City of Harrisburg Planning Commission Agenda for May 13, 2025, Meeting at 6:00 P.M. Heritage Board Room 200 E. Willow Street, Harrisburg, SD

- 1. Call to Order
- 2. Roll Call
- 3. Public Comment on Non-Agenda Items
- 4. Approval of Agenda
- 5. Approval of Minutes
 - a. Approval of minutes from the April 8, 2025 Planning Commission meeting.
- 6. Regular Agenda
 - a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 2, Block 3, of Flatiron Crossing Addition from I-1 Light Industrial to GB General Business.

Applicant: Black Dog, LLC

Location: 911 Flatiron Avenue, Parcel # 271.28.03.002

- 1. Public hearing
- 2. Commission Action
- b) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 12, Block 4, of Sunny Haven Estates from R-2 Low Density Residential to R-1 Single-Family Detached Residential.

Applicant: Shane & Kris Warwick

Location: 537 Brody Court, Parcel # 271.14.04.012

- 1. Public hearing
- 2. Commission Action
- c) APPLICATION: Review and recommendation to City Council an application to rezone a portion of the SW1/4, except Tract 1 of Oppold Addition, Section 28, Township 100 North, Range 50 West of the 5th Principal Meridian, Harrisburg, Lincoln County, South Dakota from A-1 Agriculture to NR Natural Resource (3.2 acres) and R-2 Low Density Residential (84.2 acres).

Applicant: Artessa, LLC

Location: Parcel ID: 100.50.28.3000

- 1. Public hearing
- 2. Commission Action
- d) APPLICATION: Review and recommendation to City Council the preliminary plan for Artessa, LLC.

Applicant: Artessa, LLC

Location: Parcel ID: 100.50.28.3000

- 1. Public hearing
- 2. Commission Action

e) COMPREHENSIVE PLAN AMENDMENT: Review and recommendation to City Council an amendment to

City of Harrisburg Planning Commission Agenda for May 13, 2025, Meeting at 6:00 P.M. Heritage Board Room 200 E. Willow Street, Harrisburg, SD

the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Commercial (273rd Street)

- 1.Á Public hearing
- 2.Á Commission Action
- f)Á COMPREHENSIVE PLAN AMENDMENT: Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Residential (274th Street).
 - 1.Á Public hearing
 - 2.Á Commission Action
- 7. New Business
- 8. Old Business
- 9. Administrative Reports and Commission Input
 - a.Á Commission input.
 - b.Á Building permit reports for April 2025.
 - c.Á Plats filed in April 2025

10. Adjournment

Call to Order and Roll Call

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on April 8, 2025. Commissioners Collin McKenzie, Rob Doyen, Jason Schipper, Matthew Irish, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning, City Alderman Chris Kindt, City Alderman Pete Wodzinski and Deputy City Administrator Heath VonEye were also present. Public present were Bryce Healy with HEDC, Brian & Candace Eich, Nick Gustafson, Jason & Amanda Seykora, Mike Schlapkohl, Kyle Kelly, and Vickie Semmler.

Approval of Agenda

Chairperson Bicknase asked if there were any changes to the meeting agenda. Public Hearing item #7 and New Business items #7 and #8 were removed from the agenda. A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to approve the agenda with those revisions. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

Approval of the Meeting Minutes

FEApprove the draft minutes of the March 11, 2025 meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for March 11, 2025. No corrections were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner McKenzie, to approve the meeting minutes. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

Old Business

No old business was discussed.

Public Comment on Non-Agenda Items

No public comment was heard.

Public Hearings

1.Å A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding an application for an amendment to a Conditional Use Permit for an off-premises digital sign at 27249 SD Highway 115. (Cyclops Media)

Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.

2.Á A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 5, Block 3, Flatiron Crossing Addition, 935 Flatiron Avenue, Parcel # 271.28.03.005 (RGDC, LLC).

Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.

3.Á A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 3, Block 3, Flatiron Crossing Addition, 919 Flatiron Avenue, Parcel # 271.28.03.003 (Grand Vision Homes).

Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.

4.Á A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 4, Block 3, Flatiron Crossing Addition, 927 Flatiron Avenue, Parcel # 271.28.03.004 (Voegeli Construction).

Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.

5.Á A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 6, Block 3, Flatiron Crossing Addition, 943 Flatiron Avenue, Parcel # 271.28.03.006 (Brian Eich Plumbing).

Chairperson Bicknase opened the public hearing at 6:03 p.m. No public comment was received.

6.Á A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding amendments to Section 3.5 of the City of Harrisburg Zoning Regulations.

Chairperson Bicknase opened the public hearing at 6:03 p.m. No public comment was received.

7.Á A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding amendments Amendment to the Comprehensive Plan Future Land Use Map.

Chairperson Bicknase opened the public hearing at 6:03 p.m. No public comment was received, therefore, he closed the public hearings at 6:03 p.m.

New Business

1.Á Review for approval an application for an amendment to a Conditional Use Permit for an offpremises digital sign at 27249 SD Highway 115. (Cyclops Media)

Eric Sivertsen presented his request for amendment to his previously approved conditional use permit to increase the allowed sign size to a 10' x 36' sign (total 360 square feet). Chad Huwe presented the staff report and staff recommended conditions for approval. Heath VonEye commented that staff is working on amendments to the zoning regulations regarding signs to include language in line with the recommended conditions to be brought forth at a future meeting.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to approve the amendment to the conditional use permit allowing the sign area to be increased to the requested 10' x 36' with the following conditions:

1.Á The sign shall not be located within 600' of any other off-premises freestanding sign.

- 2.Á The sign height shall not exceed 40'.
- 3.Á The sign shall be located at least 10' from all property lines.
- 4. A Light from the sign shall be shielded, shaded, or directed so that the light intensity shall not adversely affect surrounding or facing premises or safe vision of operators of vehicles on public or private roads.
- 5.Á All digital or electrical message boards shall be equipped with automatic dimming controls that automatically adjust the sign brightness in direct correlation with the ambient light conditions.
- 6.Á Electrical message boards shall be static. The frequency of message change shall be not less than six second intervals.
- 7. A Animation, blinking, or flashing lights are prohibited.

A voice vote was taken. Yeas: McKenzie, Doyen, Irish, Nielsen, Bicknase. Nays: Schipper. Motion carried 5-1.

2.Á Review for approval a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 5, Block 3, Flatiron Crossing Addition, 935 Flatiron Avenue, Parcel # 271.28.03.005 (RGDC, LLC).

Chad Huwe presented a summary of the application and staff report. Jason Seykora was present to speak and answer questions from the Planning Commission.

Commissioner Doyen, seconded by Commissioner Schipper, made a motion to approve the conditional use permit with the following conditions:

- 1. Áll outdoor storage shall be screened from view with opaque security fencing a minimum of six feet in height. No outdoor storage shall be allowed in the required front yard.
- 2. All junk, debris, and other discarded materials shall be promptly removed from the site.
- 3. ÁArchitectural design of structure(s) to be approved by the Planning and Zoning Administrator in conjunction with the building permit.
- 4. AOn-site lighting shall not shine or glare onto the adjacent properties or public right-of-way.
- 5.Áll parking, loading, maneuvering, and drive areas shall be hard surfaced with asphalt or concrete.
- 6. AContractor shops shall not be used for dwelling units or purposes.

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

3.Á Review for approval a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 3, Block 3, Flatiron Crossing Addition, 919 Flatiron Avenue, Parcel # 271.28.03.003 (Grand Vision Homes).

Chad Huwe presented a summary of the application and staff report. Mike Schlapkohl was present to speak and answer questions from the Planning Commission.

Commissioner Irish, seconded by Commissioner Nielsen, made a motion to approve the conditional use permit with the following conditions:

1.Å All outdoor storage shall be screened from view with opaque security fencing a minimum of six feet in height. No outdoor storage shall be allowed in the required front yard.

- 2.Á All junk, debris, and other discarded materials shall be promptly removed from the site.
- 3.Á Architectural design of structure(s) to be approved by the Planning and Zoning Administrator in conjunction with the building permit.
- 4.Á On-site lighting shall not shine or glare onto the adjacent properties or public right-of-way.
- 5.Á All parking, loading, maneuvering, and drive areas shall be hard surfaced with asphalt or concrete.
- 6. A Contractor shops shall not be used for dwelling units or purposes.

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

4.Á Review for approval a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 4, Block 3, Flatiron Crossing Addition, 927 Flatiron Avenue, Parcel # 271.28.03.004 (Voegeli Construction).

Chad Huwe presented a summary of the application and staff report. Chris Voegeli was present to speak and answer questions from the Planning Commission.

Commissioner Irish, seconded by Commissioner McKenzie, made a motion to approve the conditional use permit with the following conditions:

- 1.Å All outdoor storage shall be screened from view with opaque security fencing a minimum of six feet in height. No outdoor storage shall be allowed in the required front yard.
- 2. Á All junk, debris, and other discarded materials shall be promptly removed from the site.
- 3. A Architectural design of structure(s) to be approved by the Planning and Zoning Administrator in conjunction with the building permit.
- 4.Á On-site lighting shall not shine or glare onto the adjacent properties or public right-of-way.
- 5.Á All parking, loading, maneuvering, and drive areas shall be hard surfaced with asphalt or concrete.
- 6. A Contractor shops shall not be used for dwelling units or purposes.

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

5.Á Review for approval a Conditional Use Permit application to allow a contractor shop(s) on the property legally described as Lot 6, Block 3, Flatiron Crossing Addition, 943 Flatiron Avenue, Parcel # 271.28.03.006 (Brian Eich Plumbing).

Chad Huwe presented a summary of the application and staff report. Brian Eich was present to speak and answer questions from the Planning Commission.

Commissioner Doyen, seconded by Commissioner Irish, made a motion to approve the conditional use permit with the following conditions:

- 1.Á All outdoor storage shall be screened from view with opaque security fencing a minimum of six feet in height. No outdoor storage shall be allowed in the required front yard.
- 2.Á All junk, debris, and other discarded materials shall be promptly removed from the site.

- 3.Á Architectural design of structure(s) to be approved by the Planning and Zoning Administrator in conjunction with the building permit.
- 4. Á On-site lighting shall not shine or glare onto the adjacent properties or public right-of-way.
- 5.Á All parking, loading, maneuvering, and drive areas shall be hard surfaced with asphalt or concrete.
- 6.Á Contractor shops shall not be used for dwelling units or purposes.

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

6.Á Review and recommendation to City Council amendments to Section 3.5 of the City of Harrisburg Zoning Regulations.

Chad Huwe presented the proposed changes to Section 3.5 R-2 Low Density Residential lot area and setback requirements. Heath VonEye and Alderman Kindt spoke. Discussion was had regarding limiting the density of condensed housing units in a new development. A motion was made by Commissioner Doyen, seconded by Commissioner Irish to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

7.Á Review and recommendation to City Council regarding amendments to the Comprehensive Plan Future Land Use Map.

Item was removed from the agenda.

8.Á Review and recommendation to City Council the Preliminary Plan for Artessa Addition of the NW1/4, except Tract A in the SW1/4 of the NW1/4, and the SW1/4 except Tract 1 of Oppold Addition, all in Section 28, Township 100 North, Range 50 West of Lincoln County.

Item was removed from the agenda.

9.Á Review and recommendation to City Council the petitioned annexation of the NW1/4, except Tract A in the SW1/4 of the NW1/4, and the SW1/4 except Tract 1 of Oppold Addition, all in Section 28, Township 100 North, Range 50 West and a portion of Tract 1 of Oppold Addition in Section 28, Township 100 North, Range 50 West all of Lincoln County.

Chad Huwe presented a summary of the petition and staff report. Kyle Kelly was present on behalf of Artessa, LLC, to speak and answer questions from the Planning Commission. Heath VonEye spoke outlining the development process.

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to recommend approval of the petition for annexation to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

Administrative Reports and Commission Input

1.A Commission input.

Commissioner Nielsen prompted discussion regarding the Planning Commission agenda format.

2.Á Building permit reports for March 2025.

Jen Cleveland provided a brief summary of the building permit reports.

3.Á Plats filed in March 2025

∉Á Tracts 1, 2, 3, and 4 of Dakota Farms Addition

Adjournment

A motion to adjourn was made at 7:10 p.m. by Commissioner Doyen, seconded by Commissioner Schipper. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.





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

Agenda Item Staff Report

Date: May 13, 2025

To: Planning Commission From: Planning and Zoning

Agenda Item:

Rezone Lot 2 Block 3, Flatiron Crossing Addition, Harrisburg, Lincoln County, South Dakota (Parcel: 271.28.03.002) from LI Light Industrial to GB General

Business.

Public Hearing: ☑ Consent Agenda: ☐ Business Item: ☑

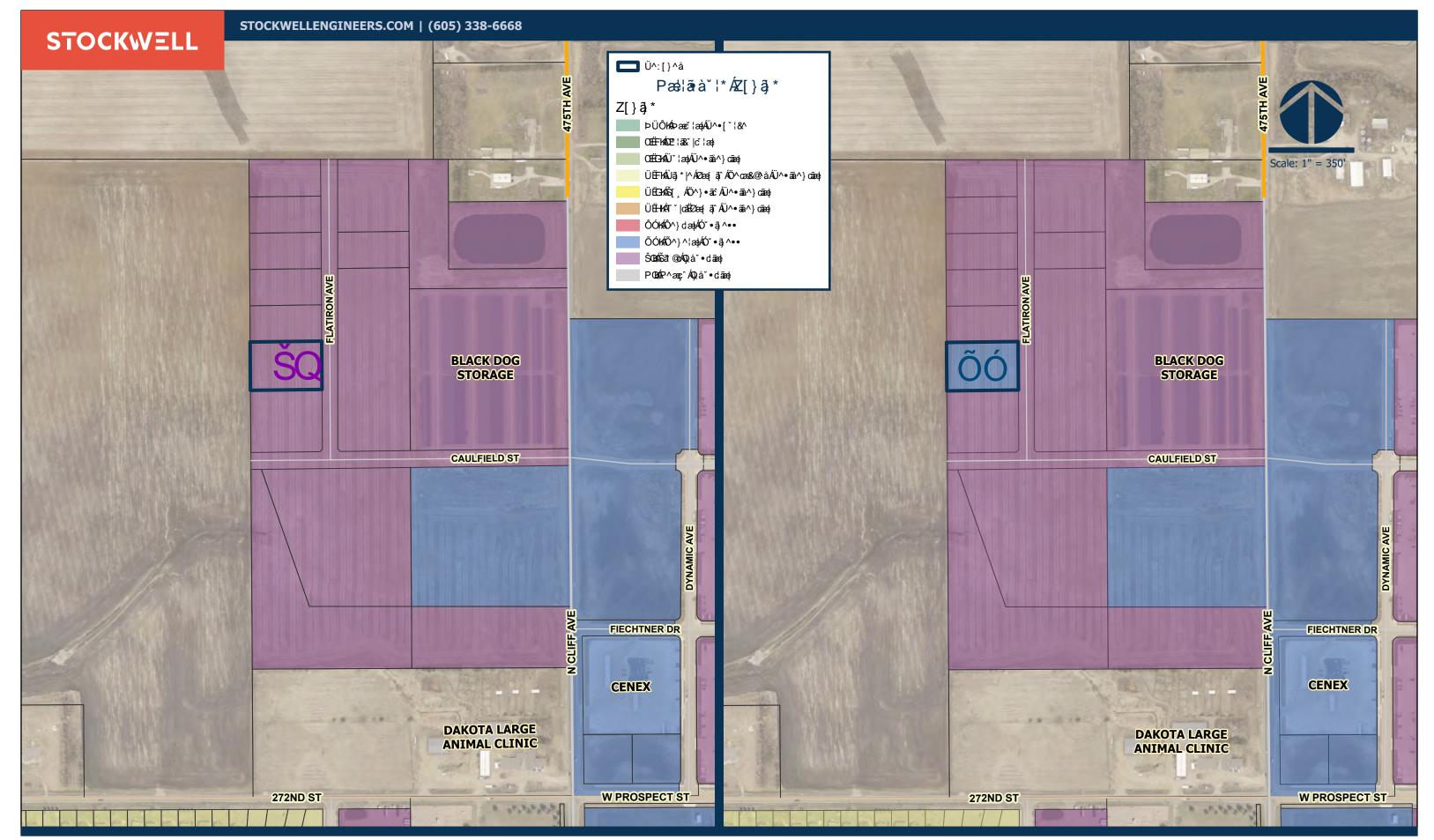
Information:

- The applicant is Doug Allen.
- This 1.36-acre parcel is zoned Light Industrial.
- The proposed plan is to construct a baseball training facility on this parcel.
- This use is considered a recreation facility and is a permitted use in General Business.

Attachments:

Application
Zoning Exhibit
Site Plan

Staff Recommendation:



Existing Zoning

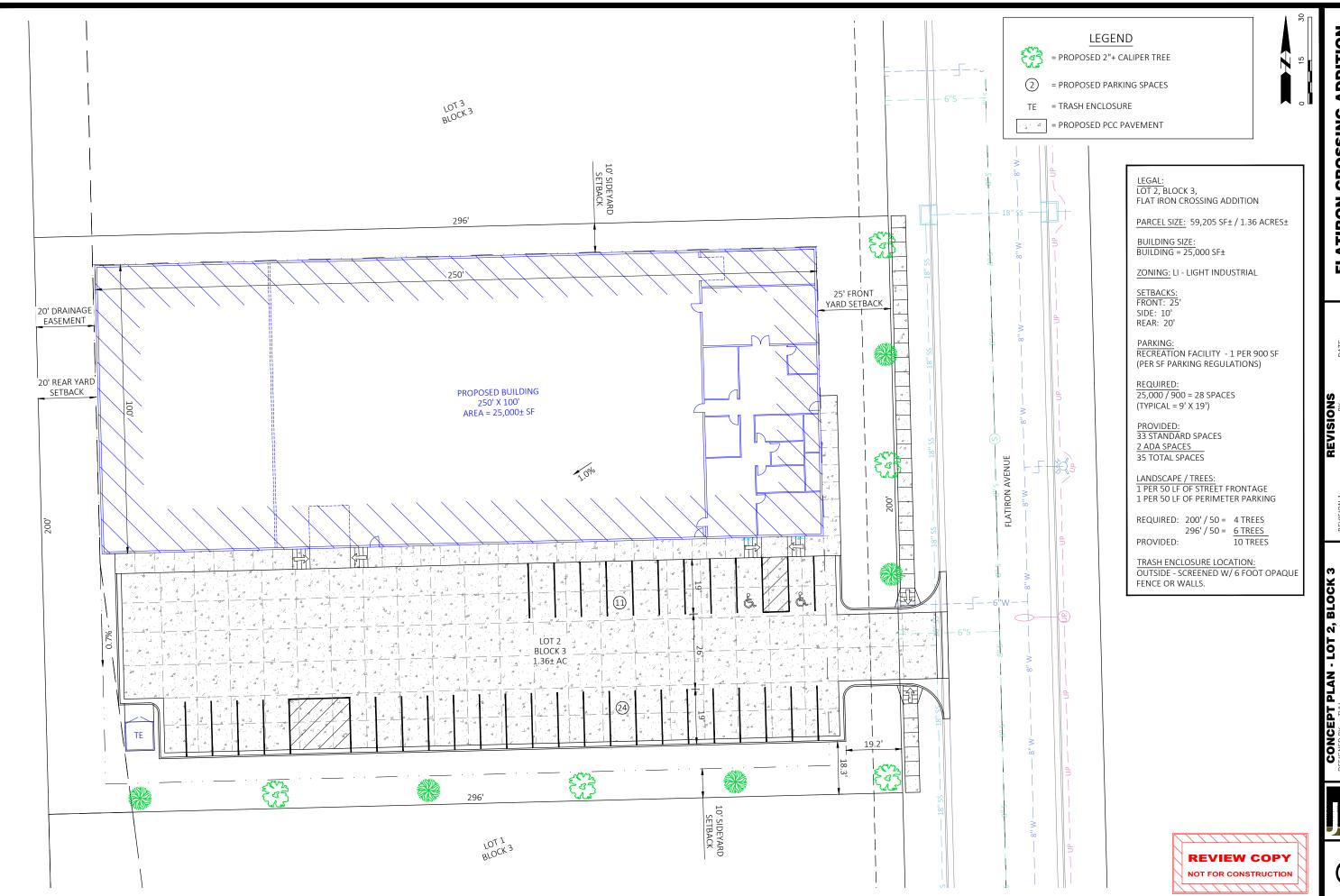






Zoning Amendment Application

Application Date: 3-19-25	
Property Address: 911 Flattron Ave.	Planning and Zoning
Legal Description: Lot 2 Blk 3 Flatiron Crossing Addition	301 E. Willow Street Harrisburg, SD 57032
Property size (acres): 1.22 acres	buildingservices@harrisburgsd.gov
Current Zoning District: Light Industrial	REGEIVED
Proposed Zoning District: General Business	(3/19/2025 - \$0
Purpose/Reason for zoning change request: <u>Baseball Training Facility</u>	y - Rezone as Requisted
Applicant Name: Doug Allen	
Mailing Address: 48022 Timber Ridge Pl.	
City/State/Zip: Harrisburg, SD 57032	
Phone: 605 - 351-6145 Email: doug@allenhomessd. Co	
Property Owner: Same as above	
Mailing Address:	
City/State/Zip:	
Phone: Email:	
I/we hereby petition to change the zoning classification	of the property.
Legal Description: Lot 2 Blk 3 Flation Crossing Additi	00
D A ALL	Date <u>3-19-25</u>



FLATIRON CROSSING ADDITION

LOT 2, BLOCK 3

CITY OF HABBIERING INCOIN COUNTY SOUTH PAKETA

| REVISIONS | BY: DATE: | BY:

CONCEPT PLAN - LOT
DESIGNED BY: TWV
CHECKED BY: CJJ
ACAD FILE: 70173 P GEO LOT 3







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

Agenda Item Staff Report

Date: May 13, 2025

To: Planning Commission From: Planning and Zoning

Agenda Item

Rezone Lot 12, Block 4 of Sunny Haven Estates Addition (Parcel: 271.14.04.012) from Low Density Residential (R-2) to Single-Family Detached Residential (R-1).

Public Hearing: ☑ Business Item: ☑ Informational: □

Information

- This lot was originally zoned R-2.
- The City's annual street maintenance and stormwater fees are based on zoning.
- Rezoning this lot will reduce the property owner's annual fees.

Attachments

Application
Zoning Exhibit

Staff Recommendation

Recommend approval to the City Council.



