP
22900 IMPERIAL AVE N
FOREST LAKE, MN 55025
612-231-0953
CONTACT: BRIAN HITT

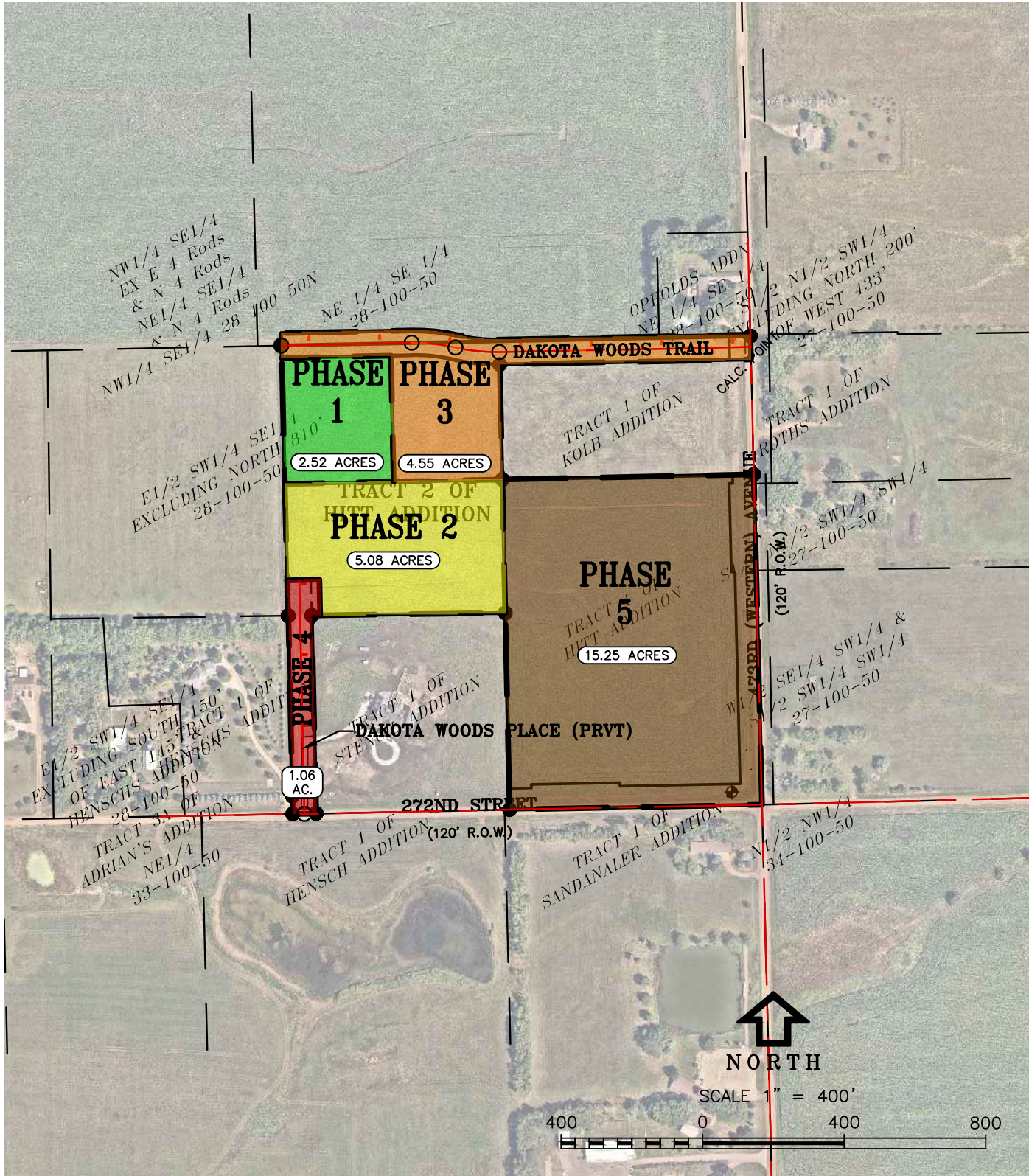
EMAIL: brian@northwoodsengineering.com

SURVEYOR/ENGINEER

EHRHART GRIFFIN & ASSOC.
601 N MINNESOTA AVE,
SIOUX FALLS, SD 57104
(605) 339-7215
(605) 339-7271 FAX

SURVEYOR: NICHOLAS J. JOHANNSEN, PE LS
EMAIL: nick@egasf.com

ENGINEER: SHANNON L. JOHNSON, PE LSIT
EMAIL: shannon@egasf.com



Sheet List

Sht. No.	Sheet Name
1	COVER
2	GENERAL NOTES
3	LEGEND
4	TYPICAL SECTION
5	EXISTING CONDITIONS
6	LAND USE & ZONING
7	PHASING
8	LOT LAYOUT
9	DRAINAGE PLAN
10	OVERVIEW UTILITY PLAN
11	UTILITY PLAN
12	UTILITY PLAN
13	UTILITY PLAN
14	UTILITY PLAN
15	UTILITY PLAN
16	ACCESS LAYOUT

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG THE PRELIMINARY PLAN OF DAKOTA WOODS ADDITION TO THE CITY OF HARRISBURG IS HEREBY APPROVED AND THAT THE CITY CLERK OF THE CITY OF HARRISBURG IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAN A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

ADOPTED THIS ____ DAY OF _____, 20____

MAYOR DERICK WENCK

CITY CLERK

STATE OF SOUTH DAKOTA)

SS

COUNTY OF _____)

I, _____, THE DULY APPOINTED, QUALIFIED AND ACTING CITY CLERK 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 _____, 20____

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

CITY CLERK
CITY OF HARRISBURG, SOUTH DAKOTA

CITY ENGINEER APPROVAL:

I, _____, CITY ENGINEER OF THE CITY OF HARRISBURG, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAN ON THIS ____ DAY OF _____, 20____

CITY ENGINEER
CITY OF HARRISBURG, SOUTH DAKOTA

CITY PLANNING COMMISSION APPROVAL

THE CITY PLANNING COMMISSION OF THE CITY OF HARRISBURG APPROVES THE PRELIMINARY PLAN OF DAKOTA WOODS ADDITION TO THE CITY OF HARRISBURG AND THE SAME IS RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF HARRISBURG FOR APPROVAL.

CITY PLANNING COMMISSION (CHAIR)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATED THIS ____ DAY OF _____, 20____

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY SHANNON L. JOHNSON, P.E., 14312 ON December 23, 2025. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

SHANNON L. JOHNSON

REG. NO. 14312

PROJECT NO.
SD251254

NO.	DESCRIPTION	DATE	BY	SLJ	SLJ				
1	SUBMIT 1	11/13/25							
2	SUBMIT 2	12/23/25							

EHRHART
GRIFFIN &
ASSOCIATES

601 N. Minnesota Ave.
Sioux Falls, SD 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

COVER

DATE: 12/23/25

DESIGNED BY:

SLJ

DRAWN BY:

SLJ

CHECKED BY:

DFG

CREW: LRM

SHEET NO.

1

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

S:\251254\DRAWINGS--PRODUCTION\HITT SITE\PRELIM\251254 HITT_CD COVER.DWG

1. SPECIFICATIONS TO BE USED

Dakota Woods Addition will comply with the City of Harrisburg’s Ordinance, design standards and available planning documents.

2. REIMBURSEMENTS

Cost recoveries to be filed for full public improvements adjacent to neighboring properties. Requests for utility oversizing reimbursement will conform to City resolution 2025–13.

3. OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS

Streets

- Dakota Woods Place – PRIVATE
- Ownership retained by development owner.
 - Shared Maintenance by agreement with connecting property owners.

Dakota Woods Trail – PUBLIC

Utilities

Water

- Water mains to be owned and maintained by LCRWS.
 - Dakota Woods Place
 - Dakota Woods Trail
 - Looped connection from Dakota Woods Place to Dakota Woods Trail within water easement through Lots 1 & 2.
- Lot 4 Water mains and services to be privately owned and maintained.
- Water services to be owned and maintained by owner of lot the being served.

Sanitary

- Services and storage tanks to be privately owned and maintained.
- Sanitary main in 272nd Street, 473rd Avenue, Dakota Woods Trail, and Dakota Woods Place to be publicly owned by jurisdictional authority.

Storm

- Ownership of any storm sewer on Lots 1, 2, 4, and 4 to be retained by lot owner.
- Any storm sewer within public ROW to be publicly owned and maintained by jurisdictional authority.

Drainage

Conveyance features and facilities within the development to be privately owned & maintained.

BMPs

Lot 2 & Lot 4 ponds/BMP to be privately owned & maintained.

4. MITIGATION PLAN

Not applicable.

5. FLOOD PLAIN IMPACT

Not applicable.

6. OPEN SPACE CONTRIBUTION

The subdivision will comply with Public Space contributions required by city ordinance.

7. SPECIAL NOTES

- Cost Recoveries: The subdivision is within the Westside Sanitary Trunk Sewer Cost recovery district and is subject to recovery fees per resolution 2021–22. approved by the City.
- Roadway Improvements: 272nd Street and 473rd Avenue are currently unimproved, gravel roadways. 272nd Street is scheduled to be paved by the City of Harrisburg during the 2026 construction season. At the time of this preliminary plan, there is not a published schedule for the municipal paving of 473rd Avenue; the developer will be responsible to pave the portion of 473rd Avenue to connect 272nd Street and Dakota Woods Trail. Arterial platting fees will not be credited toward such developer performed improvements unless roadways are upgraded to urban standards approved by the City.
- The developer has been in contact with the neighboring property owners and has not received any objections.

