

**City of Harrisburg Planning Commission
Agenda for February 10, 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 January 13, 2025, Planning Commission meeting.
- 6. Regular Agenda**
 - a. APPLICATION: Commission consideration of a Zoning Map Amendment for a portion a portion of the property legally described as the N1/2 NW1/4, Section 34, T100N, R50W from R-1 Single-Family Detached Residential to R-1C Single-Family Detached Compact (5.75 acres) and a portion of the property zoned R-1C Single-Family Detached Compact to R-1 Single-Family Detached Residential (4.31 acres).

Applicant: Black Dog, LLC
Location: Parcel # 270.55.74.2000

 1. Public hearing
 2. Commission Action
- 1. New Business**
 - a. APPLICATION: Review and recommendation to City Council the Lone Tree Addition Preliminary Plan Amendments for the property legally described as N1/2 NW1/4, Section 34, T100N, R50W, City of Harrisburg.

Applicant: Black Dog, LLC
Location: Parcel # 270.55.74.2000

 - i. Commission Action
- 2. Old Business**
- 3. Administrative Reports and Commission Input**
 - a. Commission input.
 - b. Building permit reports for January 2026.
 - c. Plats filed in January 2026
- 4. Adjournment**

**City of Harrisburg Planning Commission
Meeting Minutes for January 13, 2026, 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 January 13, 2026.

2. Roll Call

Commissioners Rob Doyen, Matthew Irish, Jason Schipper, Jon Kraft, 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. Jennifer Preheim requested the preliminary plan part of item 6(B) be removed as the amendments are still under Engineering review. A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to approve the agenda as amended. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

5. Approval of Minutes

a. Approval of minutes of December 9, 2025, Planning Commission meeting.

Chairperson Bicknase asked if there were any corrections to the meeting minutes for December 9, 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, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

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

Jennifer Preheim introduced the Conditional Use Permit application. Mitch Peterson and Darin Corcoan were present to speak and answer questions from the Planning Commission. Chairperson Bicknase opened the floor for public comment. Hearing none, he closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Irish, to approve the Conditional Use Permit. A roll call vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

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,

**City of Harrisburg Planning Commission
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from R-1 Single-Family Detached Residential to R-2 Low-Density Residential.

Applicant: Norman Engineering & Surveying

Location: Parcel # 271.26.00.200.

1. Public hearing
2. Commission Action

Jennifer Preheim introduced the rezone application. Aaron Norman was present to speak and answer questions from the Planning Commission. Chairperson Bicknase opened the floor for public comment. Jason Tjeerdsma, Brandon McLellan, Bryce Healy, Aaron Zahn, Derek Ricci, Travis Duncan, Beth Baloun, Clint Brunner, Greg Horst, Jimmy Huetl, and Sean Rasmussen spoke. Heath VonEye spoke regarding subdivision process, the recently completed housing study, and traffic study for this area currently under review multi-agency review. Hearing no additional comments from the public, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval of the rezone application to City Council. A roll vote was taken. Yeas: Doyen, Bicknase. Nays: Irish, Schipper, Kraft, Nielsen. Motion failed (4-2).

- 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

Jennifer Preheim introduced the rezone application. Brian Hitt was present to speak and answer questions from the Planning Commission. Chairperson Bicknase opened the floor for public comment. Craig Roths, Dan Hensch, Tom Jones, and Terry Oppold spoke. Hearing no additional comments from the public, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to recommend approval of the rezone application to City Council for the general business portion only. A roll vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried (6-0).

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

Location: Parcel # 271.13.00.100 & 271.13.00.200

- i. Commission Action

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

Brain Hitt and Damian Greble were present to speak and answer questions from the Planning Commission regarding the Preliminary Plan. A motion to table until the next Planning Commission meeting was made by Commissioner Schipper, seconded by Commissioner Kraft. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried (6-0).

b. Election of Officers for 2026

A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to nominate Bruce Bicknase as Chairperson for 2026. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried.

A motion was made by Chairperson Bicknase, seconded by Commissioner Irish, to nominate Jason Schipper as Vice-Chairperson for 2026. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried (6-0).

4. Old Business

5. Administrative Reports and Commission Input

a. Commission input.

City Administrator Amanda Mack spoke regarding city regulations governing placement of on/off alcohol establishments.

b. Building permit reports for December 2025.

Jennifer Preheim presented the issued building permit report 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

A motion to adjourn was made at 8:30 p.m. by Commissioner Schipper, seconded by Commissioner Kraft. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

*Respectfully Submitted,
Jennifer Preheim*



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

Agenda Item Staff Report

Date: February 10, 2026
To: Planning Commission
From: Planning and Zoning Staff

Agenda Item

An ordinance to rezone a portion of the property legally described as the N1/2 NW1/4, Section 34, T100N, R50W from R-1 Single-Family Detached Residential to R-1C Single-Family Detached Compact (5.75 acres) and a portion of the property zoned R-1C Single-Family Detached Compact to R-1 Single-Family Detached Residential (4.31 acres).

Public Hearing: Business Item: Consent Item:

Information

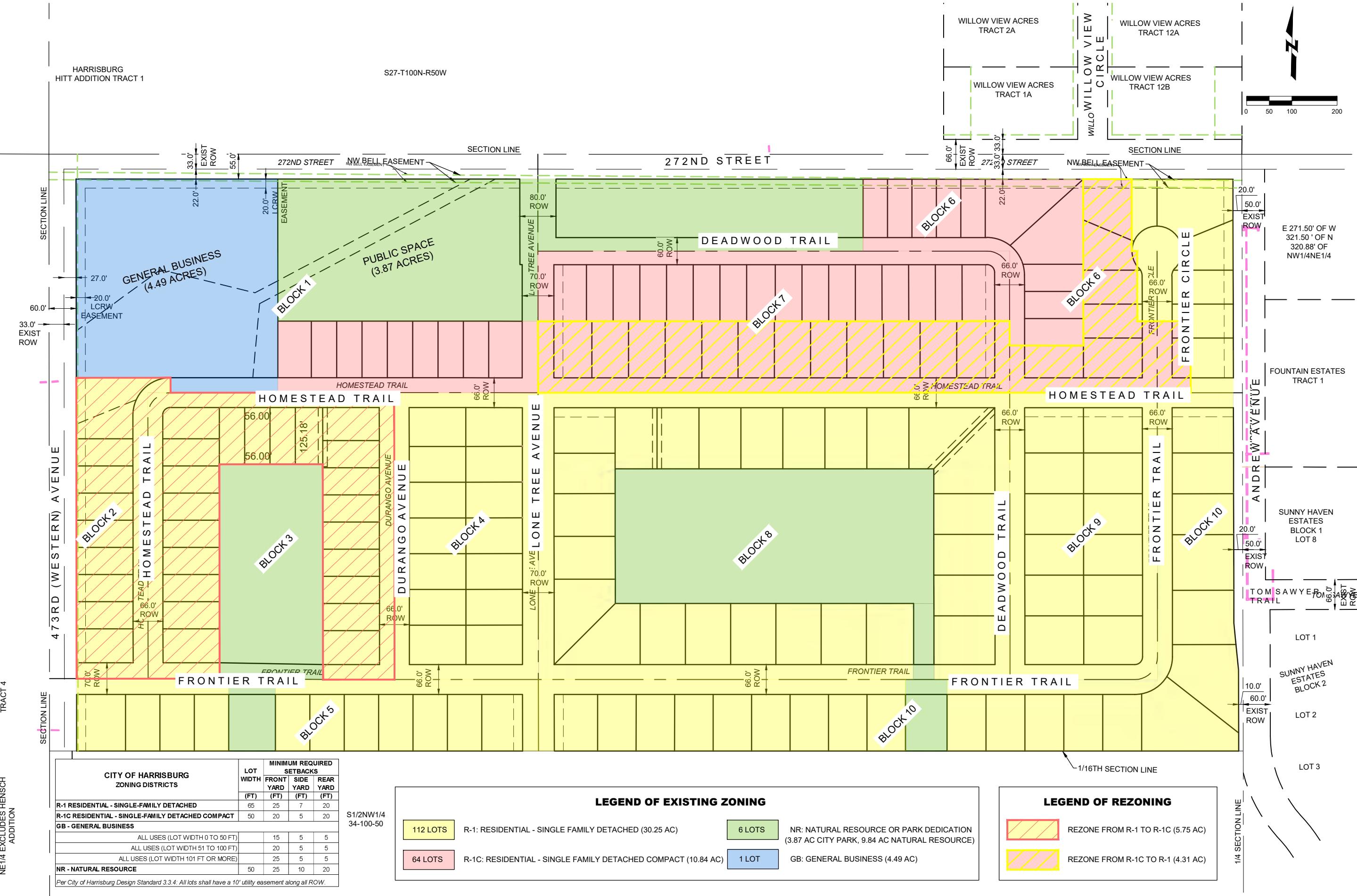
- The applicant and property owner is Black Dog, LLC.
- This development was zoned R-1 Single-Family Detached Residential, R-1C Single-Family Detached Compact, GB General Business, and NR Natural Resources (per the attached zoning exhibit) in December 2025.
- The applicant is requesting to rezone 5.75 acres from R-1 Single-Family Detached Residential to R-1C Single-Family Detached Compact and 4.31 acres from R-1C Single-Family Detached Compact to R-1 Single-Family Detached Residential.

