

**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
Meeting Minutes for January 13, 2026, Meeting at 6:00 P.M.
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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 Rasmusson 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. Brain 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.
Showplace Training Center
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.

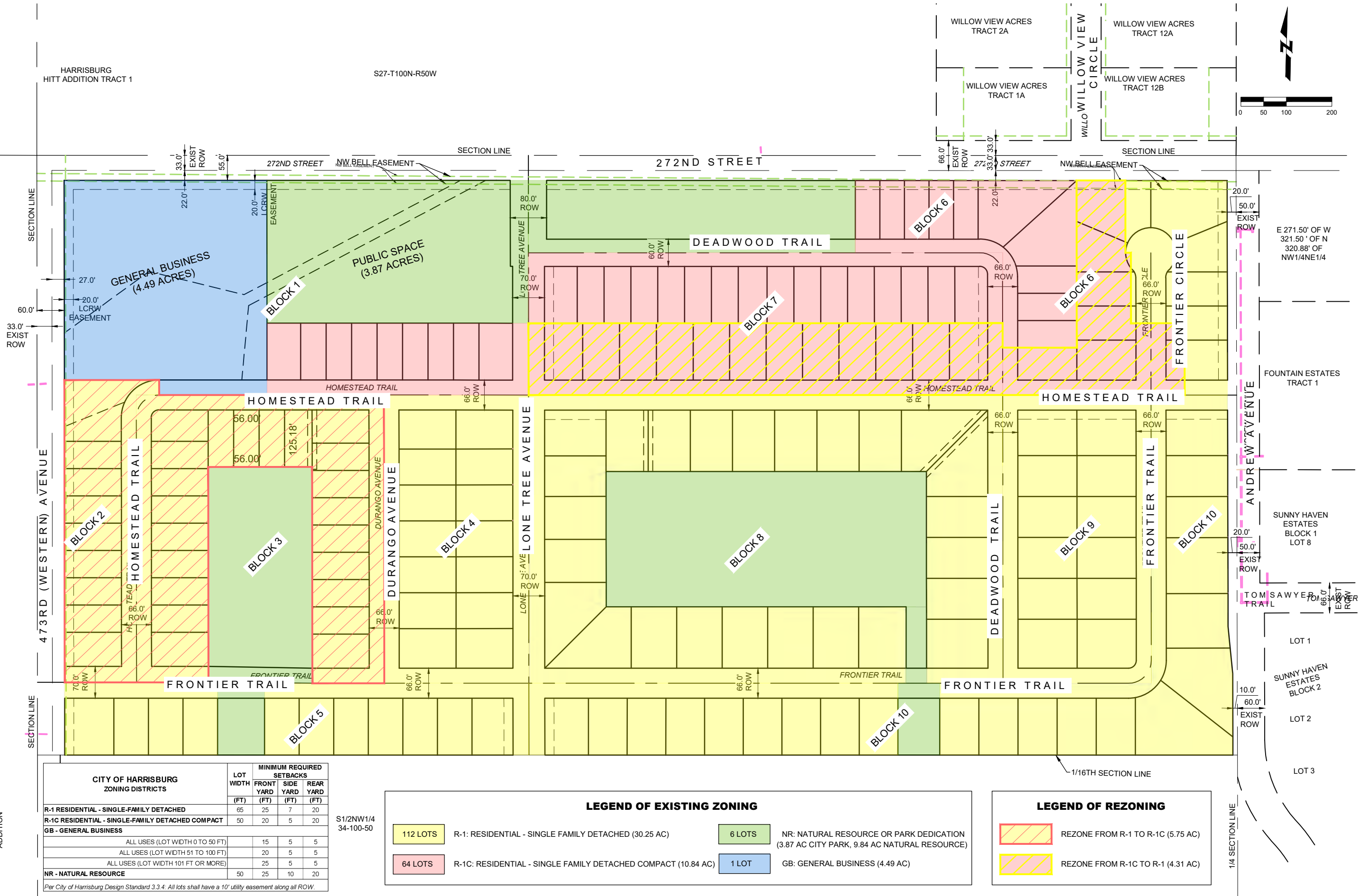
S:\0-2024 Projects\24020 - Lone Tree Development\Design\CADD\SHEETS\Exhibits\24020-Resizing Exhibit.dwg
PLOT DATE: 1/8/2025 12:45 PM, Seth McKinley

SANDANALER ADDITION TRACT 1

ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

ADRIAN'S ADDITION
TRACT 4

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



CITY OF HARRISBURG ZONING DISTRICTS	LOT WIDTH	MINIMUM REQUIRED SETBACKS		
	(FT)	FRONT YARD	SIDE YARD	REAR YARD
R-1 RESIDENTIAL - SINGLE-FAMILY DETACHED	65	25	7	20
R-1C RESIDENTIAL - SINGLE-FAMILY DETACHED COMPACT	50	20	5	20
GB - GENERAL BUSINESS				
ALL USES (LOT WIDTH 0 TO 50 FT)		15	5	5
ALL USES (LOT WIDTH 51 TO 100 FT)		20	5	5
ALL USES (LOT WIDTH 101 FT OR MORE)		25	5	5
NR - NATURAL RESOURCE	50	25	10	20

Per City of Harrisburg Design Standard 3.3.4: All lots shall have a 10' utility easement along all ROW.

S1/2NW1/4
34-100-50

LEGEND OF EXISTING ZONING			
112 LOTS	R-1: RESIDENTIAL - SINGLE FAMILY DETACHED (30.25 AC)	6 LOTS	NR: NATURAL RESOURCE OR PARK DEDICATION (3.87 AC CITY PARK, 9.84 AC NATURAL RESOURCE)
64 LOTS	R-1C: RESIDENTIAL - SINGLE FAMILY DETACHED COMPACT (10.84 AC)	1 LOT	GB: GENERAL BUSINESS (4.49 AC)

LEGEND OF REZONING	
	REZONE FROM R-1 TO R-1C (5.75 AC)
	REZONE FROM R-1C TO R-1 (4.31 AC)

S:\0-2024 Projects\24020 - Lone Tree Development\Drawings\CAD\Sheets\Exhibits\24020-Resizing Exhibit.dwg
PLOT DATE: 1/8/2025 12:46 PM, South Dakota

SANDANALER ADDITION TRACT 1

ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

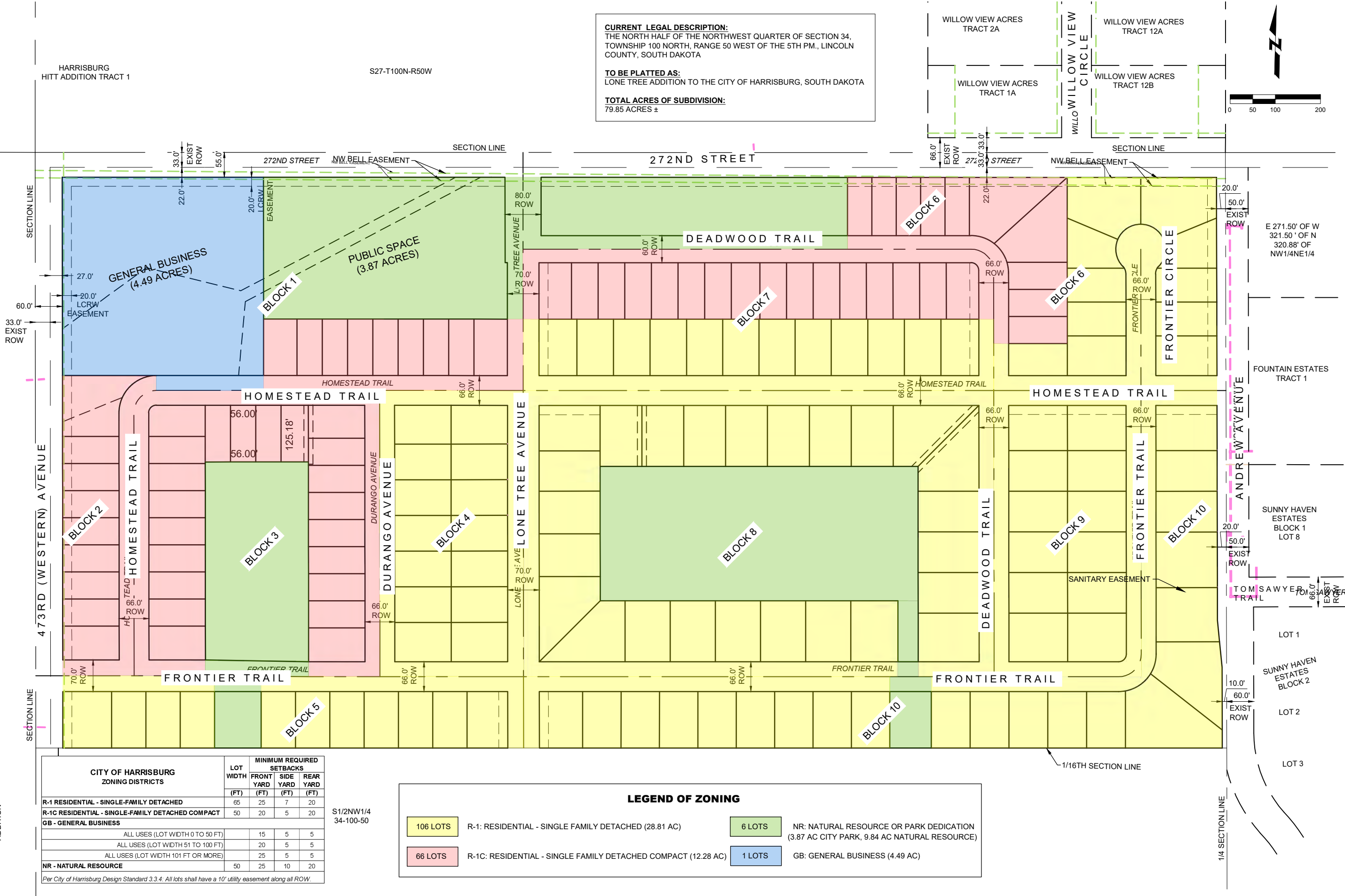
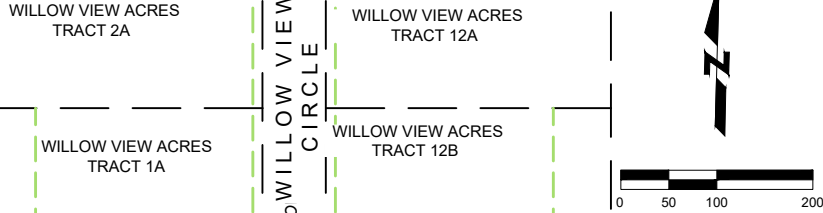
ADRIAN'S ADDITION
TRACT 4

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

CURRENT LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHWEST QUARTER 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 ±



CITY OF HARRISBURG ZONING DISTRICTS	LOT WIDTH (FT)	MINIMUM REQUIRED SETBACKS		
		FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)
R-1 RESIDENTIAL - SINGLE-FAMILY DETACHED	65	25	7	20
R-1C RESIDENTIAL - SINGLE-FAMILY DETACHED COMPACT	50	20	5	20
GB - GENERAL BUSINESS				
ALL USES (LOT WIDTH 0 TO 50 FT)		15	5	5
ALL USES (LOT WIDTH 51 TO 100 FT)		20	5	5
ALL USES (LOT WIDTH 101 FT OR MORE)		25	5	5
NR - NATURAL RESOURCE	50	25	10	20

Per City of Harrisburg Design Standard 3.3.4: All lots shall have a 10' utility easement along all ROW.