PROJECT NO. SD251254							
REVISIONS	NO.	DESCRIPTION	DATE	BY	SLJ	SLJ	
	1	SUBMIT 1	11/13/25				
	2	SUBMIT 2	12/23/25				



**EHRHART
GRIFFIN &
ASSOCIATES**

601 N. Minnesota Ave.
Sioux Falls, SD 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

DAKOTA WOODS ADDITION PRELIMINARY SUBDIVISION PLAN	GENERAL NOTES
---	---------------

DATE:	12/23/25
DESIGNED BY:	SLJ
DRAWN BY:	SLJ
CHECKED BY:	DFG
CREW:	LRM

--

SHEET NO.
2



LEGEND OF SYMBOLS

C.T.P. - CRIMPED TOP PIPE
O.T.P. - OPEN TOP PIPE
S.D.H. - STAR DRILL HOLE
"X" - CHISELED "X" IN CONCRETE
P - PLAT DISTANCE
A - ACTUAL DISTANCE
R - RECORDED DISTANCE
C - CALCULATED DISTANCE
RAD - RADIUS OF CURVE
TBM - PROJECT BENCH MARK
C.E. - COVER ELEVATION
I.E. - INVERT ELEVATION
TC - TOP OF CURB
FFE - FINISHED FLOOR ELEVATION
● - FOUND PROPERTY PIN
△ - SET PROPERTY PIN
▲ - CONTROL POINT
⊙ - SECTION CORNER
⊗ - FIRE HYDRANT
⊗ - WATER SHUTOFF
⊗ - WATER VALVE
⊗ - WATER MANHOLE
⊗ - WATER METER PIT
⊗ - WELL
⊙ - STORM SEWER MANHOLE
⊙ - SANITARY MANHOLE
⊙ - SANITARY CLEAN OUT
⊗ - GAS VALVE
⊙ - GAS METER
⊗ - ELECTRIC PEDESTAL
⊗ - TELEPHONE PEDESTAL
□ - UTILITY CLOSURE

⊙ - ELECTRIC MANHOLE
⊙ - UTILITY POLE
⊙ - POWER POLE
⊙ - STREET LIGHT
⊙ - TRAFFIC SIGNAL LIGHT
⊙ - PEDESTRIAN SIGNAL LIGHT
⊙ - GUY ANCHOR
⊙ #4 - TEST HOLE AND NUMBER
⊙ - SIGN
⊙ - FLAGPOLE
⊙ - MAILBOX
⊙ - HANDICAP PARKING STALL
⊙ - LANDSCAPE ROCK
⊙ - HEDGE, BRUSH, SHRUBS
⊙ 12" - DECIDUOUS TREE & SIZE
⊙ 8" - CONIFEROUS TREE & SIZE
⊙ - TREE LINE
8"W - WATER MAIN & SIZE
18"SS - STORM SEWER & SIZE
8"S - SANITARY SEWER & SIZE
G - NATURAL GAS MAIN
T - UNDERGROUND TELEPHONE
E - UNDERGROUND POWER
OHE - OVERHEAD POWER
CATV - CABLE TV/FIBER OPTICS
□ - WOOD FENCE
○ - CHAIN LINK FENCE
X - BARBED WIRE FENCE
- - - - - PROPERTY LINE
- - - - - CONC. CURB & GUTTER
- - - - - MAJOR CONTOURS
- - - - - MINOR CONTOURS

- - - - - EXISTING LOT LINE
- - - - - PROPOSED LOT LINE
- - - - - SETBACK
- - - - - DRAINAGE EASEMENT
- - - - - EXISTING EASEMENT
- - - - - PROPOSED P.C.C. VALLEY GUTTER AND CURB & GUTTER
- - - - - PROPOSED 4" P.C.C. SIDEWALK
- - - - - PROPOSED 6" P.C.C. SIDEWALK
- - - - - PROPOSED LIGHT DUTY ASPHALT SECTION
- - - - - PROPOSED HEAVY DUTY ASPHALT SECTION
- - - - - PROPOSED LIGHT DUTY CONCRETE
- - - - - PROPOSED HEAVY DUTY CONCRETE
- - - - - 1491 - - - - - EXISTING MINOR CONTOUR
- - - - - 1490 - - - - - EXISTING MAJOR CONTOUR
- - - - - 1491 - - - - - PROPOSED MINOR CONTOUR
- - - - - 1490 - - - - - PROPOSED MAJOR CONTOUR
- - - - - 2.49% - - - - - PROPOSED GRADE & SLOPE DIRECTION
- - - - - LIMITS OF GRADING
- - - - - LIMITS OF TOPOGRAPHIC SURVEY

8"SAN - - - - - SANITARY SEWER & SIZE
8"WTR - - - - - WATER MAIN & SIZE
24"SS - - - - - STORM SEWER & SIZE
8"DRNG - - - - - FOOTING/FOUNDATION DRAIN & SIZE
⊙ ⊙ ⊙ - SANITARY MANHOLE | CLEAN OUT | SERVICE RISER | SERVICE LATERAL
⊙ ⊙ ⊙ - STORM STRUCTURE | SOLID COVER GRATE INLET | SUMP SERVICE
⊙ ⊙ ⊙ - WATER VALVE | TEE | CROSS BEND (90°, 45°, 22.5°, 11.25°)
⊙ ⊙ ⊙ - HYDRANT | REDUCER | WET TAP ASSEMBLY
⊙ ⊙ ⊙ - POST INDICATOR | WALL INDICATOR | SHUTOFF
⊙ ⊙ ⊙ - WATER SERVICE LATERAL W/ SHUTOFF
⊙ ⊙ ⊙ - STREET LIGHT | JUNCTION BOX (2 TYPES) METER POINT | CABINET | TRANSFORMER
- - - - - 8"SAN - - - - - EXISTING SANITARY SEWER & SIZE
= = = = 8"WTR = = = = EXISTING WATER MAIN & SIZE
= = = 24"SS = = = EXISTING STORM SEWER & SIZE
= = = 8"DRNG = = = EXISTING FOOTING/FOUNDATION DRAIN & SIZE
⊙ ⊙ ⊙ - EX. SANITARY MANHOLE | EX. CLEAN OUT | EX. SERVICE RISER | EX. SERVICE LATERAL
⊙ ⊙ ⊙ - EX. STORM STRUCTURE | EX. SOLID COVER EX. GRATE INLET | EX. SUMP SERVICE
⊙ ⊙ ⊙ - EX. WATER VALVE | EX. TEE | EX. CROSS EX. BEND (90°, 45°, 22.5°, 11.25°)
⊙ ⊙ ⊙ - EX. HYDRANT | EX. REDUCER | EX. WET TAP POST INDICATOR | WALL INDICATOR | SHUTOFF
⊙ ⊙ ⊙ - EX. WATER SERVICE LATERAL W/ SHUTOFF
⊙ ⊙ ⊙ - EX. STREET LIGHT | EX. JUNCTION BOX (2 TYPES) EX. METER POINT | EX. CABINET | EX. TRANSFORMER

PROJECT NO.
SD251254

REVISIONS	NO.	DESCRIPTION	DATE	BY	SLJ	SLJ	.	.	.
	1	SUBMIT 1	11/13/25						
	2	SUBMIT 2	12/23/25						

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GRIFFIN &
ASSOCIATES

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- ENGINEERING
- PLANNING
- LAND SURVEYING

DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

LEGEND

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.

3

601 N. Minnesota Ave.
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- DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN**

TYPICAL SECTION

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.

4

The diagram illustrates a cross-section of a road with a central asphalt pavement section and concrete sidewalks on both sides. Key features include:

- Central Asphalt Section:**
 - Subgrade:** 8" SCARIFY & RECOMPACT SUBGRADE.
 - Base Course:** 12" AGGREGATE BASE COURSE.
 - Pavement:** 3" TOP LIFT ASPHALT PAVEMENT and 3" BOTTOM LIFT ASPHALT PAVEMENT.
 - Slopes:** SLOPE = 0.020 FT/FT on both sides of the centerline.
 - Centerline:** POINT OF GRADE REFERRED TO ON PROFILE.
- Sidewalks:**
 - Concrete:** 4" CONCRETE SIDEWALK W/2" AGGREGATE BASE COURSE. 1.5% TARGET (2.0% MAX.).
 - Topsoil:** MINIMUM 4" TOPSOIL.
 - Slopes:** 4:1 SLOPE MAX. on both sides.
- Other Details:**
 - Curbs & Gutters:** CURB & GUTTER.
 - Geotextile:** GEOTEXTILE FABRIC BETWEEN SUBGRADE AND BASE COURSE.
 - Dimensions:** Various horizontal dimensions are provided, including 14.5', 18', 35', 1', 5', and 2.5'.
 - Labels:** R. O. W. (Right of Way), SLOPE = 2.0% (TYPICAL), and 4" TOPSOIL AND (Seed or Sod).

(Typical Asphalt Section)
(NOT TO SCALE)

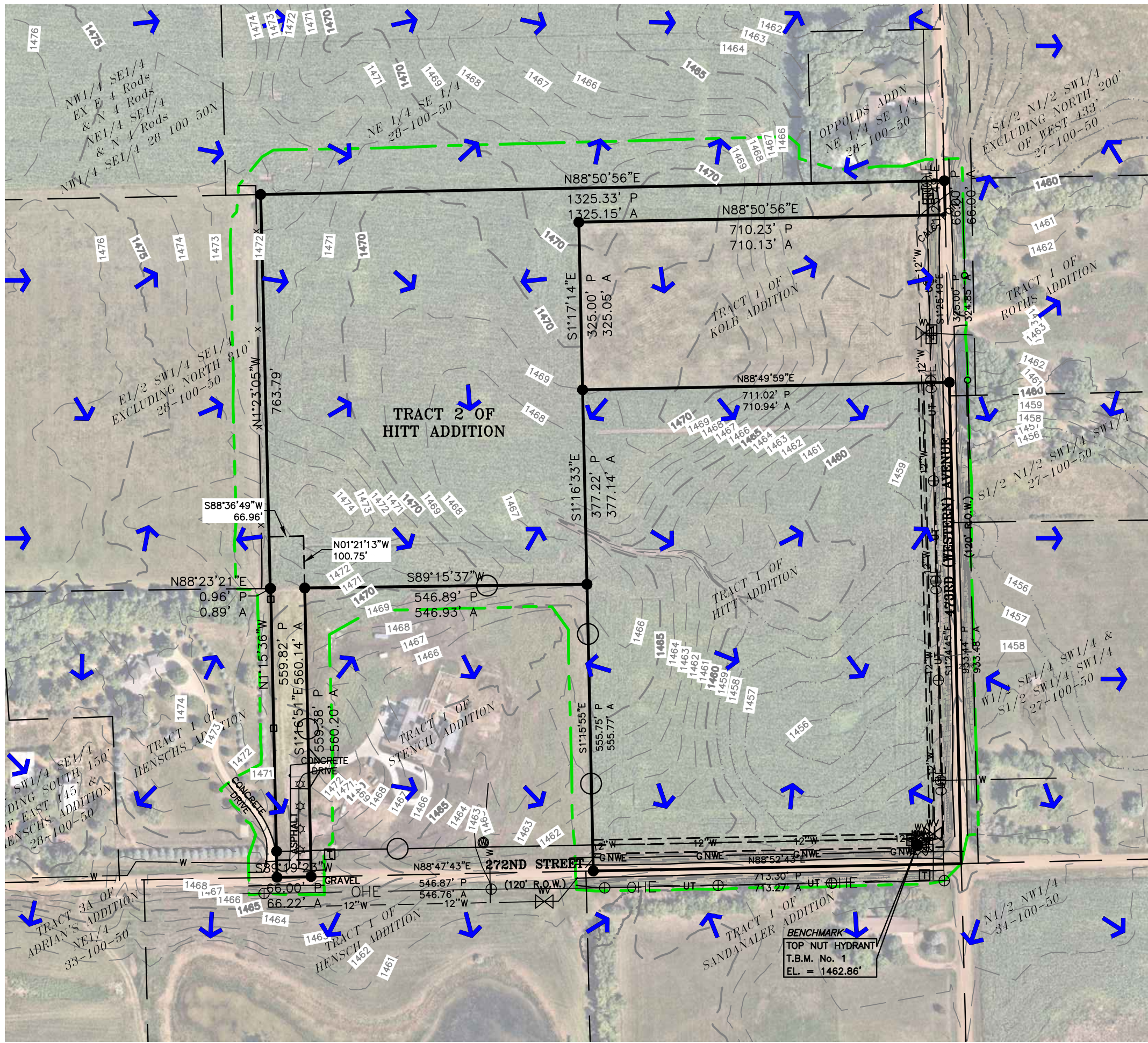
Note: Private street to be signed to

(Typical Asphalt Section)
(NOT TO SCALE)

Note:
Private street to be signed to prohibit on-street parking.