Zoning Amendment Application

Application Date:	
Legal Description: Lot 12, Block 4, Sunny Haven Esta	ates Planning and Zoning
Property size (acres): 0.35	301 E. Willow Street Harrisburg, SD 57032
Current Zoning District: R-2 Residential: Low Density	<u>buildingservices@harrisburgsd.go</u>
Proposed Zoning District: R-1 Residential: Single-Family Detached	
Purpose/Reason for zoning change request: Reduce annu	al fees.
Applicant Name: Shane and Kris Warwick	
Mailing Address: 537 Brody Court	
City/State/Zip: Harrisburg, SD 57032	
Phone: (605) 391-6700 Email: kwarwick24	@gmail.com
Applicant Signature Clawill	Date 2/25/25
Property Owner: Shane and Kris Warwick	
Mailing Address: 537 Brody Court	
City/State/Zip: Harrisburg, SD 57032	
Phone: (605) 391-6700 Email: kwarwick24(@gmail.com
I/we hereby petition to change the zon	
Legal Description: Lot 12, Block 4, Sunny Haven Esta	tes
Property Owner Signature & Wall	all Date 2/25/25



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

Agenda Item Staff Report

Date: May 13, 2025

To: Planning Commission From: Planning and Zoning

Agenda Item

Rezone a portion of the Southwest Quarter, except Tract 1 of the Oppold Addition, of Section 28, Township 100 North, Range 50 West of the 5th Principal Meridian, Harrisburg, Lincoln County, South Dakota (Parcel: 100.50.28.3000) from Agricultural (A-1) to Natural Resource (NR) and Residential – Low Density (R-2).

Public Hearing: ☑ Business Item: ☑ Informational: □

Information

- The applicant is Artessa, LLC
- The applicant is requesting to rezone 87.4 acres of A-1 to 3.2 acres of NR and 84.2 acres of R-2.
- The land is on the east side of 472nd Avenue, between 272nd Street and 271st Street.
- This land has been annexed into the city.
- The preliminary subdivision plan is also on tonight's agenda, and this application reflects the proposed zoning in that plan.

Attachments

Application Zoning Exhibit

Staff Recommendation

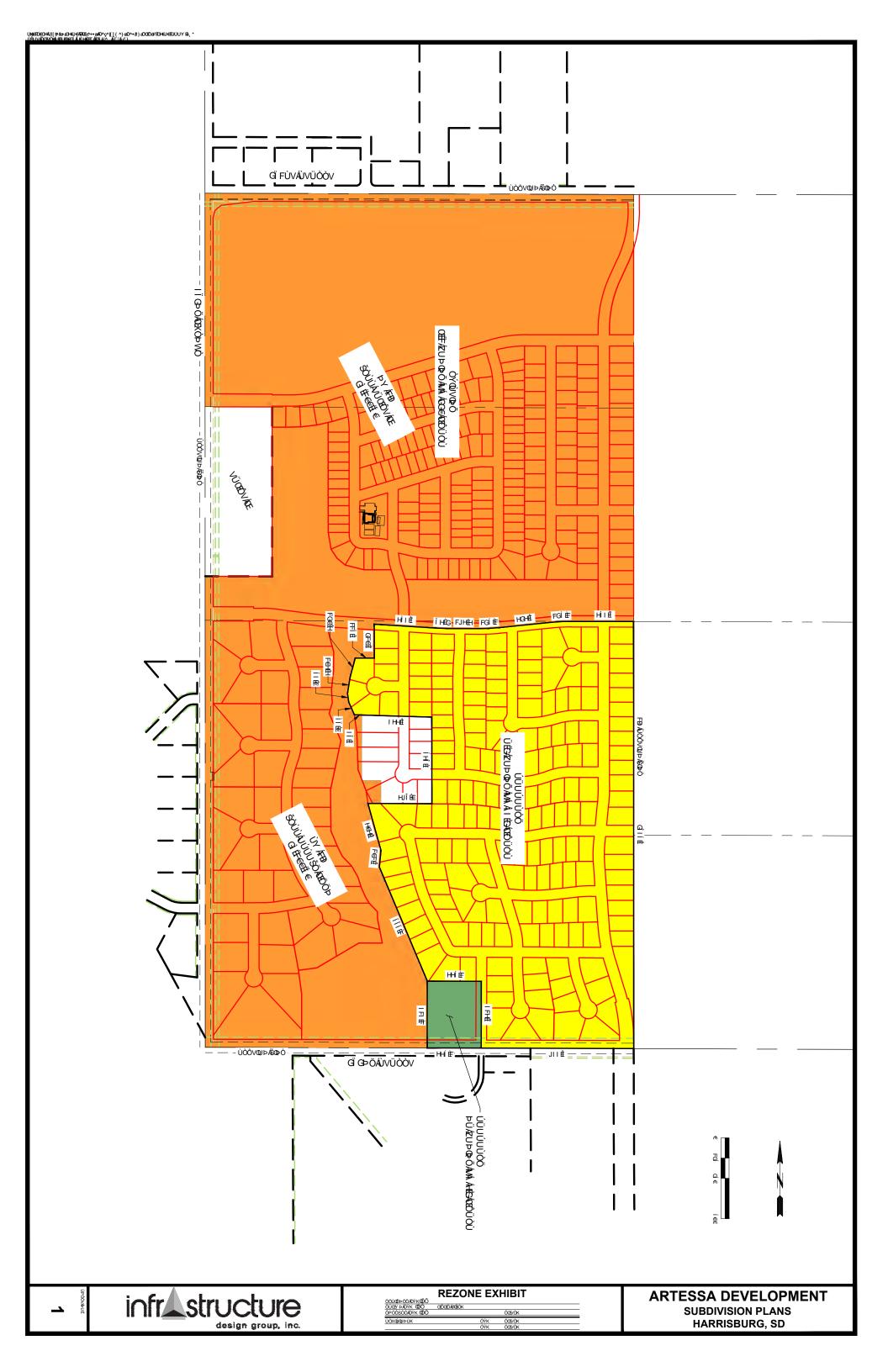
Recommend approval to the City Council.



Zoning Amendment Application

Application Date: $\frac{4/24/25}{4}$	
Property Address:	Planning and Zoning
Legal Description: A portion of the SW1/4, except Tract 1 of the Oppold Addition, 28-100-50.	301 E. Willow Street Harrisburg, SD 57032
Property size (acres): 87.4	buildingservices@harrisburgsd.gov
Current Zoning District: A-1	
Proposed Zoning District: NR (3.2 acres) and R-2 (84.2 acres)	
Purpose/Reason for zoning change request: New residential development	
Applicant Name: Artessa, LLC	
Mailing Address: 719 Sioux Point Road	
City/State/Zip: Dakota Dunes, SD 57049	
Phone: (712) 223-3671	n
Applicant Signature Date	
Property Owner: Same as above	
Mailing Address:	
City/State/Zip:	
Phone: Email:	
I/we hereby petition to change the zoning classification of th	
Legal Description: A portion of the SW1/4, except Tract 1 of the Oppold Ac	ddition, 28-100-50.
Property Owner Signature Signed by: Lyly kelly	Date 4/24/25

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





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Agenda Item Staff Report

Date: May 13, 2025

To: Planning Commission

From: Planning and Building Services

Agenda Item Preliminary Plan for Arte	ssa Addition.	
Public Hearing: □	Business Item: ☑	Informational:

Information

- The applicant is Kelly Construction.
- These 307.29 acres are on the east side of 472nd Avenue between 271st Street and 272nd Street.
- This land has been annexed into the city.
- The City's subdivision approval process is discussed in the *City of Harrisburg Ordinance* 2021-07 Subdivision Regulations (Revised) and includes the following steps:
 - Concept Plan
 - o Preliminary Subdivision Plan
 - Engineering Submittals
 - Plat
- The Preliminary Subdivision Plan is designed to assist the Subdivider and the City with the efficient and timely development of lots and infrastructure throughout a subdivision. Plans will be evaluated for compliance with the City's Design Standards and comprehensive plans for development and infrastructure.
- The requirements of the Preliminary Subdivision Plan are discussed in Chapter 9 of the *Harrisburg Design Standards* and includes the following:
 - Title Page, General Notes, and Existing Conditions
 - Land Use, Phasing Plan, and Lot Layouts
 - o Plans for Storm Drainage, Sanitary Sewer, Water, Street Lights, and Access
- Also on tonight's agenda is the rezoning of the land in phases 1 and 2. Access for these
 phases is off 272nd Street. The developer plans to extend the asphalt pavement on 272nd
 Street to their east property line.
- Access locations for future phases is proposed off 472nd Avenue and Highway 106, which are currently under the jurisdiction of Lincoln County. The developer is working on a traffic impact study for 472nd Avenue, which will identify capacity improvements (turn lanes, additional lanes, etc.) and the timing of these improvements as the area develops. City staff is actively working with the Lincoln County Highway Superintendent regarding the proposed access locations.
- The City Engineer has reviewed the Preliminary Subdivision Plan, determined the plan complies with state and local regulations, and recommends the acceptance of the Preliminary Subdivision Plan.



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Attachments

Preliminary Subdivision Plan

Staff Recommendation:

Recommend approval to the City Council.

STOCKWELL

April 4, 2025

via email
Heath VonEye
City of Harrisburg
Heath.voneye@harrisburgsd.gov

04_24055 | SEI No.
Preliminary Plan | Encl
Phillip Gundvaldson, Infrastructure Design Group | Cc
Chad Huwe, Stockwell Engineers | Cc
Mitch Mergen, Stockwell Engineers | Cc

Re: Preliminary Plan Review Artessa Addition

Dear Mr. VonEye:

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

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

Respectfully submitted,

STOCKWELL ENGINEERS, INC.

Ross Kuchta, PE Project Engineer

ENGINEERING / LANDSCAPE ARCHITECTURE / SURVEYING



April 1, 2025

Infrastructure Design Group, Inc. 116 W. 69th Street Sioux Falls, SD 57108

RE: Preliminary Subdivision Plan for the Artessa Addition to the City of Harrisburg, SD

Mr. Kuchta,

Below, please see Infrastructure Design Group's responses to review comments received via email March 7th, 2025 for the above referenced project. IDG responses are shown in blue.

Included with this resubmittal is a complete copy of the revised Preliminary Subdivision Plan with review comments incorporated as noted below.

- 1. You do not need to adjust the water valves for this submittal, but for the Engineering submittal, we will want the valves placed outside the intersections. I believe the intent is that at some point in the future the City will be taking over these watermains, and we would prefer the valves be placed at locations desirable to the City. Accepted
- 2. Our new comment is regarding the length of the dead end section of Bluestem Avenue. Bluestem currently dead ends at the existing acreage that is not part of the development. We would anticipate at some point in the future for the acreage to be further subdivided and incorporated into the development. At such time, the street would be extended and the length of the dead-end street would exceed the design standards. We would like to see a proposed extension of utilities and street from either Bluestem Court or Valley View Circle to the existing acreage to eliminate the dead end. Accepted

Note: After working through design issues we rearranged the lot layout on the west side of Phase 1

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CITY OF HARRISBURG LINCOLN COUNTY

ARTESSA ADDITION PRELIMINARY SUBDIVISION PLAN

2025

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG THAT THE PRELIMINARY PLAN OF THE ARTESSA DEVELOPMENT 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

11	REON.
MAYOR CITY OF HARRISBURG, SOUTH DAKOTA ATTEST: CITY FINANCE OFFICER CITY OF HARRISBURG, SOUTH DAKOTA STATE OF SOUTH DAKOTA) SS COUNTY OF LINCOLN) THE HARRISBURG, SOUTH DAKOTA, HEREBY OF ERESOLUTION ADOPTED BY THE CITY CO AY OF, 20 ITNESS MY HAND AS CITY FINANCE OFFICE CITY FINANCE OFFICER	ADOPTED THIS DAY OF, 20
	DOPTED THIS DAY OF, 20 AYOR ITY OF HARRISBURG, SOUTH DAKOTA ITEST: ITY FINANCE OFFICER ITY OF HARRISBURG, SOUTH DAKOTA ITATE OF SOUTH DAKOTA) SS DUNTY OF LINCOLN) THE DULY APPOINTED, QUALIFIED AND ACTING FINANCE OFFICER OF THE CITY PRISBURG, SOUTH DAKOTA, HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF SOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG AT A MEETING HELD ON THE SS MY HAND AS CITY FINANCE OFFICER AND THE OFFICIAL SEAL OF THE CITY OF HARRISBURG, SOUTH DAKOTA
	ATTEST:
	:ss
ΗE	HARRISBURG, SOUTH DAKOTA, HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG AT A MEETING HELD ON THE
IT	NESS 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 ARTESSA DEVELOPMENT TO THE CITY OF HARRISBURG AND THE SAME IS RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF

CITY OF HARRISBURG PLANNING COMMISSION

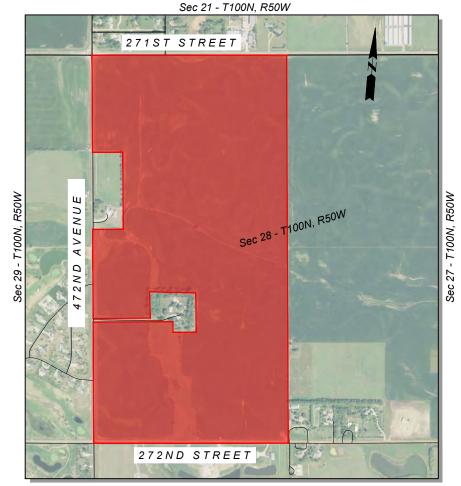
AUTHORIZED OFFICIAL APPROVAL

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l,	, AUTHONIZED	OFFICIAL OF THE CITY	OF HANNISBUNG, DI	J HENEBT CENTIF
THAT I DID DULY REVIEW	AND RECOMMEND APPROVAL	OF THIS PRELIMINARY	PLAN ON THIS	DAY OF
, 20 .				
AUTHORIZED OFFICIAL	L			
CITY OF HARRISBURG.	. SOUTH DAKOTA			

CITY ENGINEER APPROVAL

١,	,, CITY ENGINEER OF THE CITY OF HARRISBURG, DO HEREB	Y CERTIFY THAT I DID
D	DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAN ON THIS DAY OF	, 20

CITY ENGINEER CITY OF HARRISBURG, SOUTH DAKOTA



Sec 33 - T100N, R50W

Location Map

Plans By:



FFÎÁY ÈÂJVPÁÙVÜÒÒVÉÂÙWQYÒÁG€€ ÙQJWÝÁØQEŠŠÙĒÁÙUWPÁÖQESUVQEÁÏF€Ì ÚPÈÁCêÍDÁGÏFÉÍÍGÏ ,,,Èa), √aæ•d ĭ&c ¦^å*È&[{

Index of Sheets

ÙPÒÒVÁPU BÁOTÈFÄGOTÈGAMMMMAVQVŠÒÁIÙPÒÒVÁBÁŠÒÕÒÞÖ ÙPÒÒVÁPU BÓÈEF ÕÒÞÒÜŒŠÁÞUVÒÙ VŸÚŒĴŒŠÁÙÒÔVŒJÞÙ ÙPÒÒVÁPU BÓBEF ÙPÒÒVÁPU ĐỚC ĐẾT Á TỚC ĐỀN Á MINH MÁ TÝ QỦY QU ĐÔU ÞÔ QVQU ÞÙ ÙPÒÒVÁPU BÓBEFÆRÓBEJ ŠŒÞÖÁNÙÒÁBÆĞUVÆĞŒŸUWV ÙPÒÒVÁÞU BÁØBEF ÚPŒÙŒÕÆŒŸUW ÙPÒÒVÁPU ÈKŐ ÈEFÆKŐ ÈEJ ÖÜŒÐPŒÕÒÁÚŠŒÞ ÙPÒÒVÁÞUÉÁPÈEFÆÉFÆÉPÈÌ WV**OŠO**VŸÁÚŠOEÞ ÙPÒÒVÁÞU BÁÐEFÆÐÆÐEJÁWWWWŠØÐPVOÞŐÁÚŠŒÞ ÙPÒÒVÁÞU ÉÁRÉEF ŒĴÔÒÙÙÁÚŠŒÞ ÙPÒÒVÁÞUÉÁSÈEF ÒÚÔUÞÆUVÆÒÝPŒÓŒV

OWNER / DEVELOPER: SÖŠŠÝ ĎUÞÙVÜWÔVQÞ Ĭ FJÂJQWÝ ÁJU QE VÁJU CE ÖCCSU VOZÖWÞ ÖÜÐÜÖÁ Ï €J ÇFGD GGHËHÎ Î F

ÓT ŒŠKÁSŸŠÒO SÒŠŠŸÔUÞÙVÜWÔVQJÞĚĎUT

CIVIL ENGINEER / SURVEYOR: ίÜŒÙVÜWÔVWÜÒÄÖÒÙŒÞÃÕÜUWÚÆŒÔÈ FFÎÁYÂJVPÂÛVÜÒÒVÊÂÛWQYÒÁQ€€ ÙOD/WÝÁØOEŠŠÙÉÄÜÖÁÍÏF€Ì Ĉ €Í D GÏ FÉÍ Í GÏ ÔT CESMÁUP (SÕO (DÞØÜCE) VÜWÔVWÜ ÒÖÕ EÐUT

BENCHMARKS BM #1 (CP21) ÜÒÓŒÜÁY QYPÁŒŠWT ŒWTÁÔŒÚ OÞVÖÜÙÒÔVOUÞ ÒŠÒXÁMÁFIÏÍĒÏÄQÞOEXÖÌÌD

BM#2 (CP 22) ÜÒÓCILÌÁY CYPÁCIŚWI CPWI KÔCILÍ ÙUWYPÒCILIVÁÙWCILÖÜCIÐ VÁUZÁCÍ FÙVÁUVÜÒÒVÁBÁ Í CÞÖÁDEKÒÞWÒ ÒŠÒXÁMÁFIJÏÈLÁÇÞŒXÖÌÌD

CURRENT LEGAL DESCRIPTION:

VPÒÁPUÜVPY ÒÙVÁĴWŒŨVÒŬĒÔÝÔÒÚVÁVÜŒÔVÁŒÁPÁ/PÒÂJUWWPY ÒÙV ÛWŒĬVÒÜÁJØÁPÒÁÞUŮVPY ÒÙVÁĴWŒĬVÒŬŒŒĐÕÁPÒÁŬUWPY ÒÙV ÛWŒĬVÒÜŒÔYÔÁÜŒÔVÁÄÜŒÔVÆÁJØÁJÚÚUŠÖÁŒÔÖV@ÞŒŒŠŠÁÐÁJÔÔV@JÞ ĠĒVUY ÞÙP@Æ€€ÁÐÜÜVPÐŰŒÞŐÒÁ €ÁY ÒÙVÁJØÁPÒÁ VPÁJT ÉË ŠŒÔUŠÞÁÔUWÞVŸÊÐUUWPÁÖŒSUVŒ

TO BE PLATTED AS:
ŒŰVÒÙÙŒÁŒŐQY@ÞÁUÁPPÒÁÔQYÝÁJØÁPŒŰÜ®ÓWŰŐÉÄUUWPÁÖŒSUVŒ

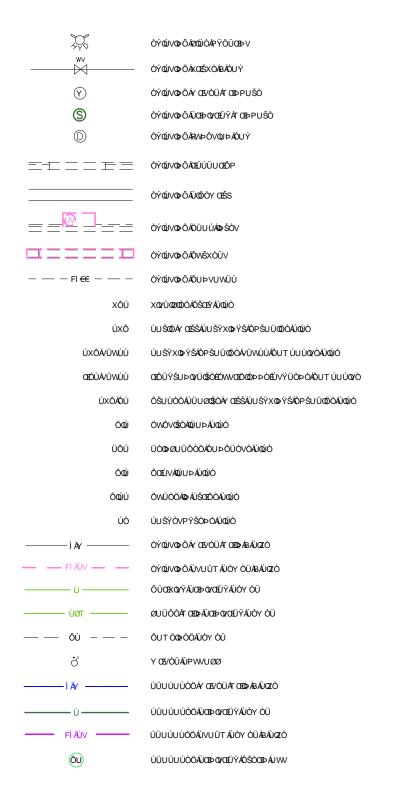
TOTAL ACRES OF SUBDIVISION:

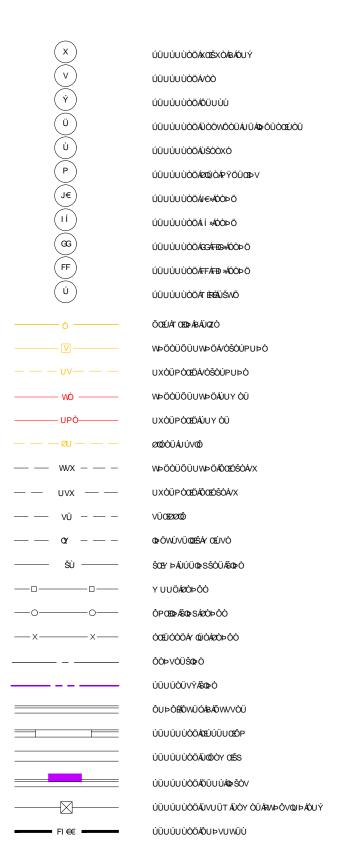
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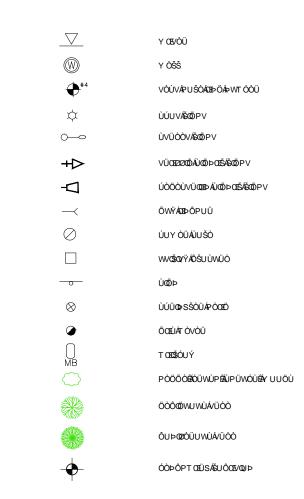
ÚP CŠOÚÁŠĚŘŐWÞÖXOČŠÖÙU Þ

ÙËÖÄÞ[ÄÄJGH Öæe^

LEGEND OF SYMBOLS







EXPECTATIONS FOR CITY REIMBURSEMENTS

Uç^\•ã^åÁcqããð•ÁqíÁa^Ás[}•ãå^Ás[}•ãå^i-åÁq[iÁ^ā[à`!•^{ ^} oÁg &|`å^Áæ]]![¢ā[ææ^|^ÁhĒ=ÉÁ
-oÁ;Árí-Ánæ)ãææ^Án^, ^!Ás`}\Á;æājÁn¢c^}å^åÁs@[`*@Ás@^Án°,^|[]{ ^} oÁu[{ÁG]G³Á
Ùd^^oÁqíÁnïG³ÁOtç^}`^ÁqíÁn';ç^Árč'-Ása^ç^|[]{ ^} oÁqíÁs@Á,^•oÁ;ÁnïG³ÁOtç^ÈÁ
Á