S1/2NW1/4
34-100-50

LEGEND OF ZONING			
106 LOTS	R-1: RESIDENTIAL - SINGLE FAMILY DETACHED (28.81 AC)	6 LOTS	NR: NATURAL RESOURCE OR PARK DEDICATION (3.87 AC CITY PARK, 9.84 AC NATURAL RESOURCE)
66 LOTS	R-1C: RESIDENTIAL - SINGLE FAMILY DETACHED COMPACT (12.28 AC)	1 LOTS	GB: GENERAL BUSINESS (4.49 AC)

LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLANS
HARRISBURG, SD

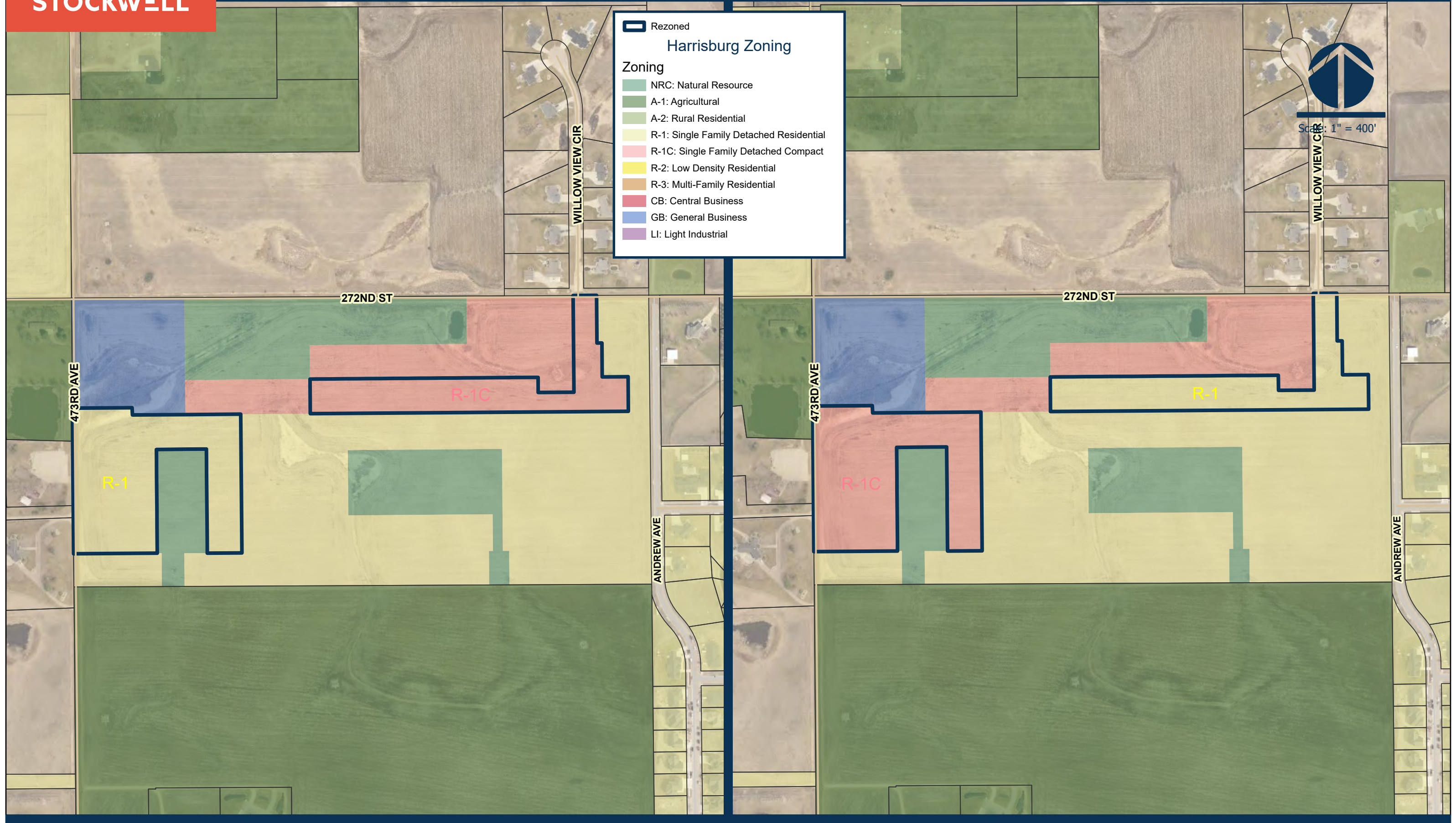
PROPOSED LAND USE & LOT LAYOUT

DESIGN BY: JLG
DRAWN BY: JLG
CHECKED BY: JLG
ACAD FILE: 24020-Resizing Exhibit.dwg
DATE: _____
BY: _____
DATE: _____

infrastucture
design group, inc.

SHEET NO.

2



Existing Zoning

LONE TREE DEVELOPMENT

Proposed Zoning

LONE TREE DEVELOPMENT



DATE 01/23/2026 SET# 04_25XXX





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

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@infrastructureedg.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.

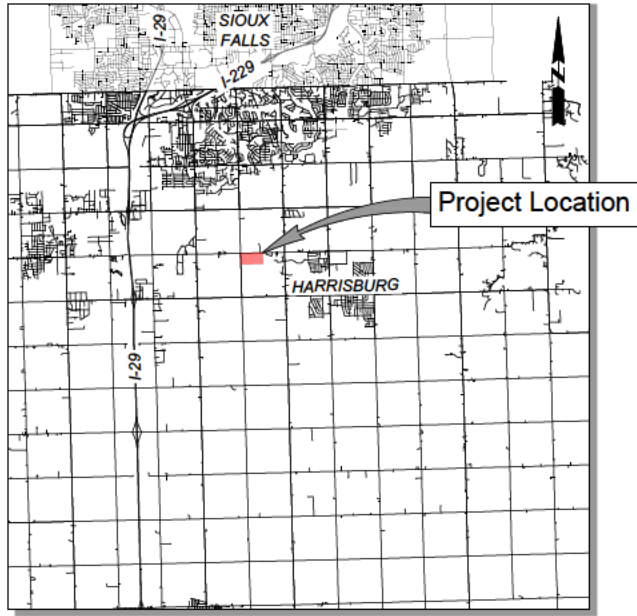
The Engineer addressed our comments to our satisfaction. We have no further comments and offer our recommendation to accept the preliminary plan as an accompaniment to the Developer's application. Prior to approval, the developer shall submit CAD drawings to our office for staff's use. If there are questions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

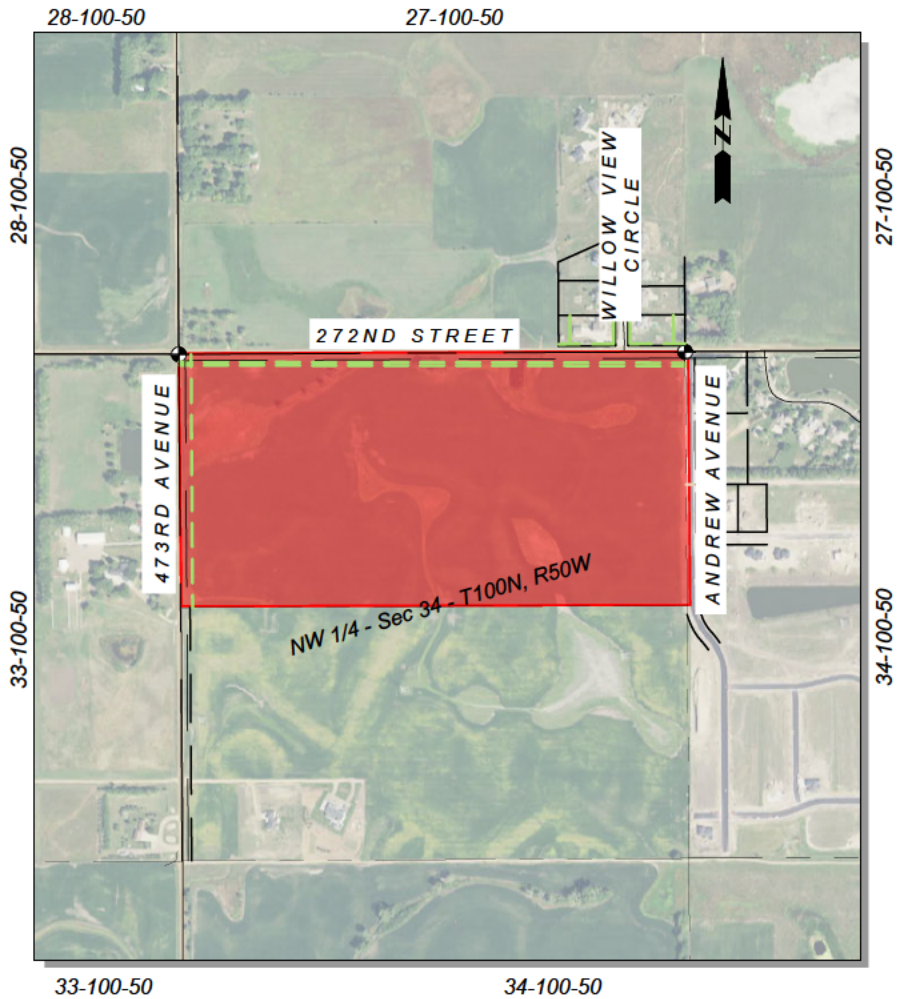
CITY ENGINEER
CITY OF HARRISBURG, SOUTH DAKOTA

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

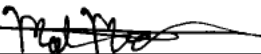
OWNER / DEVELOPER:
BLACK DOG, LLC

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 QUARTER 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.


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

s:\0-2024 projects\24020 - lone tree development\Design\CAD\Sheets\preliminary subdivision plan\24020-4-Tile&Legend-Prelim.dwg
PLOT DATE: 1/26/2025 11:17 AM Matthew Martin SPX.C3D.cb

LEGEND OF SYMBOLS

	EXISTING FIRE HYDRANT
	EXISTING VALVE & BOX
	EXISTING WATER MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING JUNCTION BOX
	EXISTING APPROACH
	EXISTING SIDEWALK
	EXISTING DROP INLET
	EXISTING CULVERT
	EXISTING CONTOURS
	VITRIFIED CLAY PIPE
	SOLID WALL POLYVINYL CHLORIDE PIPE
	POLYVINYL CHLORIDE TRUSS COMPOSITE PIPE
	ACRYLONITRILE-BUTADIENNE-STYRENE COMPOSITE
	CLOSED PROFILE WALL POLYVINYL CHLORIDE PIPE
	DUCTILE IRON PIPE
	REINFORCED CONCRETE PIPE
	CAST IRON PIPE
	CURED IN PLACE PIPE
	POLYETHYLENE PIPE
	EXISTING WATER MAIN & SIZE
	EXISTING STORM SEWER & SIZE
	GRAVITY SANITARY SEWER
	FORCE MAIN SANITARY SEWER
	COMBINED SEWER
	WATER SHUTOFF
	PROPOSED WATER MAIN & SIZE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER & SIZE
	PROPOSED SANITARY CLEAN OUT

	PROPOSED VALVE & BOX
	PROPOSED TEE
	PROPOSED CROSS
	PROPOSED REDUCER OR INCREASER
	PROPOSED SLEEVE
	PROPOSED FIRE HYDRANT
	PROPOSED 90° BEND
	PROPOSED 45° BEND
	PROPOSED 22 1/2° BEND
	PROPOSED 11 1/4° BEND
	PROPOSED M.J. PLUG
	GAS MAIN & SIZE
	UNDERGROUND TELEPHONE
	OVERHEAD TELEPHONE
	UNDERGROUND POWER
	OVERHEAD POWER
	FIBER OPTIC
	UNDERGROUND CABLE TV
	OVERHEAD CABLE TV
	TRAFFIC
	INDUSTRIAL WASTE
	LAWN SPRINKLER LINE
	WOOD FENCE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	CENTERLINE
	PROPERTY LINE
	CONC. CURB & GUTTER
	PROPOSED APPROACH
	PROPOSED SIDEWALK
	PROPOSED DROP INLET
	PROPOSED STORM SEWER JUNCTION BOX
	PROPOSED CONTOURS

	WATER
	WELL
	TEST HOLE AND NUMBER
	SPOT LIGHT
	STREET LIGHT
	TRAFFIC SIGNAL LIGHT
	PEDESTRIAN SIGNAL LIGHT
	GUY ANCHOR
	POWER POLE
	UTILITY CLOSURE
	SIGN
	SPRINKLER HEAD
	GAS METER
	MAILBOX
	HEDGE, BRUSH, SHRUBS, WOODS
	DECIDUOUS TREE
	CONIFEROUS TREE
	BENCHMARK LOCATION



SUPPLEMENTAL PROVISIONS TO CITY STANDARDS

Current editions of the City of Harrisburg Subdivision Regulations and Design Standards will be implemented into this project. Supplemental provisions are not anticipated.

SANITARY SEWER COST RECOVERY

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.

INTENTIONS FOR OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS

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.

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.

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).

EXPECTATIONS FOR CITY REIMBURSEMENTS

The Developer has no expectation of City reimbursement.

WATER MAIN COORDINATION

The Developer is coordinating with Lincoln County Rural Water System (LCRWS) on connecting to their existing and future water mains around the perimeter of the development. A hydraulic water analysis will be performed in conjunction with LCRWS to confirm adequate fire flows and maintain the City's ISO rating.

The Developer is coordinating with LCRWS on the installation timeline of their new water mains and will phase development based on their scheduled installation. The Developer will not build-out more than 30 lots until a second watermain connection is established for redundancy.

LCRWS is planning to start their watermain construction in the spring of 2026. A 20-ft easement for LCRWS will be provided along 272nd Street and 473rd Ave for their transmission main.

SERVICES

Single family residential lots shall be provided with a 1-inch diameter water service and 4-inch diameter sanitary service. Services extended to commercial lots shall be 6-inch diameter water service and 6-inch diameter sanitary service.

ANTICIPATED PLANS FOR MITIGATION

Federally Jurisdictional Wetlands exist within the development. It is anticipated that 1.31+/- Acres of these wetlands will be impacted with the proposed development.

Permanent impacts to Jurisdictional Wetland areas will be coordinated with the USACE, and all necessary permitting and mitigation actions will be taken by the Developer per CWA Section 404.