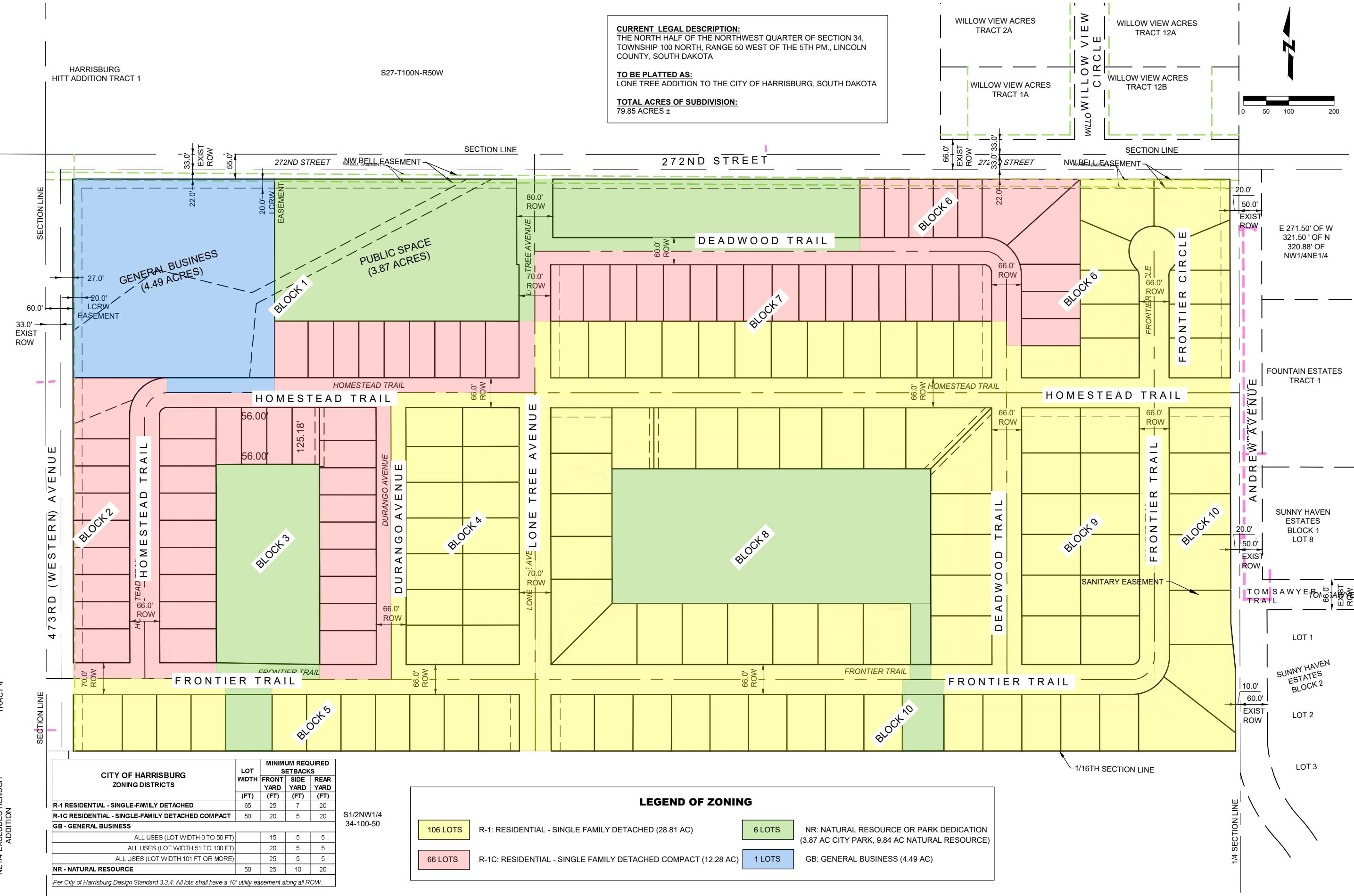
Attachments

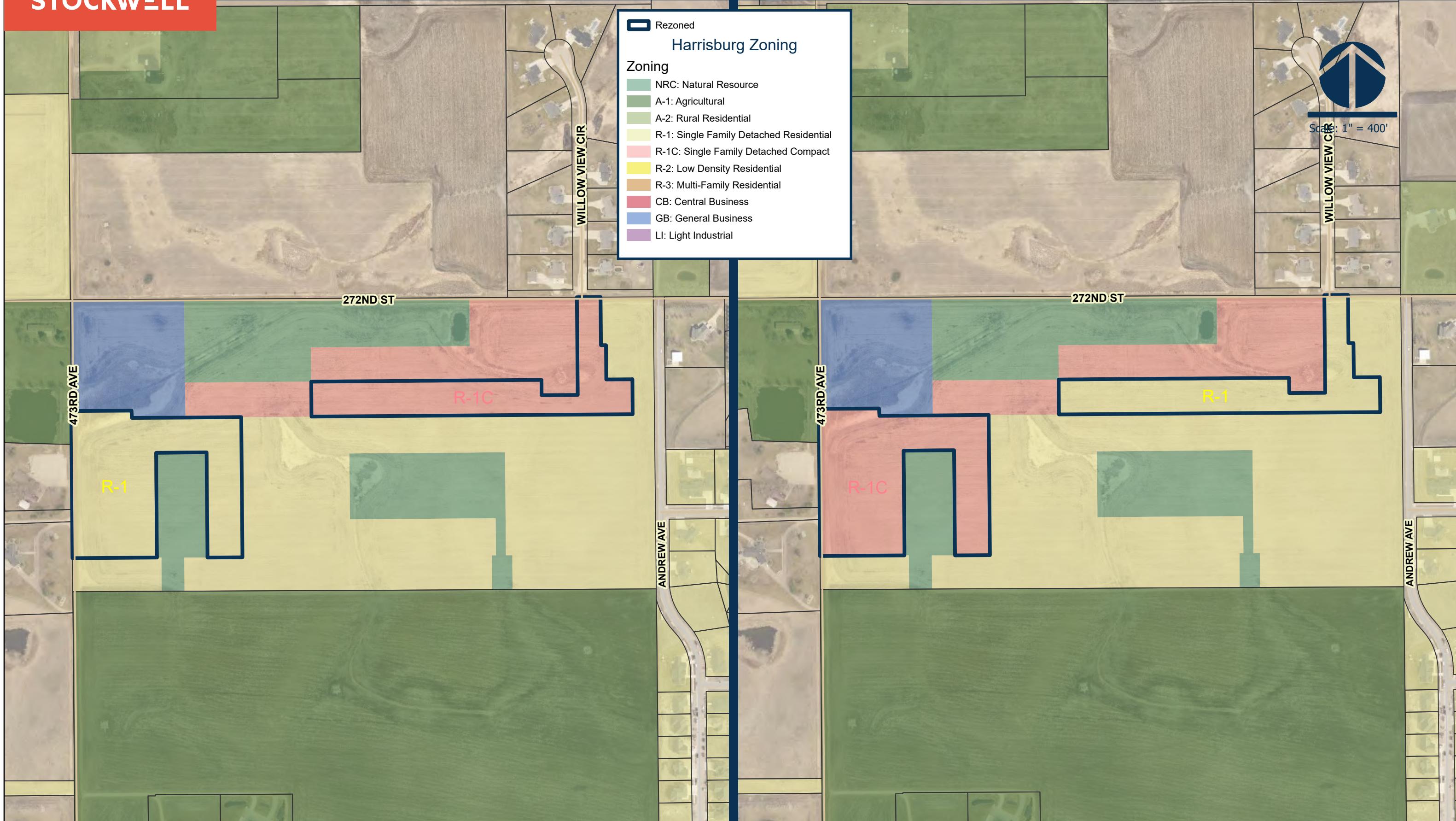
Zoning Exhibits, Current and proposed

Staff Recommendation

The applicant is requesting this zoning revision to address neighbor concerns and provide orderly zoning within this development. Staff finds the zoning revision request meets the Comprehensive Plan guidelines for orderly development. Staff recommends recommending approval of the rezone request to City Council.









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PHONE: 605-743-5872

Agenda Item Staff Report

Date: February 10, 2026

To: Planning Commission

From: Planning and Zoning Staff

Agenda Item

**Review and recommendation to City Council the Lone Tree Addition Preliminary Plan
Amendments for the property legally described as N1/2 NW1/4, Section 34, T100N, R50W, City
of Harrisburg.**

Public Hearing:

Business Item:

Consent Item:

Information

- The applicant and property owner is Black Dog, LLC.
- The Preliminary Plan for Lone Tree was presented and adopted by City Council on September 26, 2025.
- The requested preliminary plan revisions have been reviewed by the City's Engineering team and consultants and determined to meet city regulations.

Attachments

Preliminary Plans

Staff Recommendation

The applicant is requesting this revision to address neighbor concerns and provide orderly zoning within this development. Staff finds the revisions request meets the Comprehensive Plan guidelines for orderly development. Staff recommends recommending approval of the amendment to the Preliminary Plan for Lone Tree to City Council.

February 2, 2026

04_25048 | SEI No.

Preliminary Plan for Review | Encl
Heath VonEye, City of Harrisburg | Cc

via email

Mr. Mathew Martin
Infrastructure Design Group
mattm@infrastructuredg.com

Re: Preliminary Plan Review
Lone Tree Addition

Dear Mr. Martin:

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.

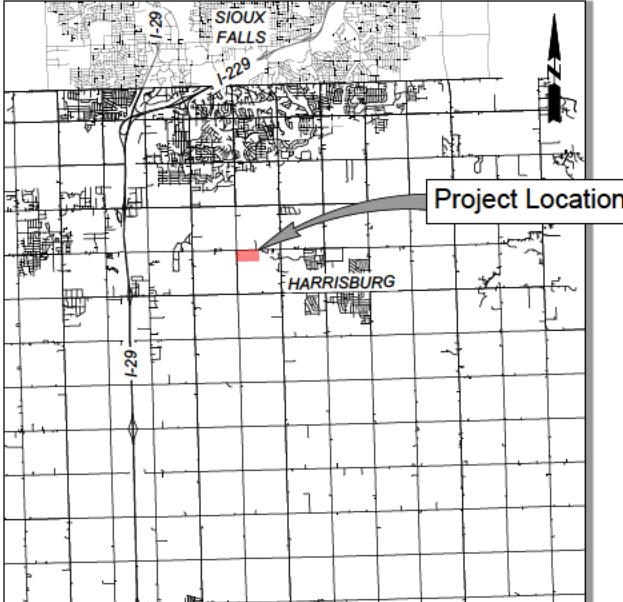
The Engineer addressed our comments to our satisfaction. We have no further comments and offer our recommendation to accept the preliminary plan as an accompaniment to the Developer's application. Prior to approval, the developer shall submit CAD drawings to our office for staff's use. If there are questions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

Respectfully submitted,

STOCKWELL ENGINEERS, INC.



Mitchell Mergen, PE
City Review Agent



Vicinity Map

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG THAT THE PRELIMINARY PLAN OF THE LONE TREE ADDITION TO THE CITY OF HARRISBURG IS HEREBY APPROVED AND THAT 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.

ADOPTED THIS ____ DAY OF ____ 20____.

MAYOR
CITY OF HARRISBURG, SOUTH DAKOTA

ATTEST:

CITY FINANCE OFFICER
CITY OF HARRISBURG, SOUTH DAKOTA

STATE OF SOUTH DAKOTA

COUNTY OF LINCOLN)

I, _____, THE DULY APPOINTED, QUALIFIED AND ACTING 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 _____, 20____.

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

CITY FINANCE OFFICER
CITY OF HARRISBURG, SOUTH DAKOTA

CITY PLANNING COMMISSION APPROVAL

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

CITY OF HARRISBURG PLANNING COMMISSION
(CHAIR)

AUTHORIZED OFFICIAL APPROVAL

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

AUTHORIZED OFFICIAL
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 THIS PRELIMINARY PLAN ON THIS _____ DAY OF _____, 20____.

CITY ENGINEER
CITY OF HARRISBURG, SOUTH DAKOTA

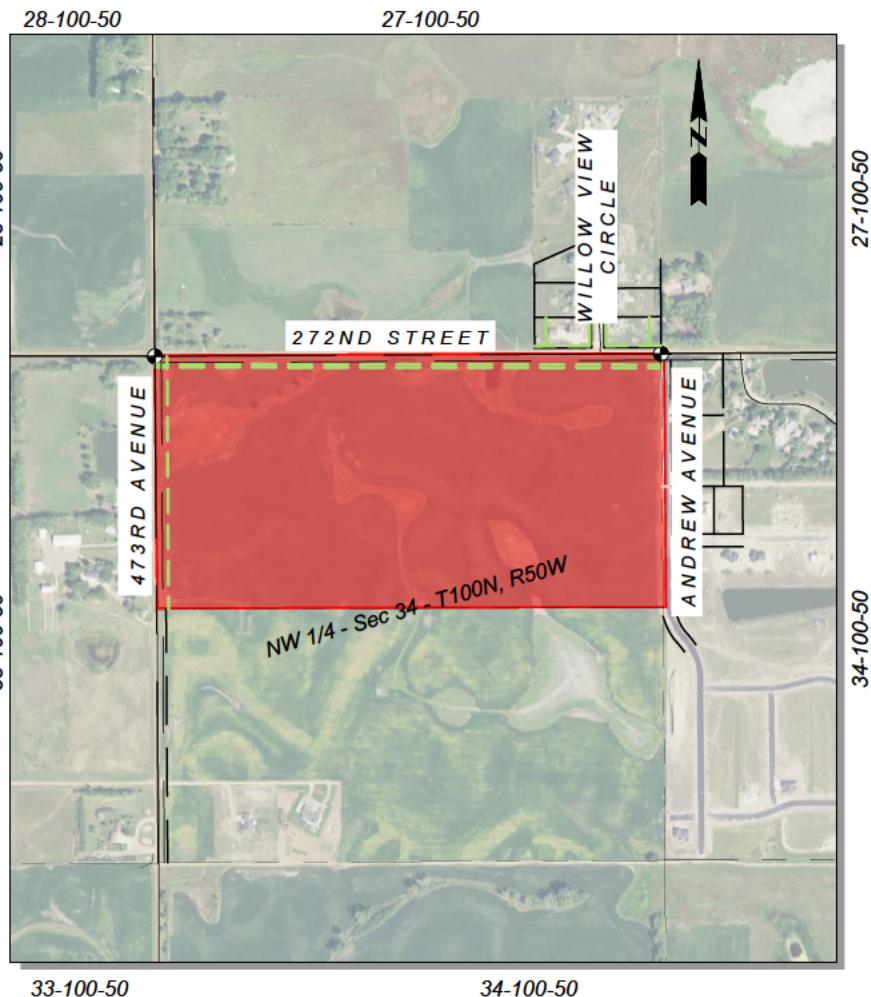
CITY OF HARRISBURG

LINCOLN COUNTY

LONE TREE ADDITION

PRELIMINARY SUBDIVISION PLAN

2026



Location Map

Plans By:

infrastructure
design group, inc.

116 W. 69TH STREET, SUITE 200
SIOUX FALLS, SOUTH DAKOTA 57108
PH. (605) 271-5527
www.infrastructuredg.com

Index of Sheets

SHEET NO. A.01 - A.02	TITLE SHEET & LEGEND
SHEET NO. B.01	GENERAL NOTES
SHEET NO. C.01 - C.02	TYPICAL SECTIONS
SHEET NO. D.01	EXISTING CONDITIONS
SHEET NO. E.01 - E.07	LAND USE & LOT LAYOUT
SHEET NO. F.01	PHASING LAYOUT
SHEET NO. G.01	DRAINAGE PLAN
SHEET NO. H.01 - H.07	UTILITY PLAN
SHEET NO. I.01	LIGHTING PLAN
SHEET NO. J.01	ACCESS PLAN

OWNER / DEVELOPER:
BLACK DOG, LLC

CIVIL ENGINEER / SURVEYOR:
INFRASTRUCTURE DESIGN GROUP, INC.

BENCHMARKS
BM #1 (CP23)
REBAR WITH ALUMINUM CAP
NORTHWEST QUADRANT OF 272ND STREET & 473RD AVENUE
INTERSECTION
ELEV = 1460.10 (NAVD88)

BM#2 (CP 22)
REBAR WITH ALUMINUM CAP
SOUTHEAST QUADRANT OF 272ND STREET & ANDREW AVENUE
INTERSECTION
ELEV = 1457.54 (NAVD88)

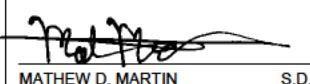
CURRENT LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHWEST QUADRANT OF SECTION 34,
TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PM., LINCOLN
COUNTY, SOUTH DAKOTA

TO BE PLATTED AS:
LONE TREE ADDITION TO THE CITY OF HARRISBURG, SOUTH DAKOTA

TOTAL ACRES OF SUBDIVISION:
79.85 ACRES ±



I, Mathew D. Martin, 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.