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

S:\251254\DRAWINGS-PRODUCTION\HITT SITE\PRELIM\251254 HITT_CD EXISTING.DWG



NORTH

SCALE 1" = 200'



LEGEND



DRAINAGE DIRECTION

GENERAL NOTES

LEGAL DESCRIPTION

Tracts 1 and 2, Hitt Addition to the City of Harrisburg, Lincoln County, South Dakota.

MISCELLANEOUS NOTES

- Subject property is zoned Residential:
R1 – Single Family Detached Residential
Front yard setback: 25'
Side yard setback: 7'
Rear yard setback: 20'
- This property lies within FEMA flood plain zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA firm map numbers 46083C0134C and 46083C0153C, effective date April 2, 2008.
- The utility locations shown on this plan are the result of a combination of field located positions and/or as-built drawings provided by the utility companies at our request and are therefore subject to interpretation. The locations are approximate and no guarantee is made or implied as to their accuracy. Further verification may be required to identify utilities not shown herein. Contact "South Dakota One-Call" at 1-800-781-7474.
- Benchmark: TBM1
The top nut of the fire hydrant located at the southeast corner of the development on the north side of 272nd street.

NAVD 88 Elevation: 1462.86'
- Horizontal control is City of Sioux Falls / UTM 14
- Date of Survey: 07/28/2025
- The topographic surface within the survey topography limits was gathered by EGA. The surface outside the limits is from publicly available GIS surface data.

PROJECT NO.
SD251254

REVISIONS	NO.	DESCRIPTION	DATE	BY	SLJ	SLJ			
	1	SUBMIT 1	11/13/25						
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DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

EXISTING CONDITIONS

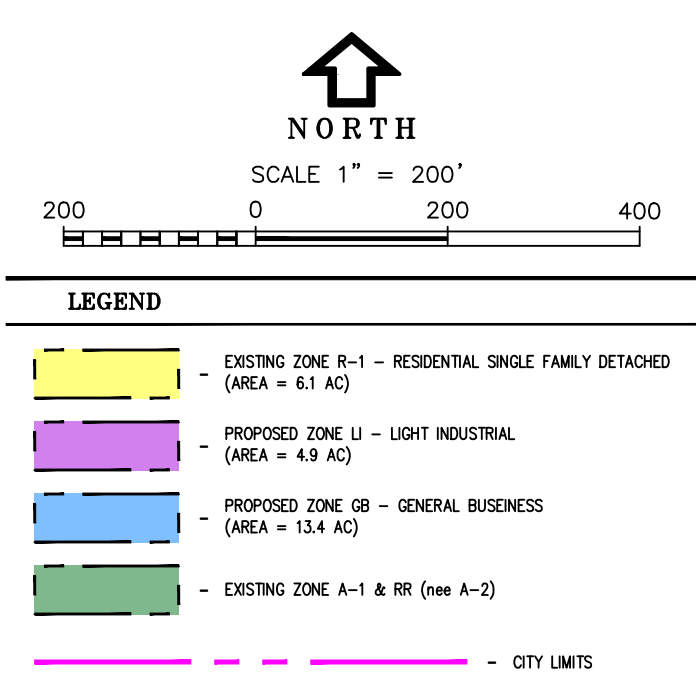
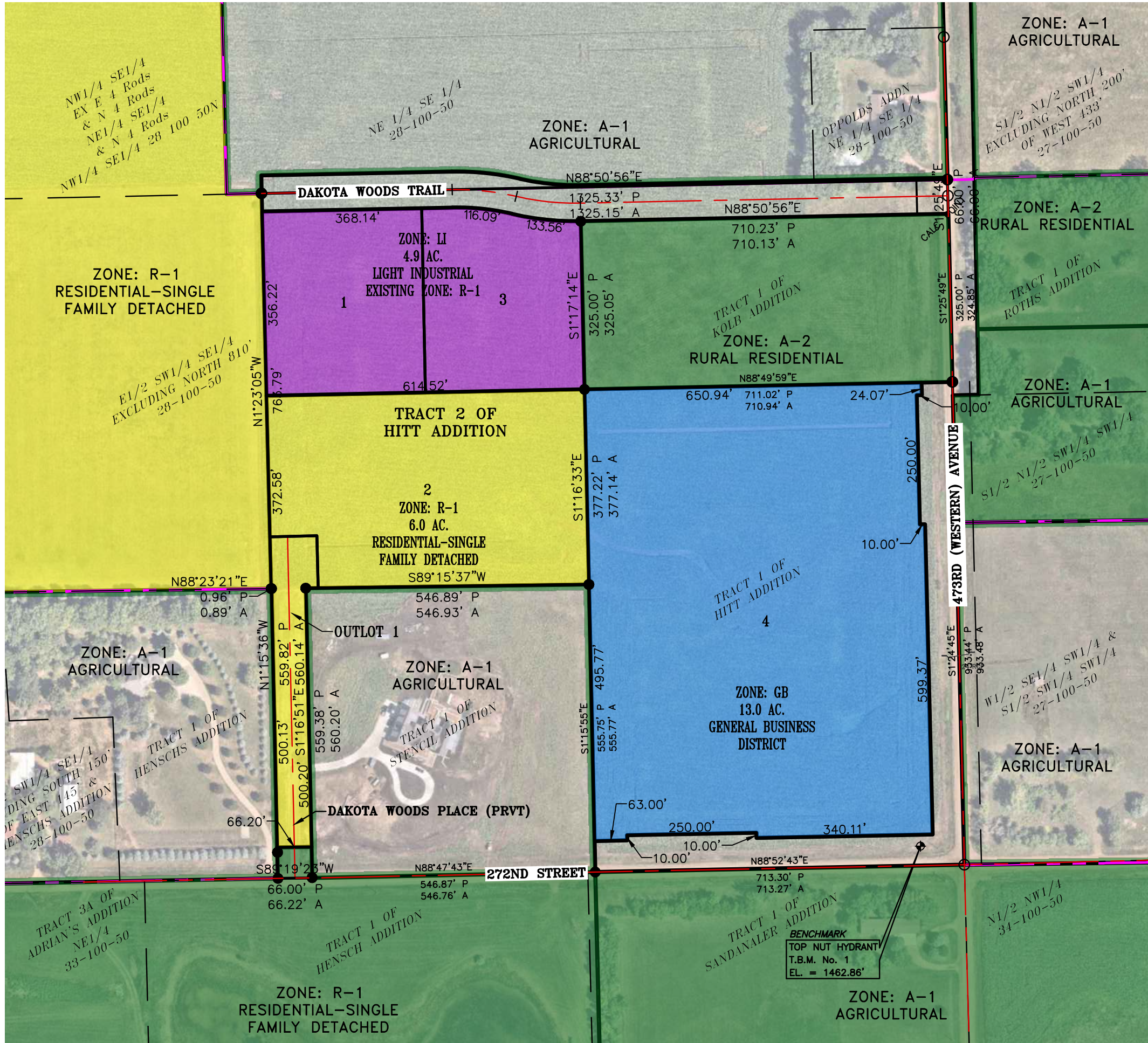
DATE: 12/18/25
DESIGNED BY:
DRAWN BY: SLJ
CHECKED BY: SLJ
CREW: LRM

SHEET NO.

5

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- LEGEND**
- 1. The existing land use is as agricultural row crop land.
 - 2. There are no identified wetland or riparian features within the development according to the National Wetland Inventory Mapper.
 - 3. The development is not within a flood plain according to FEMA firm 46083C0134C and 46083C0153C, effective April 2, 2008.
 - 4. The ROW for Dakota Woods Trail will be dedicated as part of Phase 3.
 - 5. The expanded Right-of-Ways for 272nd Street and 473rd Avenue will be dedicated when the adjoining new lot is platted at the time of platting.

ZONING LOT SUMMARY	
ZONE R-1 - RESIDENTIAL SINGLE FAMILY DETACHED	
Lot Area	6,500-sq.ft.
Lot Width	65-ft
Front Setback	25-ft
Rear Setback	20-ft
Side Setback	7-ft
Max. Building Height	35-ft
N.B. Harrisburg Zoning Regulations, Ch. 9.02 § 3.4.3	
ZONE LI - LIGHT INDUSTRIAL	
Min. Lot Size	20,000-sq.ft.
Min. Lot Width	75-ft
Front Setback (Ex#4)	25-ft
Rear Setback (Ex#3)	25-ft
Side Setback (Ex#2)	15-ft
Max. Building Height	45-ft
N.B. Harrisburg Zoning Regulations, Ch. 9.02 § 3.10.3	
ZONE GB - GENERAL BUSINESS DISTRICT	
Min. Lot Size	10,000-sq.ft.
Min. Lot Width	101 or more feet
Front Setback (Ex#3)	25-ft
Rear Setback (Ex#2)	20-ft
Side Setback (Ex#1)	15-ft
Max. Building Height	45-ft
N.B. Harrisburg Zoning Regulations, Ch. 9.02 § 3.9.3	

PROJECT NO.
SD251254

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DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