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.

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.

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.

IMPACTS TO FLOOD PLAIN

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.

INTENT FOR PUBLIC SPACE CONTRIBUTIONS

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%.

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.

SPECIAL NOTES PERTAINING TO THE SUBDIVISION

Discussion of General Business (GB) Lot Intentions
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.

Traffic and Street Intentions
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.

Right of Way Dedications
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.

Andrew Avenue Improvements
The developer intends to improve Andrew Avenue, from 272nd Street southward to the quarter section line as described below.

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.

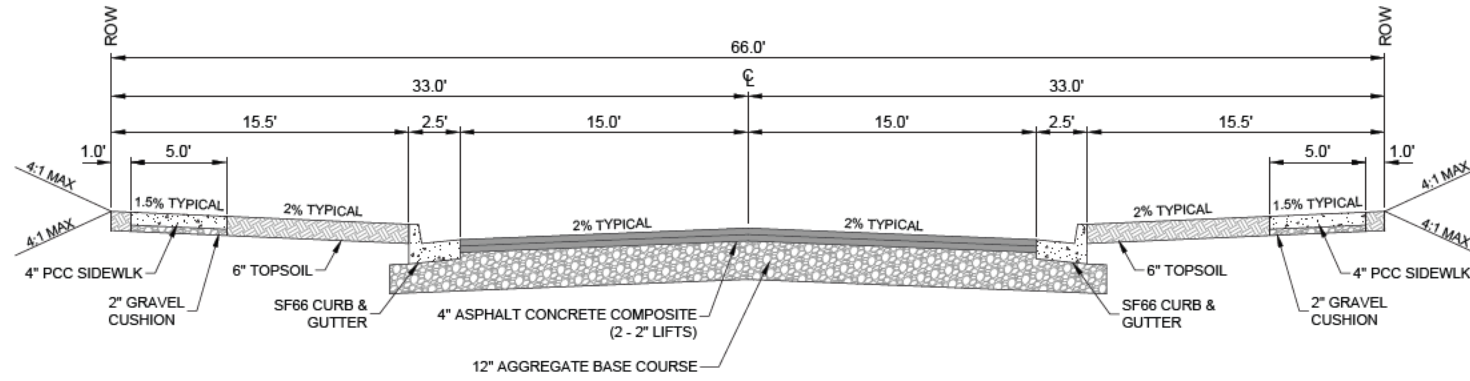
The existing Andrew Avenue street section will be widened to the west. Work will include 10' of additional asphalt concrete pavement, new curb and gutter, extensions of existing watermain and storm sewer pipe, new storm inlets and fire hydrants, and concrete sidewalk.

272nd Street and 473rd Avenue Improvements
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.

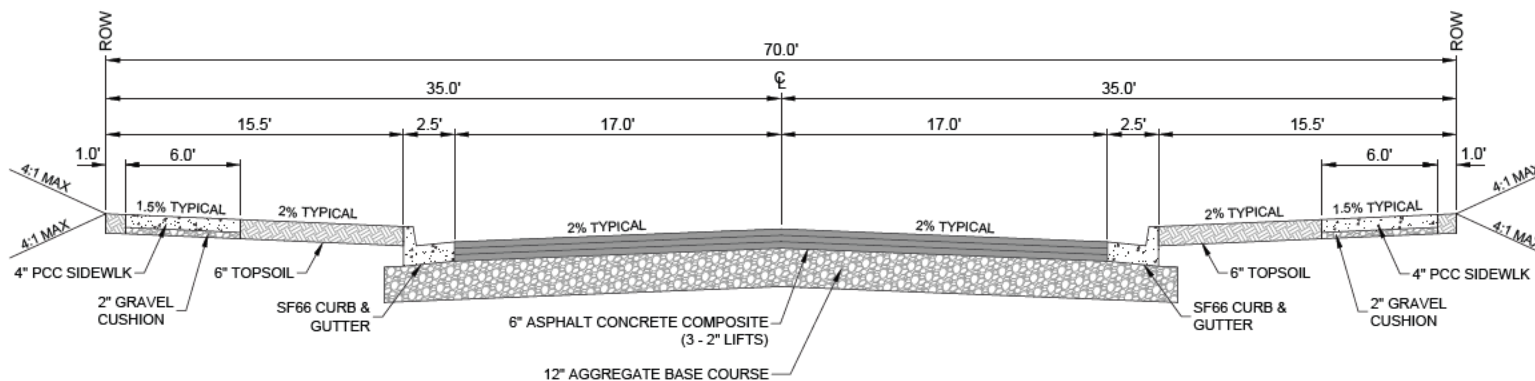


GENERAL NOTES			
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DRAWN BY: IDG	CHECKED BY: IDG	BY:	DATE:
REVISIONS:		BY:	DATE:

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BY: DATE: 1/26/2026 11:17 AM
PLOT DATE: 1/26/2026 11:17 AM

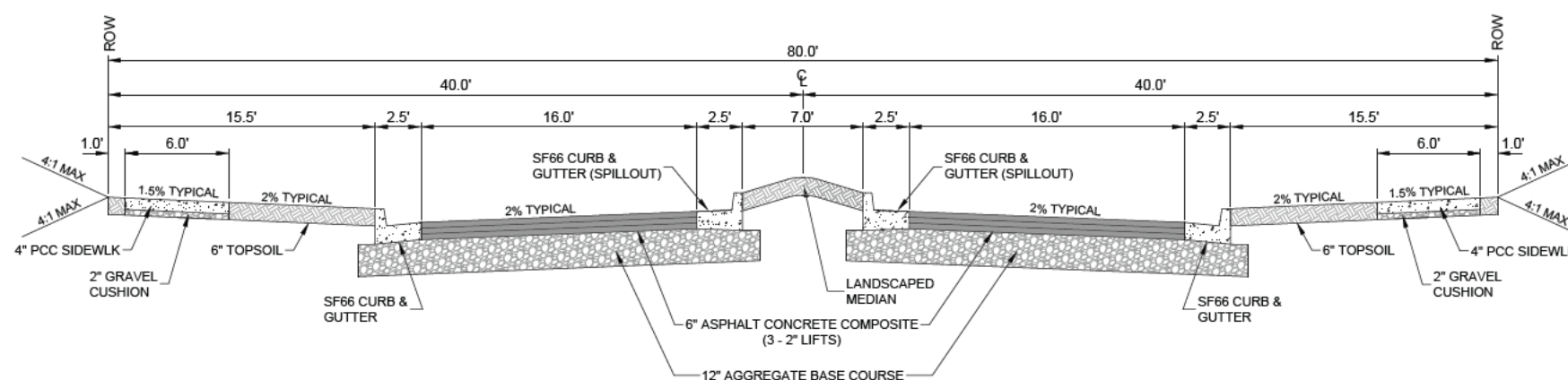


LOCAL RESIDENTIAL STREET - 66' RIGHT OF WAY



TYPICAL COLLECTOR STREET SECTION - 70' RIGHT OF WAY

LONE TREE AVENUE, FRONTIER TRAIL (AT ENTRANCE)



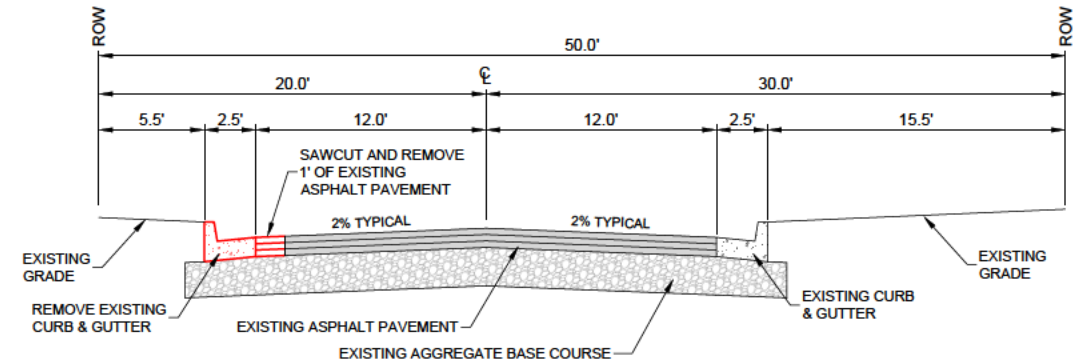
TYPICAL COLLECTOR STREET SECTION APPROACH WITH MEDIAN - 80' RIGHT OF WAY

LONE TREE AVENUE AT APPROACH TO 272ND STREET

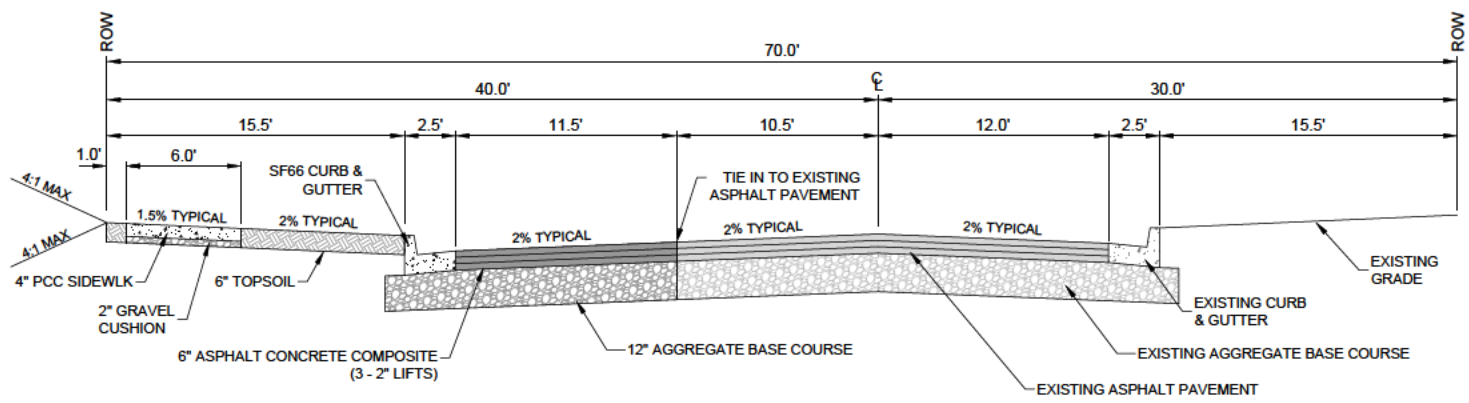


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CHECKED BY: JLG		DATE:	
REVISIONS:		BY:	DATE:

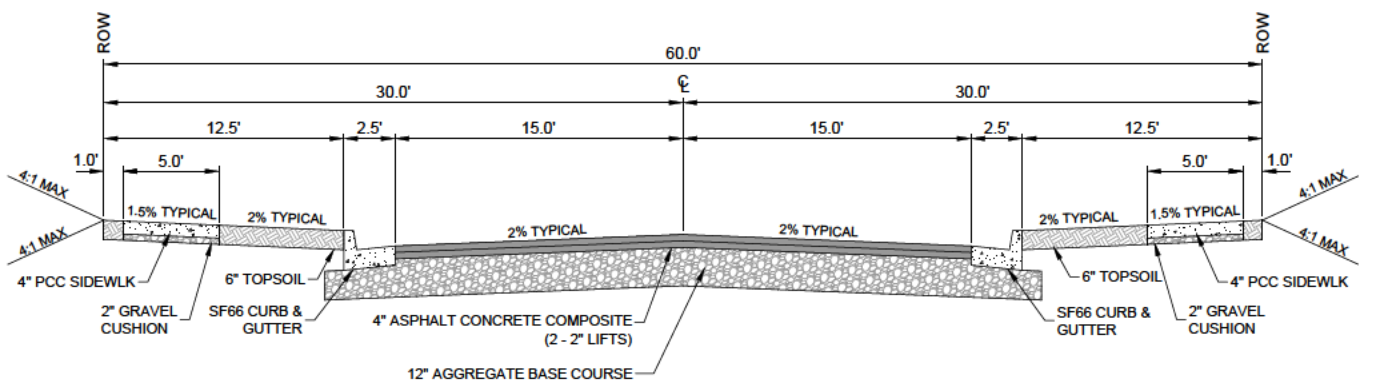
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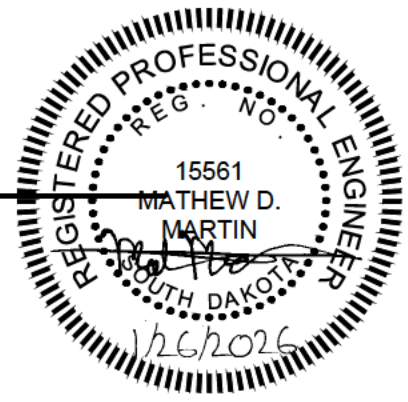
EXISTING ANDREW AVENUE - 50' RIGHT OF WAY