INTENTIONS FOR OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS

Qfs Ásp ca8a] æơ à Ás@æch@ hÔ āc Á, ÁP æ lã à ' l* Á, ālÁ, } Ásp å Á; æā, œæā, Ásel Ásl {] | ^ ơ à Á] `à | ā&Á d^^ ơ ÉÁ^, ^ lÁ; æā, • ÊÁ q l { Ás | æā, æē ^ ÁA • ơ { • Áā, &l àā, * Á; æṭ, lÁs | æā, æē ^ Á æ) å Ås^ ơ } cā; } Áæsēdāāā • ÊÁsp å Á, `à | ā&Á] æs ^ Áā, &l áv å Áā, Ás@ā Á, | æ) Á } | ^ • • Á; c@ l ¸ã ^ Á } [ơ à ÈÁ

Ú|[][•^å/ḥ[cæà|^Á, æe^\;Á^•e^{.•e^{.•Aj, 8|* å, å æe^\;Á; ææ}•ÊA^\;çæ8^•Êæþå/h(^e^\;•Á ¸ão@q,Áo@^Ás^ç^|[]{ ^}oÁ, ā|/Ás^h, }^å/Æpå å/ḥæð; ææj cæāj ^å/Ás^Áo@^ÁŠāj &[|}ÁÔ[*}c°ÁÜ*\æþÁ Ýæe^\;ÁÛ^•c^{.EÁ\

ANTICIPATED PLANS FOR MITIGATION

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INTENT FOR PUBLIC SPACE CONTRIBUTIONS

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SPECIAL NOTES PERTAINING TO THE SUBDIVISION

Discussion of Epcon Community

Discussion of General Business (GB) Tract Intentions

.`` Yæo^¦EÁn^¸^¦EÁndpåÁnd[¦{Án;læanjæt^Áæ&4jáan3n•Án;lÁnc@ÁÕ^}^;lædÁÓ*•āj^^•An;læ&oÁ;ājlÁns^Á å¸^o^¦{āj^åÁ¸āo@ánjåāçāā*ædÁāo%a^ç^|[]{^}o∱læ)•EÁ

Traffic and Street Intentions

QÓTA ÁS®Á Å å^! • cæ) å ¾ * ÁsæÁ @ ÁTĄ ^ ÁS@ MÁ ¡[][•^å ÁSæ&&^•• ∱[¾ で Á [Á で à c¾ * ÁsæÅ bæ&^} oÁ ¡[æå • Ásæ ^ Ásæ¾ å Ásæ ¾ å Ásæ]] ![ç^å Ásî ^ Ás@ ÁÖ Ã cà ¼ - ÁP æb!ã à ` ! * ÉSæ¾ å Ás@æ Máã & ` •• ¾] • Á æb ^ Á } å^!¸ æê Ásî ^ c^^} ÁP æb!ã à ` ! * Ásæ ¾ å ÁS ¾ & [] } ÁÖ[` } ĉ Á[¦ Á č ' c | ^ Á¸ } ^ ! • @ ÁSæ ¾ Á { æ¾ c^} æ¾ & ÁÇ Ã c | AÇ Å c

272nd Street Asphalt Pavement Extension

V@ÁÖ^ç^|[]^¦Áşiơ\}å•ÁşiÁr¢ơ\}åÁs@Ár¢ã·Gā;*Áæ]@ΦΦÓ¸æç^{ ^}oÁæ[}*ÁGÏG³ÁÛd^^oÁ;{ Áæ] |[[ÆĞG€€GÁræ-ÓÁ,ÆÄ]G³ÁÛG^^oÁ; ÆÄ;æ¢;æåÁşiÁs@ÁFÐÁÙ^&Gā;}ÁSā;^ÈÁV@Á];[][•^寿]@ΦÓ¸āļÁ;æ&@Ás@Ár¢ã·Gā;*Ás]BæΦÁ^&Gā;}Áæ[}*ÁGÏG³ÁÛd^^oÁ\$[];[][•^寿]@ΦÓ¸āļÁ;æ&@Ás@ÁrŒ;Ásā]ÞÉMQæ,Áæ;}Áæ];*ÁGÏG³ÁÛd^^oÁ\$[}•d`&c³Á¸āc@Ác@Ár,Gâ;Ásā]ÞÉMQæ,Áæ;∂ææ,åÁs@á¸[!\Á¸ā]Æå^Á\$[]•d`&c³Á¸āc@ÁU@æ^ÆrÆ[]•d`&Gā;}Á;ÆÁ@ÁŒE¢••æÆÖ^ç^|[]{ ^}ŒÁ

ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLANÁ
HARRISBURG, SD

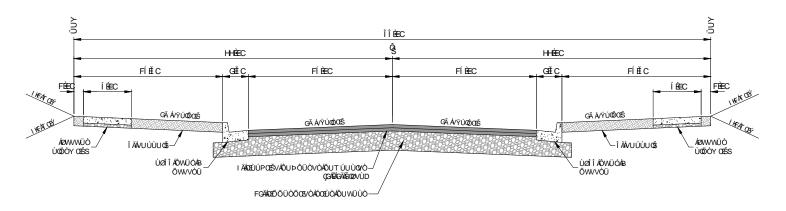
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infrastructure

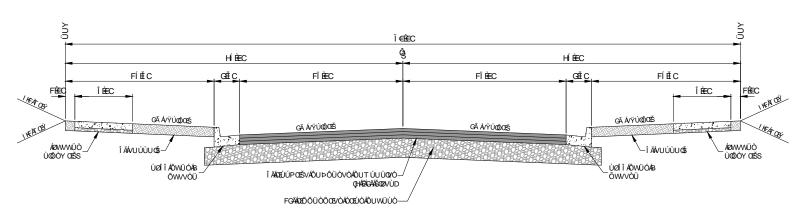
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AUPOOVÁPUBA B.01