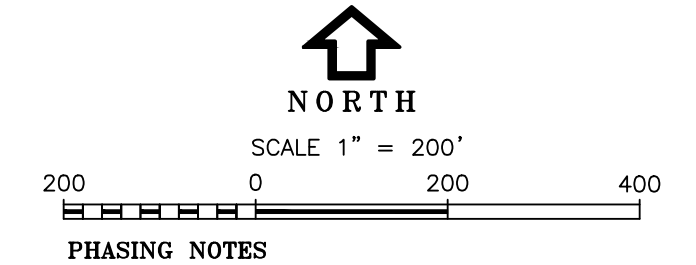
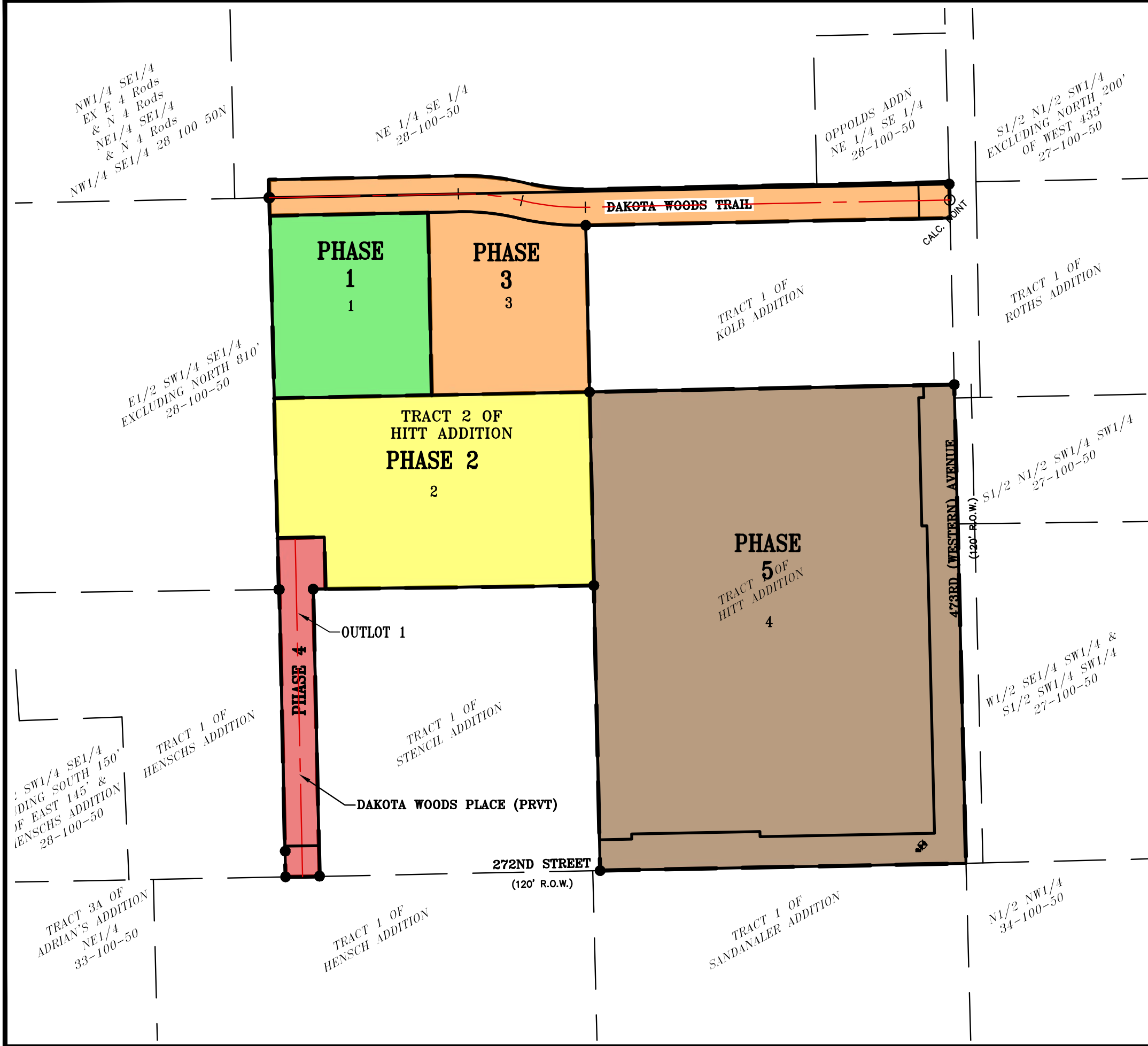
LAND USE & ZONING

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM


SHEET NO.
6

S:\251254\DRAWINGS-PRODUCTION\HITT SITE\PRELIM\251254 HITT_CD PHASING.DWG

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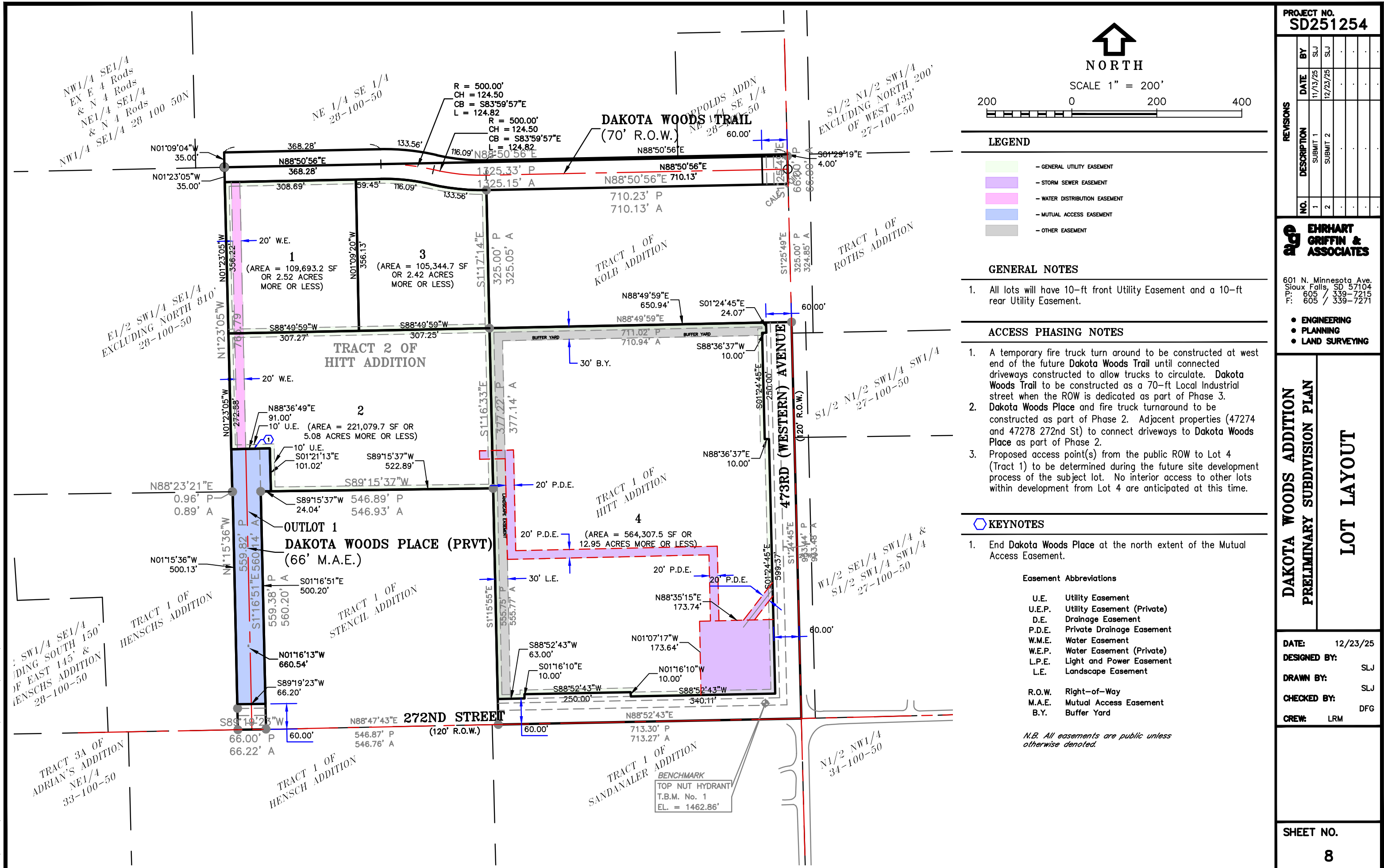


- Dakota Woods Addition to be developed in 5 phases.
- Phase 1: Development of Lot 1**
Timeline: Spring 2026
1. Installation of public water infrastructure in the future Dakota Woods Trail.
 2. Construction of 20-ft wide asphalt driveway with fire truck turnaround to serve as an interim dust free driving surface until urban street section construction is triggered by either Phase 4 or Phase 5 construction, whichever happens first.
 3. Construction of industrial building on Lot 1.
 4. Driveway, parking, and sidewalk paving for Lot 1 as shown on site plan.
 5. Excavation of BMP pond on Lot 2.
 6. Installation of temporary septic field planned to be abandoned in future Phase.
- Phase 2: Development of Lot 2**
Timeline: 2026 (Tentative)
1. Construction of private residence.
 2. Installation of residential septic system and drainage field to be abandoned with future Phase.
 3. Construction of accessory building on Lot 2.
 4. Construction of Lot 2 driveway, sidewalk, and other site pavements as specified on site plan.
 5. Installation of Lot 2 landscaping.
 6. Construction of the future Dakota Woods Place as a 20-ft asphalt dust free drive with neighboring driveway connections.
 7. Install water infrastructure along the future Dakota Woods Place from 272nd Street north, through the public easement to connect to the Dakota Woods Trail water main.
- Phase 3: Development of Lot 3**
Timeline: 2028 (Tentative)
1. Construction of industrial building on Lot 3.
 2. Install sanitary sewer main in Dakota Woods Trail.
 3. Construction of Dakota Woods Trail curb and gutter, and street surface. Sidewalks to be installed by the site plan for the particular lot. Construction of that portion of Dakota Woods Trail on NE 1/4 SE 1/4 of S28-T100W-R50N to be coordinated with owner of said property.
 4. Driveway, parking, and sidewalk paving for Lot 3 as show on site plan.
 5. Installation of temporary septic field for structure if connection to municipal sanitary not yet available.
 6. Construction of Western Avenue between 272nd Street and Dakota Woods Trail if Western Avenue not already constructed.
- Phase 4: Development of Outlot 1**
Timeline: Spring 2028 (Tentative)
1. Install municipal sanitary sewer.
 2. Construct Dakota Woods Place as an urban private residential street section, including curb and gutter.
- Phase 5: Development of Lot 4**
Timeline: Based on Market Demand
1. Construction and paving of access points to Western Avenue and 272nd Street.
 2. Construction of commercial business and shopping campus.
 3. Lot 4 surface paving.
 4. Installation of onsite water network and onsite sanitary network including a temporary sanitary lift station if municipal gravity sewer not yet available.
 5. Installation of onsite storm sewer and construction of onsite detention basin.
 6. Installation of landscape plantings and features.