ANDREW AVENUE WIDENING - 70' RIGHT OF WAY



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



LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

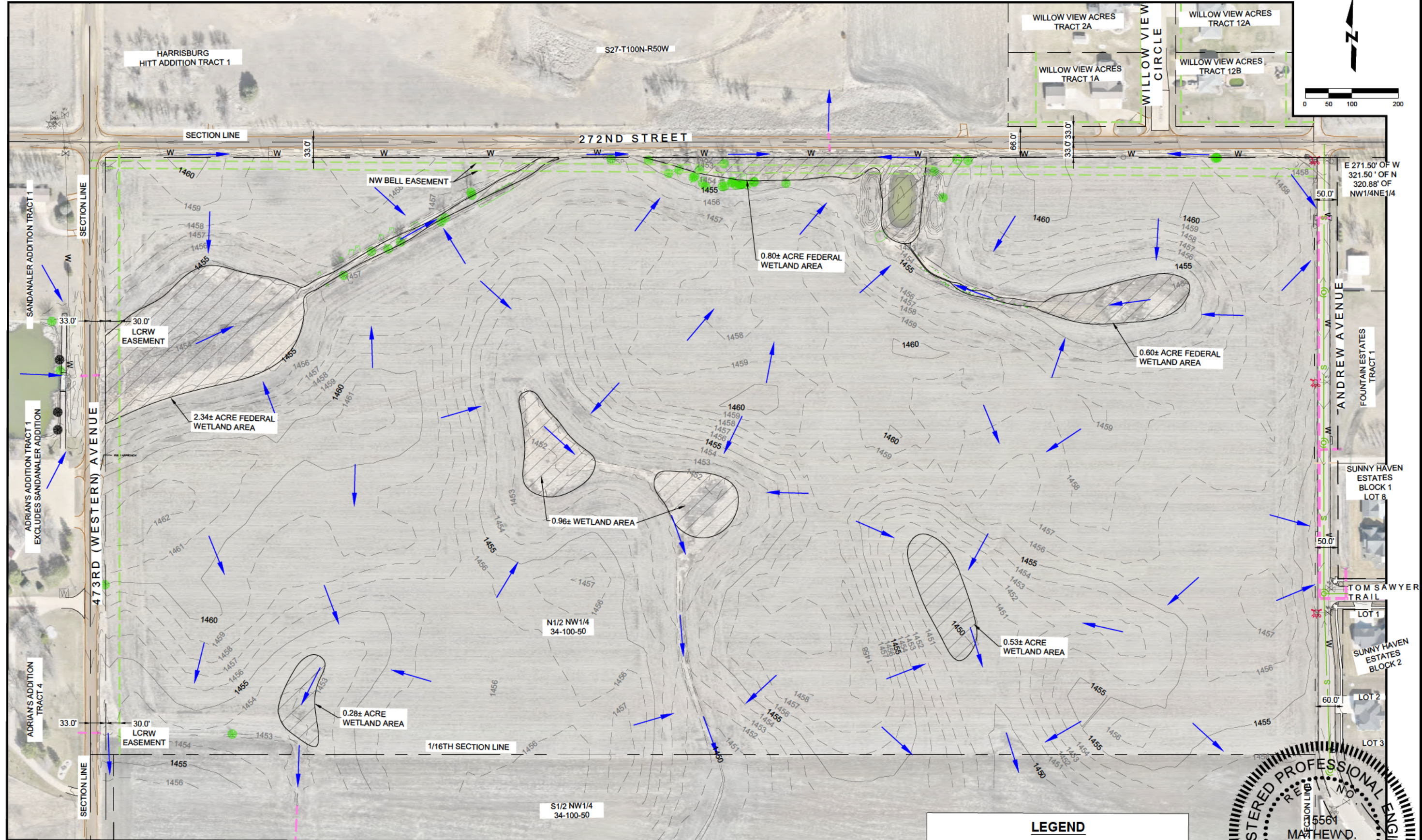
TYPICAL SECTIONS

DESIGNED BY: JG	ACAD FILE: 2020-C-Typical Sections-Prelim.dwg
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CHECKED BY: JG	DATE: 1/26/2024
REVISIONS:	BY: DATE

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design group, inc.

SHEET NO.
C.02

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BY: JRM DATE: 1/26/2024 11:19 AM



LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

EXISTING CONDITIONS

DESIGNED BY: JRM	ACAD FILE: 0420-0-Existing Conditions-Prelim.dwg
DRAWN BY: JRM	DATE: 1/26/2024
CHECKED BY: JRM	DATE: 1/26/2024
REVISIONS:	BY: DATE

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design group, inc.

SHEET NO.

D.01

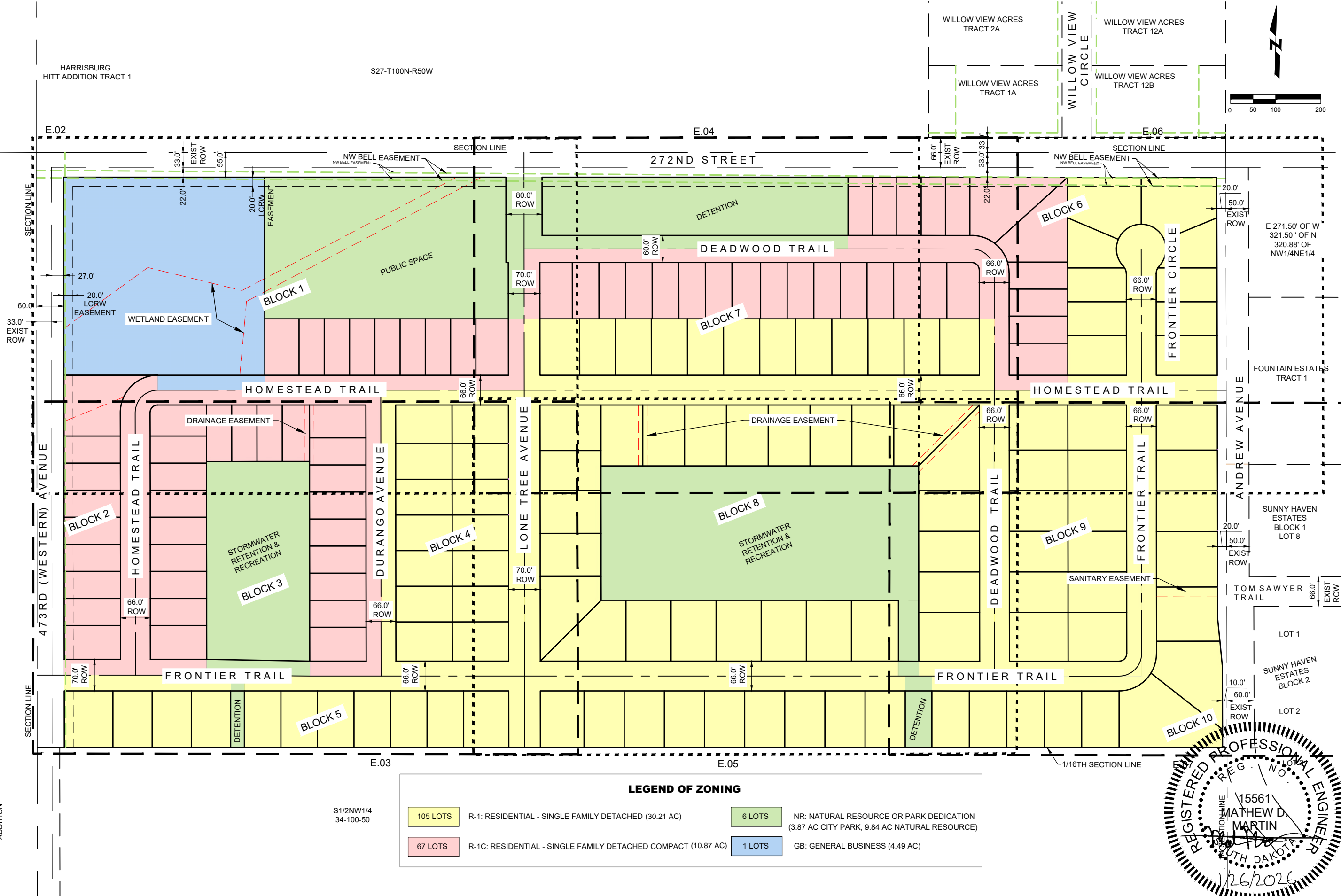
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PLOT DATE: 1/26/2025 11:19 AM Matthew Martin

SANDANALER ADDITION TRACT 1

ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

ADRIAN'S ADDITION
TRACT 4

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



S1/2NW1/4
34-100-50

LEGEND OF ZONING

105 LOTS

R-1: RESIDENTIAL - SINGLE FAMILY DETACHED (30.21 AC)

6 LOTS

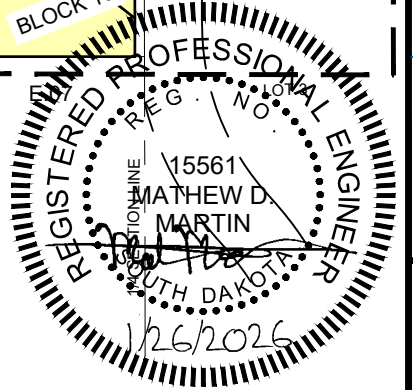
NR: NATURAL RESOURCE OR PARK DEDICATION
(3.87 AC CITY PARK, 9.84 AC NATURAL RESOURCE)

67 LOTS

R-1C: RESIDENTIAL - SINGLE FAMILY DETACHED COMPACT (10.87 AC)

1 LOTS

GB: GENERAL BUSINESS (4.49 AC)



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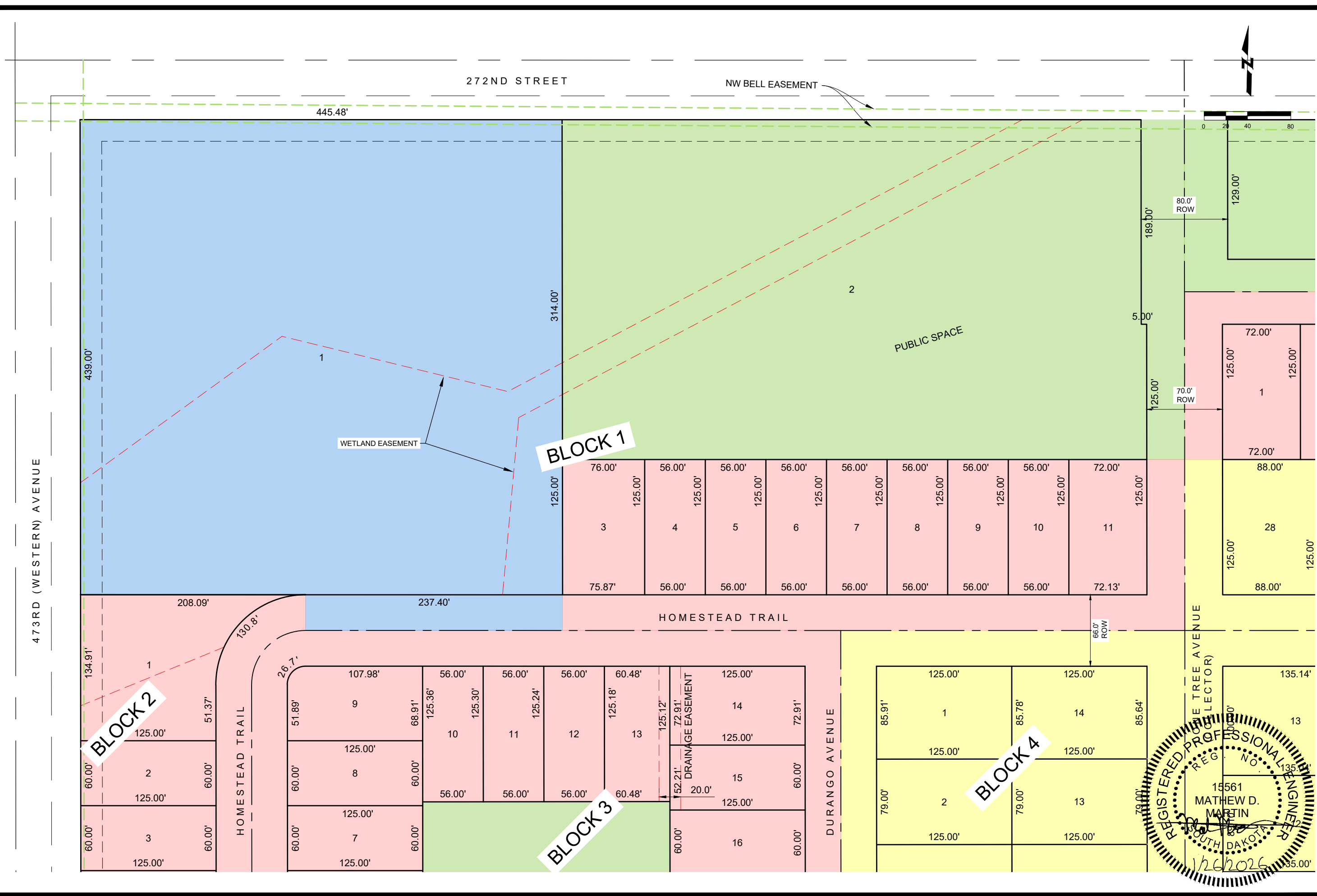
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E.01