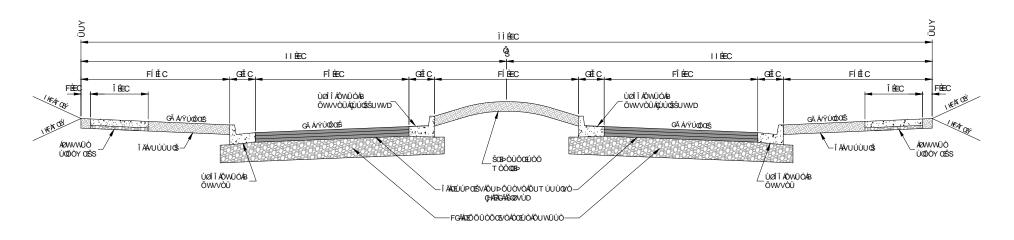
C.01



LOCAL RESIDENTIAL STREET - 66' RIGHT OF WAY

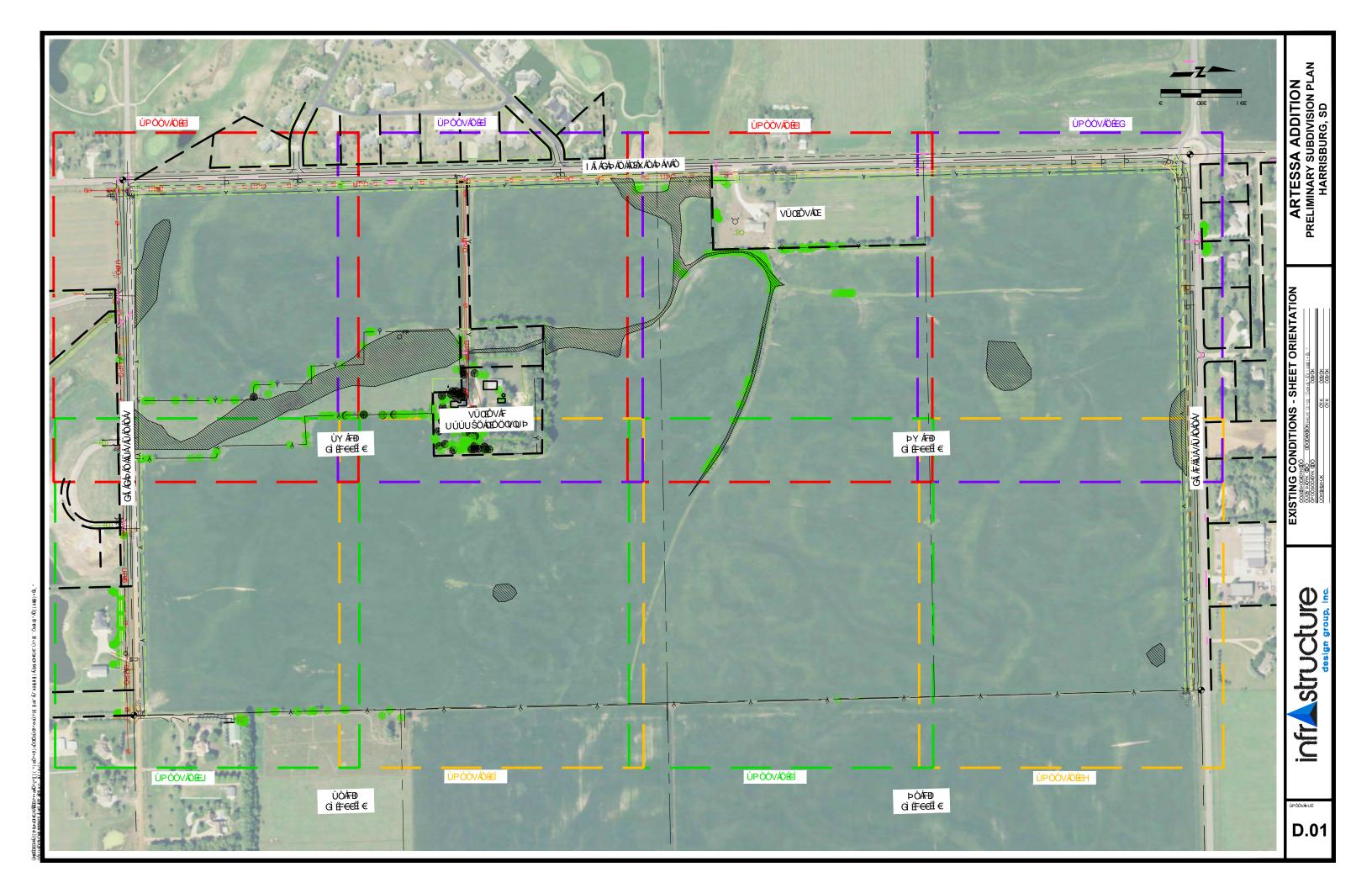


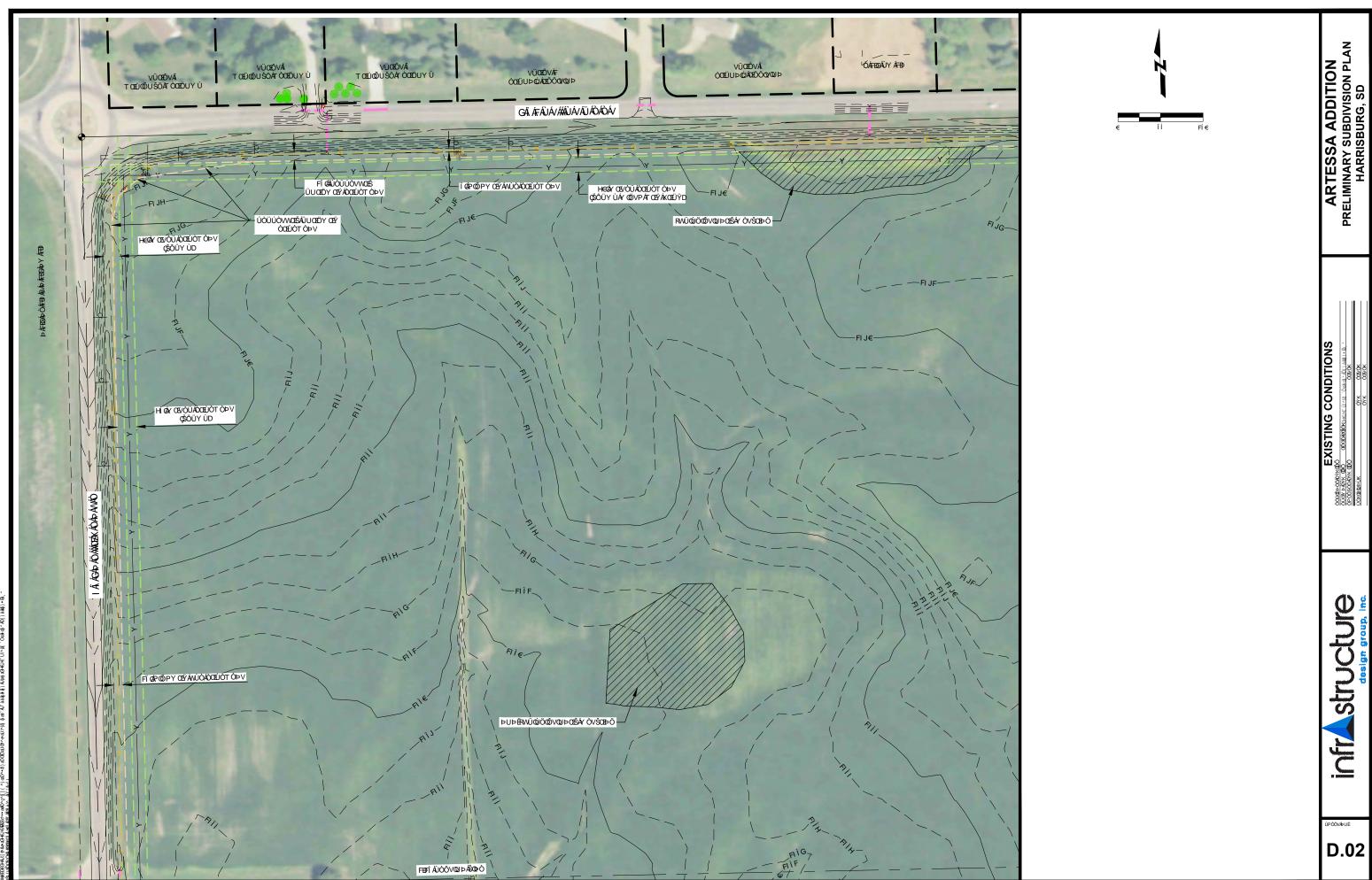
COLLECTOR STREET - 70' RIGHT OF WAY

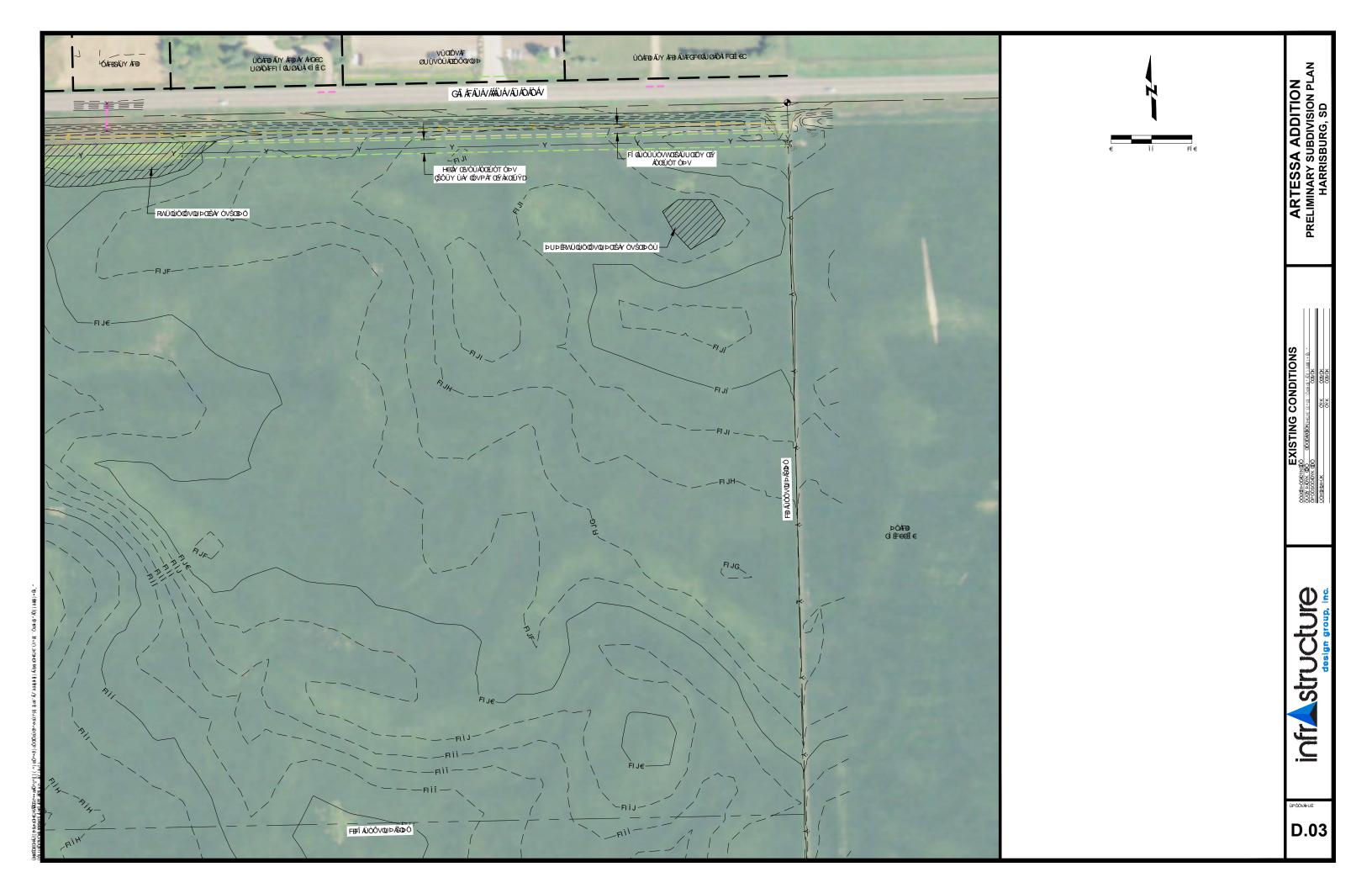


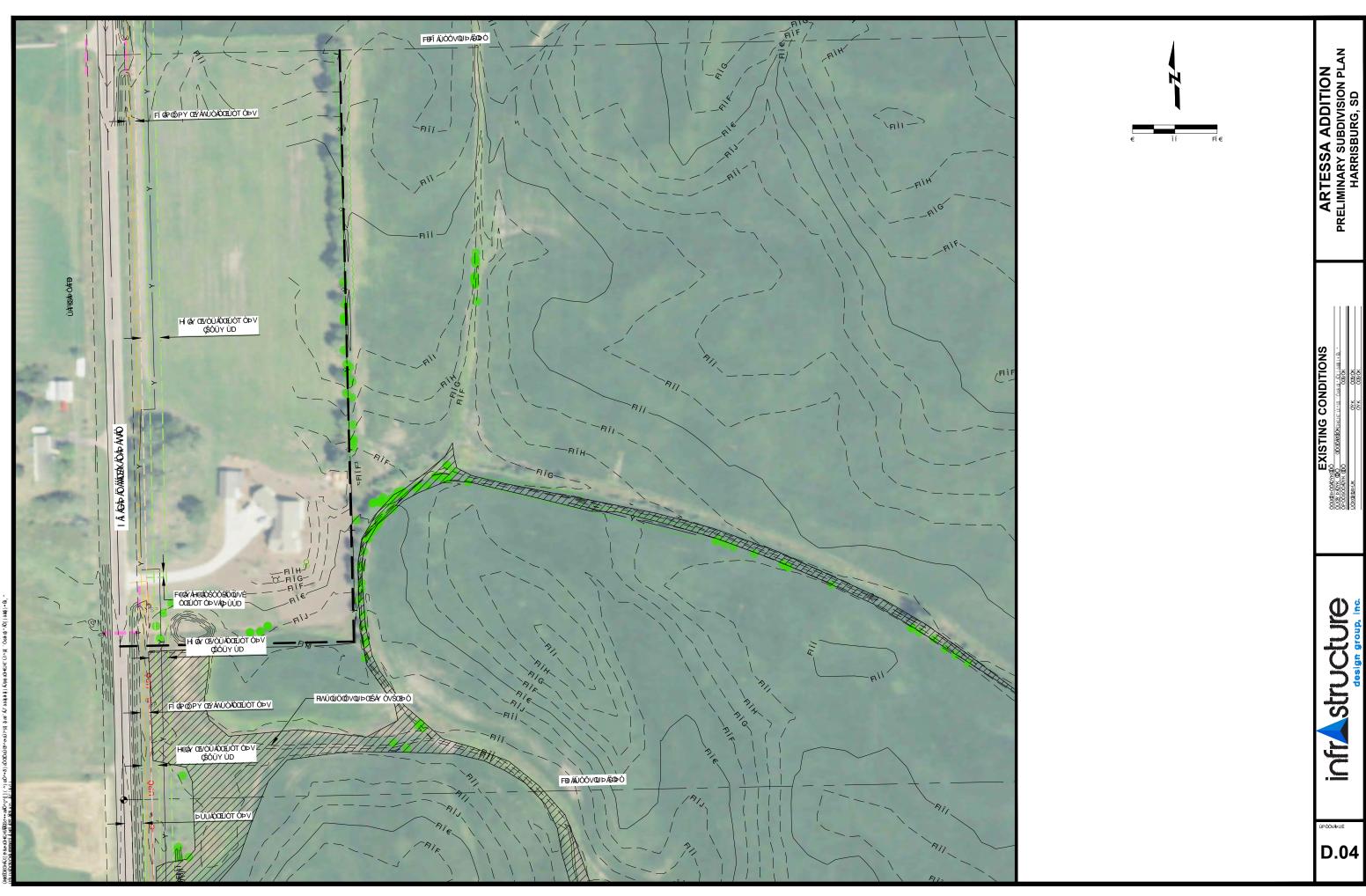
COLLECTOR STREET WITH MEDIAN - 88' RIGHT OF WAY

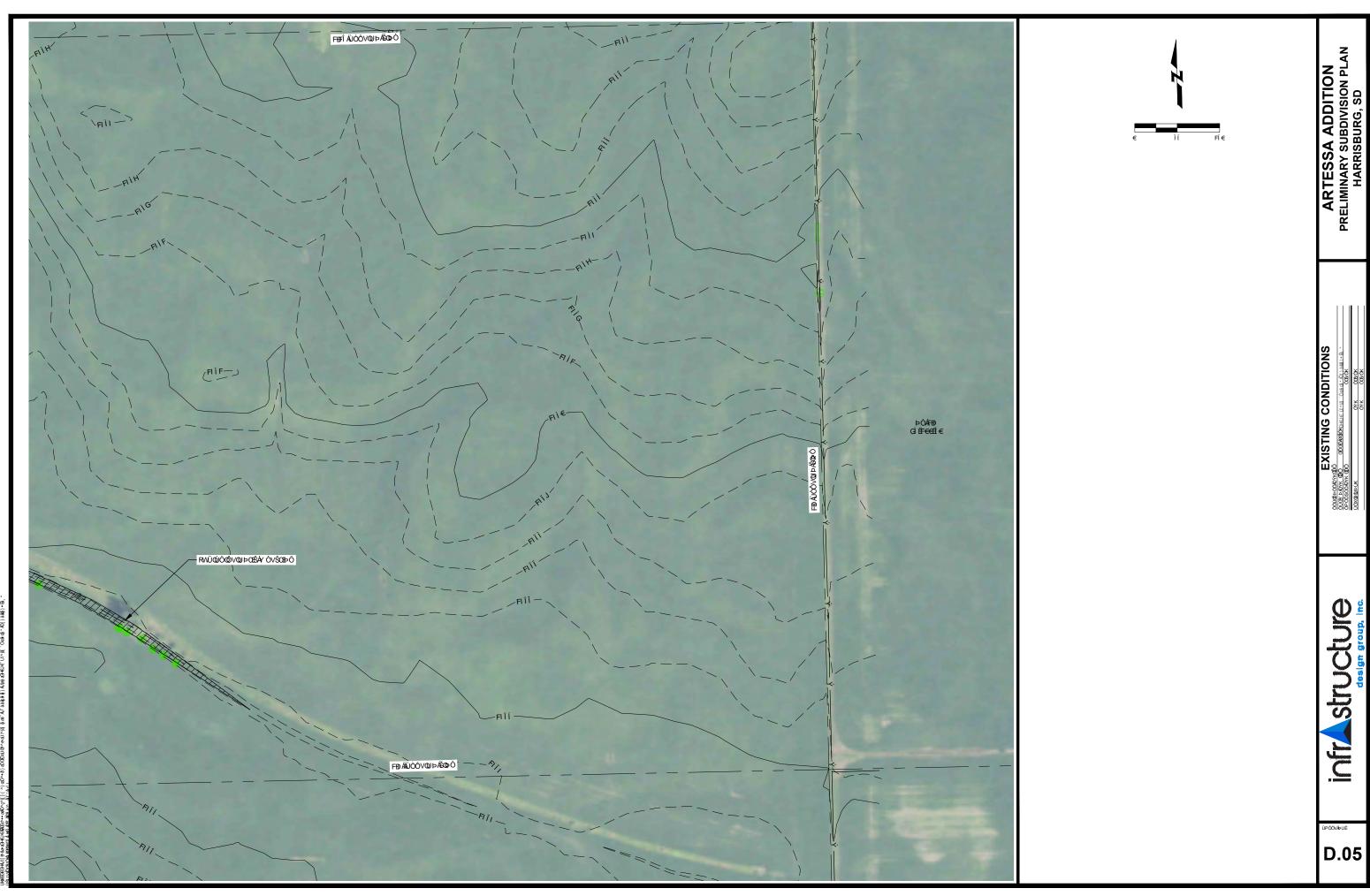
TYPICAL COLLECTOR STREET SECTION AT APPROACHES TO 272ND STREET AND 472ND AVENUE







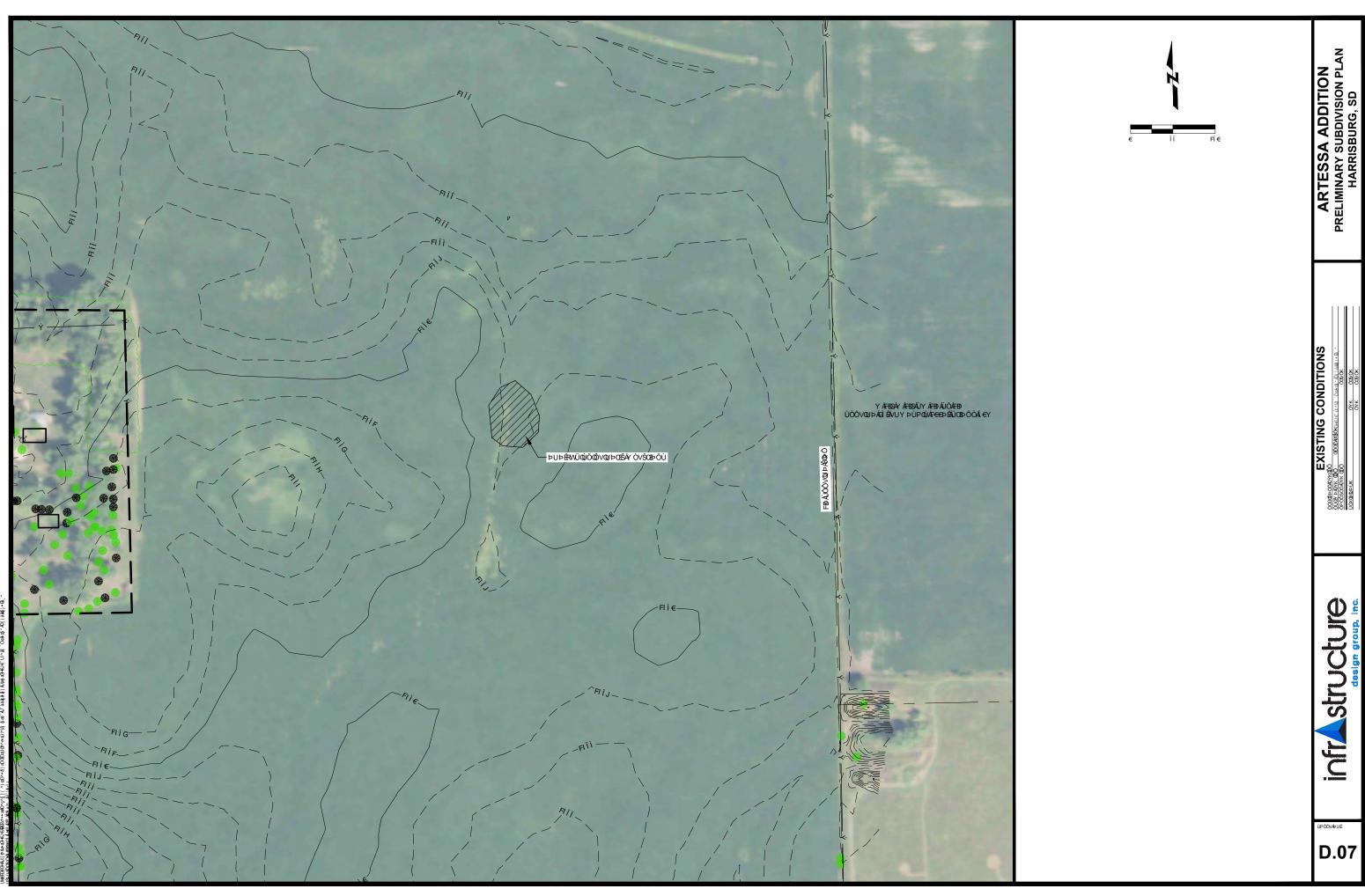




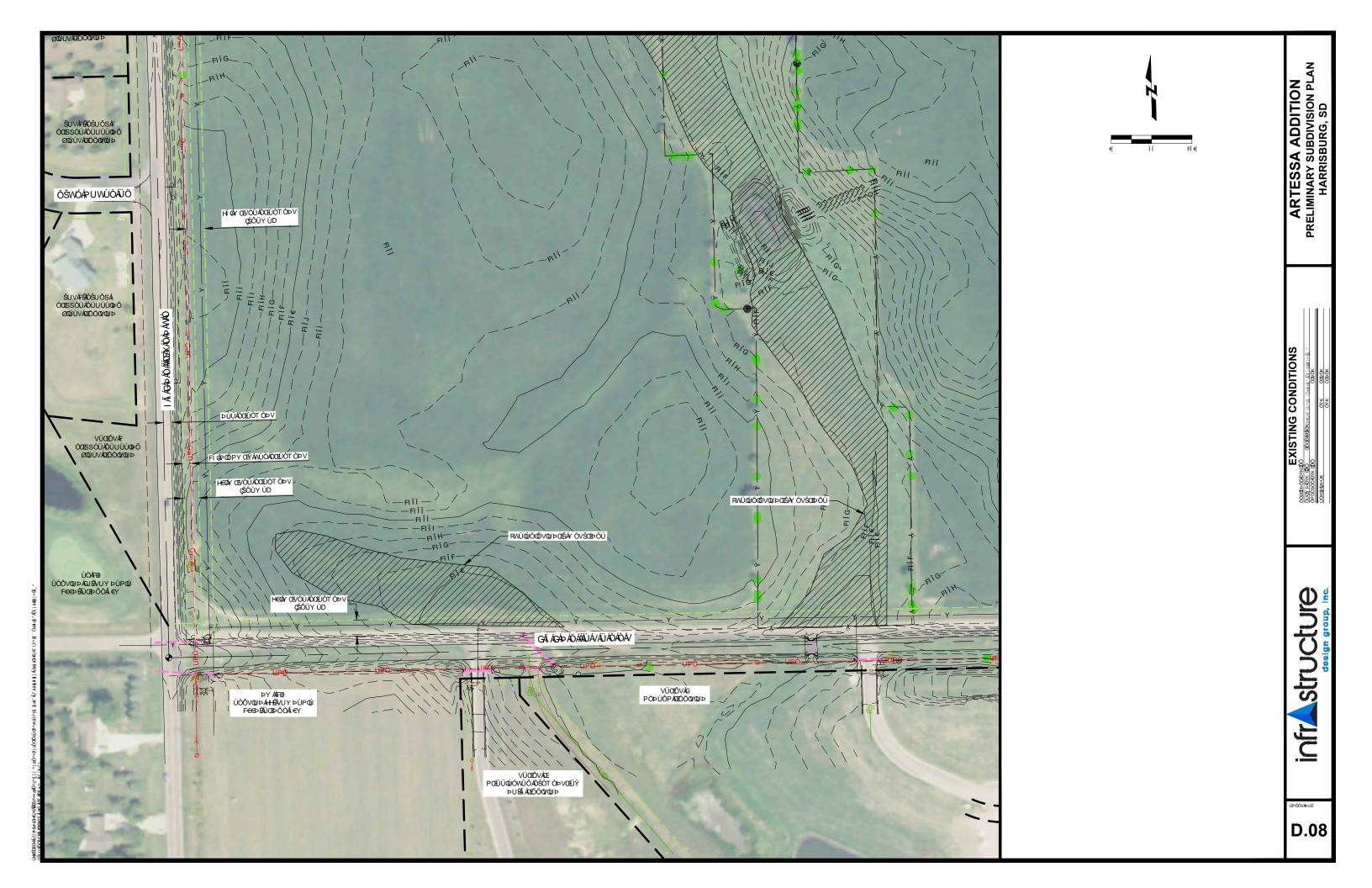
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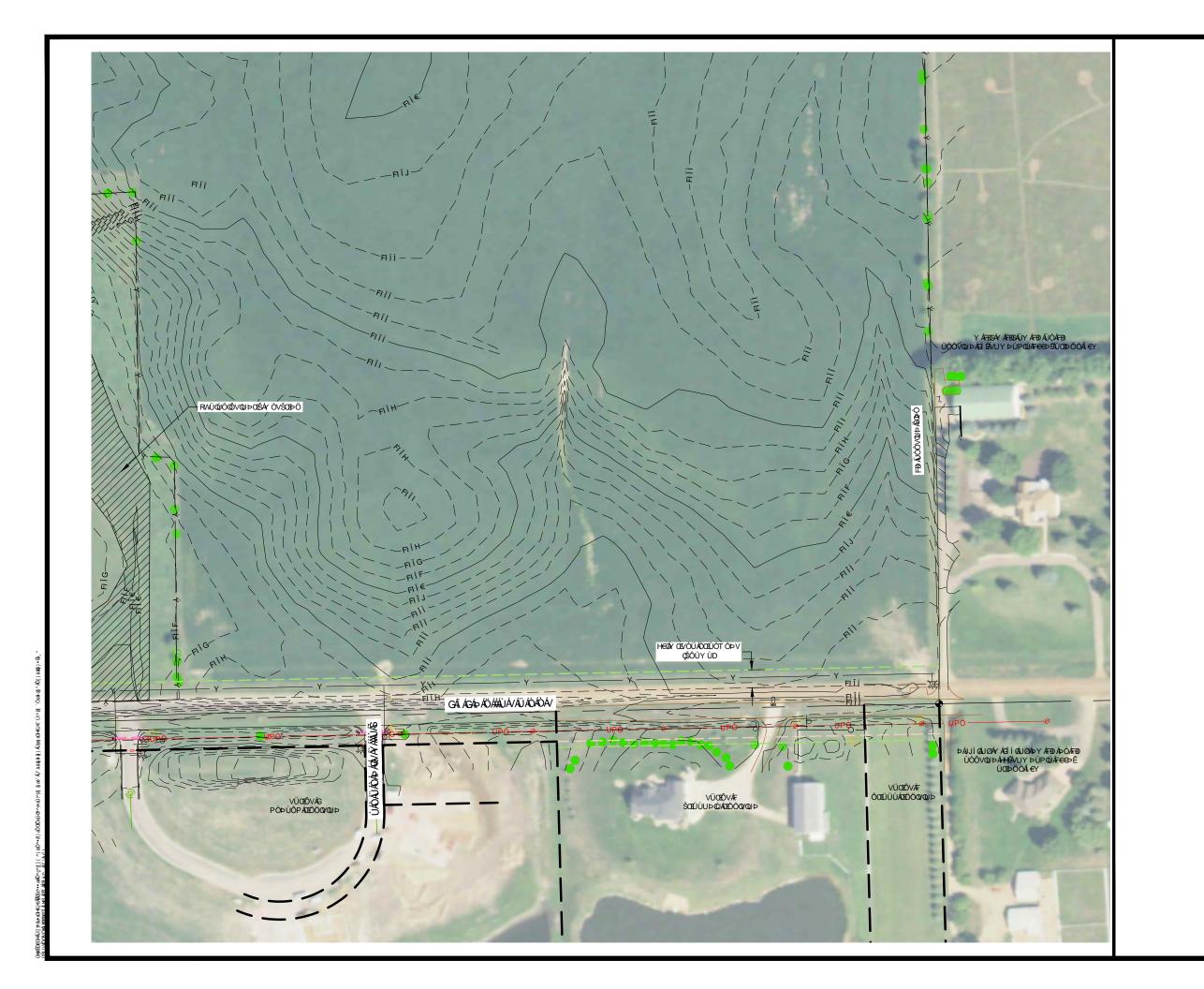
structure





structure





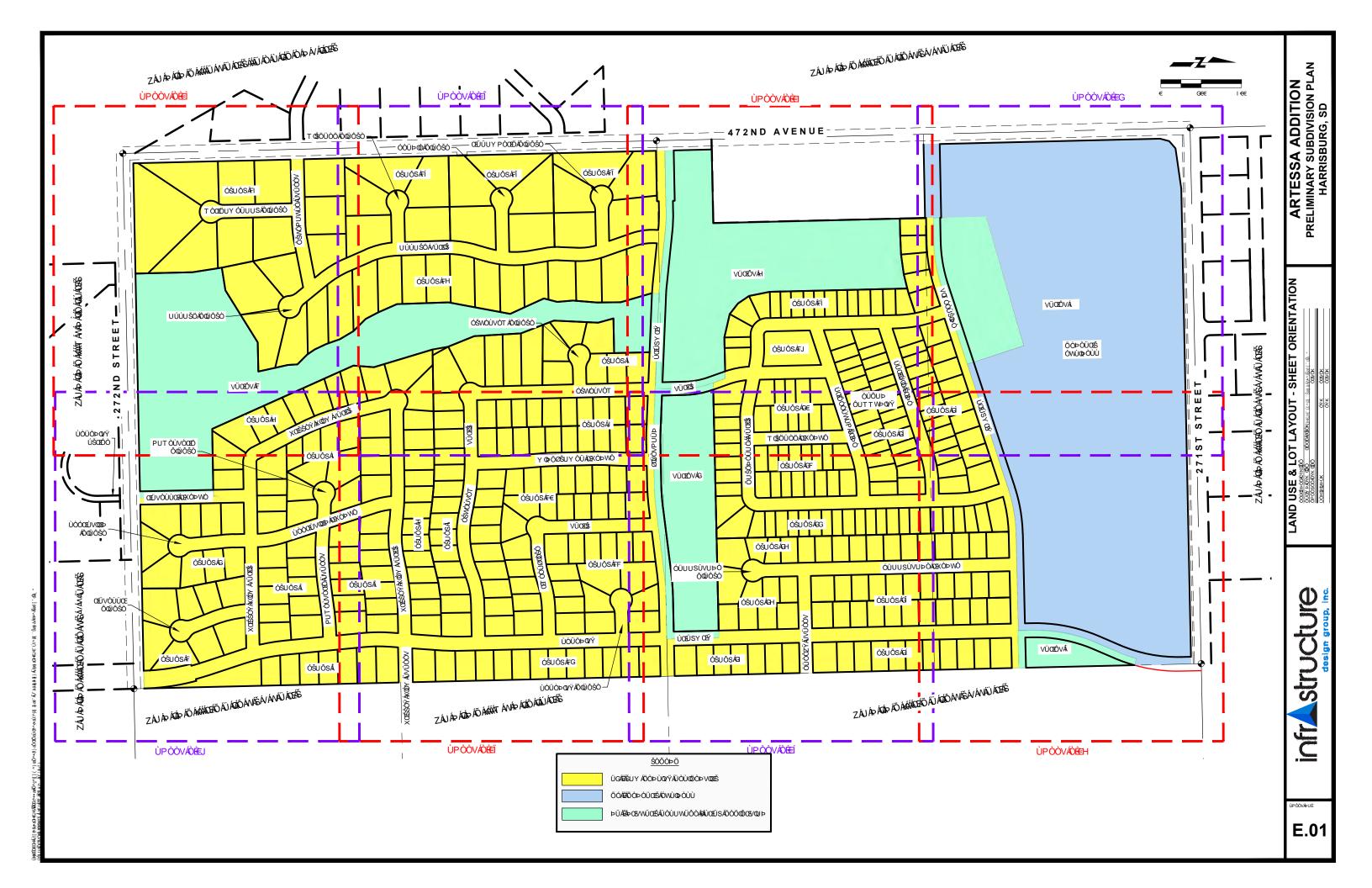
EXISTING CONDITIONS

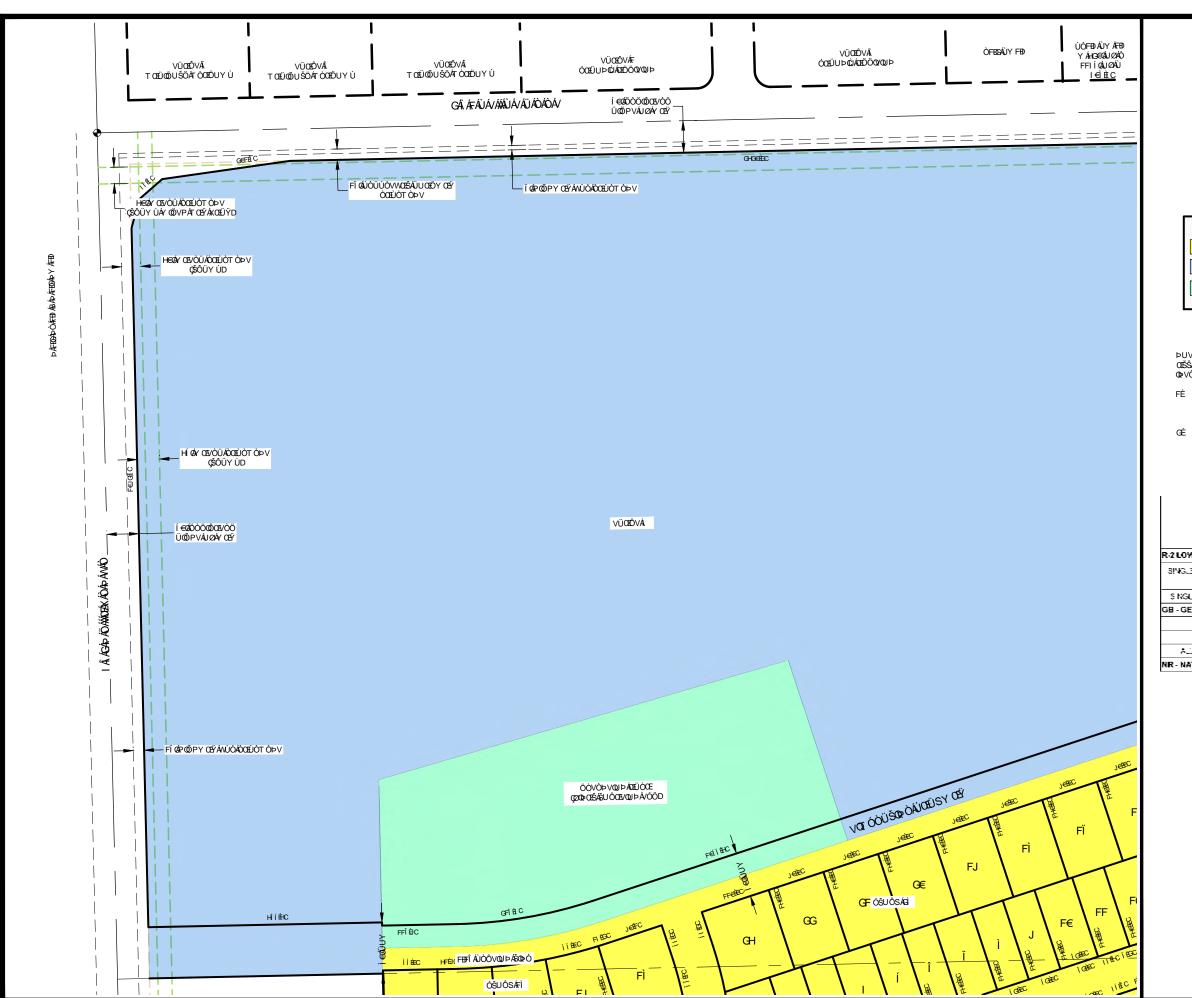
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ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