PROJECT NO. SD251254					
REVISIONS					
NO.	DESCRIPTION	DATE	BY		
1	SUBMIT 1	11/13/25	SLJ		
2	SUBMIT 2	12/23/25	SLJ		
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<ul style="list-style-type: none">• ENGINEERING• PLANNING• LAND SURVEYING					
DAKOTA WOODS ADDITION PRELIMINARY SUBDIVISION PLAN			PHASING		
DATE: 12/23/25					
DESIGNED BY:			SLJ		
DRAWN BY:			SLJ		
CHECKED BY:			DFG		
CREW: LRM					
SHEET NO. 7					

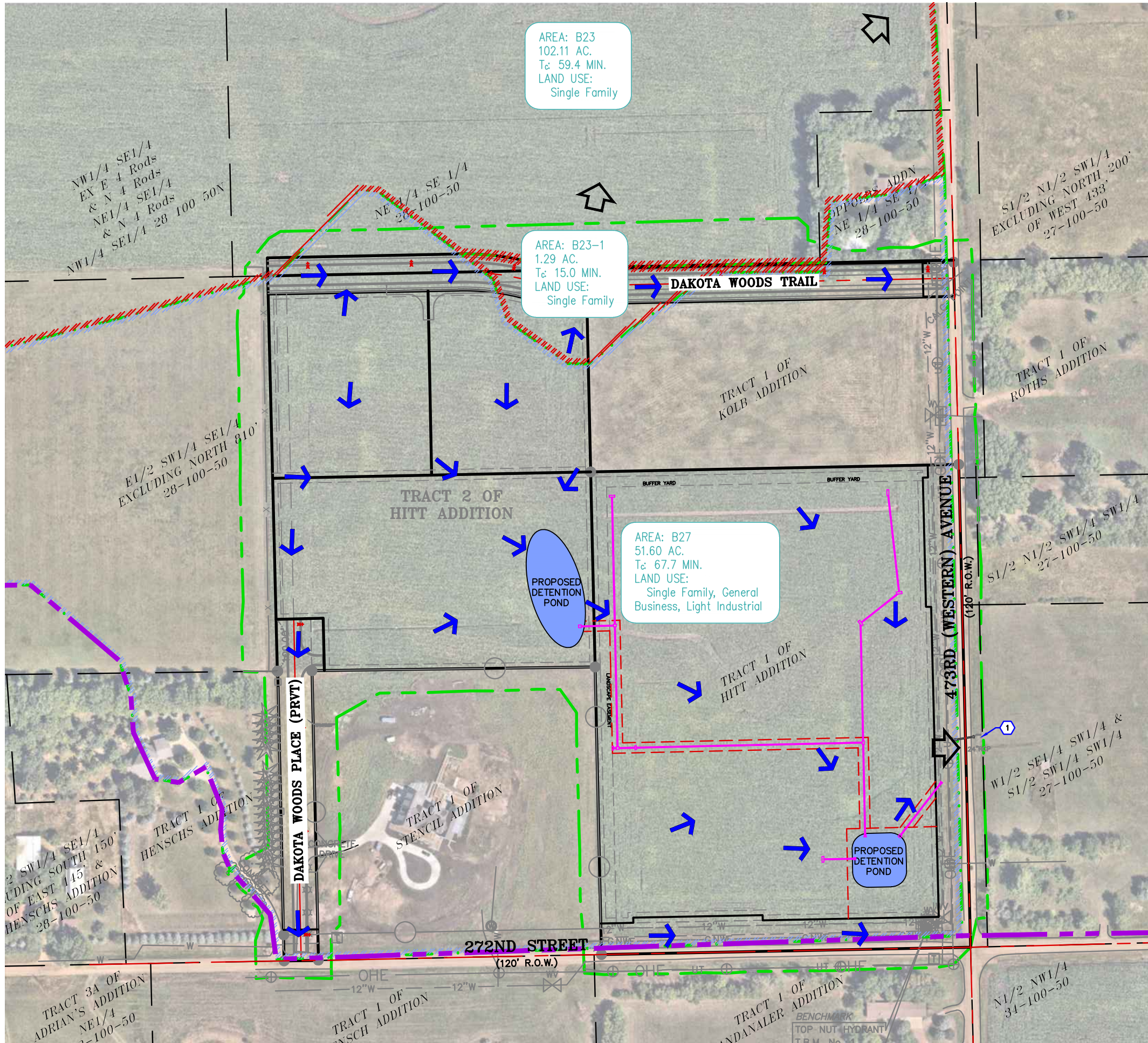
THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

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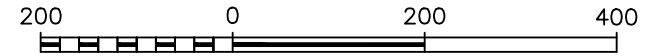


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SCALE 1" = 200'



LEGEND

- DESIGN DRAINAGE DIRECTION
- WATERSHED DISCHARGE DIRECTION
- EXISTING BASIN LIMITS
- PROPOSED BASIN LIMITS
- WATERSHED FLOW PATH
- CITY REGIONAL BASIN BOUNDARY
- LIMITS OF GRADING (27.98 ACRES ±)
- LIMITS OF TOPOGRAPHIC SURVEY

GENERAL NOTES

- The topographic surface within the survey topography limits was gathered by EGA. The surface outside the limits is from publicly available GIS surface data.
- There are no flood plains in or adjacent to the development.

KEYNOTES

- Existing 24-inch RCP culvert.

REFERENCES

- "West Harrisburg Drainage Analysis" (2019) Stockwell Engineers, Sioux Falls, SD.

PROJECT NO.
SD251254

REVISIONS	NO.	DESCRIPTION	DATE	BY	SLJ	SLJ			
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**DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN**

DRAINAGE PLAN

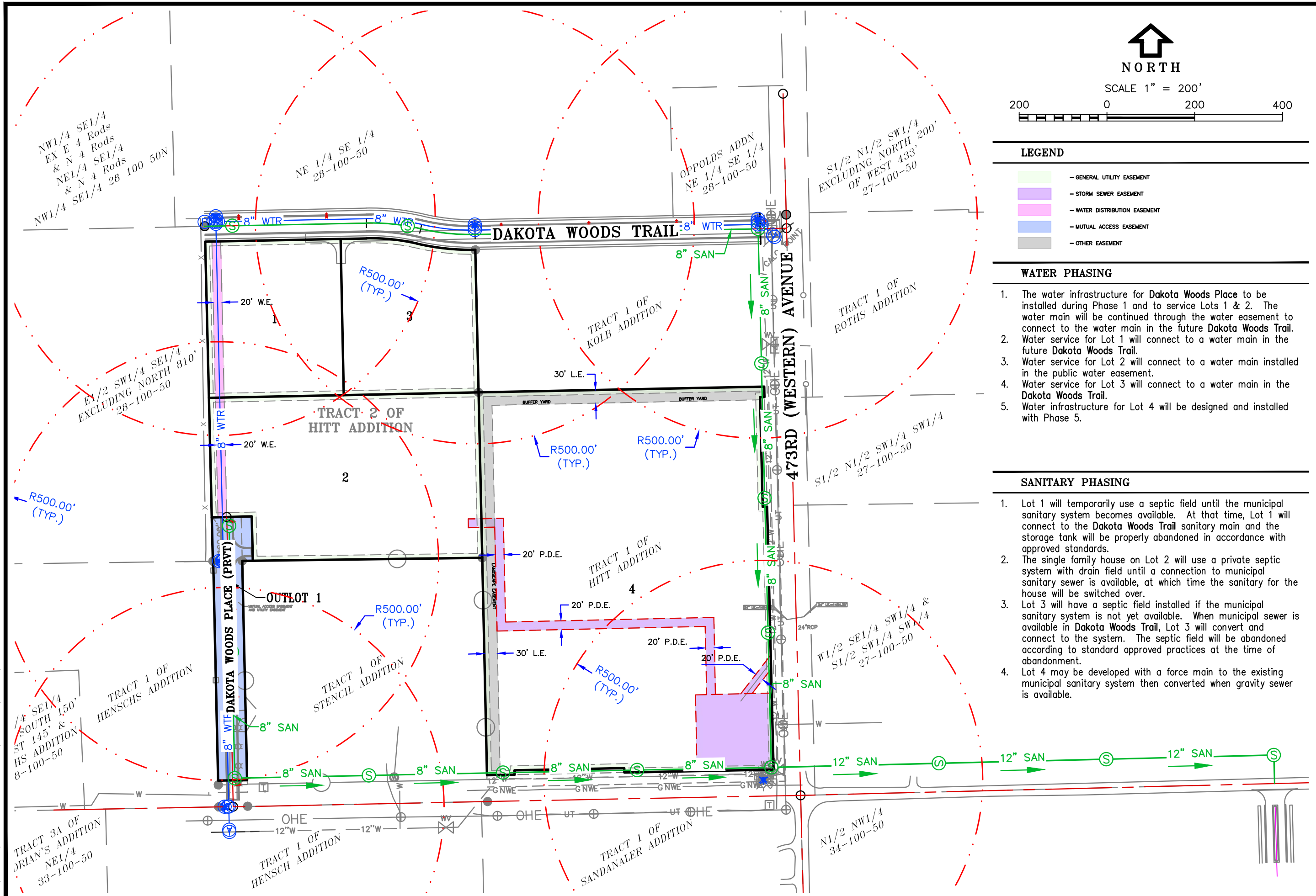
DATE: 12/22/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.

9

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

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LEGEND

- GENERAL UTILITY EASEMENT
- STORM SEWER EASEMENT
- WATER DISTRIBUTION EASEMENT
- MUTUAL ACCESS EASEMENT
- OTHER EASEMENT

WATER PHASING

1. The water infrastructure for Dakota Woods Place to be installed during Phase 1 and to service Lots 1 & 2. The water main will be continued through the water easement to connect to the water main in the future Dakota Woods Trail.
2. Water service for Lot 1 will connect to a water main in the future Dakota Woods Trail.
3. Water service for Lot 2 will connect to a water main installed in the public water easement.
4. Water service for Lot 3 will connect to a water main in the Dakota Woods Trail.
5. Water infrastructure for Lot 4 will be designed and installed with Phase 5.

SANITARY PHASING

1. Lot 1 will temporarily use a septic field until the municipal sanitary system becomes available. At that time, Lot 1 will connect to the Dakota Woods Trail sanitary main and the storage tank will be properly abandoned in accordance with approved standards.
2. The single family house on Lot 2 will use a private septic system with drain field until a connection to municipal sanitary sewer is available, at which time the sanitary for the house will be switched over.
3. Lot 3 will have a septic field installed if the municipal sanitary system is not yet available. When municipal sewer is available in Dakota Woods Trail, Lot 3 will convert and connect to the system. The septic field will be abandoned according to standard approved practices at the time of abandonment.
4. Lot 4 may be developed with a force main to the existing municipal sanitary system then converted when gravity sewer is available.