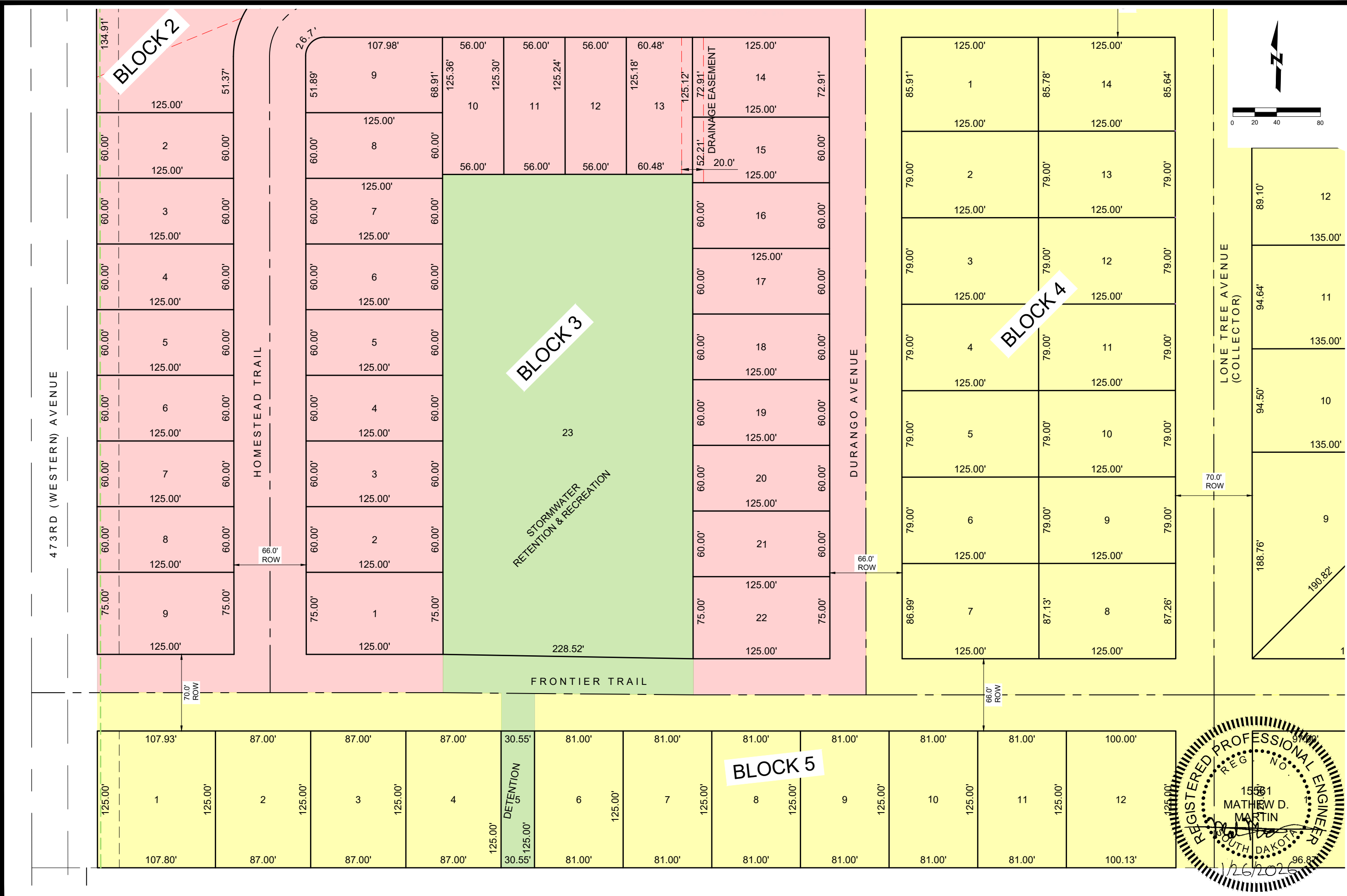
LAND USE & LOT LAYOUT

DESIGNED BY: JLG
DRAWN BY: JLG
CHECKED BY: JLG
ACAD FILE: 240204-Land Use & Lot Layout-Prelim.dwg
DATE: DATE: DATE: DATE: BY: BY: BY: BY:

LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD



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PLOT DATE: 1/26/2025 11:19 AM Matthew Martin



LAND USE & LOT LAYOUT ALTERNATIVE

DESIGNED BY: JLG
DRAWN BY: JLG
CHECKED BY: JLG
DATE: 1/26/2025

REGISTERED PROFESSIONAL ENGINEER

15581
MATTHEW D. MARTIN
SOUTH DAKOTA
1/26/2025

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SHEET NO.

E.03

LAND USE & LOT LAYOUT ALTERNATIVE

PRELIMINARY SUBDIVISION PLANS

HARRISBURG, SD

LAND USE & LOT LAYOUT ALTERNATIVE

PRELIMINARY SUBDIVISION PLANS

HARRISBURG, SD

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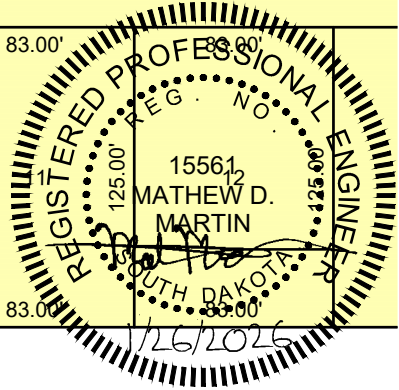
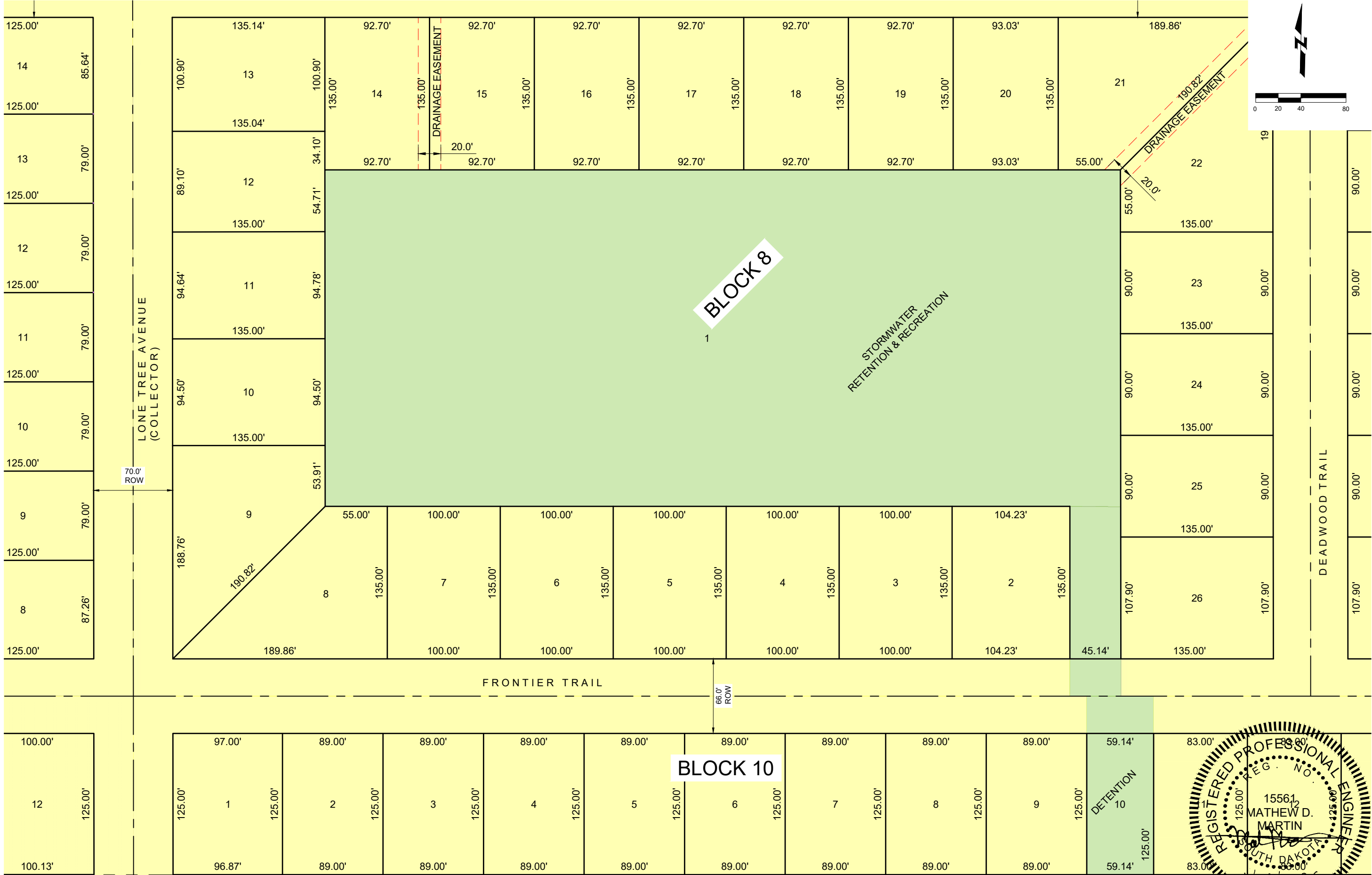
LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLANS
HARRISBURG, SD

LAND USE & LOT LAYOUT ALTERNATIVE
DRAWN BY: JLG
CHECKED BY: JLG
ACAD FILE: 2020-E-Land Use & Lot Layout-Prelim.dwg
DATE: _____
BY: _____
DATE: _____
REVISIONS: _____

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design group, inc.

SHEET NO.
E.04

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PLOT DATE: 1/26/2025 11:19 AM Matthew Martin



LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLANS
HARRISBURG, SD

LAND USE & LOT LAYOUT ALTERNATIVE

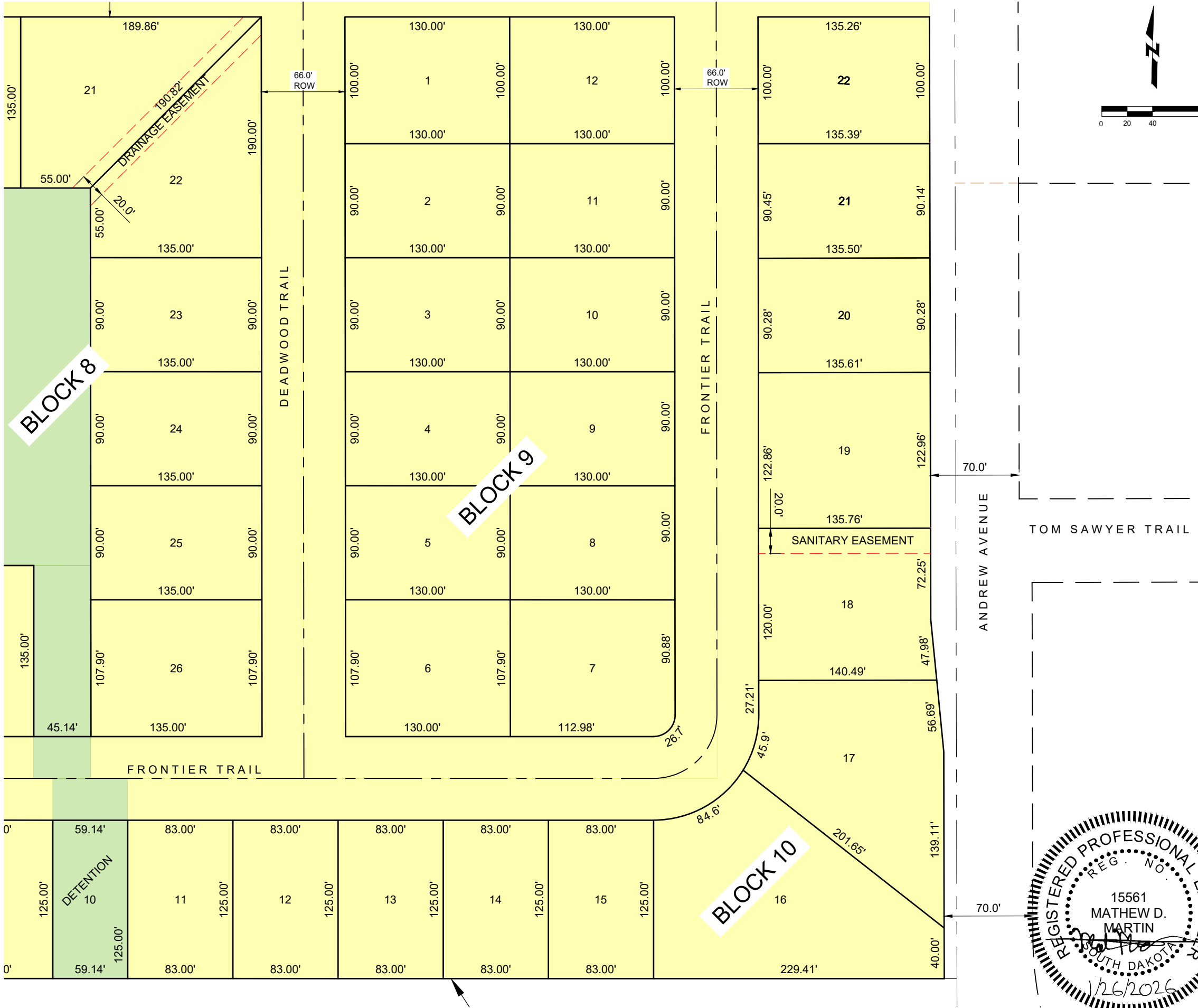
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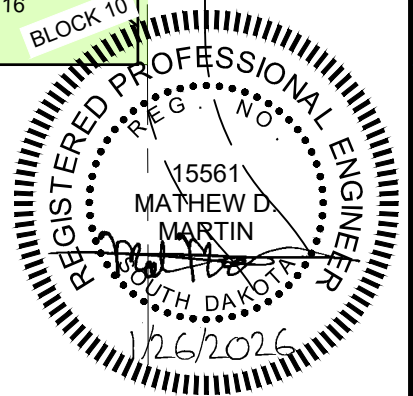
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design group, inc.