structure









ÞUVÒK CEŠŠÁÚCEÚSÉRÚ CÔ Ú COEVOU ÞÁTEÞÖ ÄÐ ÖV Ó ÞVOU ÞÁTEÚ Ó CEÚÁCEÚ Ó OPV Ó ÞÖC Ö ÄÐU Ú ÁU WÓ SOÐ ÁN Ú Ò

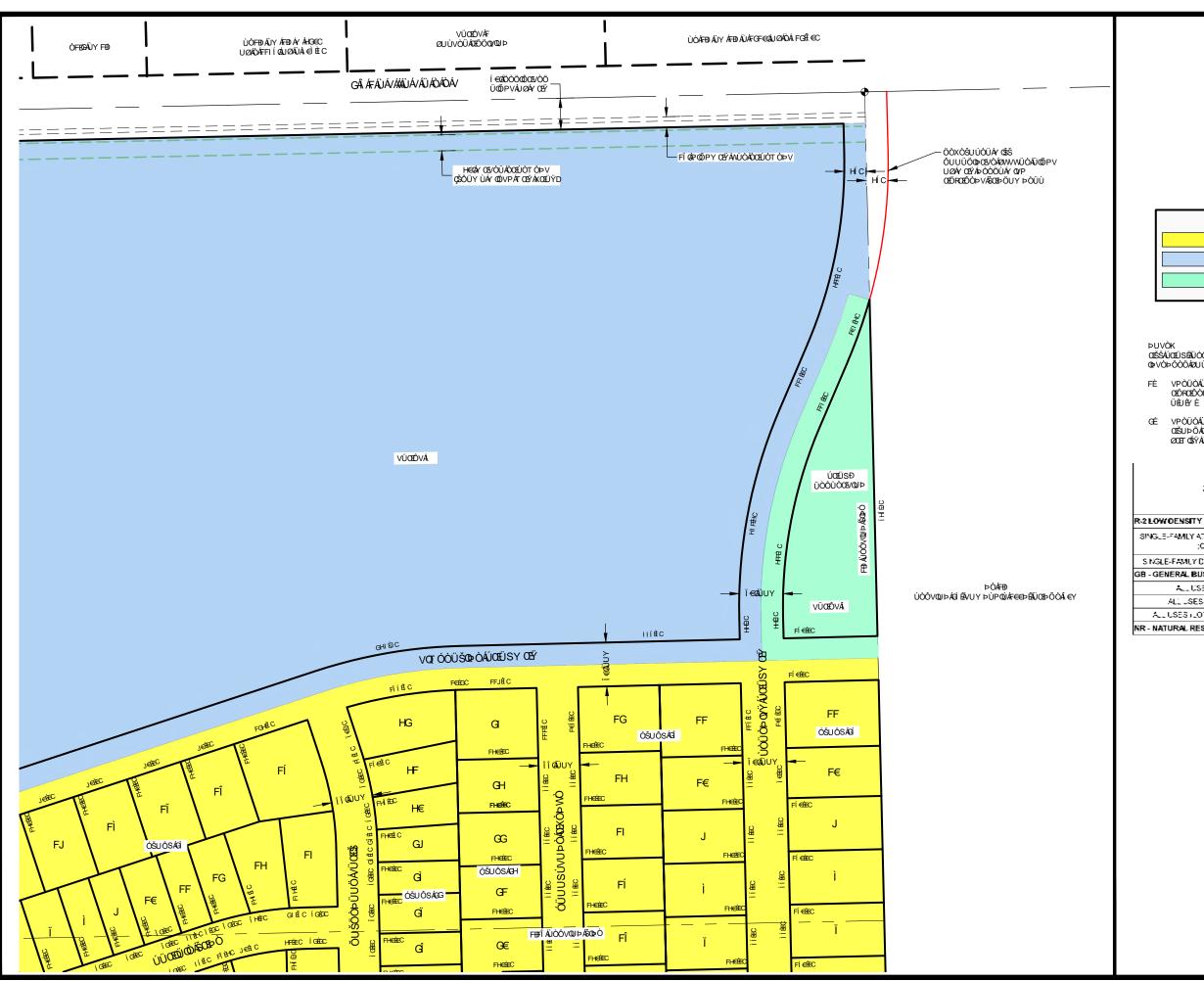
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 Œ ROÐ ROÐ ÒÞVÁ UÁOLŠŠÁODÓ WVO PÖÁ ÚVÓ ŠOÐÁ ÚVÜ Ò ÒVÁ
- CÈ V P Ò Ü ÒÁ J P CIĞ ŠÁ Ó ÒÁTA Ó V Ö Ö ÒÁ W ÖĞ Q V Ä Ö CE L Ò T Ò Þ V CIĞ U Þ Ő ÁTAĞ ŠÁTEÐ W V Q Õ Á O CIÐ SÁĞÜ Ò CIE JÁ J Q Õ Š ÒÁ Ó ĐẦN TẠC ĐƠNG TẬC ĐƠNG TẬC ĐƠNG TẬC ĐƠNG THỰ THE PROPERTY THE PROPE

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ON NON PARTY WALLS DE;	20		7			
SINGLE-FAMILY DETACHED DWELING UNTS	55	25	-	20		
GB - GENERAL BUSINESS						
ALLUSES (LOT WIDTH 0.70 SOFT)		15	5	5		_
ALL USES (LOT WIDTH 51 TO 100 FT)		20	5	5		
ALL USES (LOT WIDTH 10" FT CR MORE;		25	5	5		
NR - NATURAL RESOURCE	50	25	13	23		
						4

structure

ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

E.02







CEŠŠÁJCEÚSĒÚVÔŌÚÒCEVQUÞÁGEVÖÄÖVÒÞVQUÞÁGEÚÒCEÚÁGEÚÒ QVÒÞÖÖÖÁZUÜÁÚWÓŠØÁWÙÒ

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 Ú IÐ IÐ F. Þ
- CÉ V P Ó Ú ÖÁUP CIĞ SÁÓ ÁTTÁ (AY (B) ÓÁW (GÓ) YÁC GLÓT Ó Þ V CIĞU Þ ÖÁTTĞ SÁTD (M V (OÞ Ö ÁC) CÍÐ SÁTÚ Ó CEÚ ÁU (OÞ Ö SÓÁ ZOET (ĞY ÁU ÜU Ú Ó Ü V YÁG Þ Ö Ù

20NING	LOT	MINUVUM REQUIRED SETBACKS			
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	(FT)	IFT)	(FT)	(FT)	
R-2 LOW CENSITY RESIDENTIAL					
SINGLE-FAMILY ATTACHED DWELLING UNITS		25	0	20	
(ON YON PARTY WALL SIDE)	20		7		
SINGLE-FAMILY DETACHED DWELING UNITS	35	25	7	20	
GB - GENERAL BUSINESS					
ALLUSES (LOT WOTH 0 TO 50 FT)		15	5	5	
ALL USES (LCT WIDTH 51 TO 100 FT)		20	5	5	
ALLUSES (LOT WOTH 10" FTICR MORE)		25	5	5	
NR - NATURAL RESOURCE	50	25	10	20	

STUCTURE & LOT LAYOUT

COMPENSATION

OF STATE OF LAYOUT

COMPENSATION

OF STATE OF LAYOUT

COMPENSATION

OF STATE OF LAYOUT

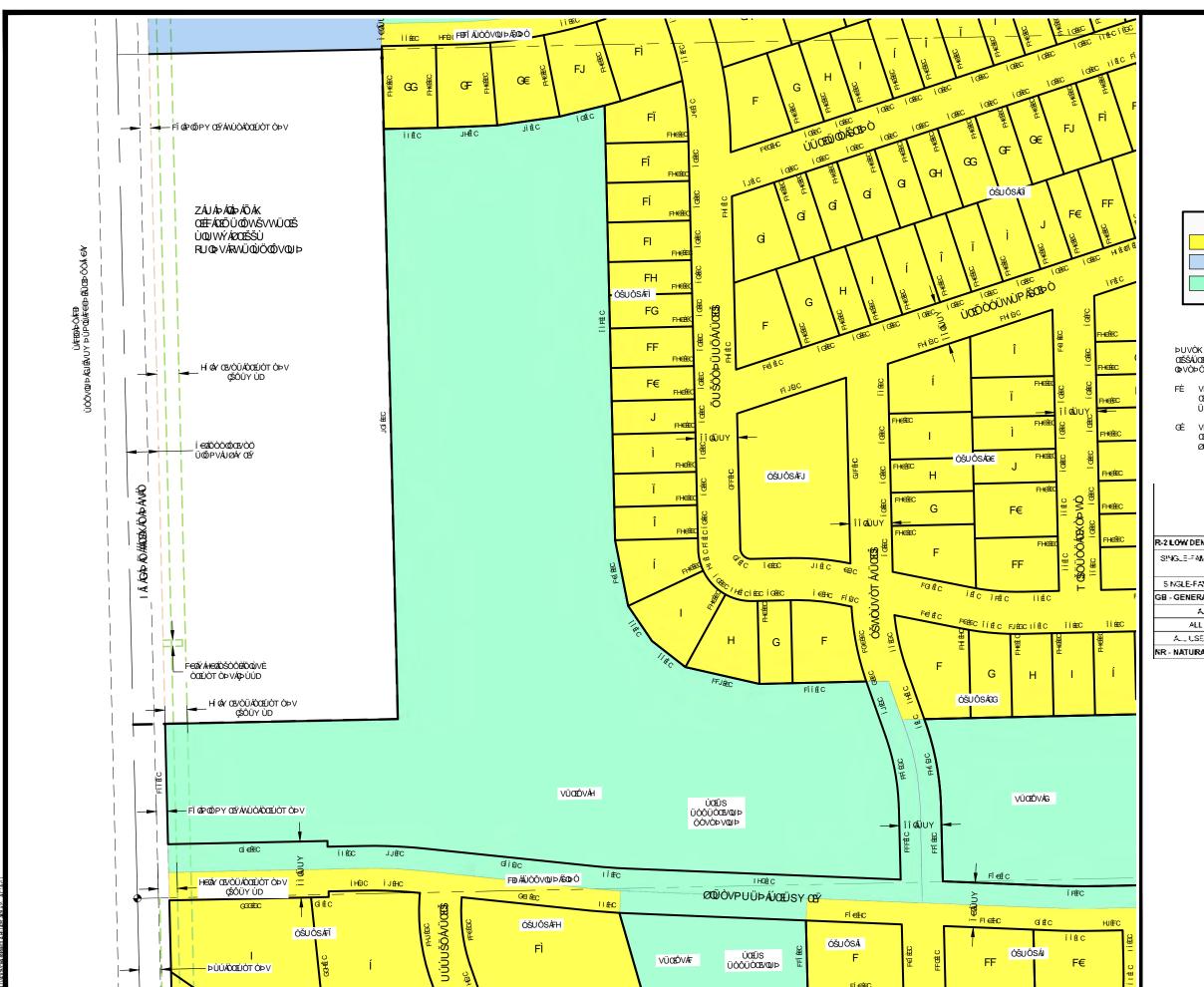
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ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

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ÒÒVÁÞUÈ







ÞUVOK CEŠŠÁÚCEÚSEÁJÓÖÜÖCEVQUÞÁCEÐÖÄÖÖVÖÞVQUÞÁCEÚÖCEÚÁCEÚÖ OÞVÖÞÖÖÖÁ?UŰÁUMÓSOÐÁNÚÖ

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ZONING		MINIMUM REQUIRED SETBACKS			
		FRONT	SIDE	REAR	
		YARD	YARD	YARD	
	(FT)	(FT)	(FT)	IFT)	
R-2 LOW DENSITY RESIDENTIAL					
SINGLE-FAMILY ATTACHED DWELLING UNITS 20		25	0	20	
(ON YON PARTY WALL SIDE)	20		7		
IS NOTE-PAYING ETACHED DWELING UNITS	66	25	7	20	
GB - GENERAL BUSINESS					
ALLUSES (LOT WIDTH 0 TO 60 FT)		15	5	ś	
ALL USES (LCT WICTHS) TO 100 FT)		20	5	5	
ALJUSES (LOT WOTH 101 FT OR MORE)		25	5	5	
NR - NATURAL RESOURCE	50	25	10	20	

infrastructure design group, Inc.

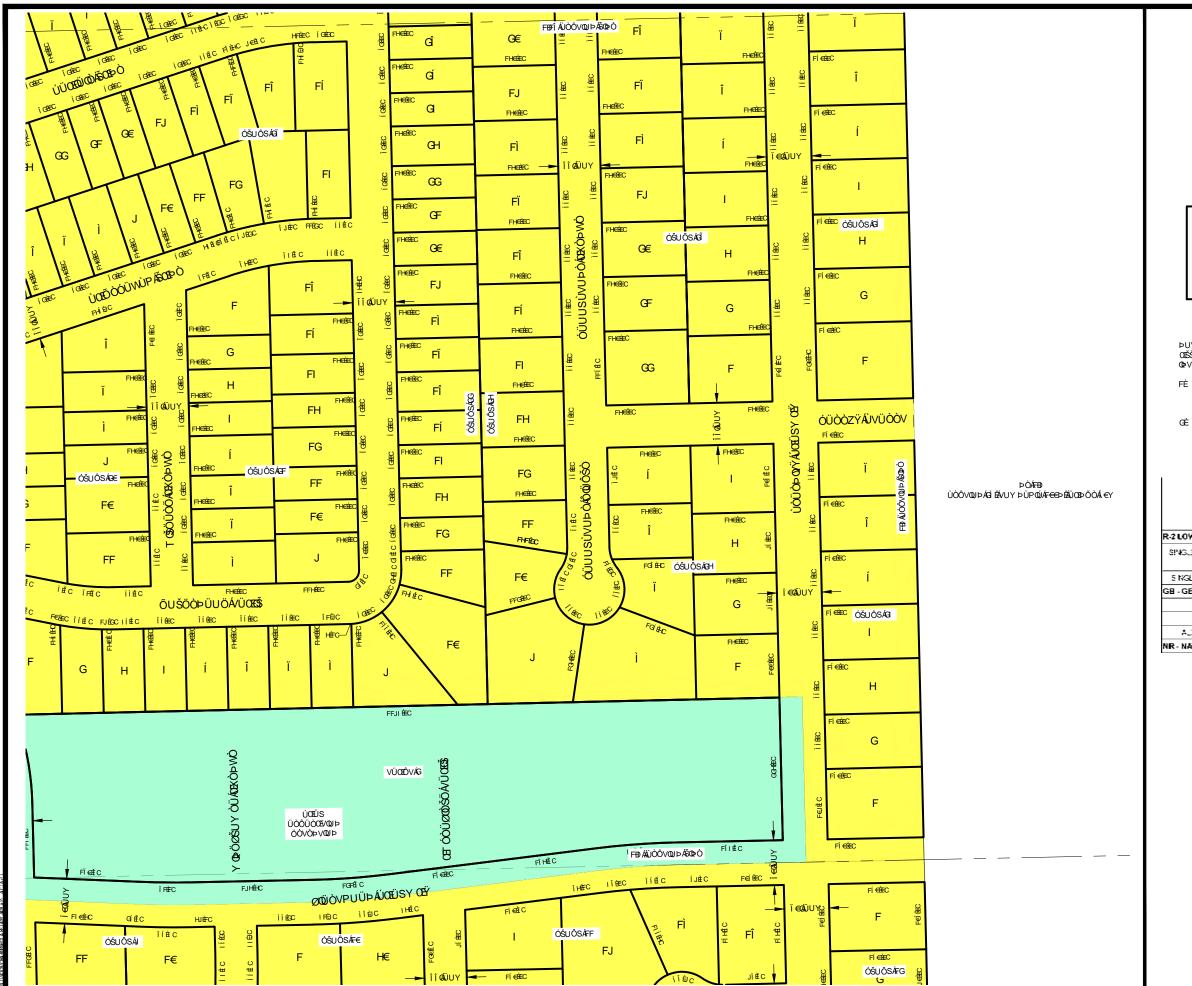
ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

LAND USE & LOT LAYOUT

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CIŠŠÁJCEÚSEŘÚ ČÓ CÚ ČCEVQU ÞÁGÐ Ö ÄÖÖV ÖÞV QU ÞÁGÐ Ö CEÚÁGÐ Ö QP V ÖÞ Ö ÖÖ ÁZU Ú ÁJ W Ö ŠQÐÁNÙ Ö

- FÈ V P Ó Ü Ô Â Ĵ P CŒŠ ŚÁ Ô Á CŒF ŒÁ W ŚCQ Ý Á Ô CE Ĵ O T Ò Þ V Á
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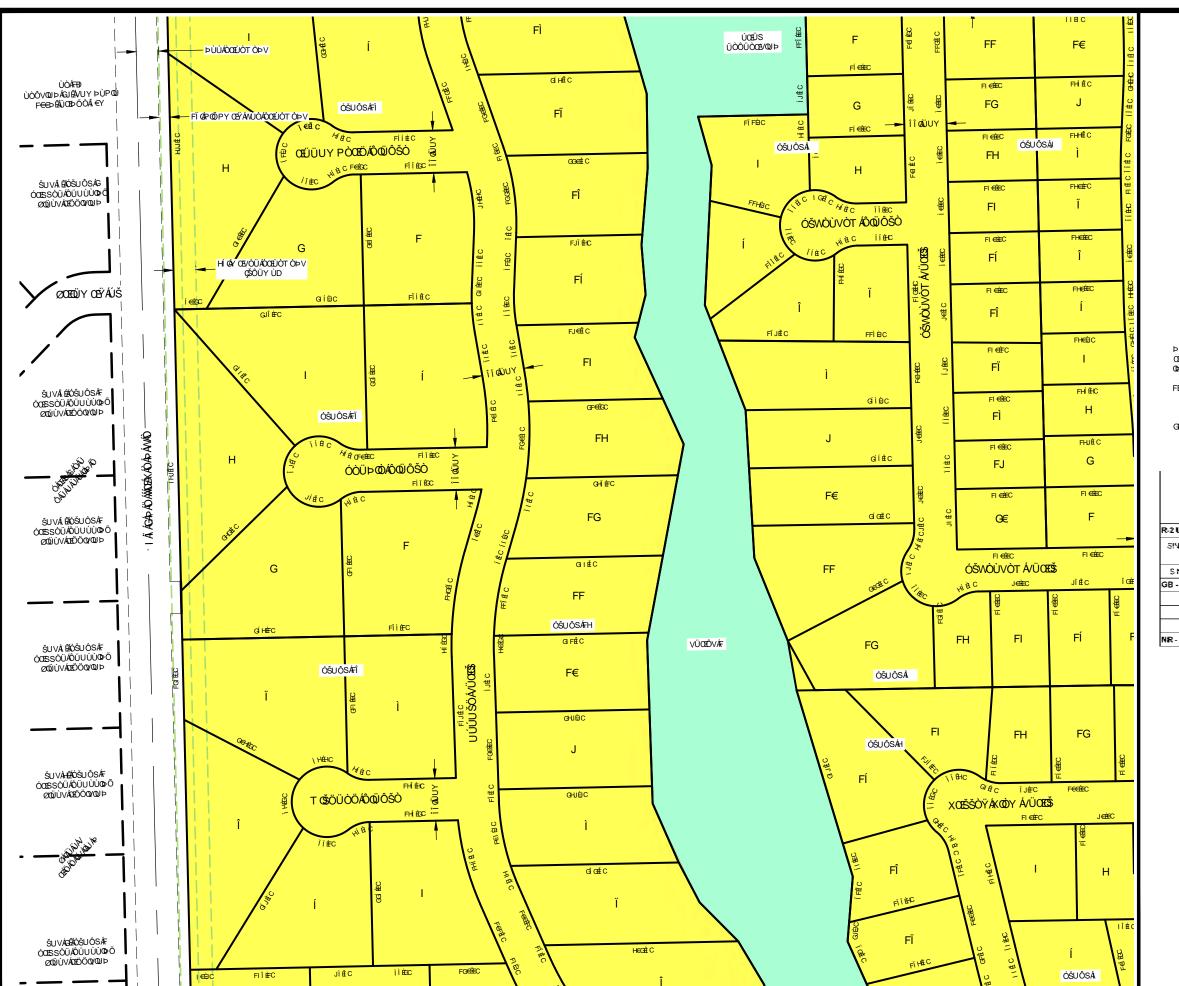
	LOT	MINIMUM REQUIRED SETBACKS			
ZONING	MOTH	FRONT	SIDE	REAR	
		YARD	YARD	YARD	
R-2 LOW DENSITY RESIDENTIAL	[FT]	(FT)	(FT)	(FT)	
SINGLE-FAMILY ATTACHED DWELLING UNITS	22	25	Ĵ	20	
(ON MON PARTY WALLS DE)	20		7		
SINGLE-FAMILY DETACHED DWELING UNITS	55	25	7	20	
GB - GENERAL BUSINESS					
ALLUSES (LOT WIDTH 0.10 SOFT)		15	5	5	
ALLUSES (LOT WIDTH 51 TO 100 FT)	-	20	5	5	
ALL USES (LOT WOTH 10" FTIOR MORE;		25	5	5	
NR - NATURAL RESOURCE	50	25	13	20	

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ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

LAND USE & LOT LAYOUT

ÙPÒÒVÁ⊳UÈ







ÞUVÖK ŒŠŠÁÚŒIJŚÄŨŎŌŨŎŒYŌUÞÁŒPŌÁÖÓVÒÞVOUÞÁŒĬŎŒÌÁŒĬŎ ŒVŎÞÖŎÖÁŒUŨÁſMŌŠ®ÁŃŨŎ

FÈ V P Ó Ú ÔÁI) P CIĞ ŠÁ Ó ÔÁDÁF GÁM V ĞIQIY Î Î ÔCBÎ Ó T Ò Þ V Á
CIĞ ROZÎ Ô Þ V Á VI ÁDĞ ŠÁDÉM V V QP Ő Á Ĵ W Ó Š QŪ Â Ū V Ü Ö Ô V Á
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	LOT	MINIMUM REQUIRED SETBACKS			
ZONING	MDTH	FRONT YARD	SIDE YARD	REAR YARD	
	JFT)	(FT)	(FT)	(FT)	
R-2 LOW DENSITY RESIDENTIAL					
SPIGLE-PAMILY ATTACHED DWELLING UNITS		25	2	20	
(ON YON PARTY WALLS DE)	23	-	7		
SINGLE-FAMILY DETACHED DWELING UNITS	85	25	7	20	
GB - GENERAL BUSINESS					
ALL USES (LOT WIDTH 0 TO 50 FT)		15	5	5	
ALLUSES (LCT WIDTHS1 TO 100 FT)		20	5	5	
ALL USES (LOT WIDTH 10" FT CR MORE;		25	5	5	
NR - NATURAL RESOURCE	50	25	10	20	