PROJECT NO.
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DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

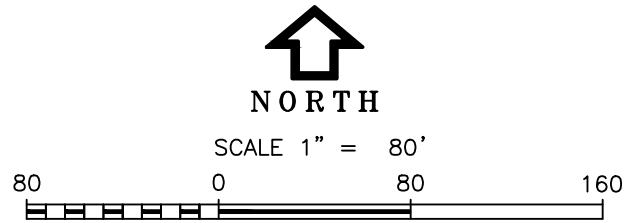
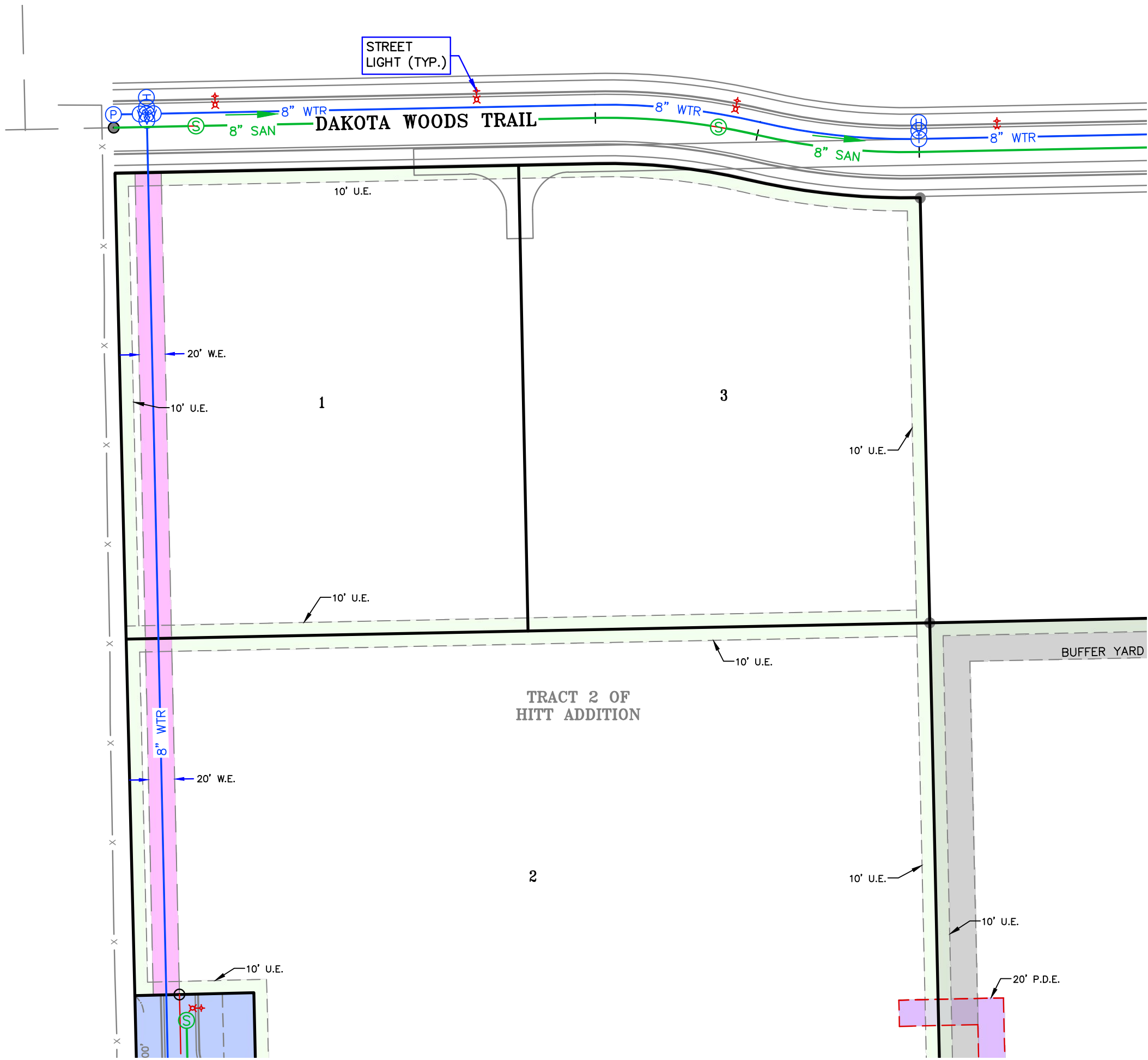
OVERALL UTILITY PLAN

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.
10

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

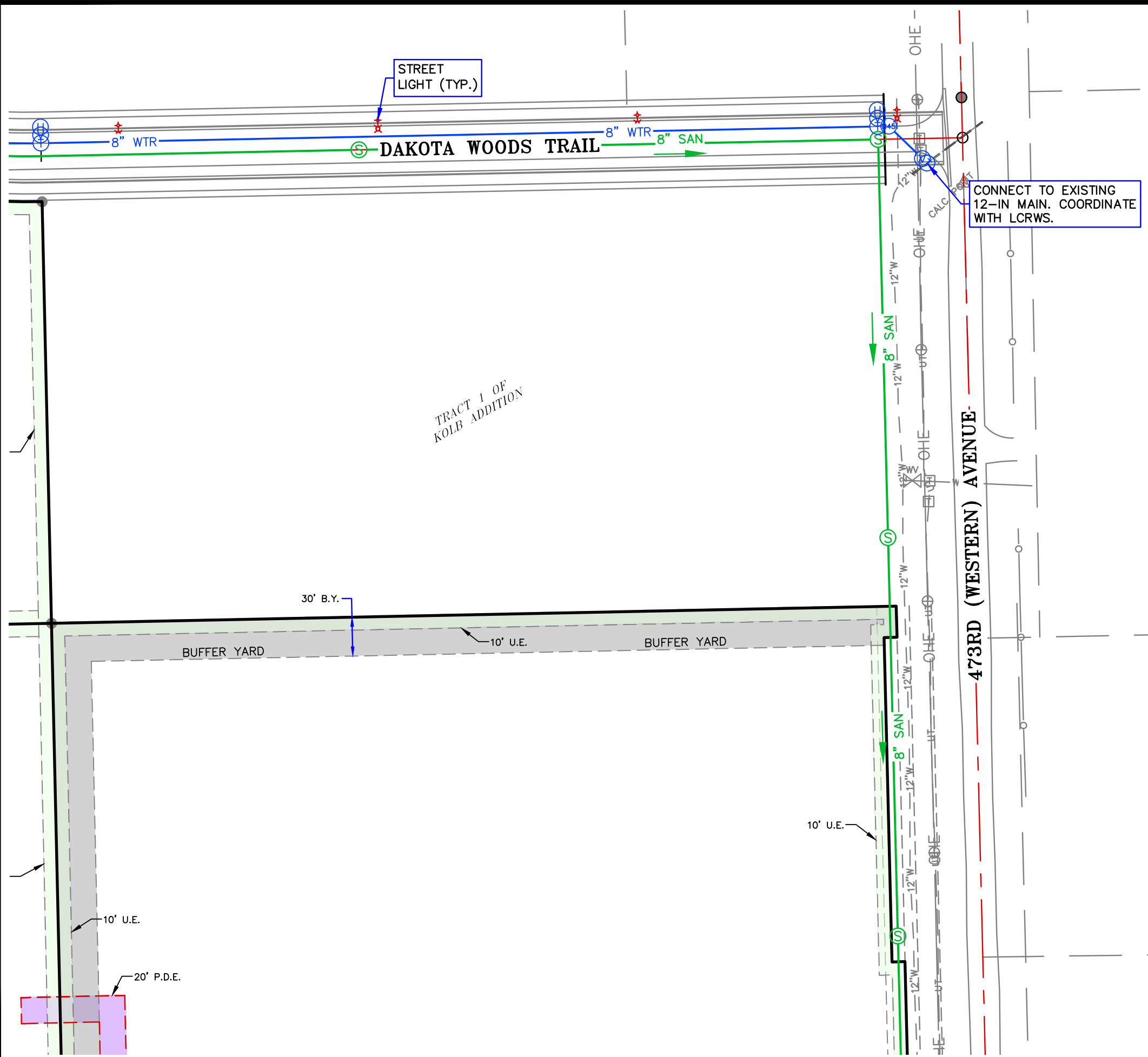
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LEGEND	
	- GENERAL UTILITY EASEMENT
	- STORM SEWER EASEMENT
	- WATER DISTRIBUTION EASEMENT
	- MUTUAL ACCESS EASEMENT
	- OTHER EASEMENT

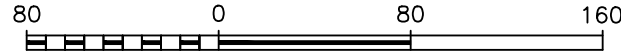
- GENERAL NOTES**
1. All water main on this development outside of the public R.O.W. and/or public water easement shall be privately owned and maintained.
 2. All storm and drainage lines on this development outside of the public R.O.W. and/or public drainage easement shall be privately owned and maintained.
 3. All storm sewer line under public or private roads shall be RCP.
 4. All water main and water service connections to be coordinated with Lincoln Country Rural Water System.
 5. All private utility easements shall be labeled as private, all others are easement are public.
 6. Storm sewer shall be privately owned and maintained.

PROJECT NO. SD251254				
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<ul style="list-style-type: none">• ENGINEERING• PLANNING• LAND SURVEYING				
DAKOTA WOODS ADDITION PRELIMINARY SUBDIVISION PLAN		UTILITY PLAN		
DATE:		12/23/25		
DESIGNED BY:		SLJ		
DRAWN BY:		SLJ		
CHECKED BY:		DFG		
CREW:		LRM		
SHEET NO. 11				








NORTH

SCALE 1" = 80'



LEGEND

- | | |
|---|-------------------------------|
|  | - GENERAL UTILITY EASEMENT |
|  | - STORM SEWER EASEMENT |
|  | - WATER DISTRIBUTION EASEMENT |
|  | - MUTUAL ACCESS EASEMENT |
|  | - OTHER EASEMENT |

PROJECT NO.
SD251254

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	SUBMIT 1	11/13/25	SLJ
2	SUBMIT 2	12/23/25	SLJ
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**DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN**