 1/26/2026
MATHEW D. MARTIN S.D. No. 15561 Date

LEGEND OF SYMBOLS

	EXISTING FIRE HYDRANT		PROPOSED VALVE & BOX		WATER
	EXISTING VALVE & BOX		PROPOSED TEE		WELL
	EXISTING WATER MANHOLE		PROPOSED CROSS		TEST HOLE AND NUMBER
	EXISTING SANITARY MANHOLE		PROPOSED REDUCER OR INCREASER		SPOT LIGHT
	EXISTING JUNCTION BOX		PROPOSED SLEEVE		STREET LIGHT
	EXISTING APPROACH		PROPOSED FIRE HYDRANT		TRAFFIC SIGNAL LIGHT
	EXISTING SIDEWALK		PROPOSED 90° BEND		PEDESTRIAN SIGNAL LIGHT
	EXISTING DROP INLET		PROPOSED 45° BEND		GUY ANCHOR
	EXISTING CULVERT		PROPOSED 22 1/2° BEND		POWER POLE
	EXISTING CONTOURS		PROPOSED 11 1/4° BEND		UTILITY CLOSURE
VCP	VITRIFIED CLAY PIPE		PROPOSED M.J. PLUG		SIGN
PVC	SOLID WALL POLYVINYL CHLORIDE PIPE		GAS MAIN & SIZE		SPRINKLER HEAD
PVC TRUSS	POLYVINYL CHLORIDE TRUSS COMPOSITE PIPE		UNDERGROUND TELEPHONE		GAS METER
ABS TRUSS	ACRYLONITRILE-BUTADIENNE-STYRENE COMPOSITE		OVERHEAD TELEPHONE		MAILBOX
PVC CP	CLOSED PROFILE WALL POLYVINYL CHLORIDE PIPE		UNDERGROUND POWER		HEDGE, BRUSH, SHRUBS, WOODS
DIP	DUCTILE IRON PIPE		OVERHEAD POWER		DECIDUOUS TREE
RCP	REINFORCED CONCRETE PIPE		FIBER OPTIC		CONIFEROUS TREE
CIP	CAST IRON PIPE		UNDERGROUND CABLE TV		BENCHMARK LOCATION
CIPP	CURED IN PLACE PIPE		OVERHEAD CABLE TV		
PE	POLYETHYLENE PIPE		TRAFFIC		
8" W	EXISTING WATER MAIN & SIZE		INDUSTRIAL WASTE		
18" ST	EXISTING STORM SEWER & SIZE		LAWN SPRINKLER LINE		
S	GRAVITY SANITARY SEWER		WOOD FENCE		
SFM	FORCE MAIN SANITARY SEWER		CHAIN LINK FENCE		
CS	COMBINED SEWER		BARBED WIRE FENCE		
	WATER SHUTOFF		CENTERLINE		
8" W	PROPOSED WATER MAIN & SIZE		PROPERTY LINE		
S	PROPOSED SANITARY SEWER		CONC. CURB & GUTTER		
18" ST	PROPOSED STORM SEWER & SIZE		PROPOSED APPROACH		
CO	PROPOSED SANITARY CLEAN OUT		PROPOSED SIDEWALK		
			PROPOSED DROP INLET		
			PROPOSED STORM SEWER JUNCTION BOX		
			PROPOSED CONTOURS		

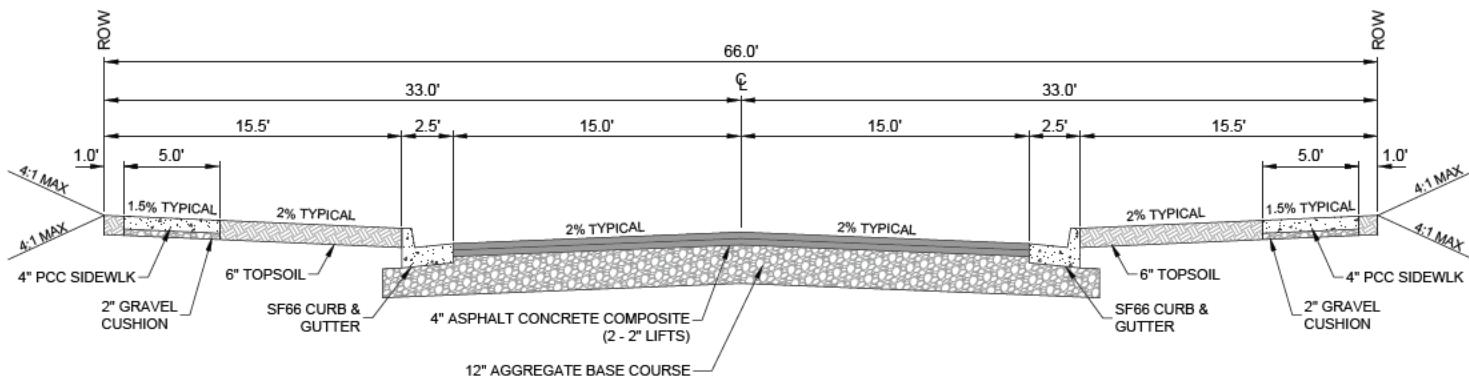


SUPPLEMENTAL PROVISIONS TO CITY STANDARDS		LONE TREE ADDITION PRELIMINARY SUBDIVISION PLAN HARRISBURG, SD							
<p>Current editions of the City of Harrisburg Subdivision Regulations and Design Standards will be implemented into this project. Supplemental provisions are not anticipated.</p>	<p>In conjunction with current South Dakota Department of Natural Resources guidance, wetlands that are considered "Waters of the State of South Dakota" exists within the project limits. It is anticipated that 1.77+- Acres of these wetlands will be impacted with the proposed development.</p>								
<p>SANITARY SEWER COST RECOVERY</p> <p>The Developer acknowledges resolution 2021-22 on sanitary sewer cost recovery. The Developer will pay a rate of \$2,541.80 per acre for all properties that benefit from sanitary sewer facilities as part of the cost recovery.</p>	<p>Per DANR's current guidance, the Developer has coordinated with DANR to substitute or mitigate these wetlands through the development of permanent pool ponds on site.</p> <p>Wetland easements will be provided on Lot 1, Block 1; Lot 2, Block 1 & Lot 1, Block 2 in order to preserve a portion of the wetlands in the development.</p>								
<p>INTENTIONS FOR OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS</p> <p>It is anticipated that the City of Harrisburg will own and maintain all completed public streets, sewer mains, storm drainage systems, not including major drainageways and detention facilities, and public space included in this plan unless otherwise noted.</p> <p>The proposed ponds within Blocks 3, 6, & 8, used for stormwater retention, detention and/or recreation, will have a permanent pool and be privately owned & maintained by the development. Access for maintenance and public use shall be maintained through direct connection of lots to ROW. The proposed natural resource lots within Blocks 5 & 10 will be privately owned & maintained by the development.</p> <p>Proposed potable water systems including water mains, services, and meters within the development are intended to be owned and maintained by the Lincoln County Rural Water System (LCRW).</p>	<p>The development boundary and adjacent lands are designated as Zone X (Area of Minimal Flood Hazard) by FEMA per FIRMette 46083C0153C - exported February 8th, 2024.</p> <p>IMPACTS TO FLOOD PLAIN</p> <p>The Developer intends to dedicate Lot 2, Block 1 as public space and recreational areas per City of Harrisburg Subdivision Regulations. The Developer is working with the City to provide alternative to public space dedication for dedication that doesn't reach the required 5%.</p> <p>If the dedicated public space within the development falls short of the required area per subdivision regulations, the Developer intends to make financial contributions as required.</p>	<p>INTENT FOR PUBLIC SPACE CONTRIBUTIONS</p> <p>SPECIAL NOTES PERTAINING TO THE SUBDIVISION</p> <p>Discussion of General Business (GB) Lot Intentions</p> <p>Block 1 of the development is intended to contain a lot at the intersection of 272nd Street and 473rd Avenue which will become a future Fire Department site. A dedicated access off of 272nd Street will be provided for this lot.</p> <p>Traffic and Street Intentions</p> <p>A traffic study is currently underway to evaluate impacts to adjacent transportation systems from proposed developed conditions. The City recommends turn lanes at all entrances off of 272nd Street and 473rd Ave, and will be incorporated based off of the recommendations of the traffic study.</p> <p>Right of Way Dedications</p> <p>The intent of the subdivision is to dedicate 55' of road right of way during subdivision platting for 272nd Street ,and 60' of road right of way for 473rd Avenue. Where right turn lanes are anticipated, 70' right of way will be dedicated for 250-ft.</p> <p>Andrew Avenue Improvements</p> <p>The developer intends to improve Andrew Avenue, from 272nd Street southward to the quarter section line as described below.</p> <p>Additional right of way along the west side of Andrew Avenue will be dedicated with the Lone Tree development to meet Harrisburg collector street standards for 70.0 ft right of way.</p> <p>The existing Andrew Avenue street section will be widened to the west. Work will include 10' of additional asphalt concrete pavement, new curb and gutter, extensions of existing watermain and storm sewer pipe, new storm inlets and fire hydrants, and concrete sidewalk.</p> <p>272nd Street and 473rd Avenue Improvements</p> <p>The Developer and City are working toward an agreement for improvements along 272nd Street and 473rd Ave. The terms of the agreement have not been finalized but are in active discussion for the development. Engineering staff with the City have noted that the Developer can proceed with Preliminary Plans while the agreement is being finalized.</p>	<p>GENERAL NOTES</p> <table border="1"> <tr> <td>DESIGNED BY: IDG</td> <td>ACAD FILE: 24020 Concept General Notes</td> </tr> <tr> <td>DRAINED BY: IDG</td> <td>DATE: BY: DATE: BY:</td> </tr> <tr> <td>CHECKED BY: IDG</td> <td>REVISIONS: BY: BY:</td> </tr> </table>	DESIGNED BY: IDG	ACAD FILE: 24020 Concept General Notes	DRAINED BY: IDG	DATE: BY: DATE: BY:	CHECKED BY: IDG	REVISIONS: BY: BY:
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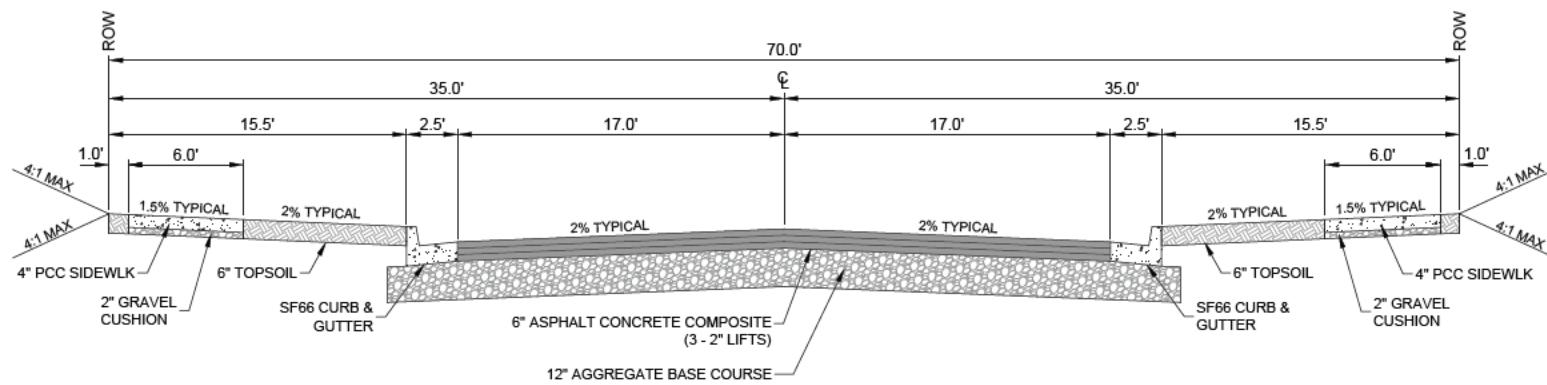


infrastructure
design group inc.