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ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

LAND USE & LOT LAYOUT

PÒÒVÁÞUÈ





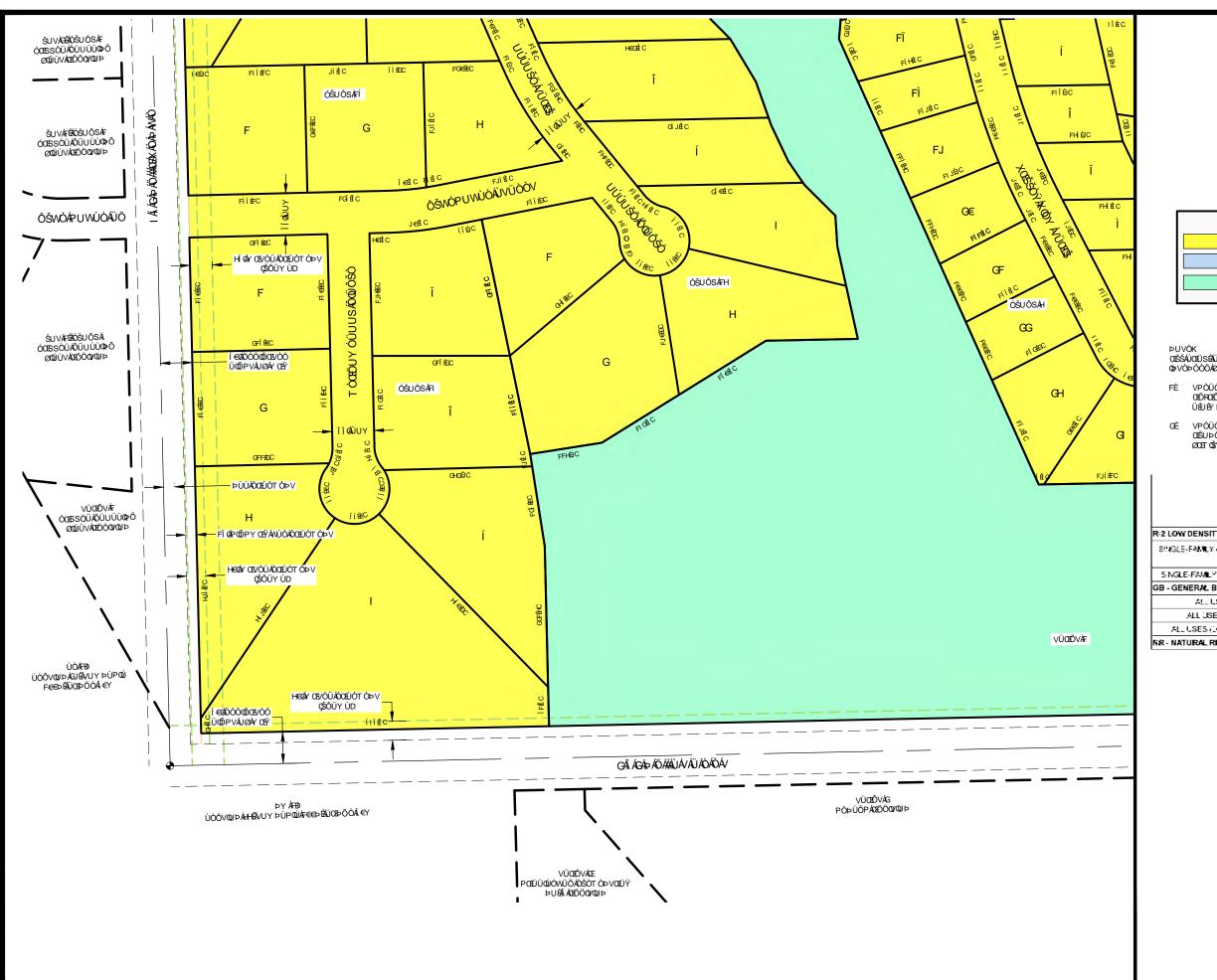
ÞUVÒK CIŠŠÁÚCEĽS ÉŘÚ ÒÔ Ü ÒCE/OU ÞÁCEÐ Ö ÁÐÖ V ÓÞ VOU ÞÁCEŰ ÒCEÚÁCEÚ Ò Œ VÒÞÖÒÖÁØUÜÁÚWÓŠØÁNÙÒ

- FÈ VPÒÜÒÁ ÙPOLŠŠÁÓ ÒÁDEF€Á WOŠOVÝÁ ÔO ĐÙ ÒT ÒÞVÁ
 Œ ROÐ ROÐ ÒÞVÁ UÁOLŠŠÁODÓ WVO PÖÁ Ú WÓ ŠOÐ Á Ú VÜÒ ÒVÁ
- CÈ V P Ò Ü Ò Â J P CIỆS Á TÓ Ò ÁTAÍ CÁ V CÓ Ò Á W (SÃ Q Y Â Ô CE) Ò T Ò Þ V CIỆU Þ Ő ÁTAÑ SÁ ÁTÉ Ó W V Q Õ Á Ó CIỆU Ś Á Â Â Ü Ò CIỆU Â J Q Õ Ś Ò Á ØOET GŠŸÁÚÜUÚÓÜVŸÁŠŒÞÓÙ

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FÈ	VPÒÜÒÁÙPCEŠŠÁÖÒÁTAF∈AÁWCŠAVÝÁÖCE CEÖRCEÐÔÞVÁ/UÁTEŠŠÁTEÓWVOÞÖÁÚWÓ ÜÈUÈYÈ					LI OVA)	ă ă
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		(FT)	(FT)	(FT)	(FT)	· <		8
R-2 LOW	DENSITY RESIDENTIAL					· -	OCU O POCK OC	Š
S!YG_:	FAMILY ATTACHED DWELLING UNITS	23	25	:	20		Ø Þ Ö	OPOOSOO()
	(ON YON PARTY WALL SIDE)	23		7				S S
SINGL	E-FAMILY DETACHED DWELING UNITS	55	25	7	23			
GB - GE	NERAL BUSINESS							
	ALLUSES (LOT WOTH 3 TO 60 FT)		15	5	5			
	ALL USES (LCT WIDTH 51 TO 100 FT)		23	5	5	· -		
AL.	USES (LOT WOTH 10) FTIOR MORE;		25	5	5			
NR - NA	TURAL RESOURCE	50	25	10	23			
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ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD







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 CỐ R CỐ ĐƠ VÀ VÀ LÃ SỐ SẮ T ĐW V Ơ ĐÃU M Ó SỐ ÂŬ VŨ Ò Ò VÁ

 ÜTH THÝ P
- CÉ V P Ó Ú ÖÁ Ú P C ÉSÁ Ó ÁGÁ Ó V Ó Ó Á W ŠÓ V Á Ó C Ú Ó T Ó Þ V C ÉU Þ Ó ÁGÉ ŠÁ Ó W V O Ð Á Ó C É SÁÚ Ó C Ú Á Ú O Č ŠÓ Á Z C F G Ý Á Ú Ú Ú Ú Č Ú V Ý ÁS O Ò Ú

	LOT		UM REQ ETBACK	
ZONING !		FRONT	SIDE	REAR YARD
R-2 LOW DENSITY RESIDENTIAL	(FT)	[FT]	(FT)	(FT)
SWSEE-FAMILY ATTACHED DWELLING UNITS (ON SON PARTY WALLISDE)	20	25	0 7	20
SINGLE-FAMILY DETACHED DWELLING LINES	65	25	7	20
GB - GENERAL BUSINESS				
ALL USES (LCT WIDTHO TO 50 FT)		15	5	5
ALL USES (LOT WIDTH 5" TO 100 FT)		20	5	5
ALL USES (LOT WICTH 101 FT OR MORE)		25	5	5
NR - NATURAL RESOURCE	50	25	10	20

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LAND USE & LOT LAYOUT

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ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

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FÈ VPÒÜÒÁIPCIŠŠÁDÓÁDÁFEÁMVOŠODÝÁOCEÚÒT ÒÞVÁ
CIĞRCIÐÖÞVÁUÁDIŠSÁDÓMVOÞÖÁUMÓŠOÐÁIVÜÒÖVÁ
ÜİR IÐ P

CÉ V Ρ Ο Ü Ο Α΄ ΙΡ Ο ΚΈ SÁ Ο Α΄ Α΄ Θ΄ Ο Θ΄ Ο Α΄ Θ΄ Ο Θ΄ Ο Α΄ ΙΚΕ Α΄ Θ΄ Ο Α΄ ΙΚΕ Α΄ Θ΄ Ο Α΄ ΙΚΕ Α΄ Θ΄ Ο Α΄ ΙΚΕ

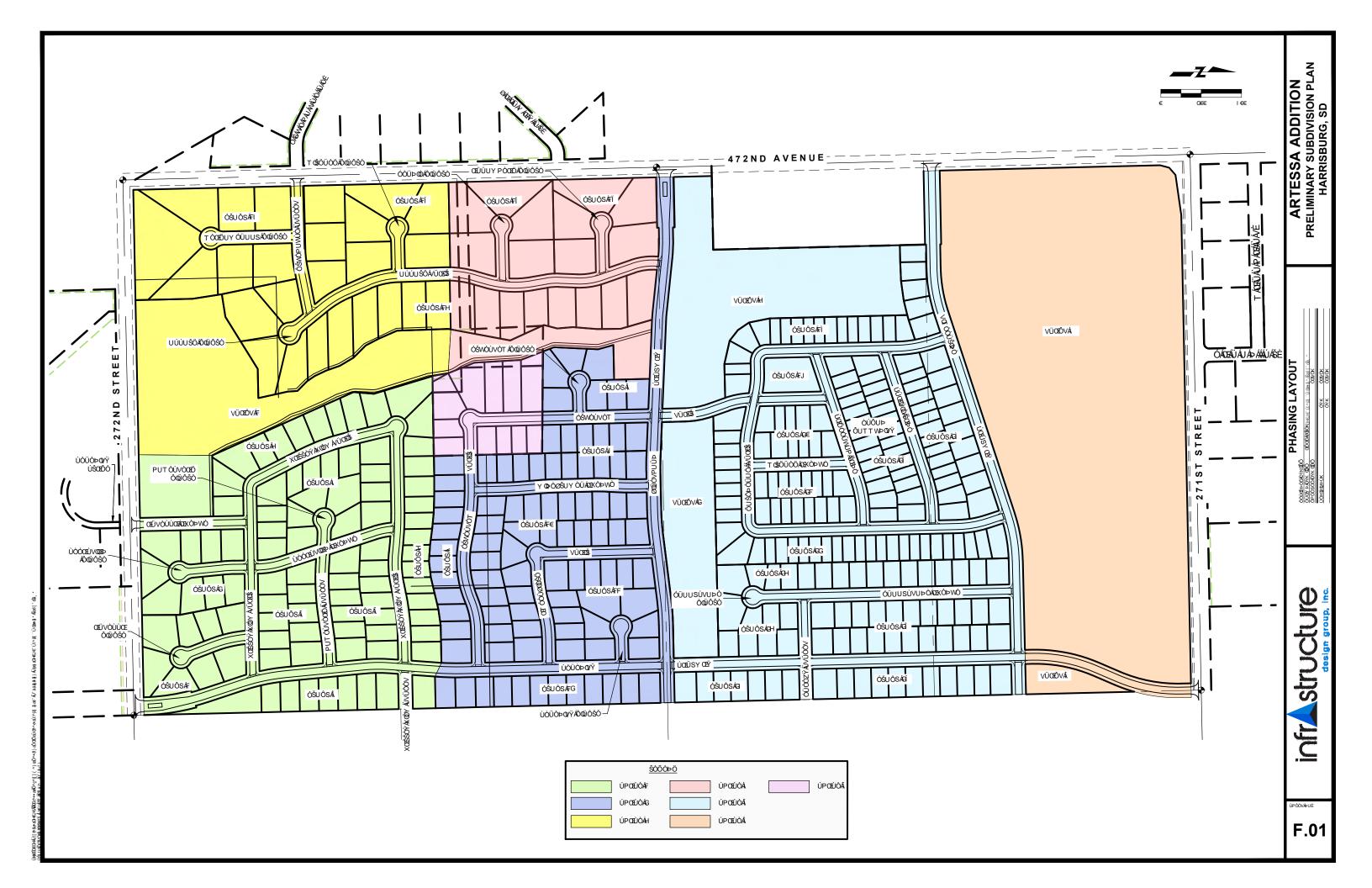
	LOT	MINIMUM REQUIRED SETBACKS			
ZONING	WIDTH	FRONT YARD	SIDE YARD	REAR YARD	
	JFT)	(FT)	(FT)	(FT)	
R-2 LOW DENSITY RESIDENTIAL					
SINGLE-PAMILY ATTACHED DWELLING UNITS		25	2	20	
(ON YON PARTY WALLSIDE)	23		7		
SINGLE-FAMILY DETACHED DWELING UNITS	65	25	7	20	
GB - GENERAL BUSINESS					
ALL USES (LOT WIDTH 0 TO 50 FT)		15	5	5	
ALLUSES (LCT WIDTHS1 TC 100 FT)		23	5	5	
ALL USES (LOT WIDTH 10" FT CR MORE;		25	5	5	
NR - NATURAL RESOURCE	50	25	10	20	