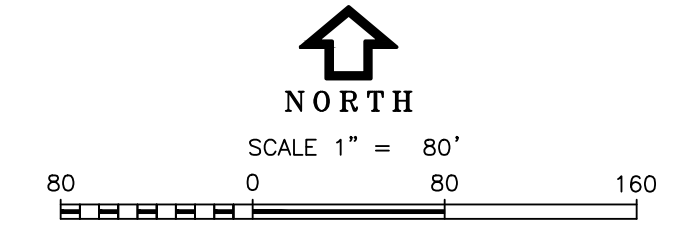
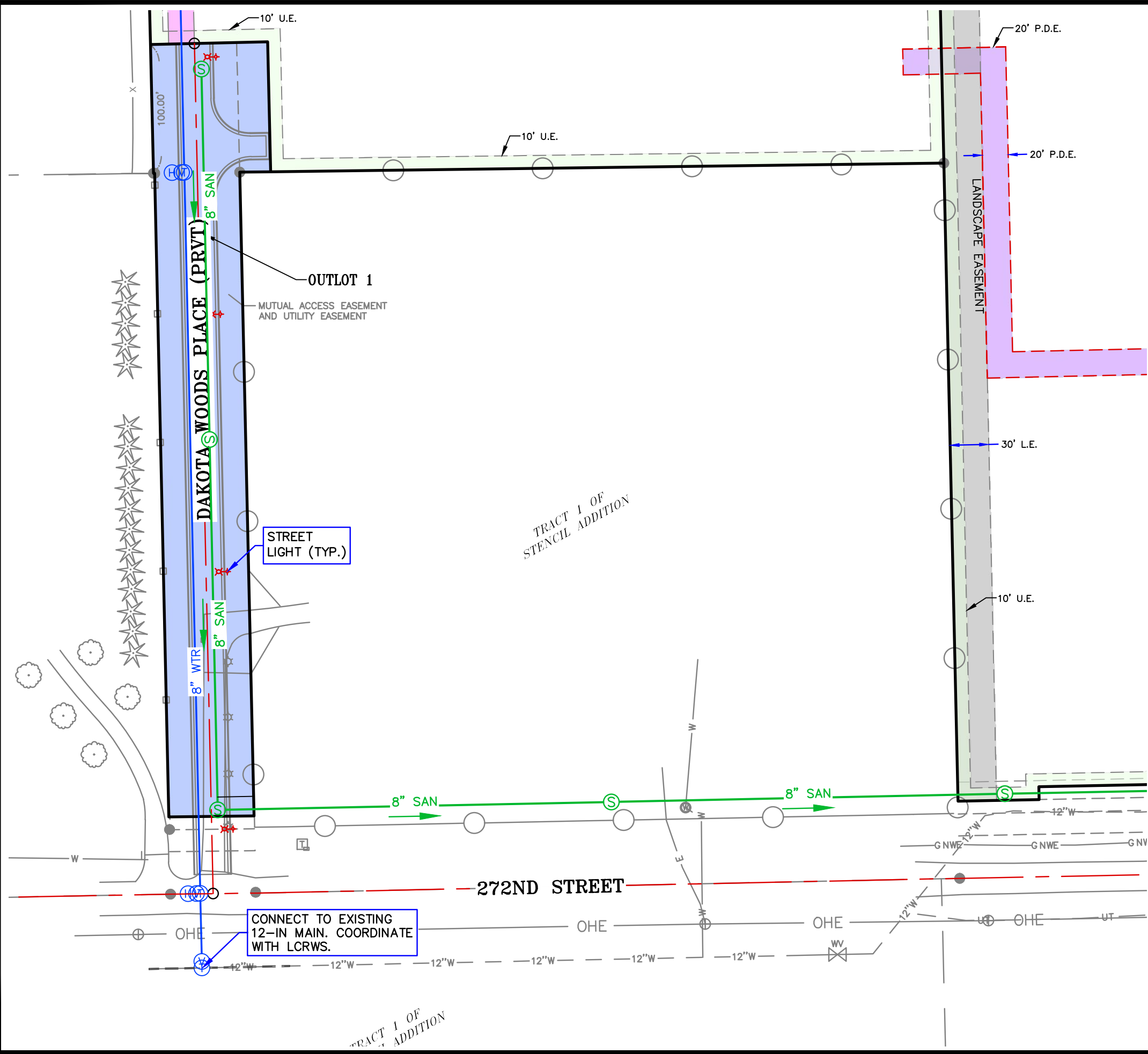
UTILITY PLAN

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.
12

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LEGEND			
<div></div>	- GENERAL UTILITY EASEMENT		
<div></div>	- STORM SEWER EASEMENT		
<div></div>	- WATER DISTRIBUTION EASEMENT		
<div></div>	- MUTUAL ACCESS EASEMENT		
<div></div>	- OTHER EASEMENT		

PROJECT NO.
SD251254

NO.	DESCRIPTION	DATE	BY	SLJ	SLJ				
1	SUBMIT 1	11/13/25							
2	SUBMIT 2	12/23/25							

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DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

UTILITY PLAN

DATE: 12/23/25

DESIGNED BY: SLJ

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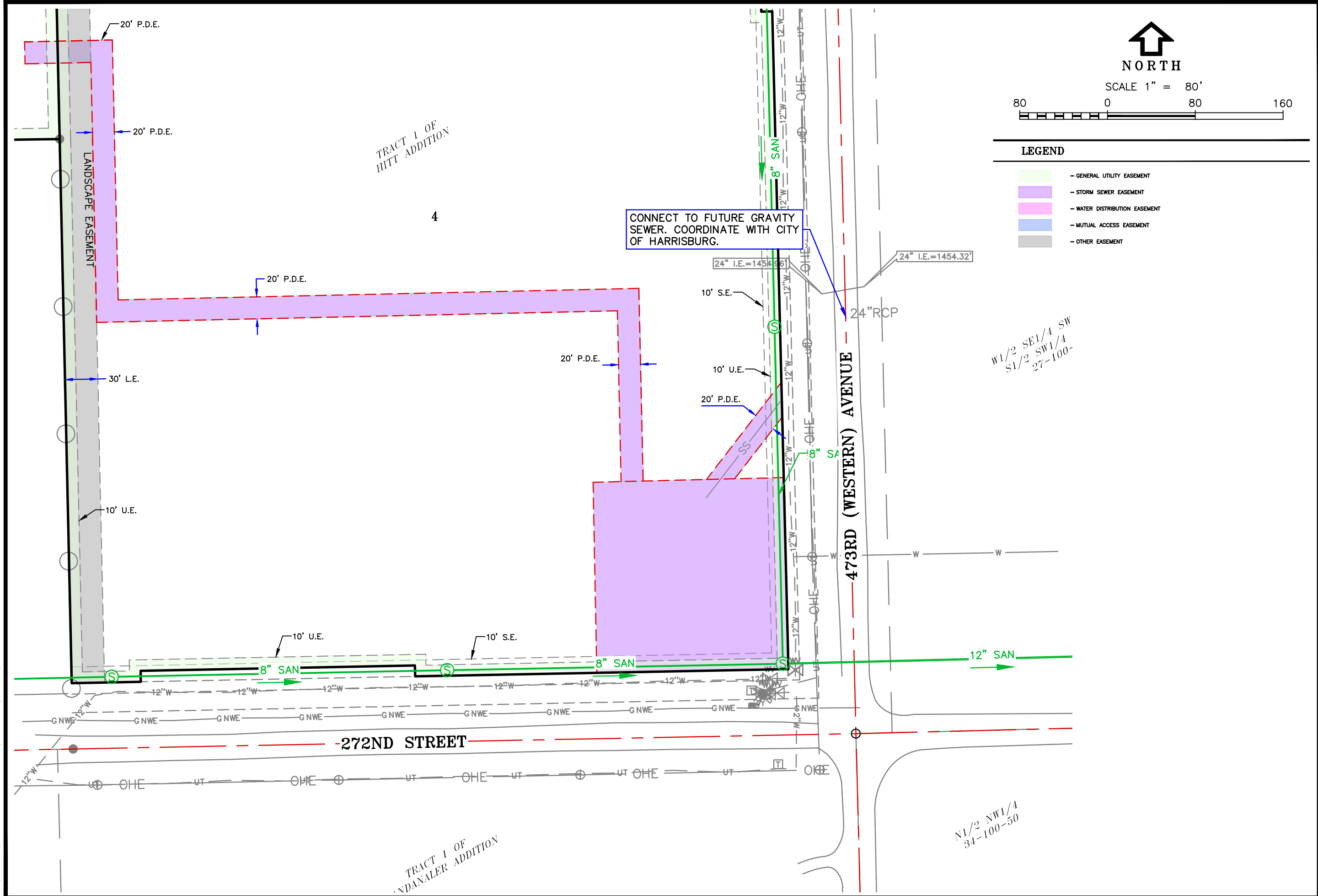
CREW: LRM

SHEET NO.

13

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

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PROJECT NO.
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				DATE	BY	DESCRIPTION	NO.
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2	SUBMIT 2	12/23/25	SLJ				

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DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

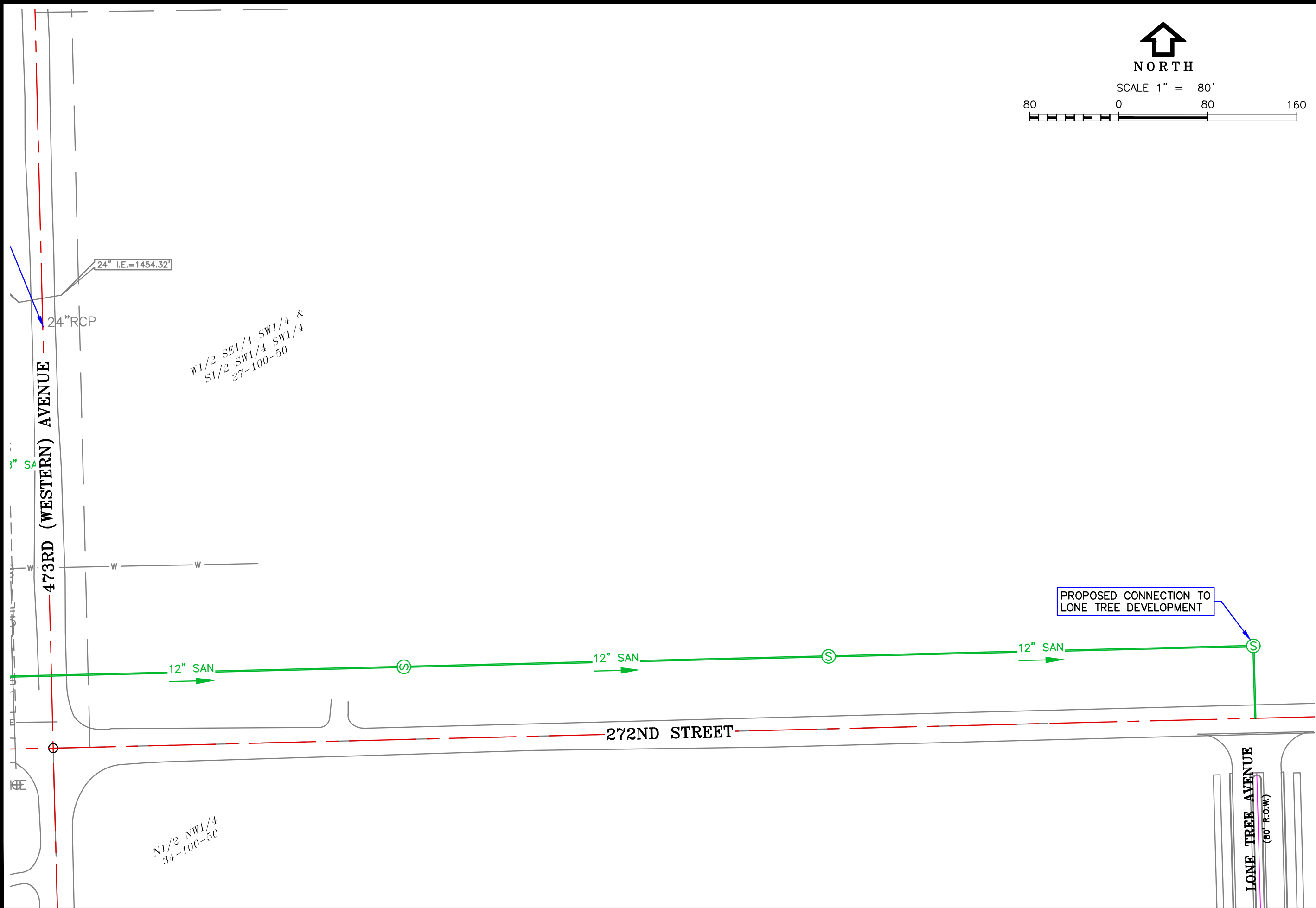
UTILITY PLAN

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.
14

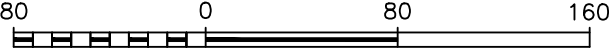
THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