SHEET NO.
B.01

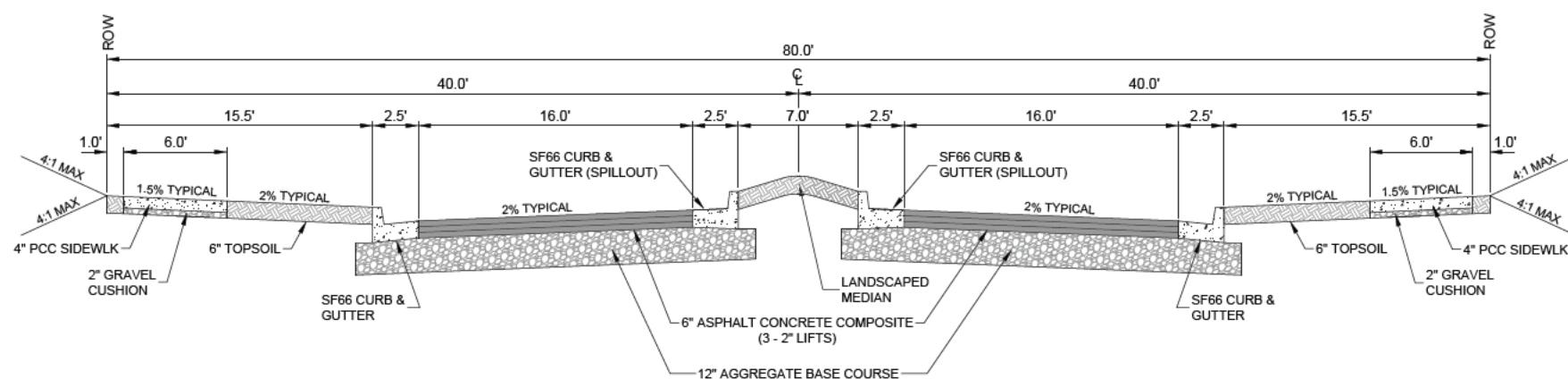


LOCAL RESIDENTIAL STREET - 66' RIGHT OF WAY



TYPICAL COLLECTOR STREET SECTION - 70' RIGHT OF WAY

LONE TREE AVENUE, FRONTIER TRAIL (AT ENTRANCE)



TYPICAL COLLECTOR STREET SECTION APPROACH WITH MEDIAN - 80' RIGHT OF WAY

LONE TREE AVENUE AT APPROACH TO 272ND STREET

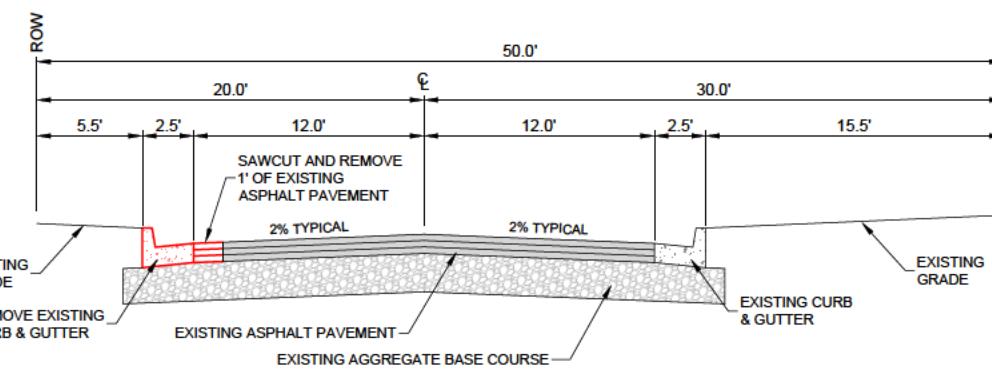
DESIGNED BY: DG DRAWN BY: DG CHECKED BY: DG DATE: BY: DATE: BY: DATE:
TYPICAL SECTIONS
DRAWN: 24/02/2020 - C-Typical Sections-Prelim.dwg
CHECKED: 24/02/2020 - C-Typical Sections-Prelim.dwg
REVISIONS: 1

infrastucture
design group, inc.

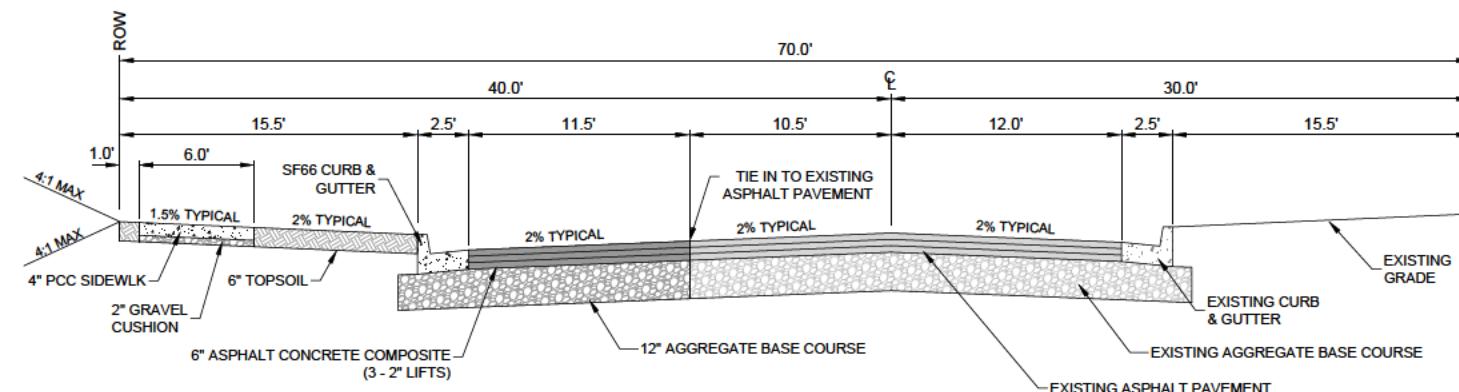


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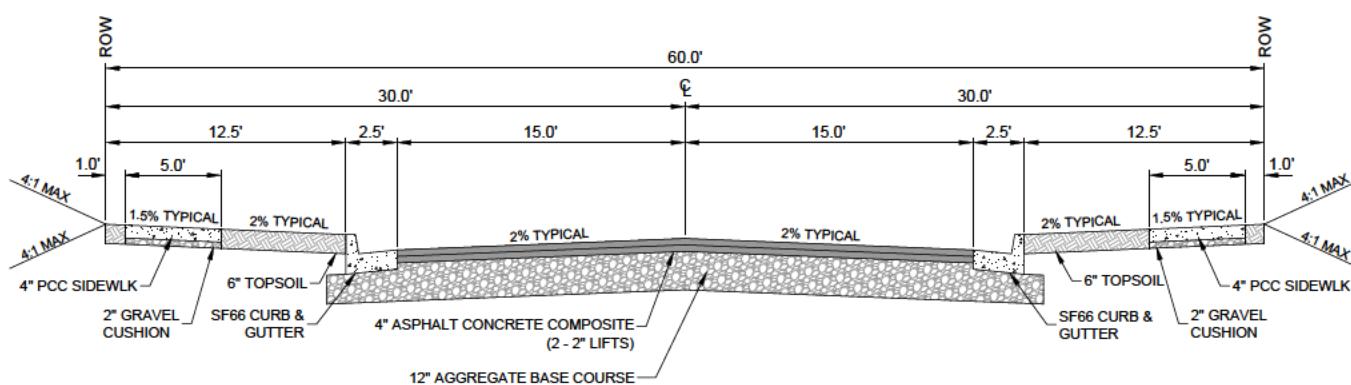
C.01



EXISTING ANDREW AVENUE - 50' RIGHT OF WAY



ANDREW AVENUE WIDENING - 70' RIGHT OF WAY



DEADWOOD TRAIL (E/W) - 60' RIGHT OF WAY

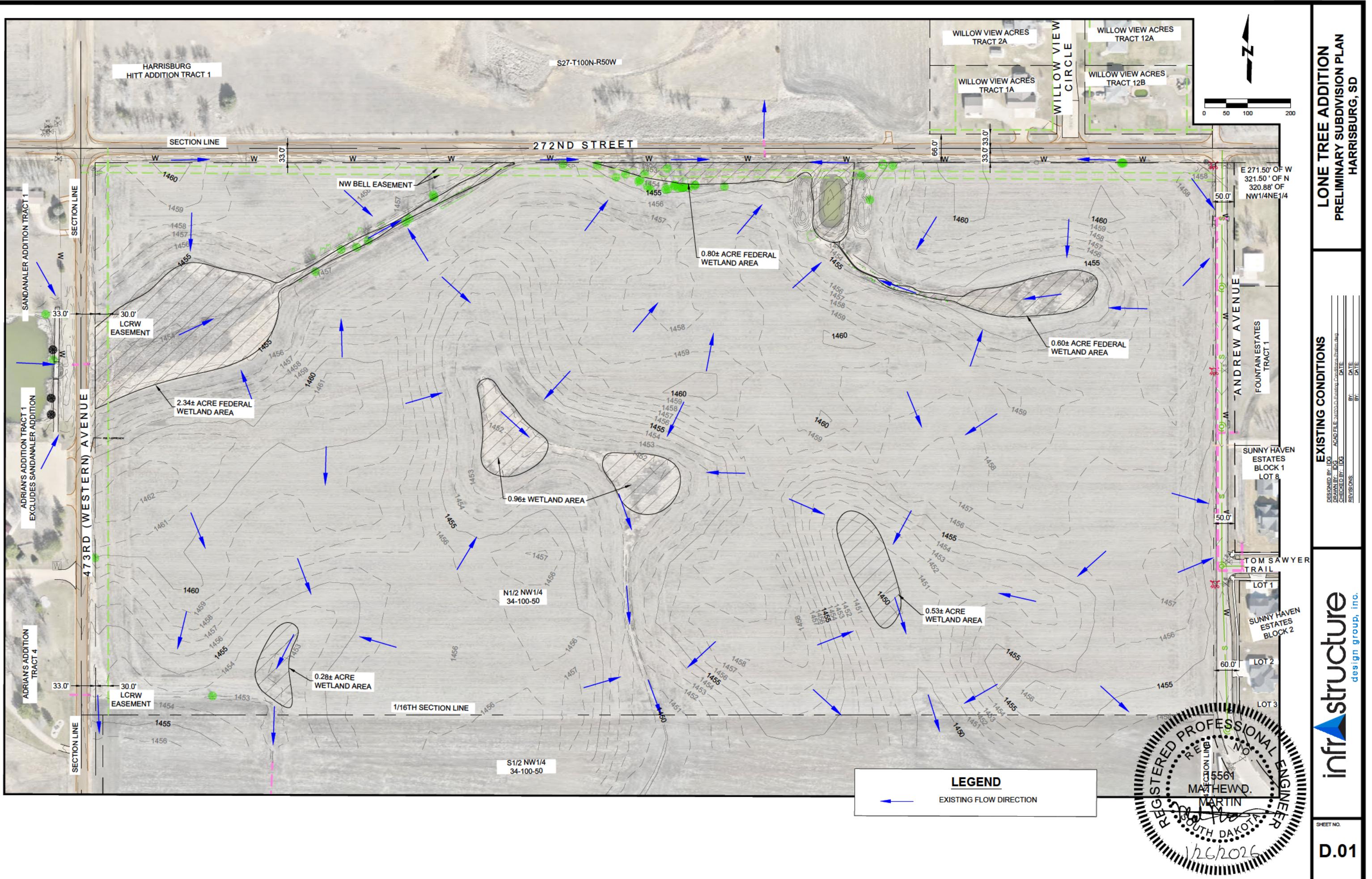
TYPICAL SECTIONS

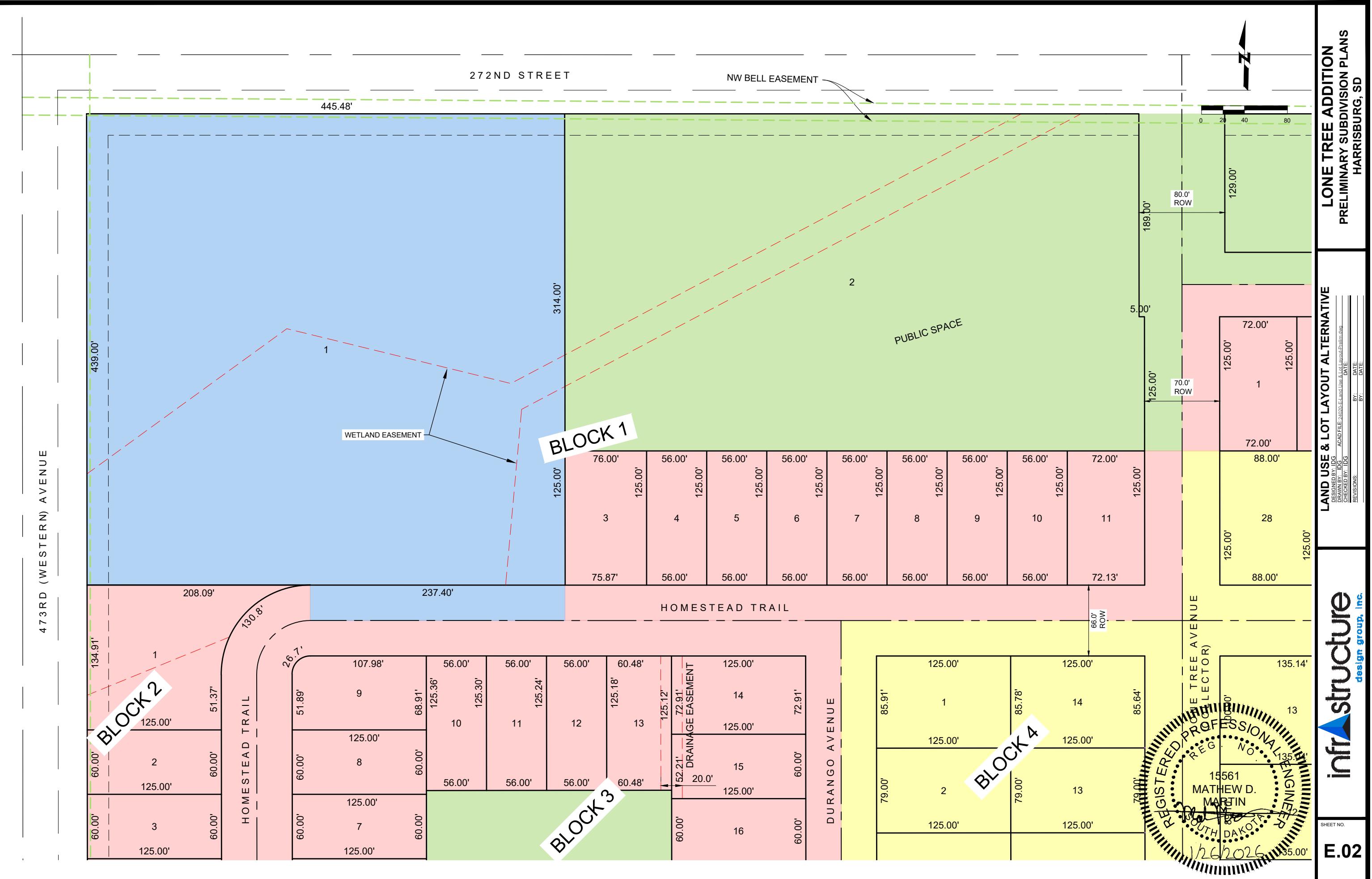
infrAstructure
design group, inc.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 15561
MATHEW D. MARTIN
SOUTH DAKOTA
1/26/2026