SHEET NO.

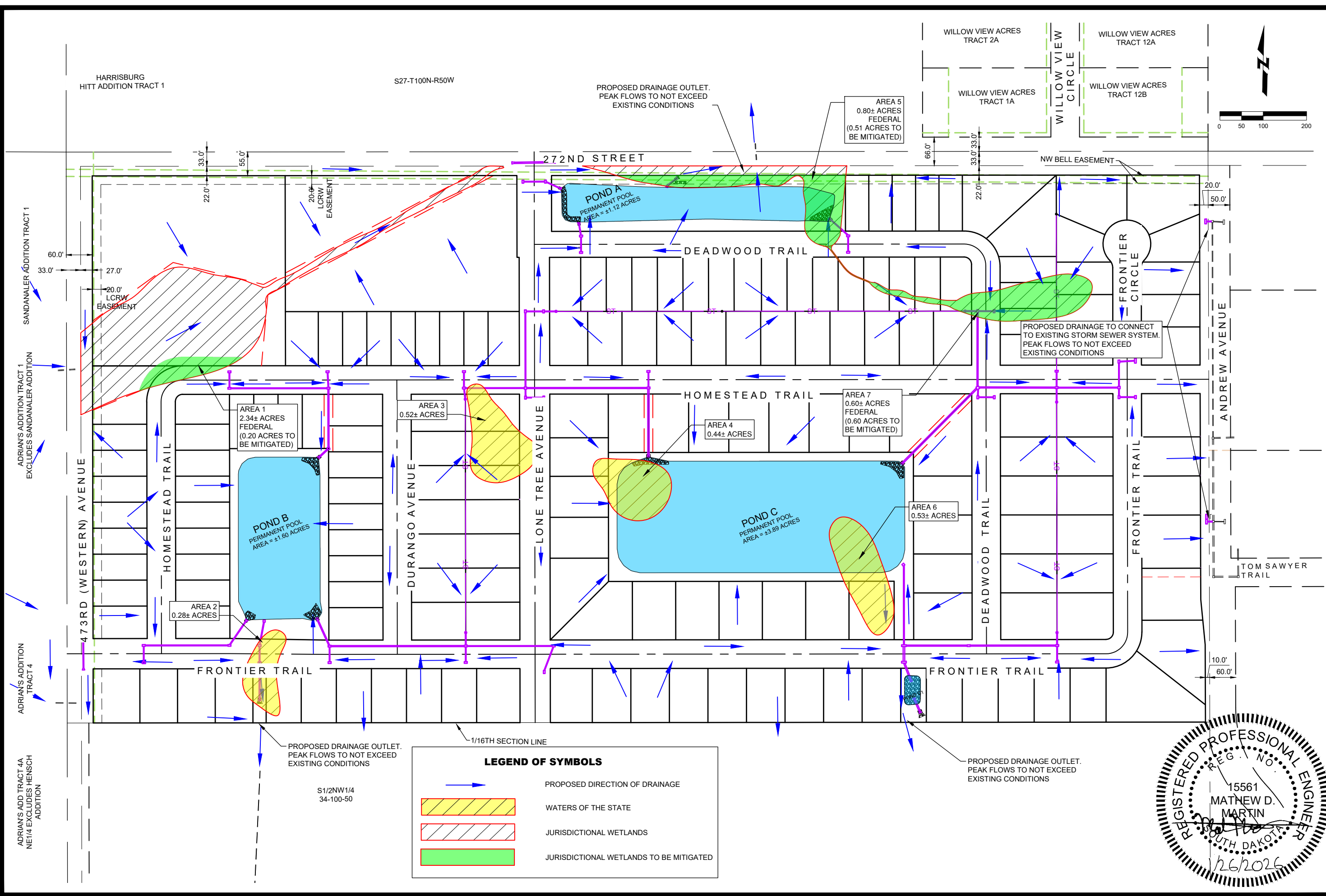
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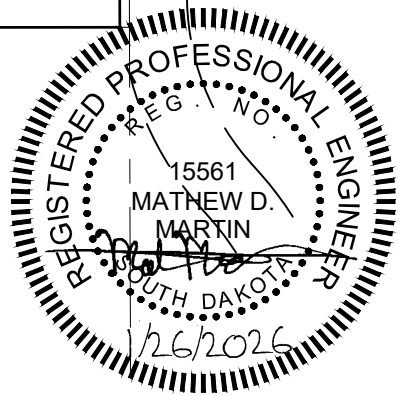


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PLOT DATE: 1/26/2025 11:19 AM Matthew Martin



LEGEND OF SYMBOLS

	PROPOSED DIRECTION OF DRAINAGE
	WATERS OF THE STATE
	JURISDICTIONAL WETLANDS
	JURISDICTIONAL WETLANDS TO BE MITIGATED



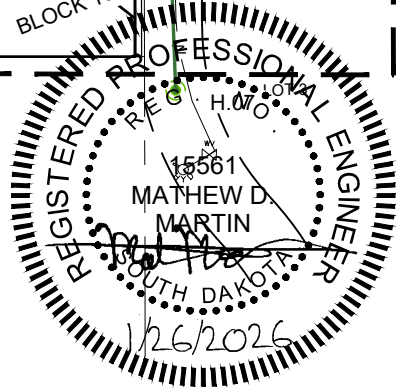
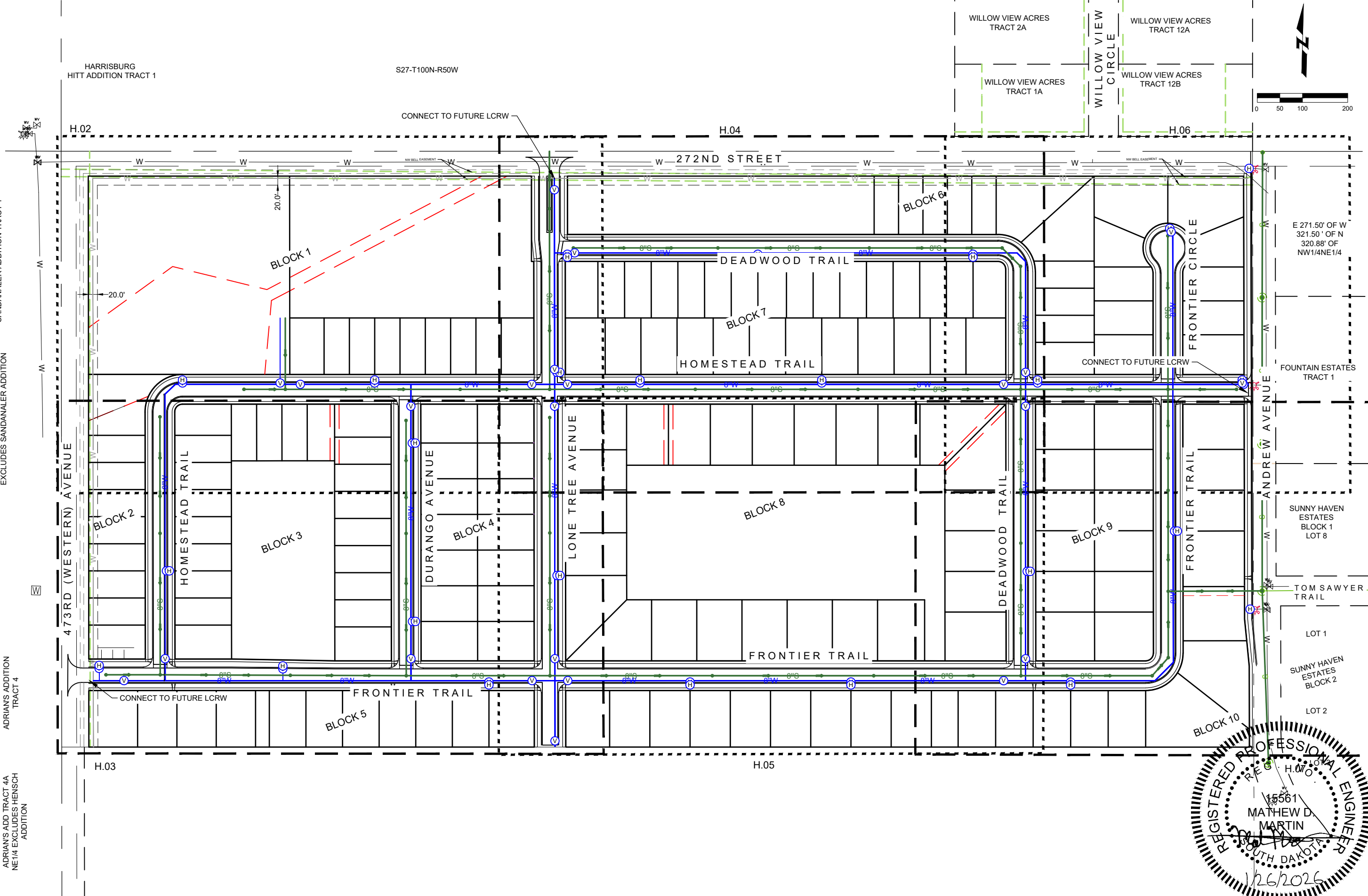
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PLOT DATE: 1/26/2025 11:20 AM Matthew Martin