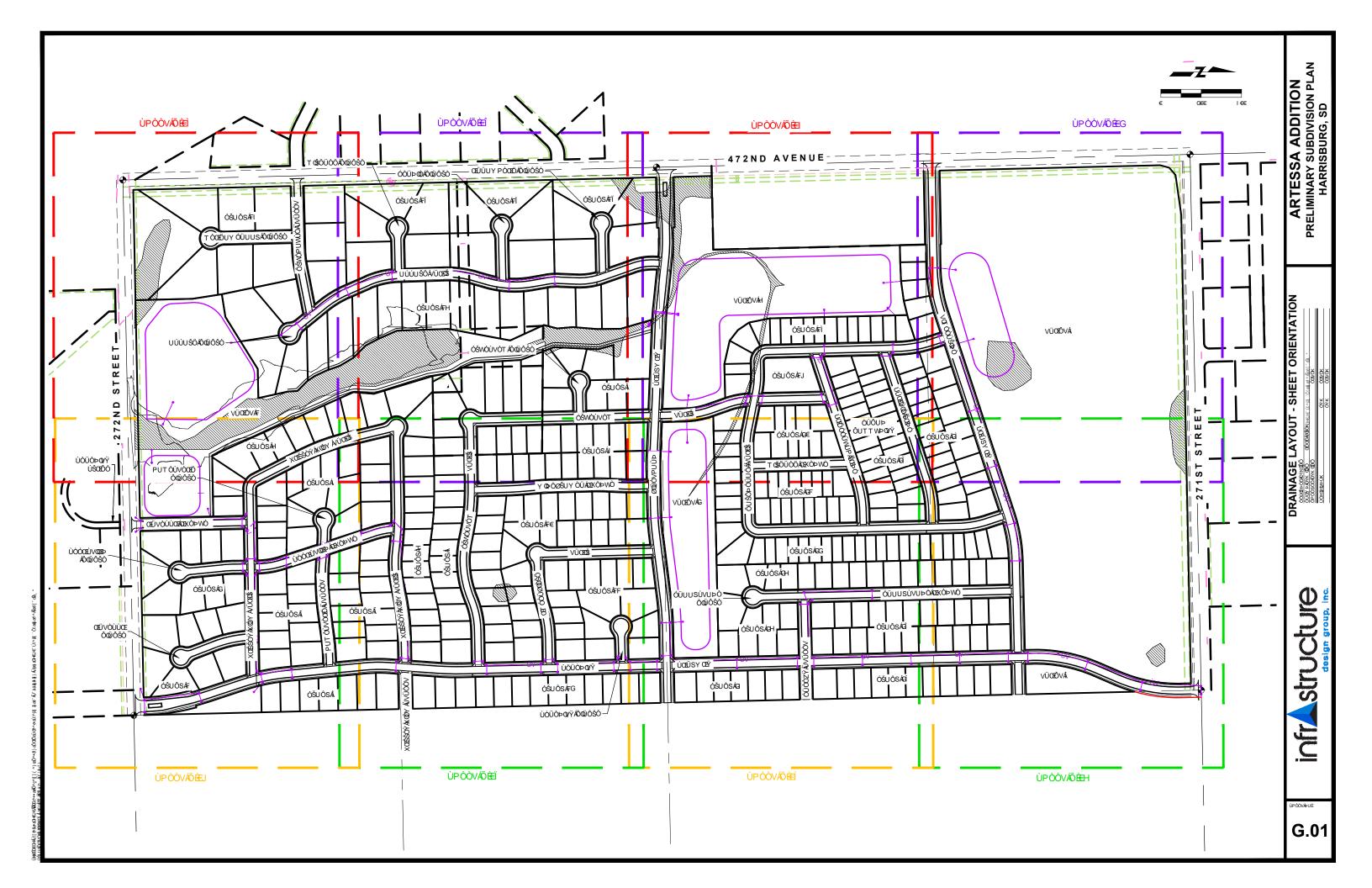
infrastructure

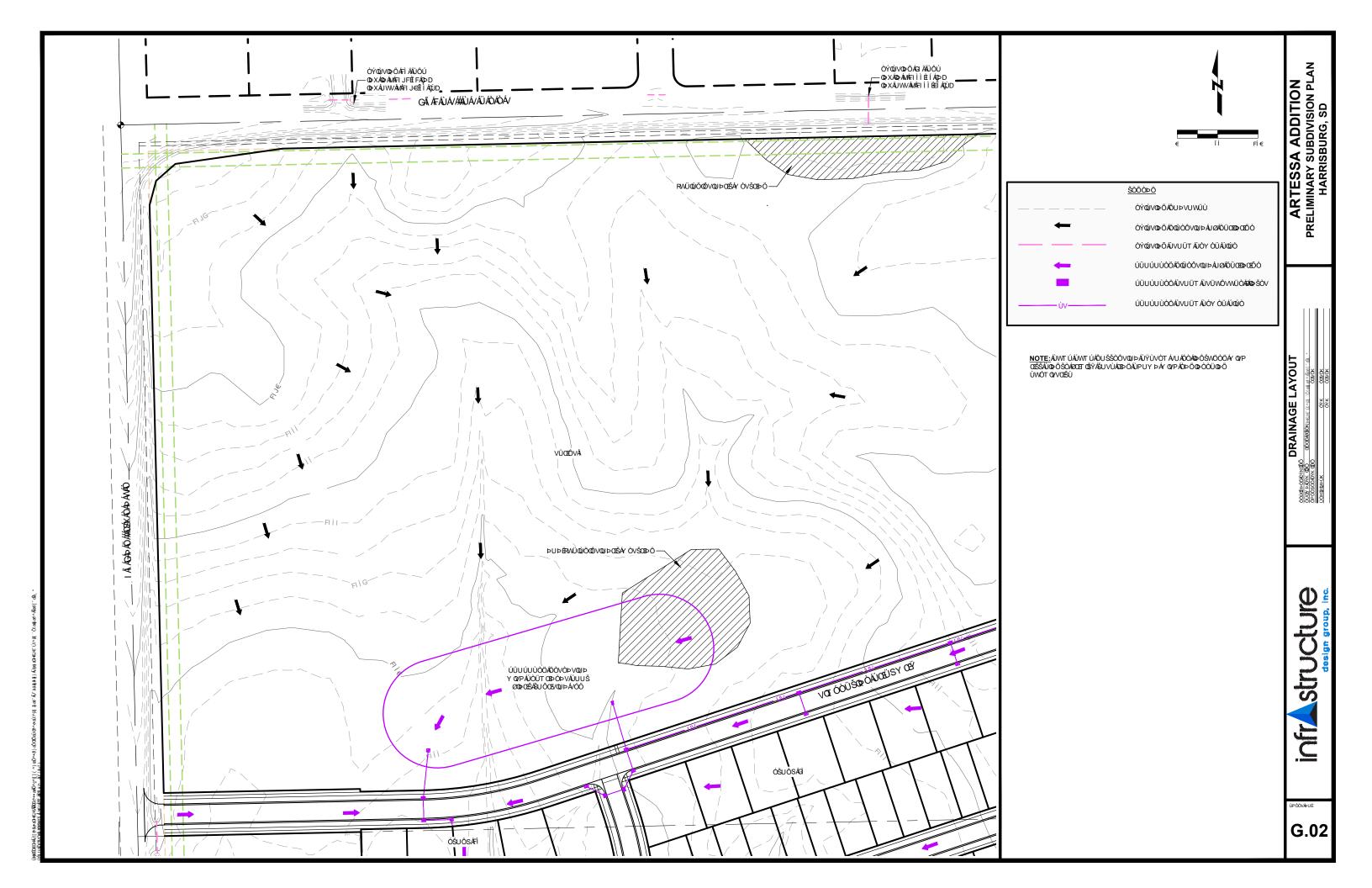
ARTESSA ADDITION
PRELIMINARY SUBDIVISION PLAN
HARRISBURG, SD

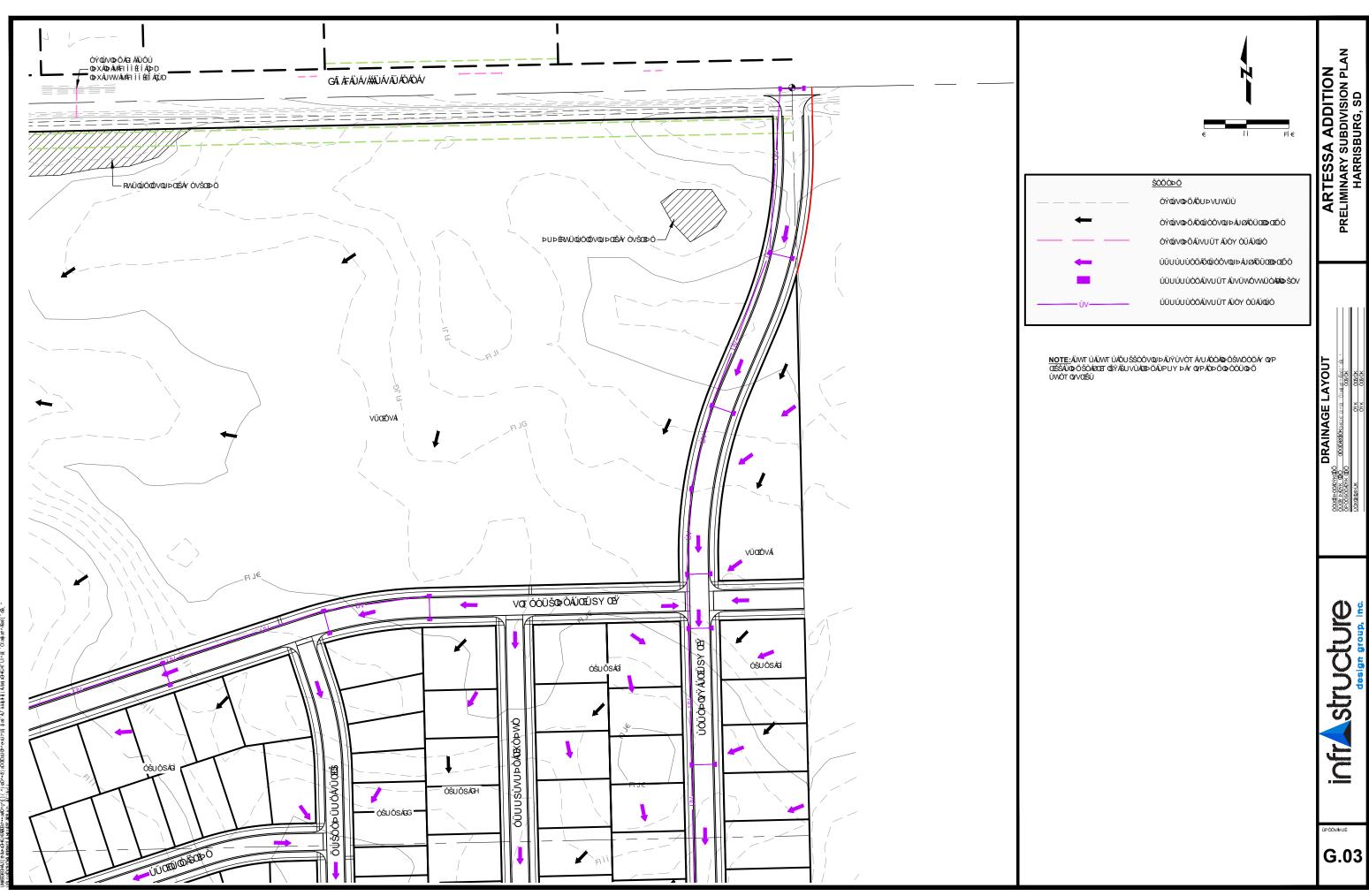
LAND USE & LOT LAYOUT

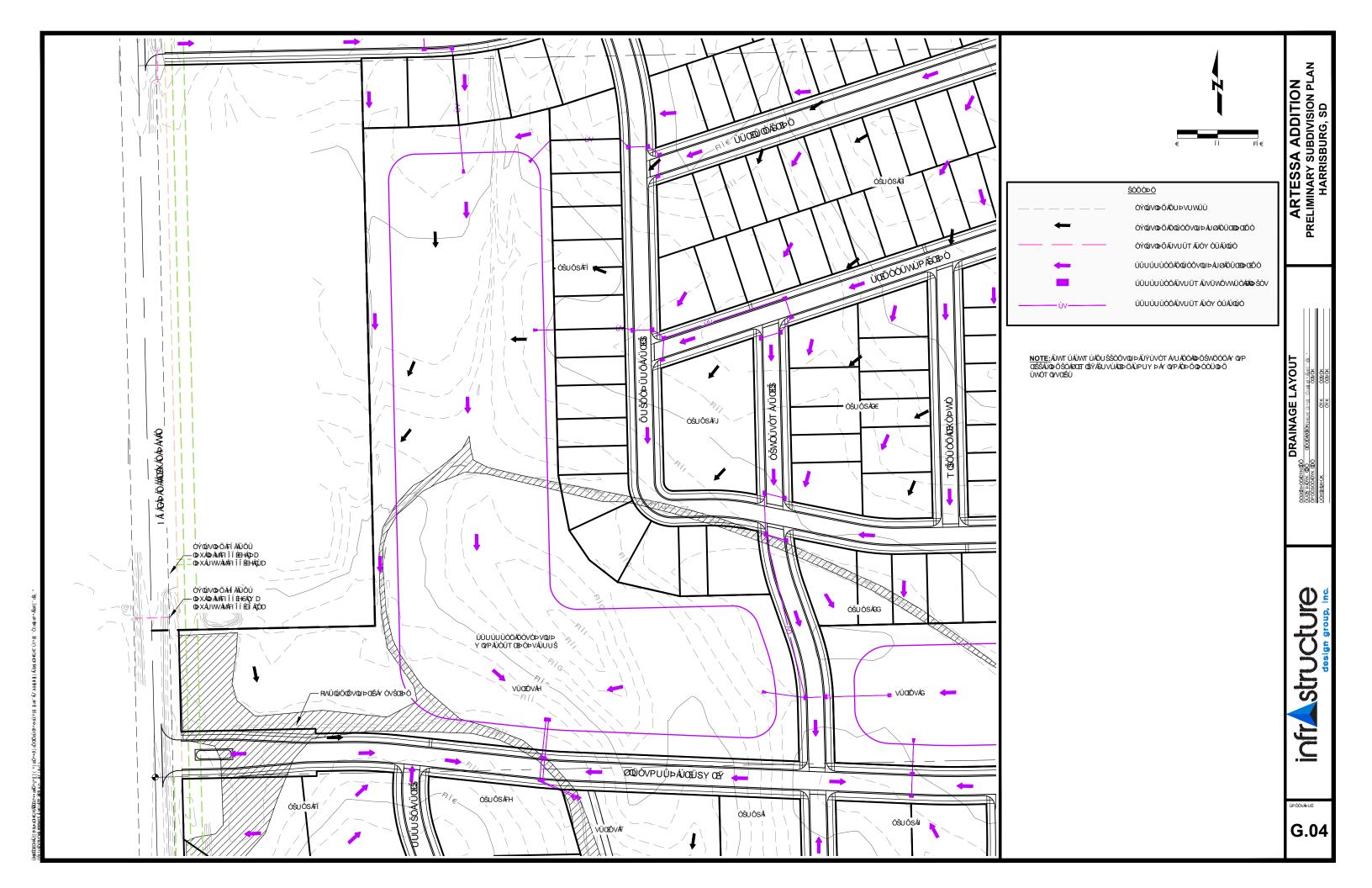
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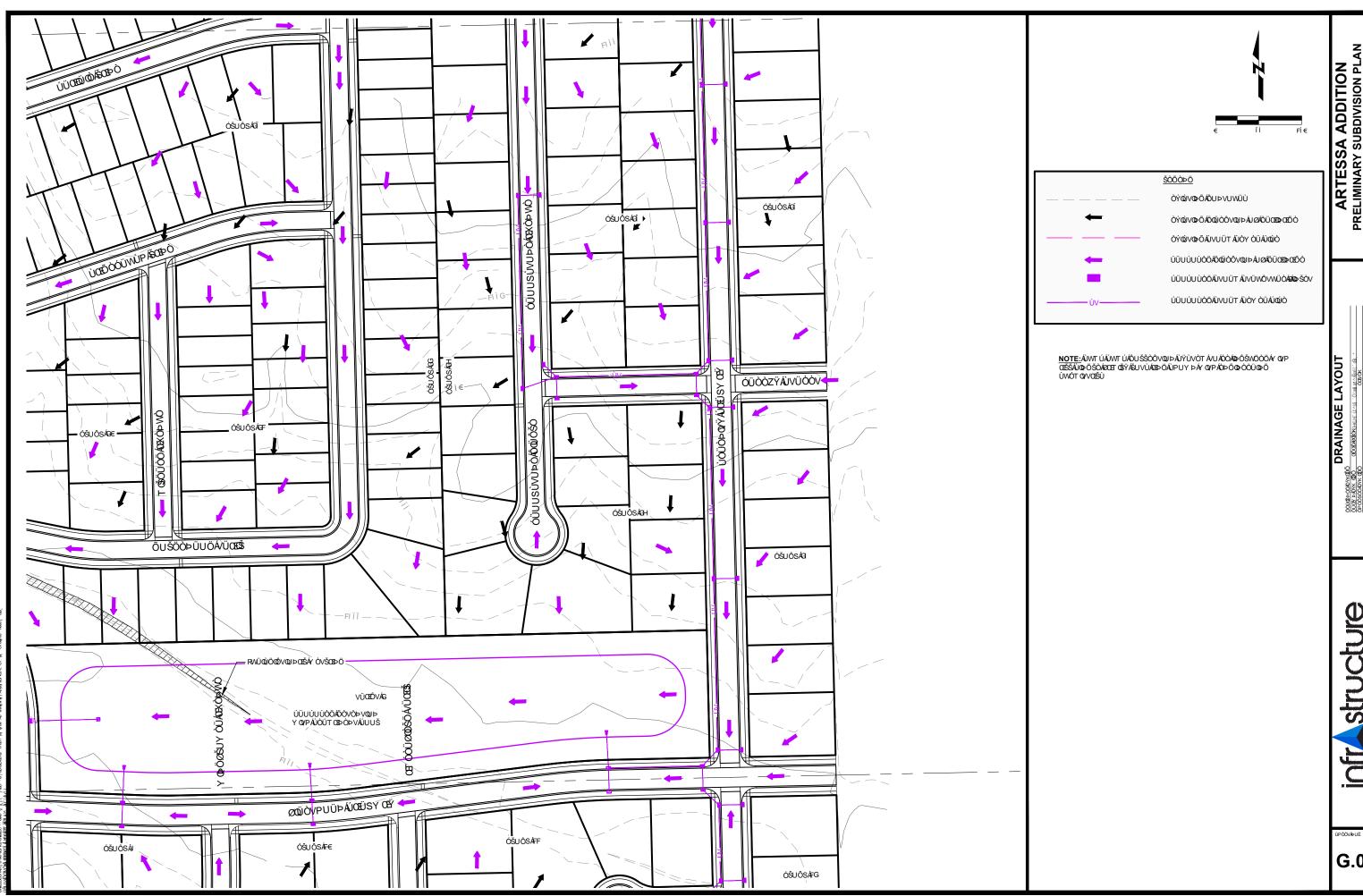