S:\251254\DRAWINGS-PRODUCTION\HITT SITE\PRELIM\251254 HITT_CD UTILITY.DWG



NORTH

SCALE 1" = 80'



PROJECT NO.
SD251254

NO.	DESCRIPTION	DATE	BY	SLJ	SLJ				
1	SUBMIT 1	11/13/25							
2	SUBMIT 2	12/23/25							

**EHRHART
GRIFFIN &
ASSOCIATES**

601 N. Minnesota Ave.
Sioux Falls, SD 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

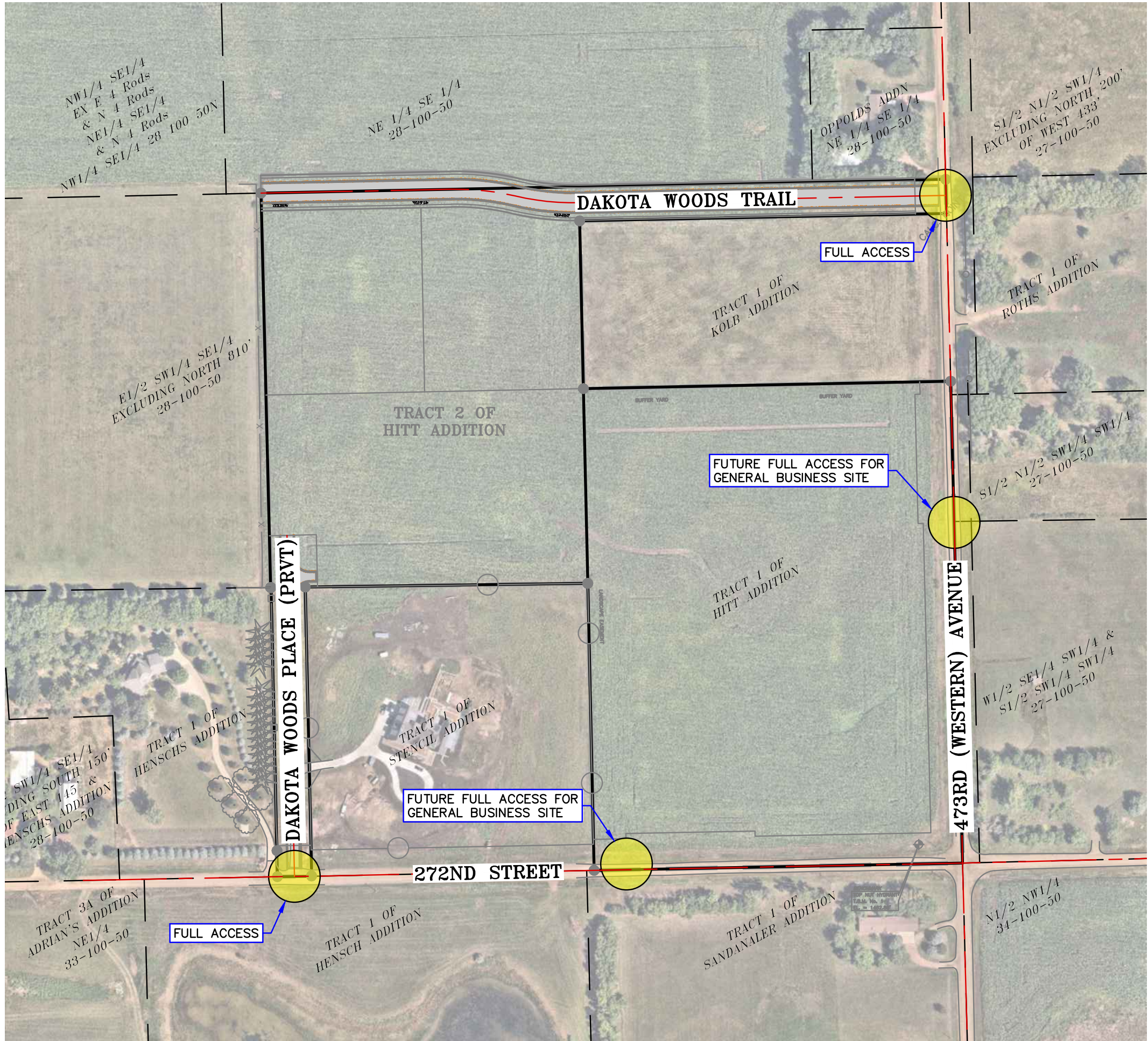
UTILITY PLAN

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.
15

THE BAR ABOVE IS 1" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

S:\251254\DRAWINGS-PRODUCTION\HITT SITE\PRELIM\251254 HITT_CD ACCESS.DWG



NORTH

SCALE 1" = 200'



GENERAL NOTES

1. The existing land use is as agricultural row crop land.
2. There are no identified wetland or riparian features within the development according to the National Wetland Inventory Mapper.
3. The development is not within a flood plain according to FEMA firm 46083C0134C and 46083C0153C, effective April 2, 2008.

STREET NOTES

1. Dakota Woods Place
 - A. Local residential private street
 - B. 66-ft ROW
 - C. 29-ft BC-BC street width
2. Dakota Woods Trail
 - A. Phase 1
 - a. 20-ft wide asphalt drive
 - B. Phase 4
 - a. Industrial public street
 - b. 70-ft ROW
 - c. 41-ft BC-BC street width
3. 272nd Street & 473rd Avenue
 - A. Arterial public streets
 - B. 120-ft ROW
 - C. 10-ft x 250-ft dedicated right turn lane ROW widening.

PROJECT NO.
SD251254

REVISIONS	NO.	DESCRIPTION	DATE	BY	SLJ	SLJ				
	1	SUBMIT 1	11/13/25							
	2	SUBMIT 2	12/23/25							

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- ENGINEERING
- PLANNING
- LAND SURVEYING

DAKOTA WOODS ADDITION
PRELIMINARY SUBDIVISION PLAN

ACCESS LAYOUT

DATE: 12/23/25
DESIGNED BY: SLJ
DRAWN BY: SLJ
CHECKED BY: DFG
CREW: LRM

SHEET NO.

16

City of Harrisburg
Building Permits Issued December 2025

12/1/2025	2025-0501	LT Companies, Inc.	Fence	Acreage Fence	7,000.00	821 Yuzina Avenue	Harrisburg
12/3/2025	2025-0233	4T Companies, LLC	New Structure (Athletic Facility)	Naatjes Concrete, Inc.	2,500,000.00	911 Flatiron Avenue	Harrisburg
12/4/2025	2025-0510	Signature Companies, LLC	New Single-Family Home	Signature Companies, LLC	250,000.00	708 Creekside Trail	Harrisburg
12/4/2025	2025-0511	Signature Companies, LLC	New Single-Family Home	Signature Companies, LLC	350,000.00	704 Creekside Trail	Harrisburg
12/16/2025	2025-0513	Nielson Development, LLC	New Non-Residential Structure	Nielson Construction	580,000.00	625 Serenity Place	Harrisburg
12/16/2025	2025-0516	LT Companies, Inc.	New Single-Family Home	LT Companies, Inc.	330,000.00	824 Almond Avenue	Harrisburg
12/16/2025	2025-0517	LT Companies, Inc.	New Single-Family Home	LT Companies, Inc.	318,000.00	818 Almond Avenue	Harrisburg
12/29/2025	2025-0519	Sawyer Pointe	Freestanding Sign	Ace Signs	7,000.00	1223 Tom Sawyer Trail	Harrisburg
12/29/2025	2025-0522	Boehne, Austin & Kaitlyn	Fence	Michaels Fence Co	8,500.00	433 Bunyan Drive	Harrisburg
12/29/2025	2025-0523	Hovaldt, Herman & Tonya	Lower Level Finish (Partial)	Hovaldt, Herman & Tonya	5,000.00	602 Cottonwood Drive	Harrisburg
12/30/2025	2025-0512	Capstone Homes	New Single-Family Home	Capstone Homes	264,500.00	813 Estate Street	Harrisburg
12/31/2025	2025-0521	Joffer, Brandon	Lower Level Finish	Joffer, Brandon	3,000.00	635 Creekside Trail	Harrisburg

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	6	4	2	11	9	11	15	15	5	11
Lower-Level Finish	2	2	4	2	3	6	5	2	2	2	5	11	1	5	4
Fence	11	14	10	11	10	8	12	11	5	5	14	17	7	6	7
Non-Residential (Comm/Ind)	0	5	4	0	7	1	2	8	13	1	4	2	3	5	8
Other	33	16	18	35	16	20	30	25	2	13	20	17	14	14	10
Total Permits	57	46	43	57	42	41	53	48	33	30	54	62	40	35	40
Running Total	291	234	215	348	276	256	401	324	289	431	378	351	471	413	391

	November			December		
	2023	2024	2025	2023	2024	2025
New Homes	5	5	6	1	0	5
Lower-Level Finish	6	1	2	6	2	2
Fence	7	7	8	2	2	2
Non-Residential (Comm/Ind)	3	4	0	0	3	3
Other Permits	15	8	2	5	6	0
Total Permits	36	25	18	14	13	12
Running Total	507	438	409	521	451	421

	2024	2025
Total Valuation for December	1,044,852.00	4,623,000.00
Total YTD Valuation	62,912,174.96	54,991,397.23



	Permitted New Homes		
	2023	2024	2025
January	1	0	1
February	1	10	1
March	2	6	8
April	16	10	12
May	9	4	6
June	11	9	7
July	9	6	6
August	4	2	11
September	9	11	11
October	15	5	11
November	5	5	6
December	1	0	5
TOTAL	83	68	85

* +1 Multi-Family

* +4 Multi-Family