SANDANALER ADDITION TRACT 1

ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

ADRIAN'S ADDITION
TRACT 4

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



UTILITY PLAN

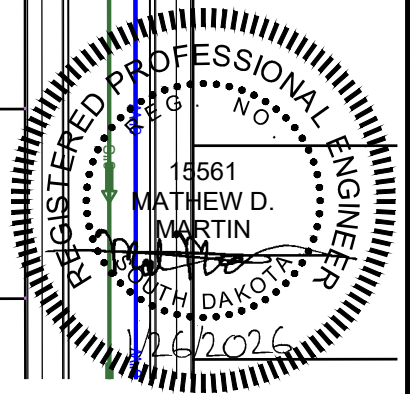
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DRAWN BY: IDG
CHECKED BY: IDG
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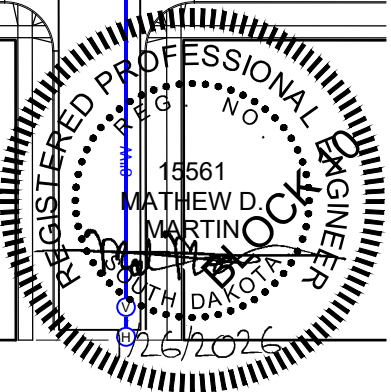
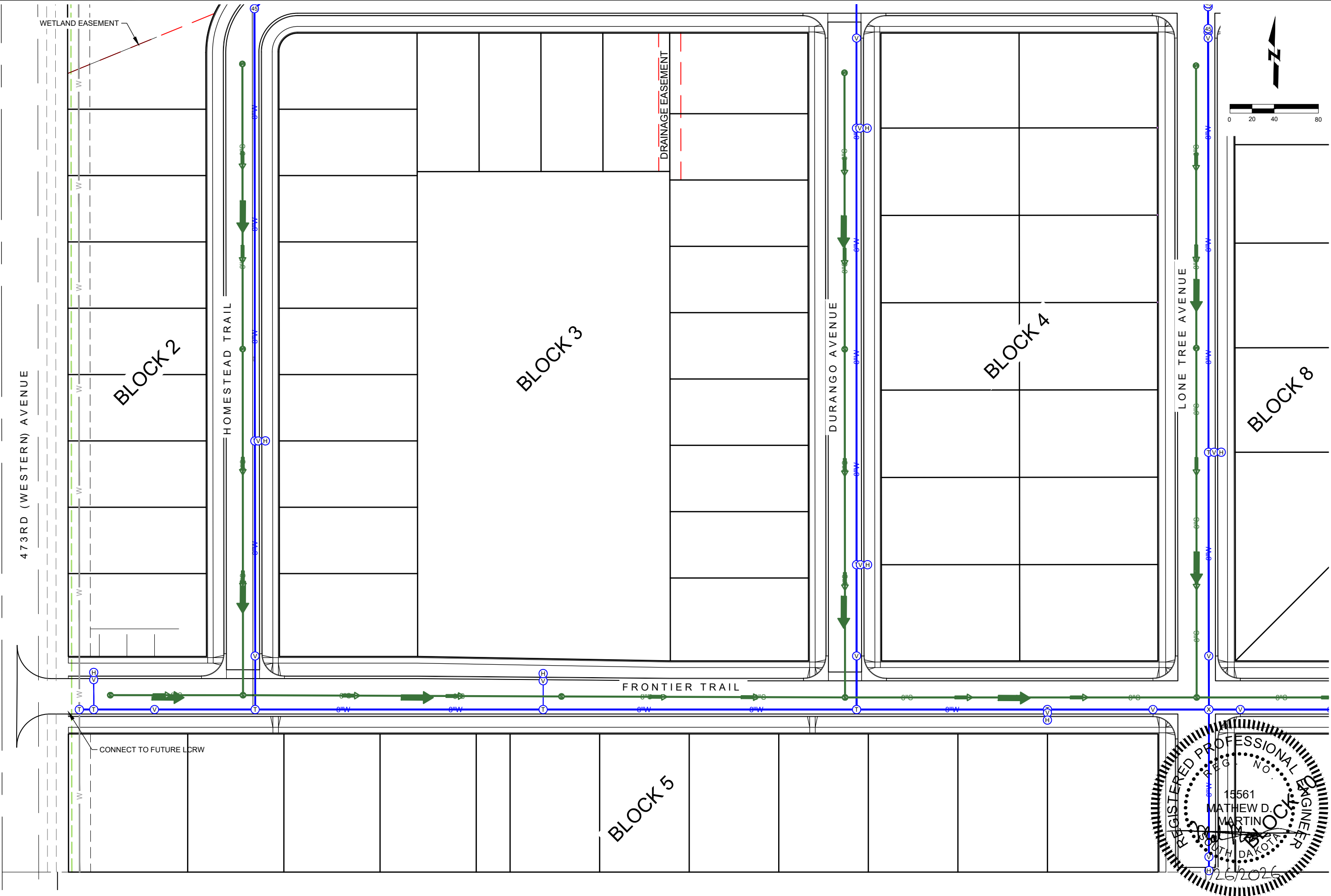
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H.01

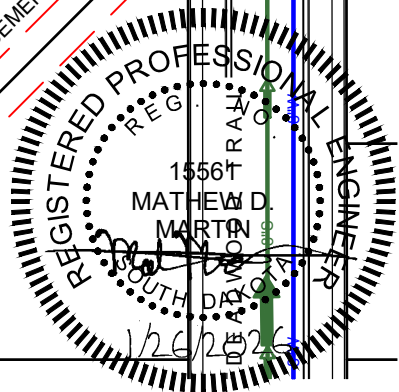
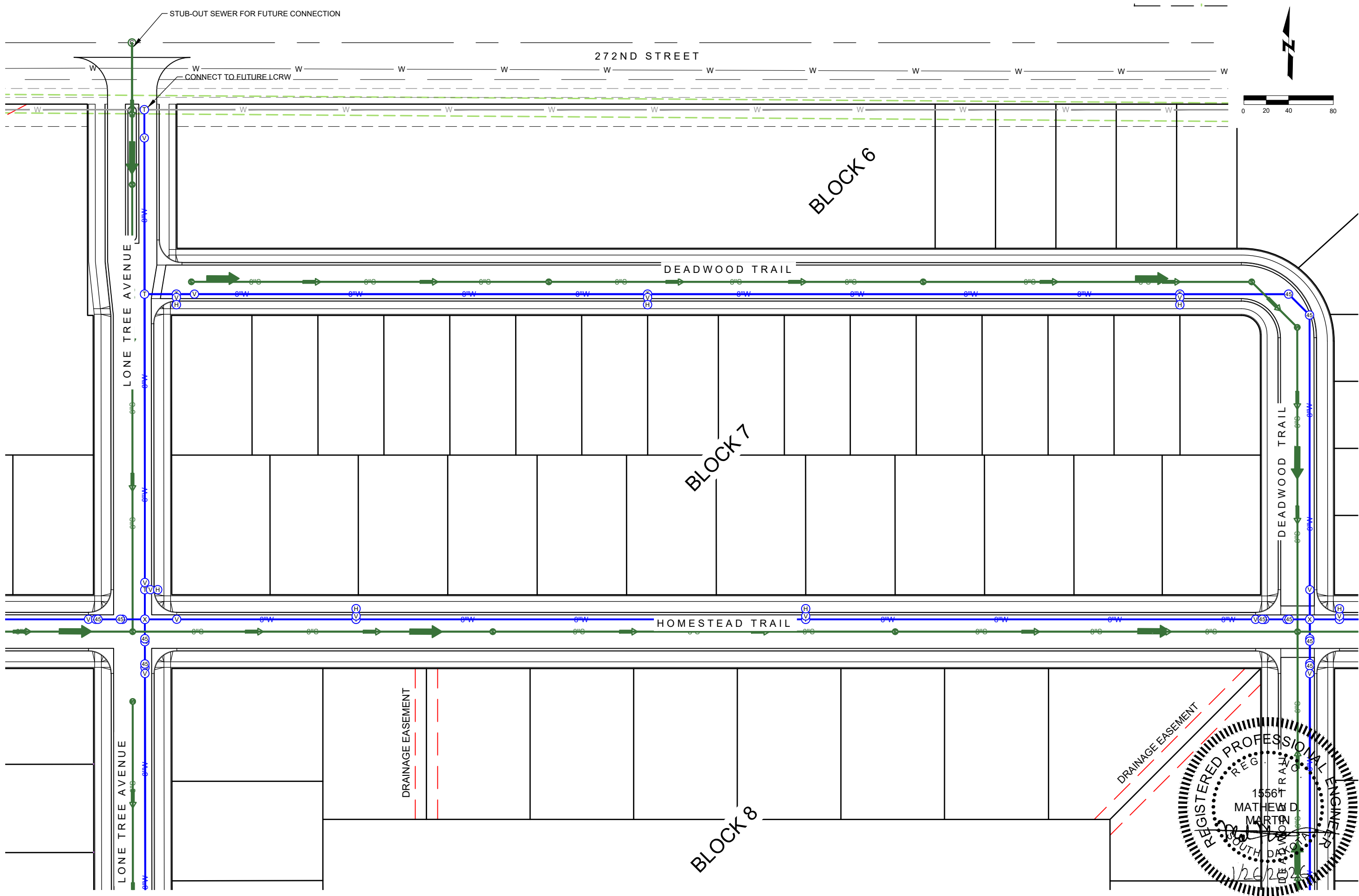
LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD



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PLOT DATE: 1/26/2024 11:20 AM Matthew Martin



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PLOT DATE: 1/26/2024 11:20 AM Matthew Martin



LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

DESIGNED BY: IDG		ACAD FILE: 24020-H-Utility Plan-Prelim.dwg	
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CHECKED BY: IDG		DATE:	
REVISIONS:		BY:	DATE:



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LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

UTILITY PLAN

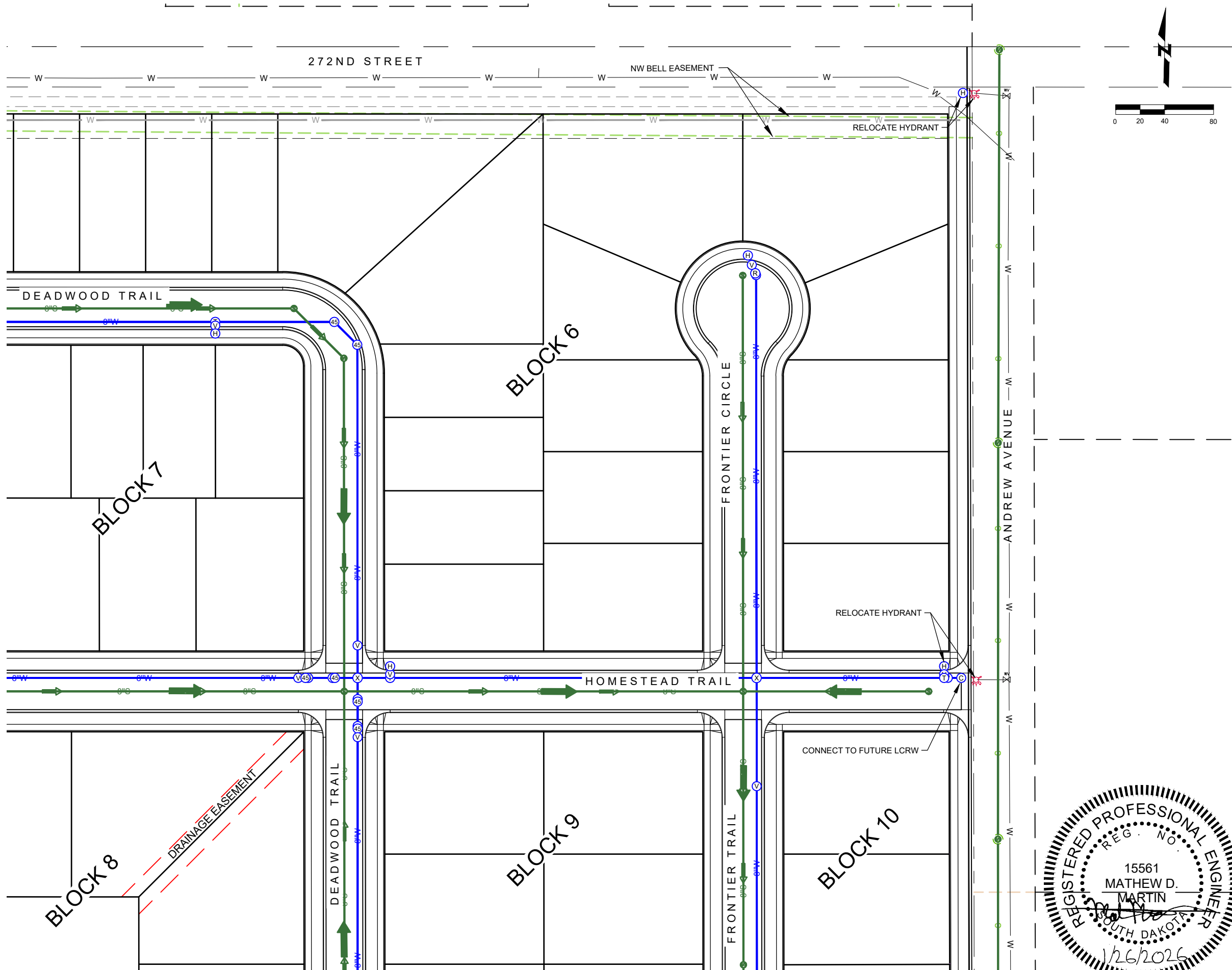
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REVISIONS:	BY: DATE:

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SHEET NO.