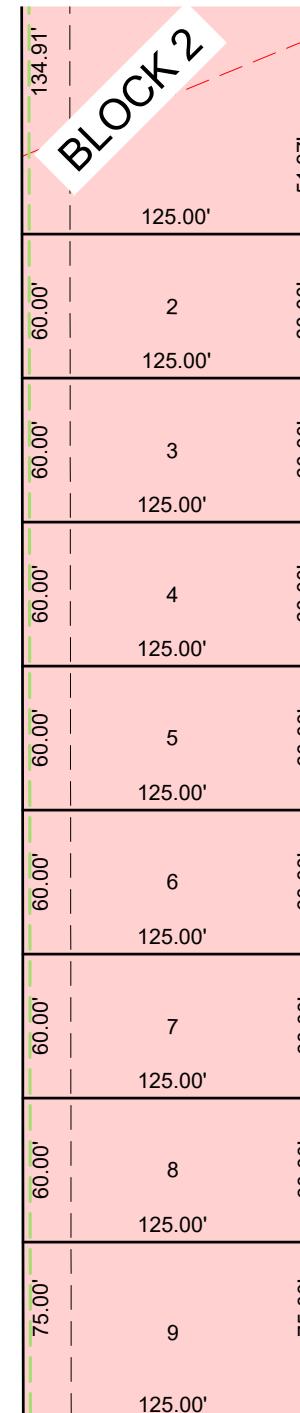
SHEET NO.

C.02

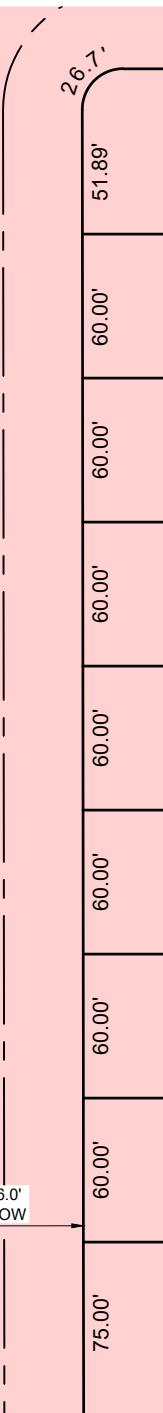




473 RD (WESTERN) AVENUE



HOMESTEAD TRAIL



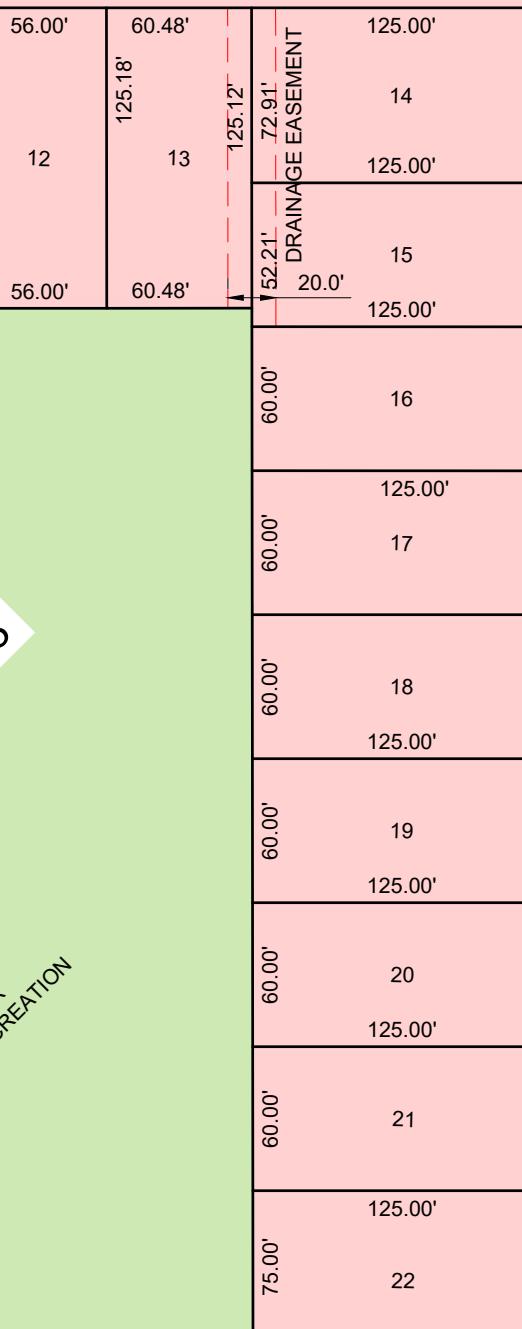
STORMWATER
RETENTION & RECREATION

BLOCK 3

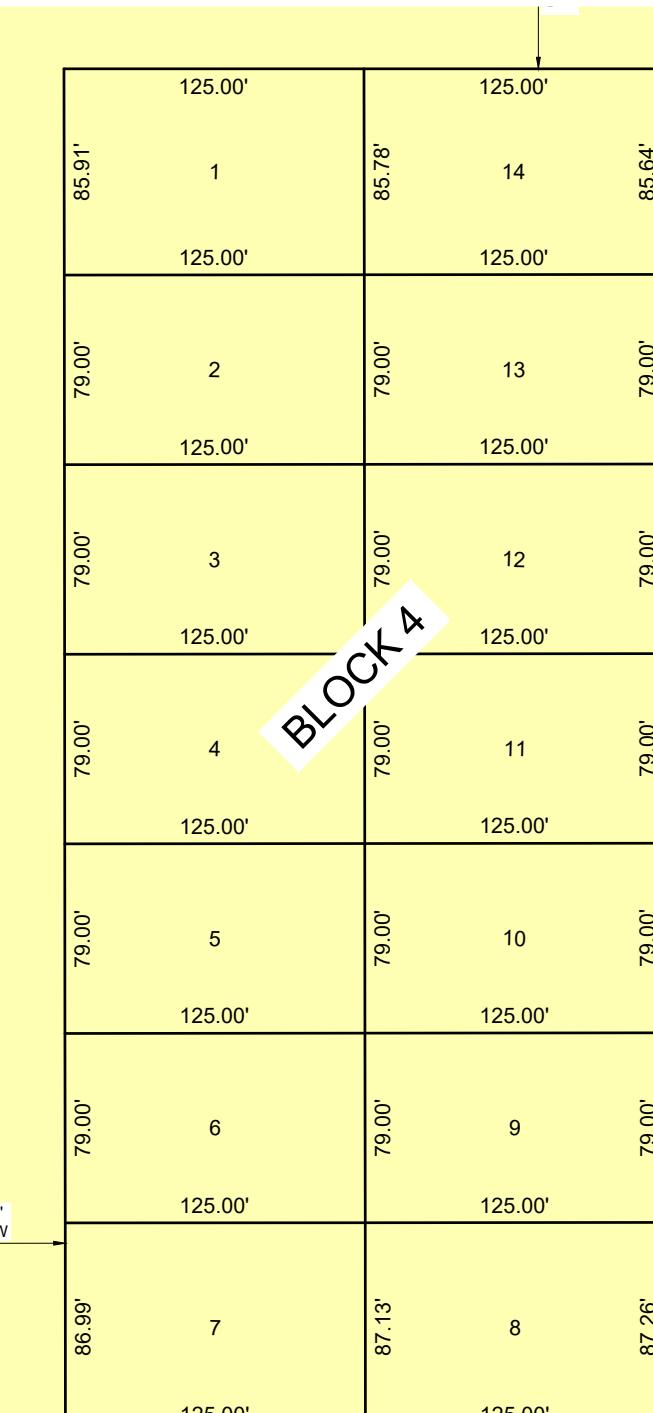
23

FRONTIER TRAIL

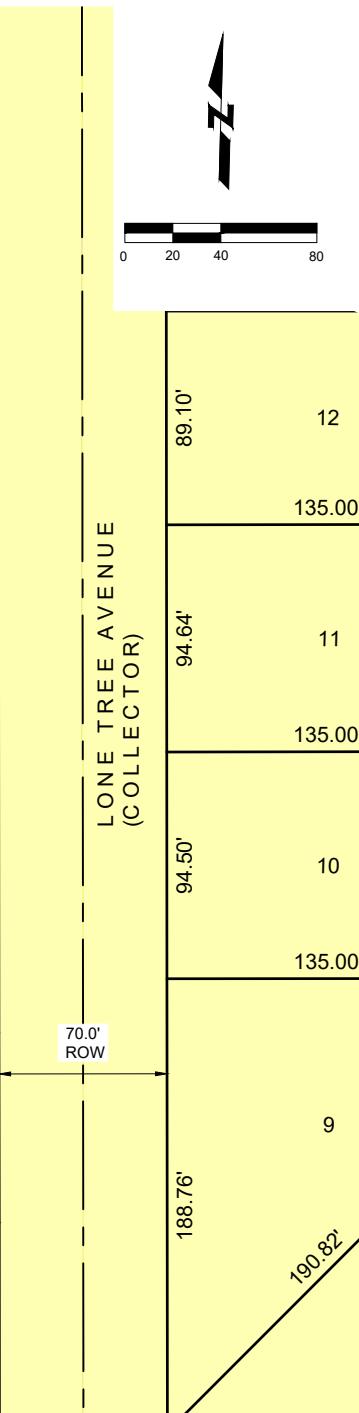
BLOCK 5



DURANGO AVENUE



BLOCK 4



REGISTERED PROFESSIONAL
ENGINEER
MATTHEW D.
MARTIN
SOUTH DAKOTA
96.81
12/26/2024

0 20 40 80



LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLANS
HARRISBURG, SD

LAND USE & LOT LAYOUT ALTERNATIVE

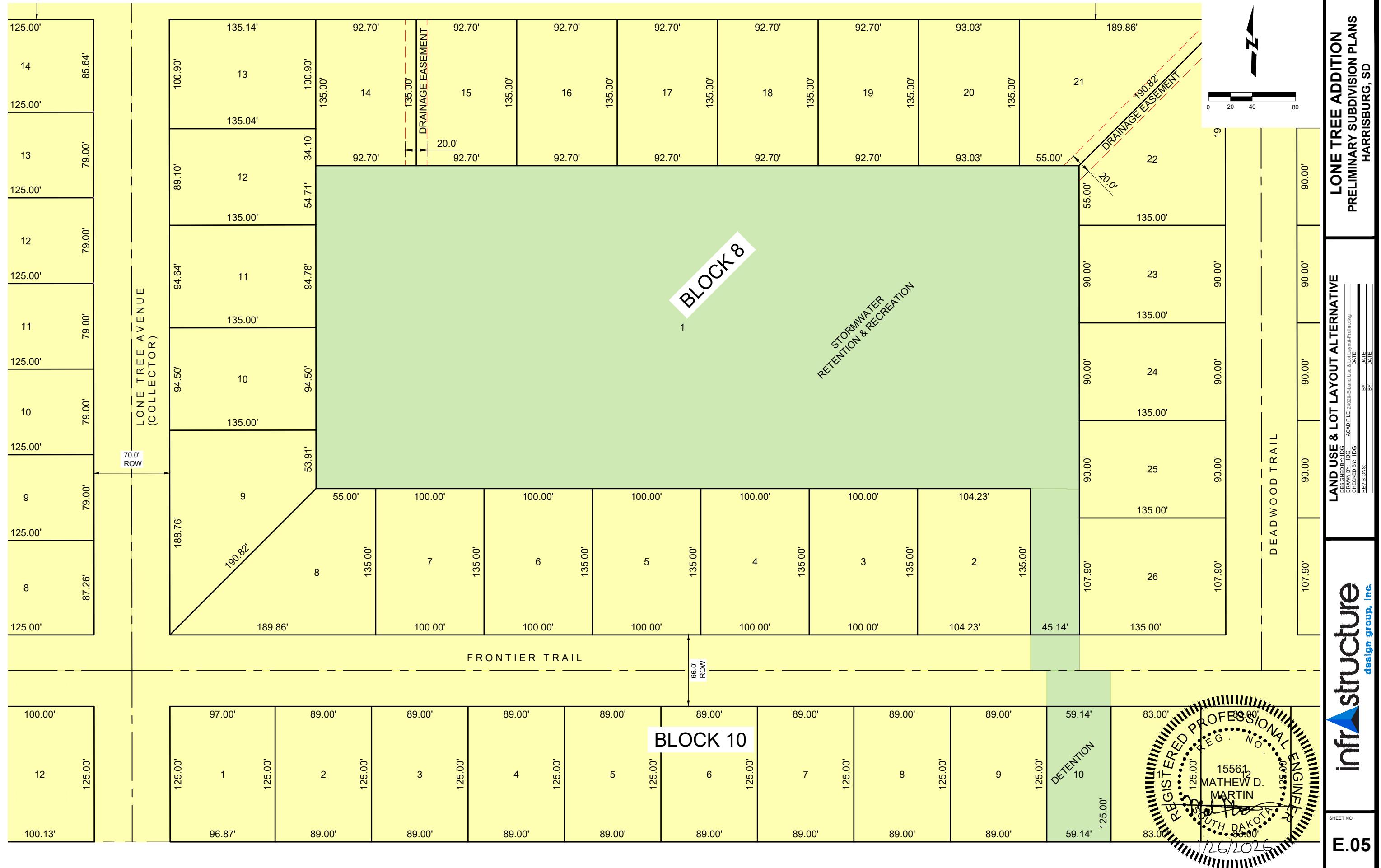
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DRAWN BY: IDG
CHECKED BY: IDG
REVISIONS: DATE: BY: DATE: BY: DATE:

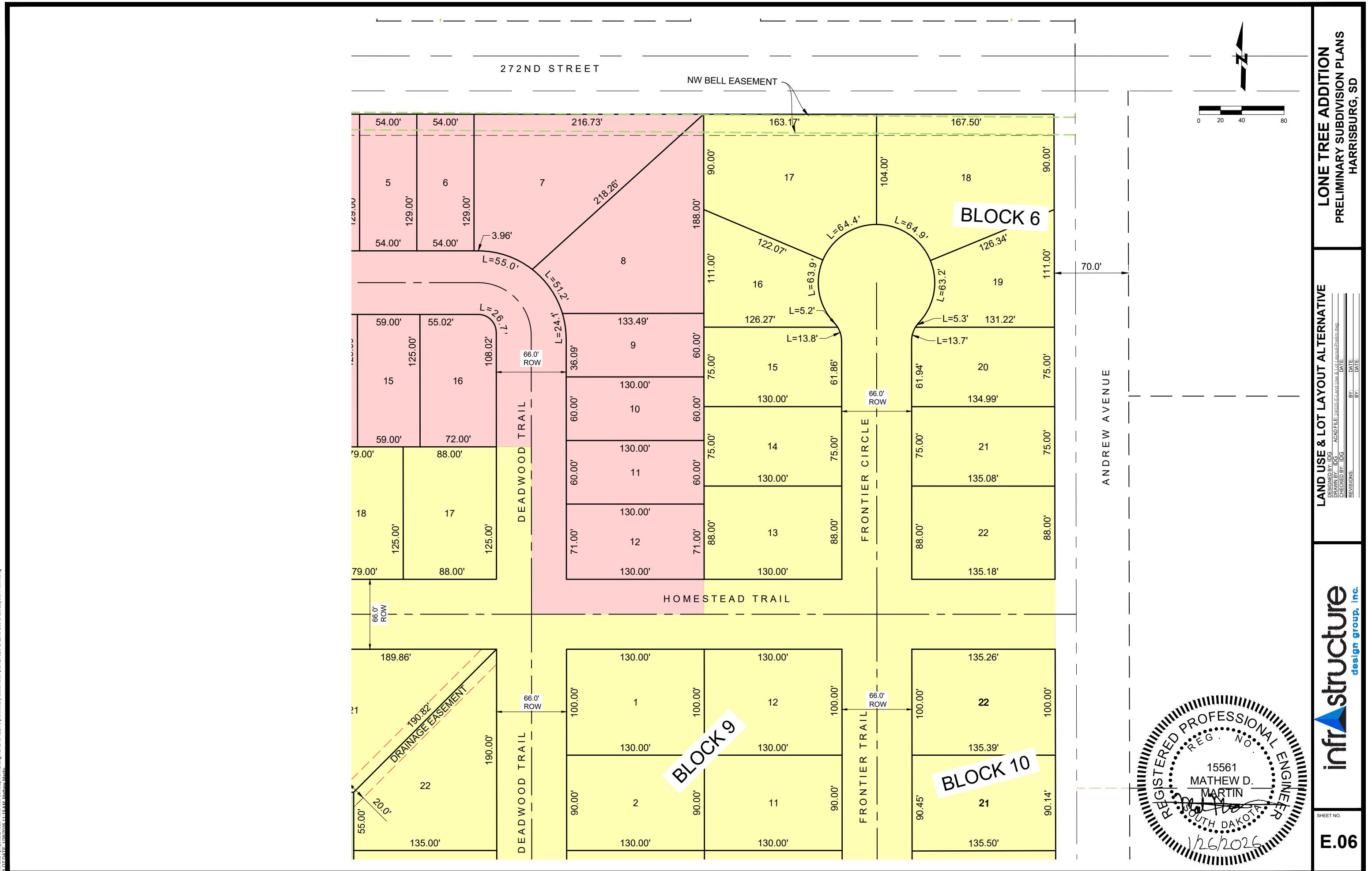
infrastucture
design group, inc.

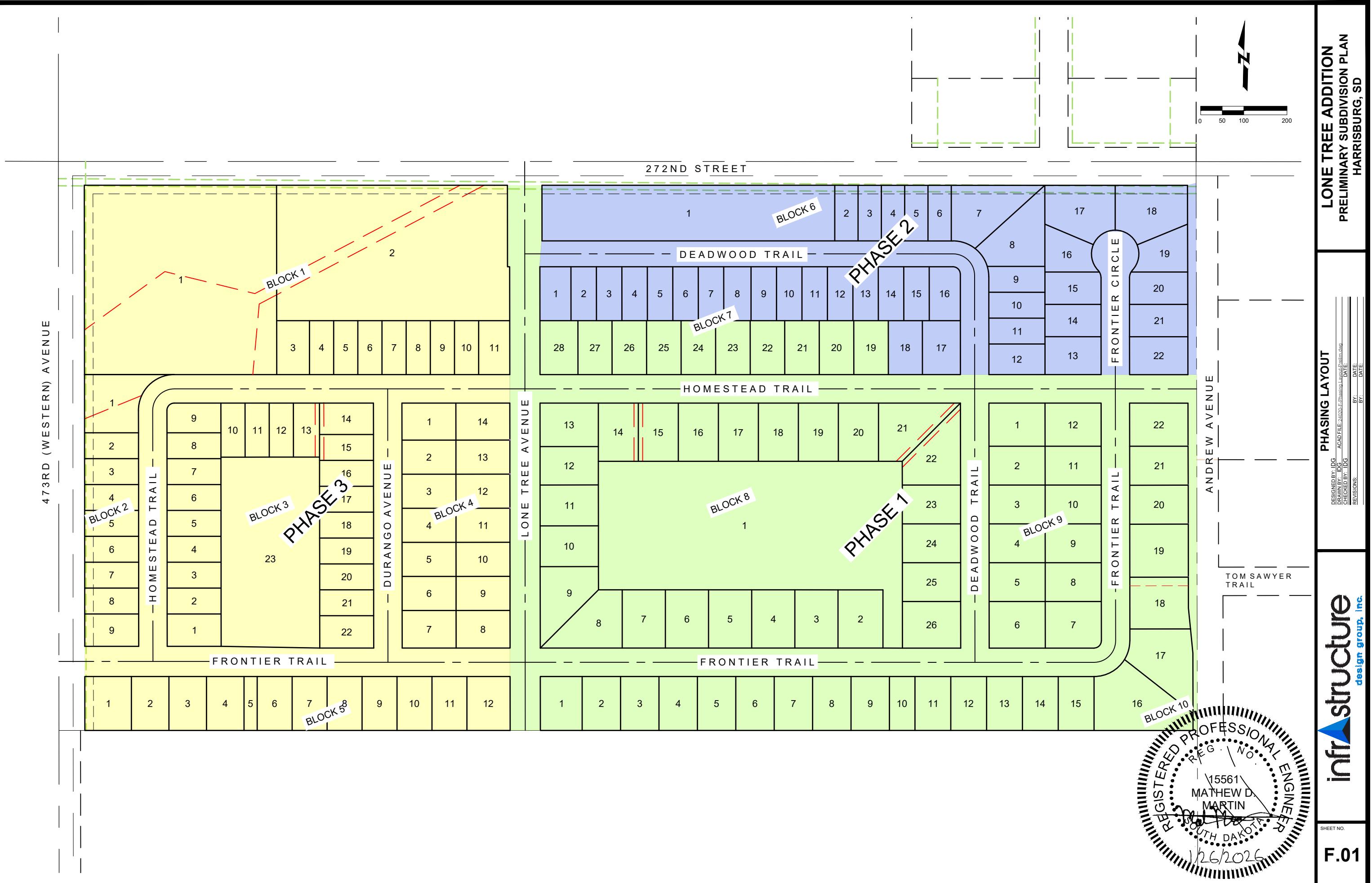
SHEET NO.

E.03









Project: 2024 projects\24020 - lone tree development\Design\CAD\Sheets\preliminary subdivision plan\24020-F-Phasing Layout-Prelim.dwg
Plot Date: 1/26/2026 11:19 AM Mathew Martin

LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

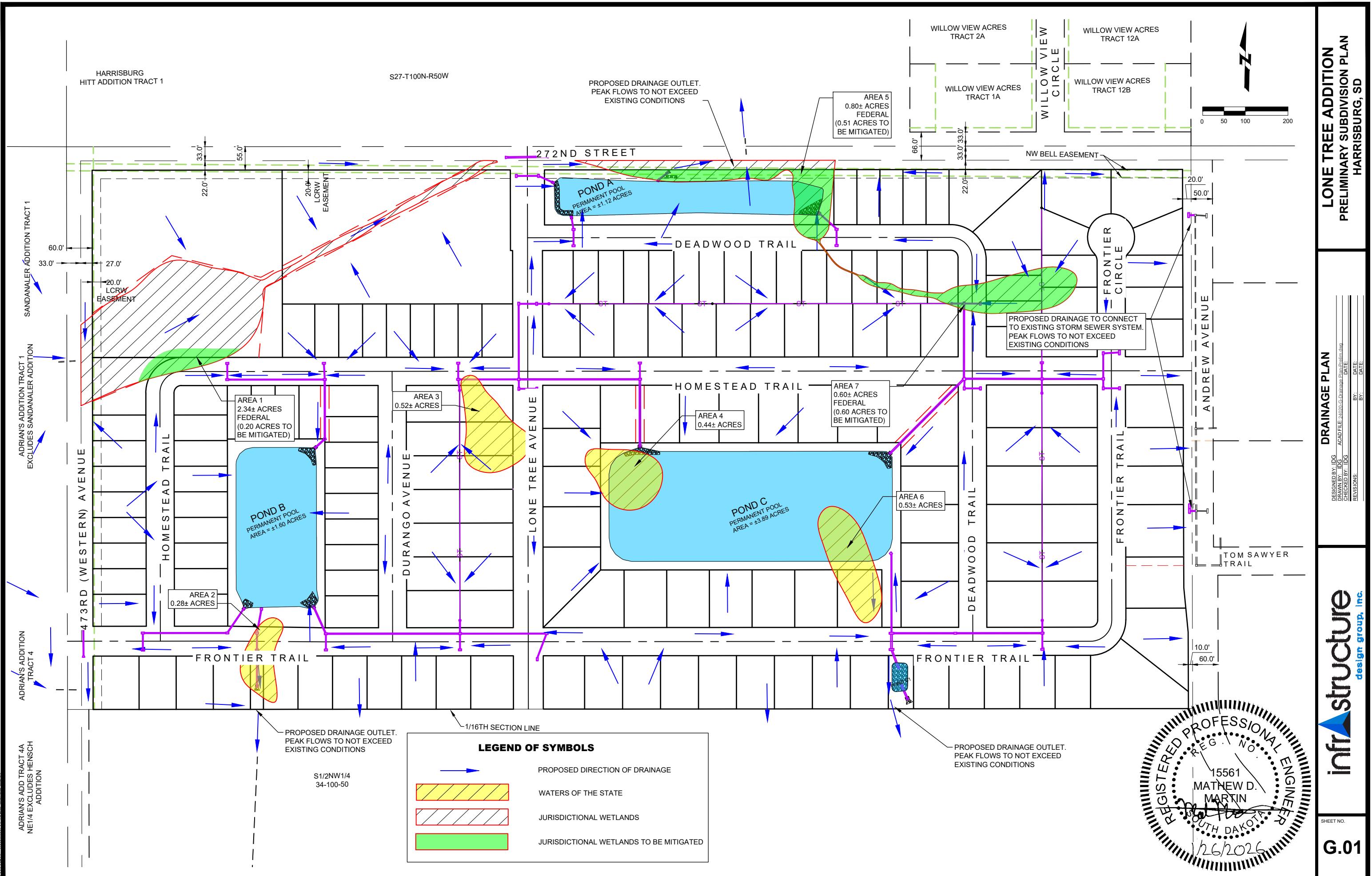
DRAINAGE PLAN

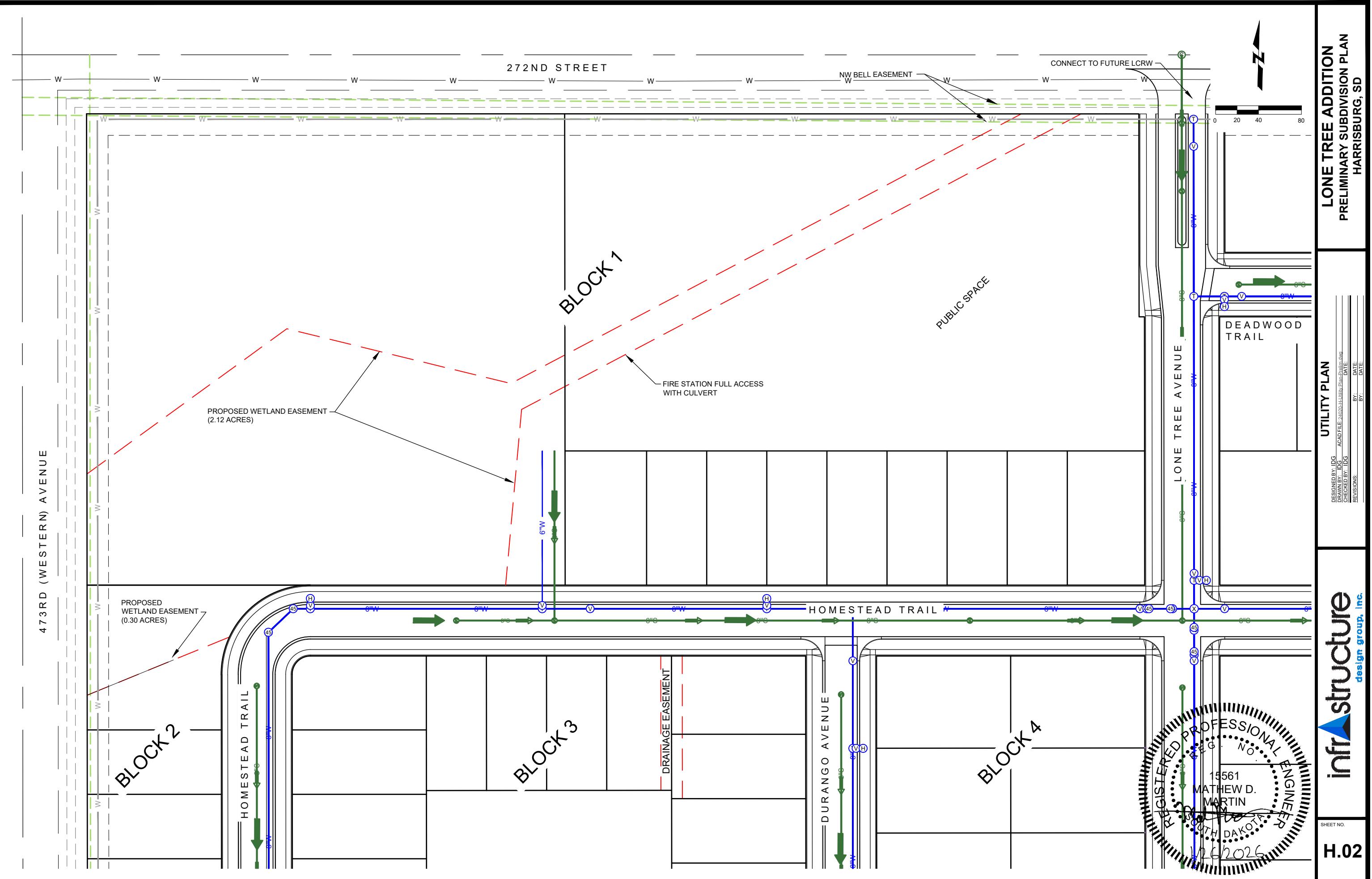
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CHECKED BY: IDG
REVISIONS: DATE: BY: DATE: BY: DATE:

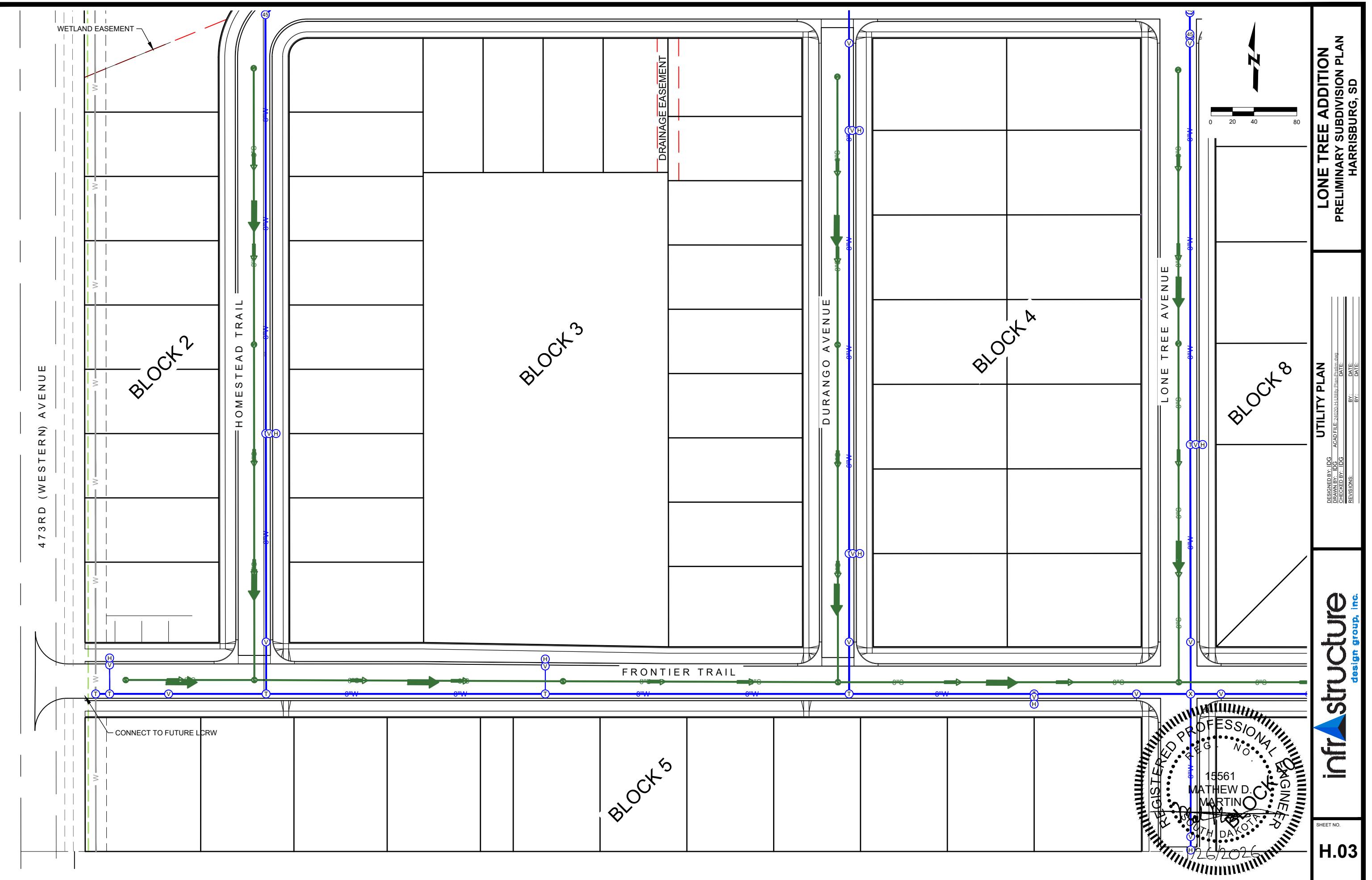
infrastructure** design group, inc.**

SHEET NO.