H.05

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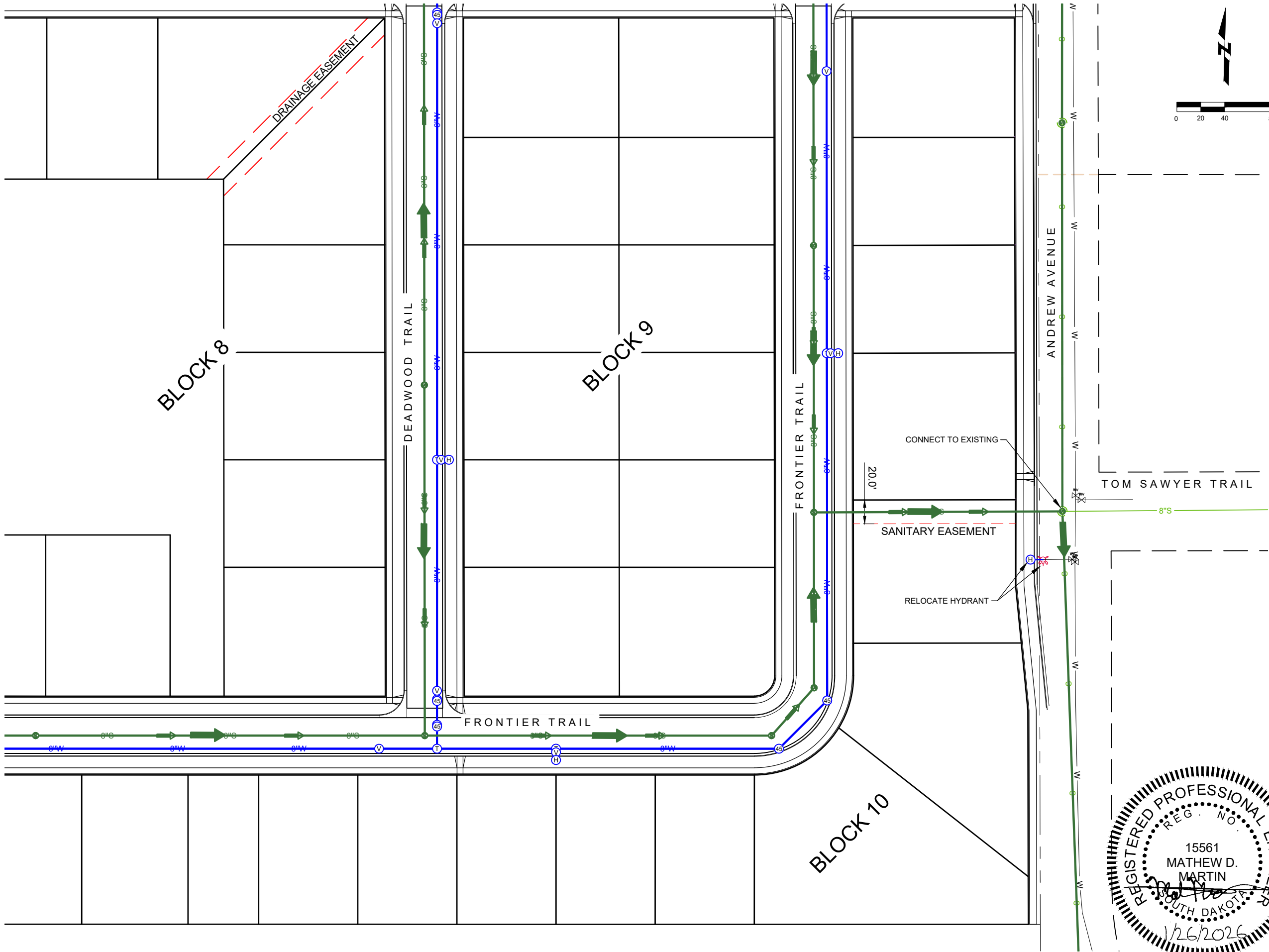


LONE TREE ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

UTILITY PLAN			
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DRAWN BY: JDO		DATE:	
CHECKED BY: JDO		DATE:	
REVISIONS:		BY:	



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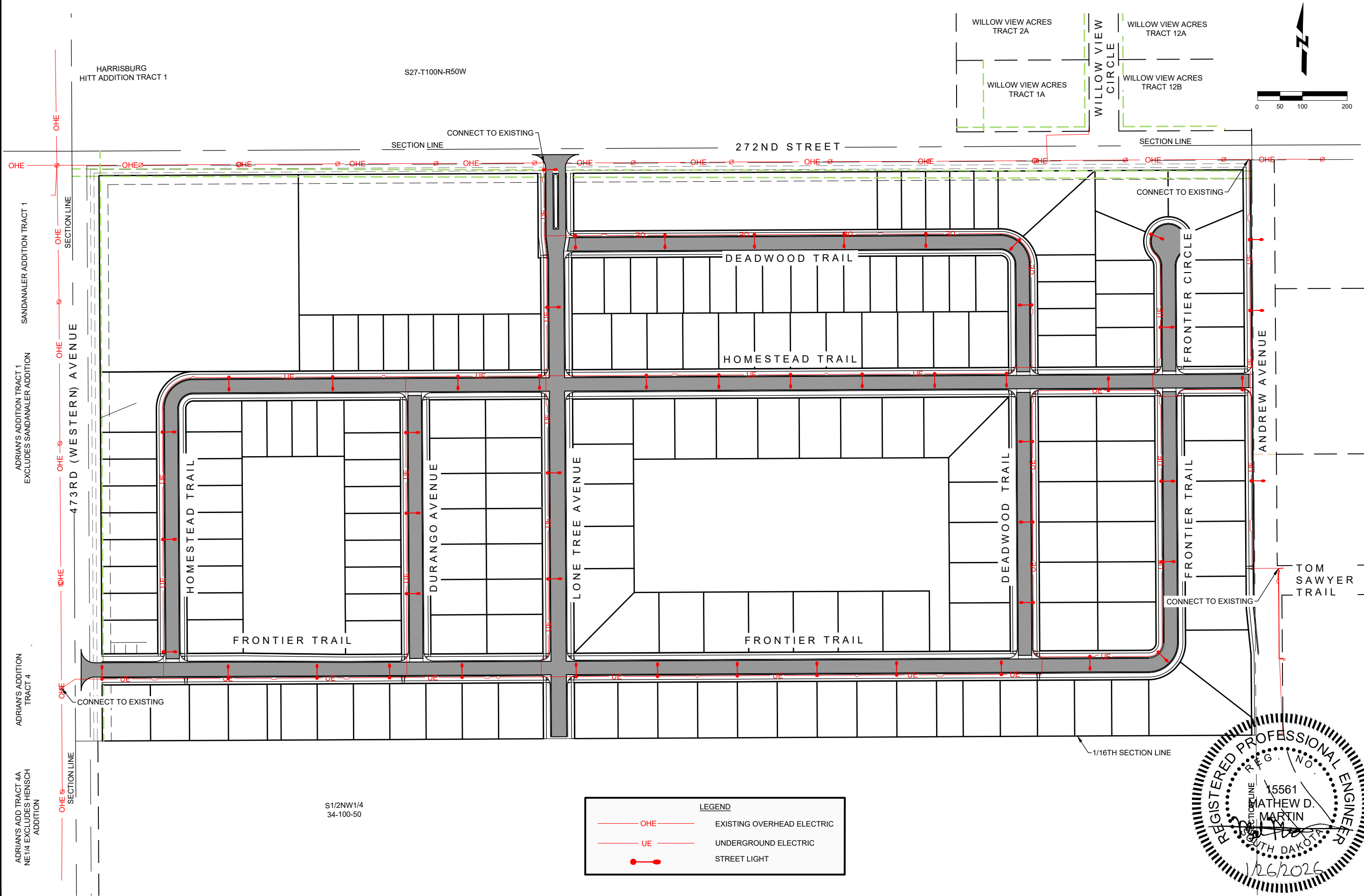
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ADRIAN'S ADDITION TRACT 4A
NE 1/4 EXCLUDES HENSCH
ADDITION

ADRIAN'S ADDITION
TRACT 4

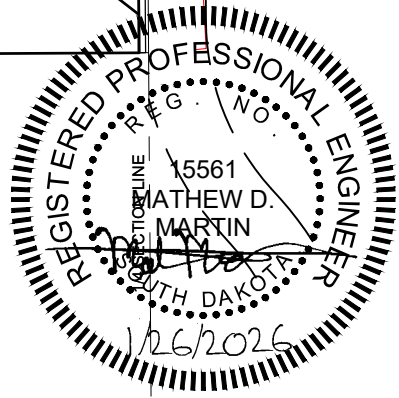
ADRIAN'S ADDITION TRACT 1
EXCLUDES SANDANALER ADDITION

SANDANALER ADDITION TRACT 1

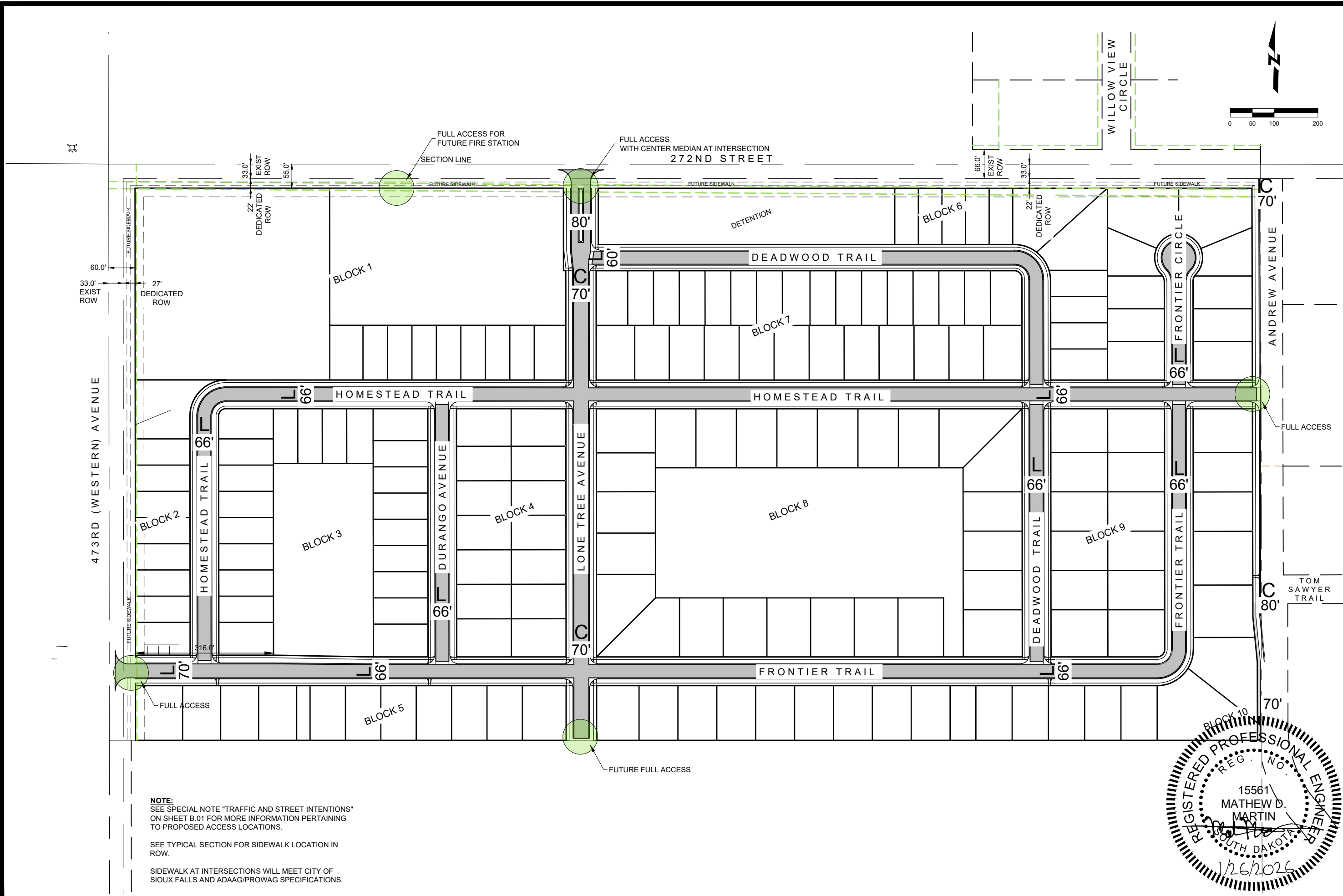


LEGEND

- OHE ——— EXISTING OVERHEAD ELECTRIC
- UE ——— UNDERGROUND ELECTRIC
- STREET LIGHT



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PLOT DATE: 1/26/2026 11:20 AM Matthew Martin



NOTE:
SEE SPECIAL NOTE "TRAFFIC AND STREET INTENTIONS"
ON SHEET B.01 FOR MORE INFORMATION PERTAINING
TO PROPOSED ACCESS LOCATIONS.

SEE TYPICAL SECTION FOR SIDEWALK LOCATION IN
ROW.

SIDEWALK AT INTERSECTIONS WILL MEET CITY OF
SIOUX FALLS AND ADAAG/PROWAG SPECIFICATIONS.

ACCESS PLAN

DESIGNED BY: IDG	ACAD FILE: 24020-Access Plan-Prelim.dwg
DRAWN BY: IDG	DATE:
CHECKED BY: IDG	DATE:
REVISIONS:	BY: DATE:

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SHEET NO.
J.01

LONE TREE ADDITION

PRELIMINARY SUBDIVISION PLAN

HARRISBURG, SD

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	\$ -

	October	
	2025	2026
New Residences	11	0
Lower-Level Finish	4	0
Other Residential (Fence/Deck/Remodel)	17	0
Non-Residential (Comm/Ind)	8	0
Monthly Total	40	0
YTD Total	401	5
Total Valuation for Month	\$ 2,243,259.96	\$ -

	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	\$ -

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

	New Single-Family Homes	
	2025	2026
January	1	
February	1	
March	8	
April	12	
May	6	
June	7	
July	6	
August	11	
September	11	
October	11	
November	6	
December	5	
TOTAL	85	0

	New Multi-Family Homes	
	2025	2026
January	0	
February	0	
March	0	
April	1	
May	0	
June	0	
July	0	
August	0	
September	4	
October	0	
November	0	
December	0	
TOTAL	5	0