G.01







LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

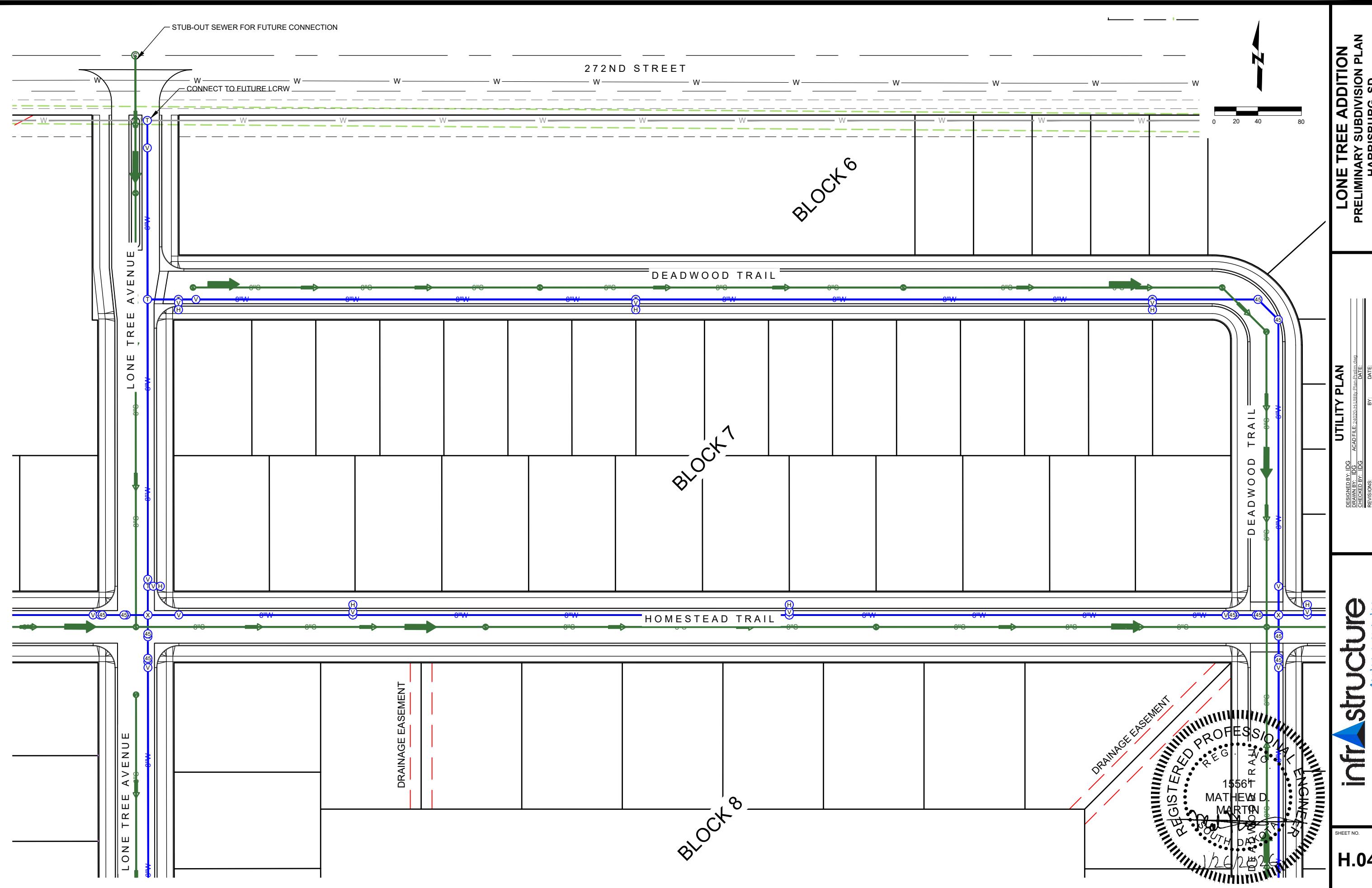
UTILITY PLAN

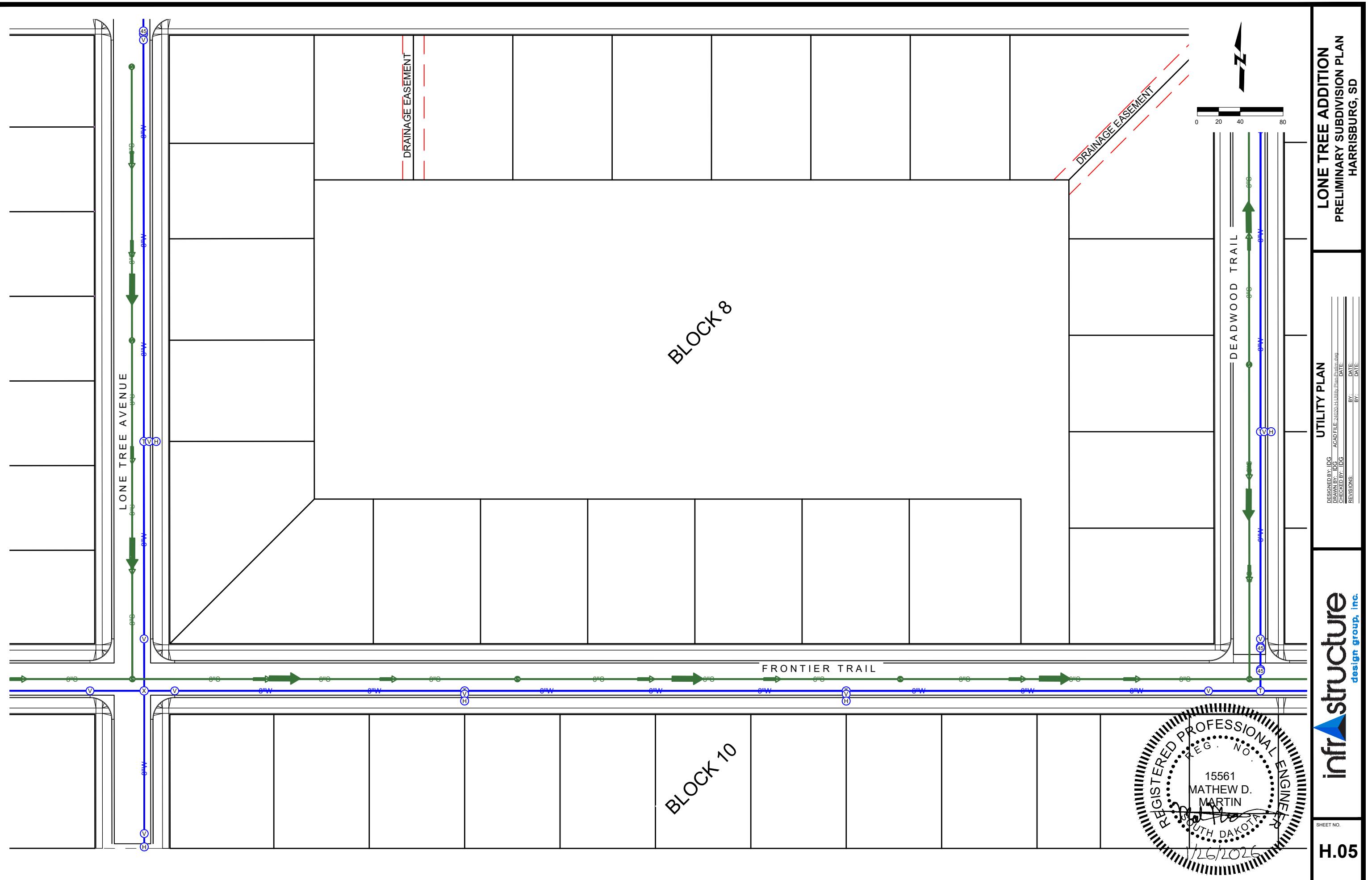
DESIGNED BY: IDG
DRAWN BY: IDG
CHECKED BY: IDG
REVISIONS: DATE: BY: DATE: BY: DATE:

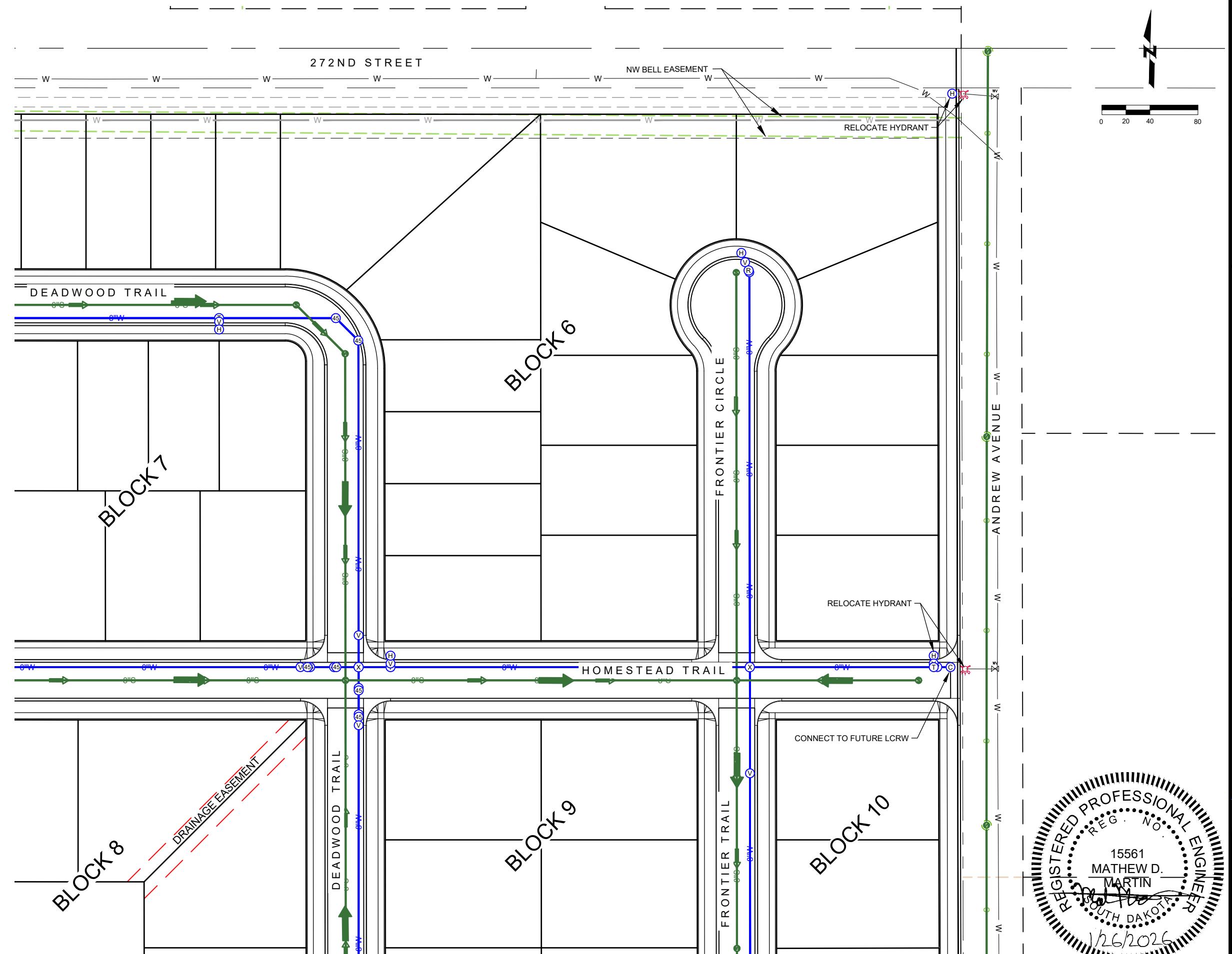
infras**tructure**
design group, inc.

SHEET NO.

H.04







LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

UTILITY PLAN

DATA FILE: 24020-H-Utility Plan.Prelim.dwg
DATE: _____
BY: _____
DATE: _____
BY: _____

DESIGN
DRAWN
CHECKED
REVISI

infrastru**ct**u

SHEET NO.

H.06

**LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD**

**LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD**

LIGHTING PLAN

DES
DRA
CHE
REV
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I.01

ADRIAN'S ADD TRACT 4A
NE 1/4 EXCLUDES HENSCH
ADDITION

ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

HARRISBURG
HITT ADDITION TRACT 1

SANDANALER ADDITION TRACT 1

HARRISBURG
HITT ADDITION TRACT 1

IAN'S ADD TRACT 4A
EXCLUDES HENSCH
ADDITION

ADRIAN'S ADDITION
TRACT 4

ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

SANDANALER ADDITION TRACT 1

SECTION LINE

OHE

UE

CONNECT TO EXISTING

473RD (WESTERN) AVENUE

HOMESTEAD TRAIL

FRC

S27-T100N-R50W

CONNECT TO EX

— 272ND STREET

SECTION LINE

A horizontal scale bar with tick marks at 50, 100, and 200.

三

ADRIAN'S ADDITION
TRACT 4

D TRACT 4A
JES HENSCH

RIAN'S ADD
/4 EXCLUD
ADDIT

S1/2NW1/4
34-100-50

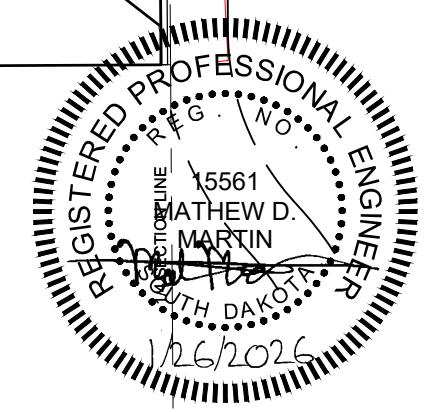
LEGEND

— OHE — EXISTING OVERHEAD ELECTRIC

— UE — UNDERGROUND ELECTRIC

— SL — STREET LIGHT

→



City of Harrisburg
Building Permits Issued January 2026

1/2/2026	2025-0520	Schultz, Jay & Katy	Lower-Level Finish, Garage Heater	Schultz, Jay & Katy	20,000.00	201 Plainside Avenue	Harrisburg
1/5/2026	2025-0436	Mendel, Jay	Addition (Attached Garage)	Red Rock Builders	35,000.00	406 Prairie Street	Harrisburg
1/15/2026	2025-0003	Sutton, Jonathan & Stephanie	Lower-Level Finish	Sutton, Jonathan & Stephanie	35,000.00	703 Prairieside Trail	Harrisburg
1/20/2026	2025-0495	Triplett, Matthew & Cierra	Lower-Level Finish	Triplett, Matthew	35,000.00	508 Highland Street	Harrisburg
1/20/2026	2026-0004	Hunter, Wallace & Laura	Lower-Level Finish	Parkway Construction	58,000.00	809 Yuzina Avenue	Harrisburg

City of Harrisburg
Month-by-Month Comparison

	January	
	2025	2026
New Residences	1	0
Lower-Level Finish	9	4
Other Residential (Fence/Deck/Remodel)	5	1
Non-Residential (Comm/Ind)	2	0
Monthly Total	17	5
YTD Total	17	5
Total Valuation for Month	\$ 7,565,290.00	\$ 183,000.00

	February	
	2025	2026
New Residences	1	0
Lower-Level Finish	6	0
Other Residential (Fence/Deck/Remodel)	3	0
Non-Residential (Comm/Ind)	2	0
Monthly Total	22	0
YTD Total	39	5
Total Valuation for Month	\$ 2,598,475.00	\$ -

	March	
	2025	2026
New Residences	8	0
Lower-Level Finish	3	0
Other Residential (Fence/Deck/Remodel)	17	0
Non-Residential (Comm/Ind)	1	0
Monthly Total	29	0
YTD Total	68	5
Total Valuation for Month	\$ 3,691,296.00	\$ -

	April	
	2025	2026
New Residences	13	0
Lower-Level Finish	8	0
Other Residential (Fence/Deck/Remodel)	43	0
Non-Residential (Comm/Ind)	6	0
Monthly Total	70	0
YTD Total	138	5
Total Valuation for Month	\$ 7,317,303.00	\$ -

	May	
	2025	2026
New Residences	6	0
Lower-Level Finish	3	0
Other Residential (Fence/Deck/Remodel)	33	0
Non-Residential (Comm/Ind)	2	0
Monthly Total	44	0
YTD Total	182	5
Total Valuation for Month	\$ 4,038,376.00	\$ -

	June	
	2025	2026
New Residences	7	0
Lower-Level Finish	4	0
Other Residential (Fence/Deck/Remodel)	28	0
Non-Residential (Comm/Ind)	4	0
Monthly Total	43	0
YTD Total	225	5
Total Valuation for Month	\$ 4,232,649.00	\$ -

	July	
	2025	2026
New Residences	6	0
Lower-Level Finish	6	0
Other Residential (Fence/Deck/Remodel)	28	0
Non-Residential (Comm/Ind)	1	0
Monthly Total	41	0
YTD Total	266	5
Total Valuation for Month	\$ 4,622,062.00	\$ -

	August	
	2025	2026
New Residences	11	0
Lower-Level Finish	2	0
Other Residential (Fence/Deck/Remodel)	18	0
Non-Residential (Comm/Ind)	2	0
Monthly Total	33	0
YTD Total	299	5
Total Valuation for Month	\$ 15,329,841.00	\$ -

	September	
	2025	2026
New Residences	15	0
Lower-Level Finish	11	0
Other Residential (Fence/Deck/Remodel)	34	0
Non-Residential (Comm/Ind)	2	0
Monthly Total	62	0
YTD Total	361	5
Total Valuation for Month	\$ 6,643,182.00	\$ -

	November	
	2025	2026
New Residences	6	0
Lower-Level Finish	2	0
Other Residential (Fence/Deck/Remodel)	10	0
Non-Residential (Comm/Ind)	0	0
Monthly Total	18	0
YTD Total	419	5
Total Valuation for Month	\$ 3,585,589.00	\$ -

	December	
	2025	2026
New Residences	5	0
Lower-Level Finish	2	0
Other Residential (Fence/Deck/Remodel)	2	0
Non-Residential (Comm/Ind)	3	0
Monthly Total	12	0
YTD Total	431	5
Total Valuation for Month	\$ 1,044,852.00	\$ -

YTD Valuation	2025	2026
	\$ 62,912,174.96	\$ 183,000.00

January

February

March

April

May

June

July

August

September

October

November

December

January

February

March

April

May

June

July

August

September

October

November

December

New Single-Family Homes

2025

2026

January

February

March

April

May

June

July

August

September

October

November

December

New Multi-Family Homes

2025

2026

January

February

March

April

May

June

July

August

September

October

November

December