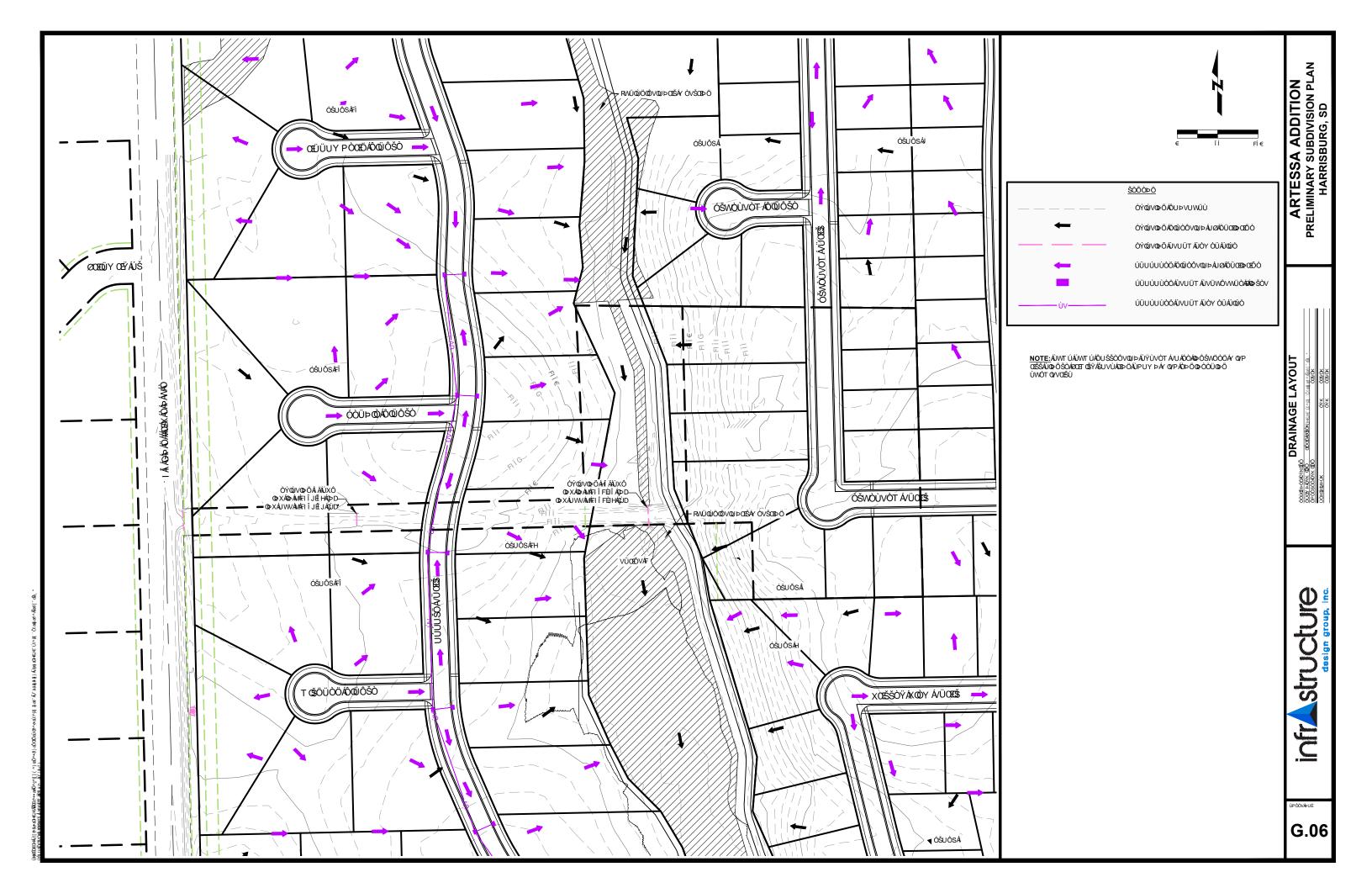


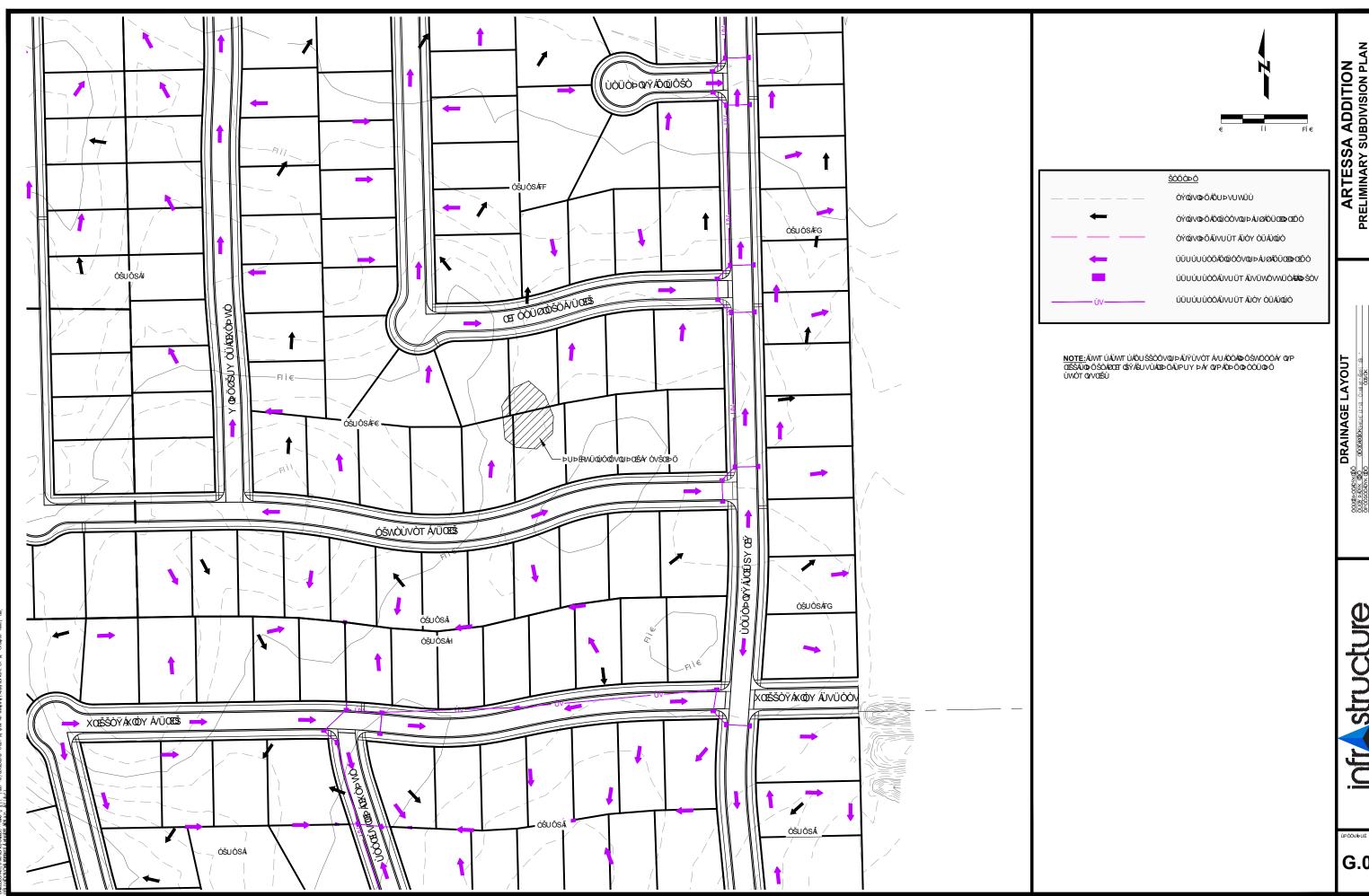




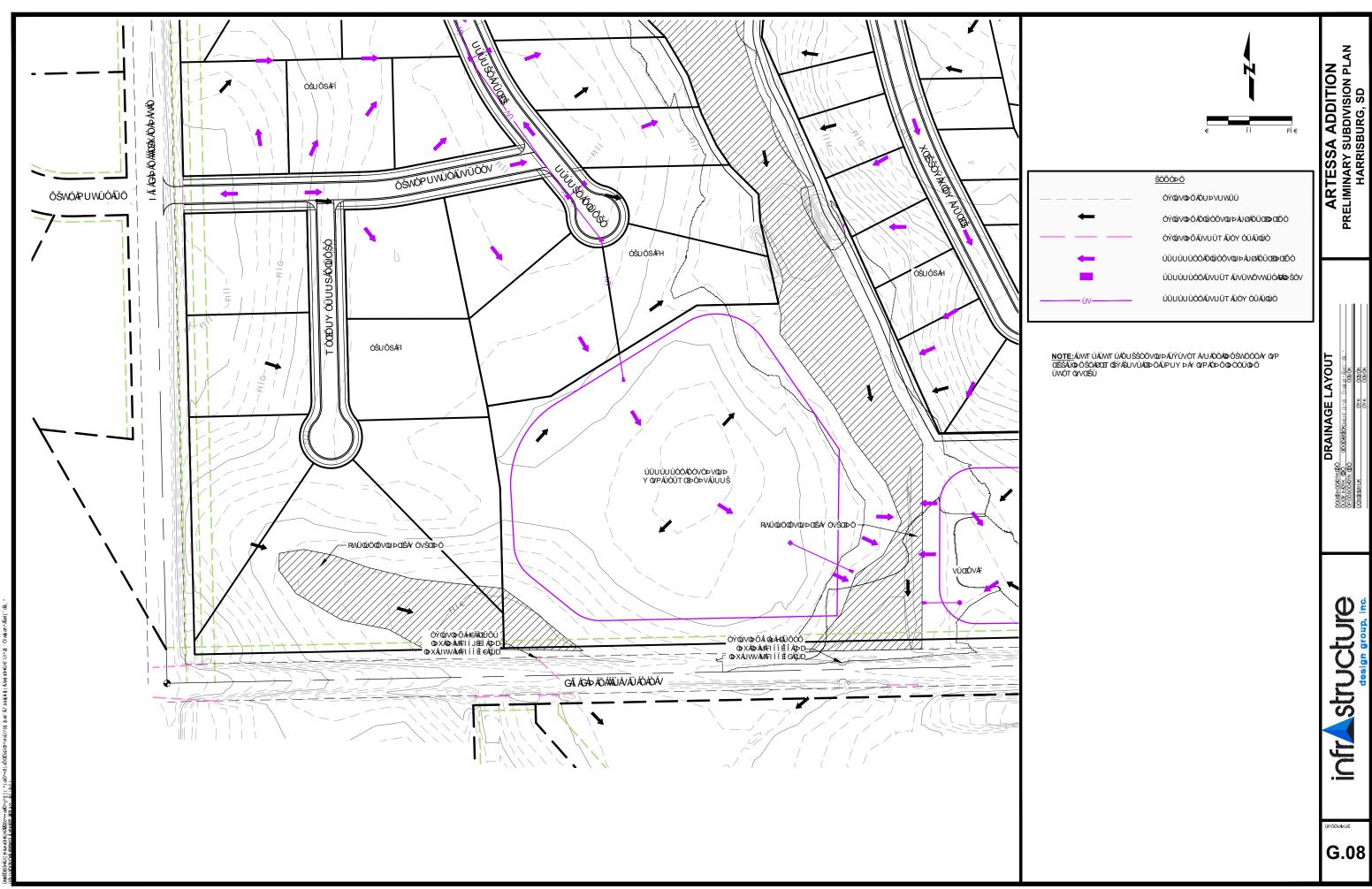


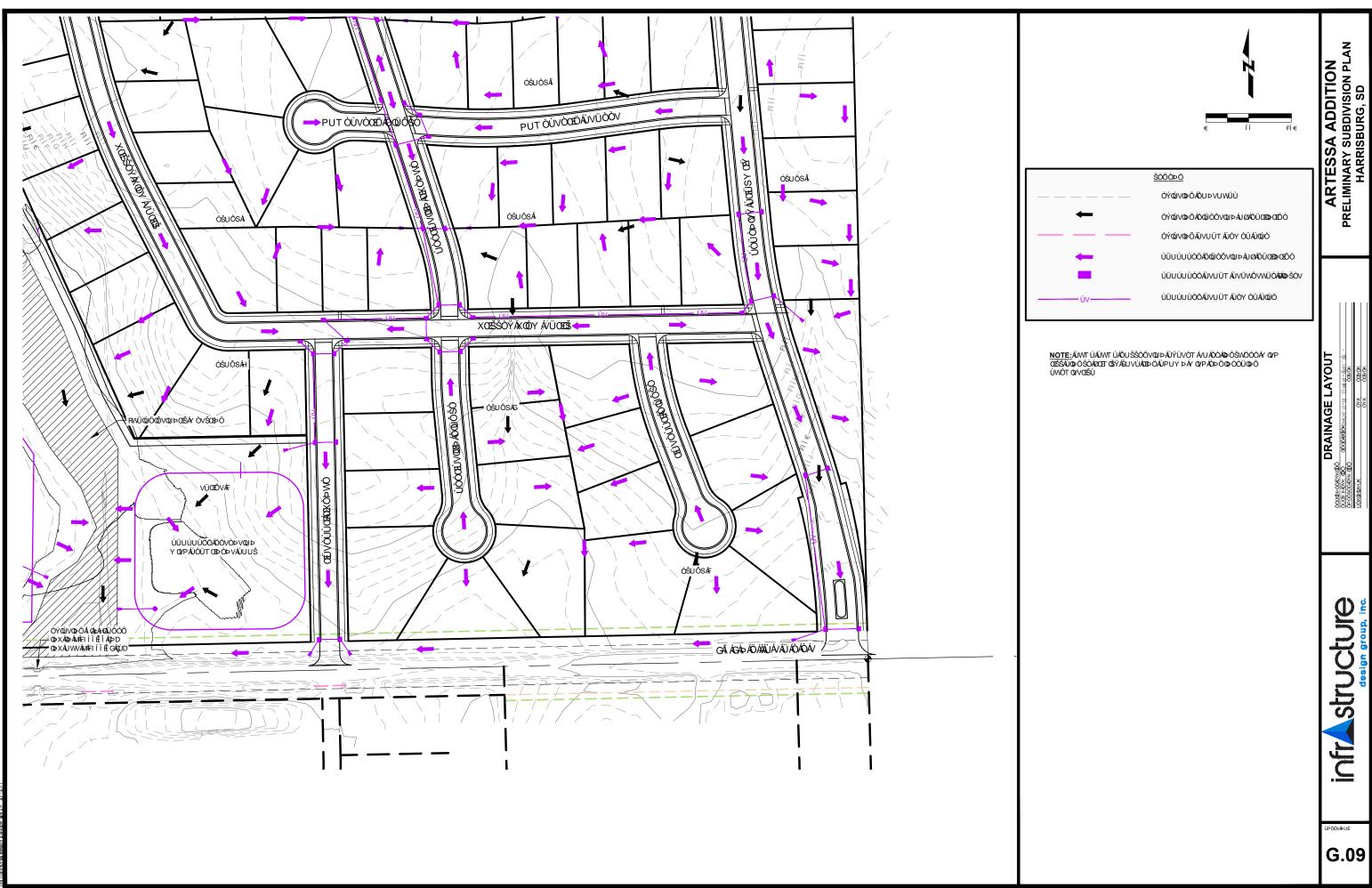
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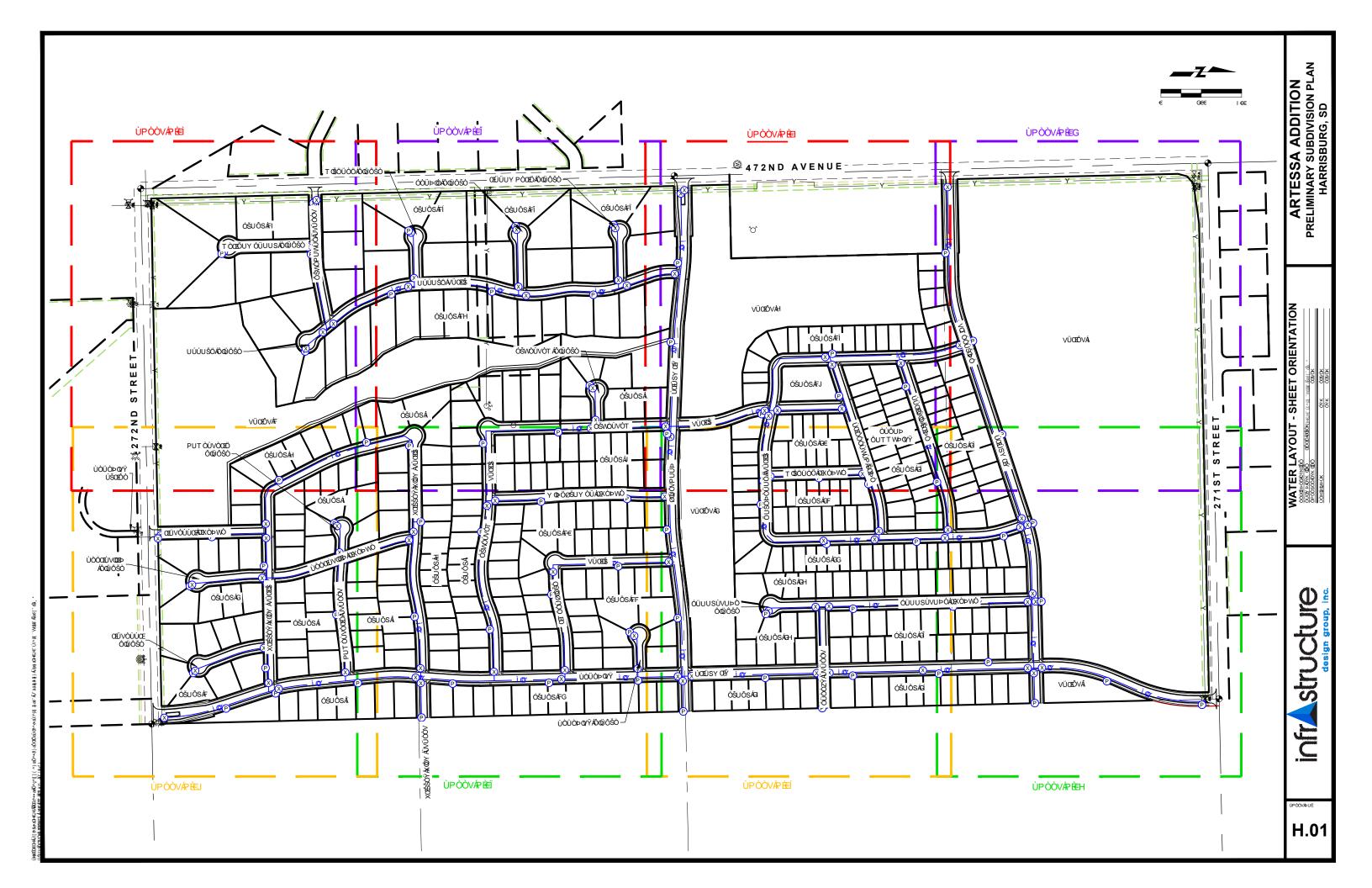


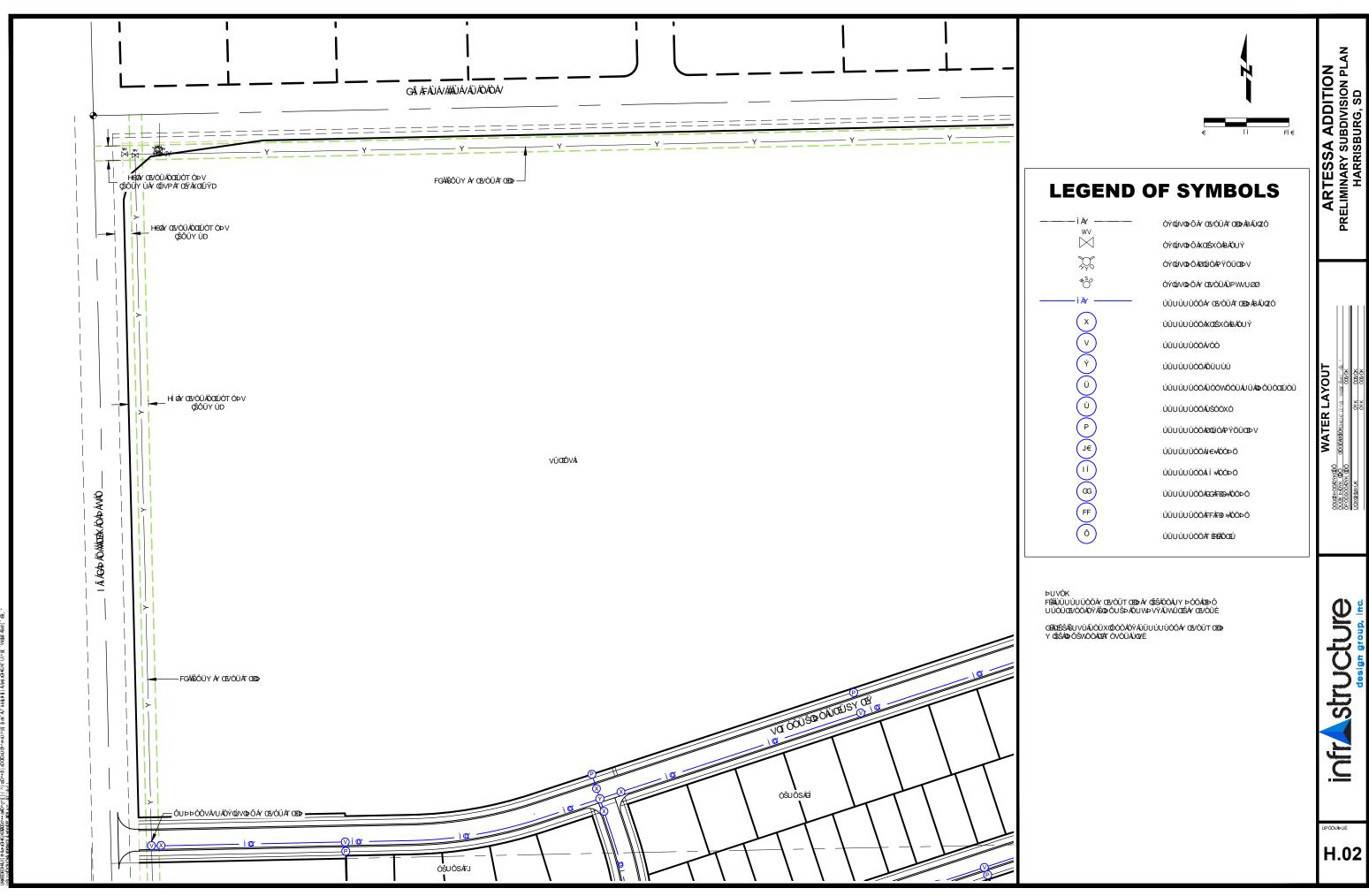


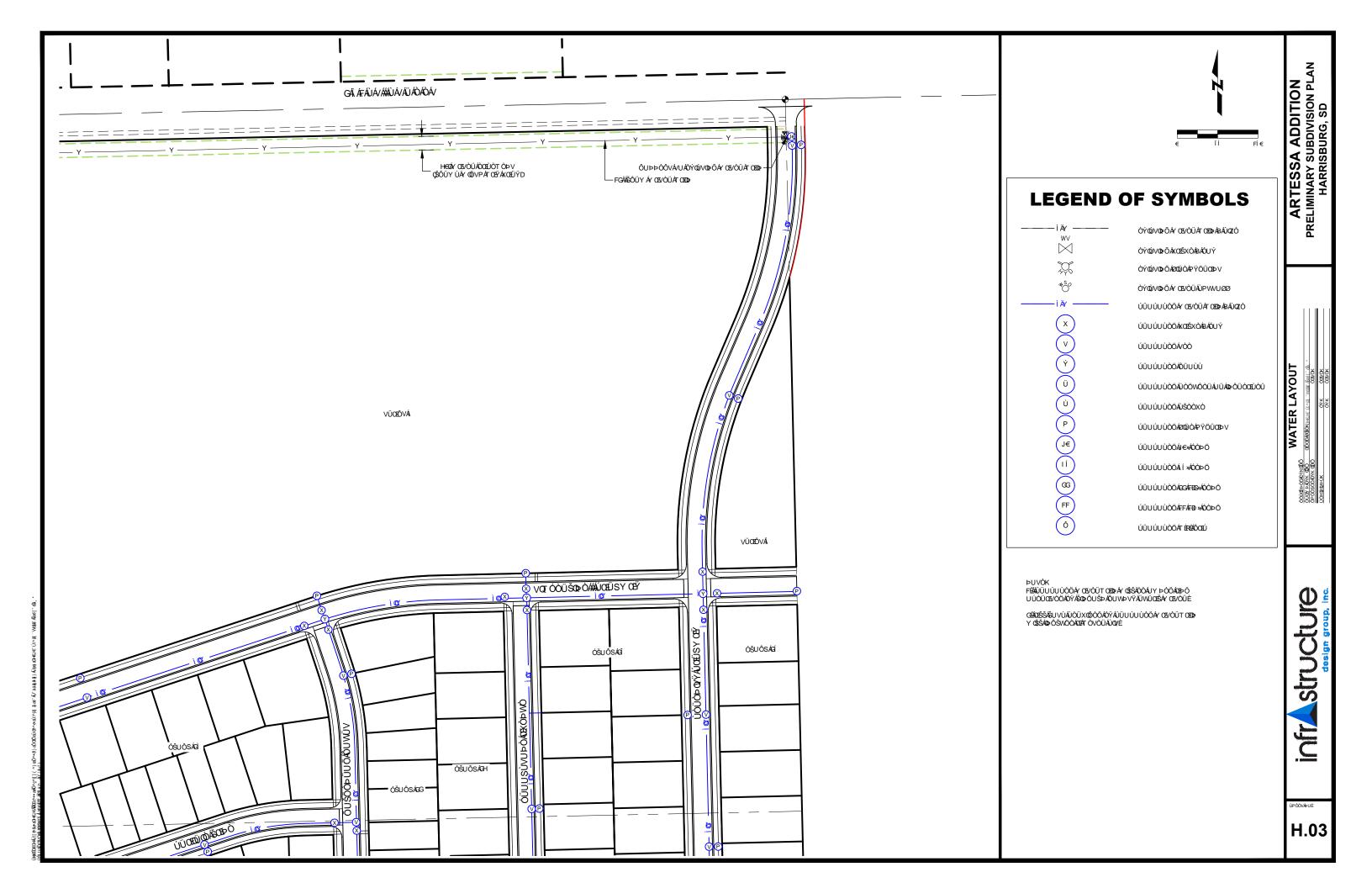
structure

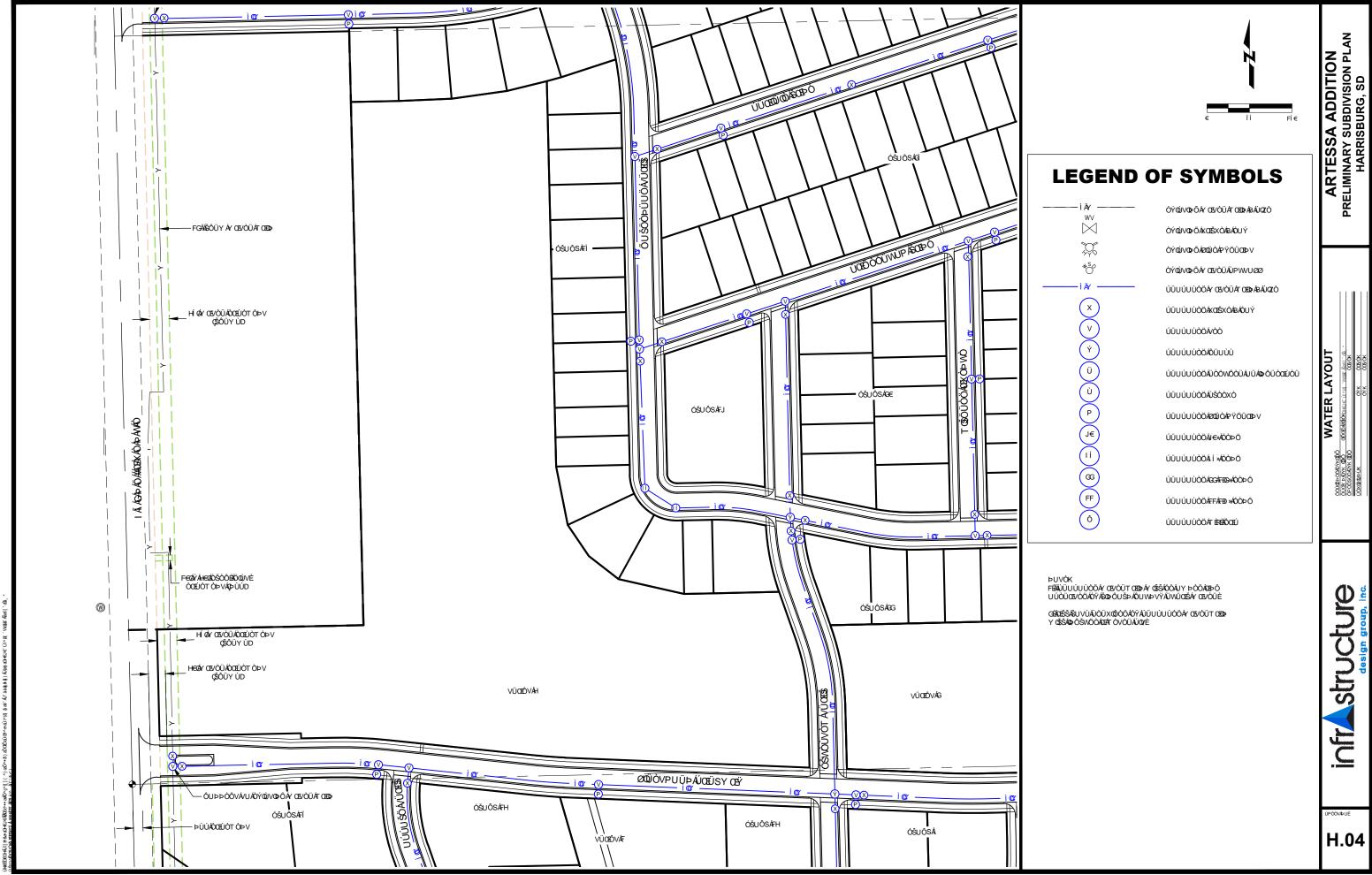


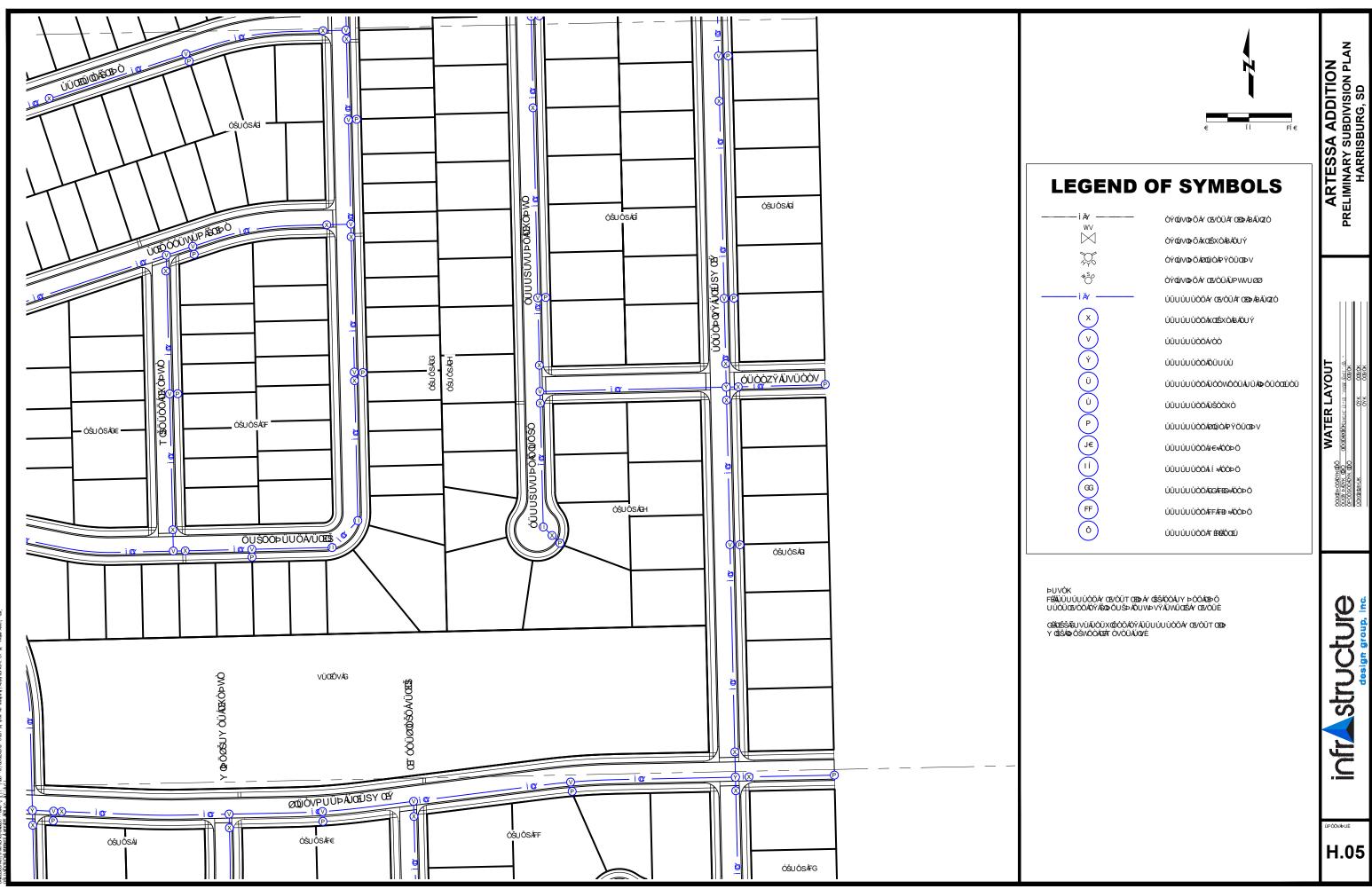


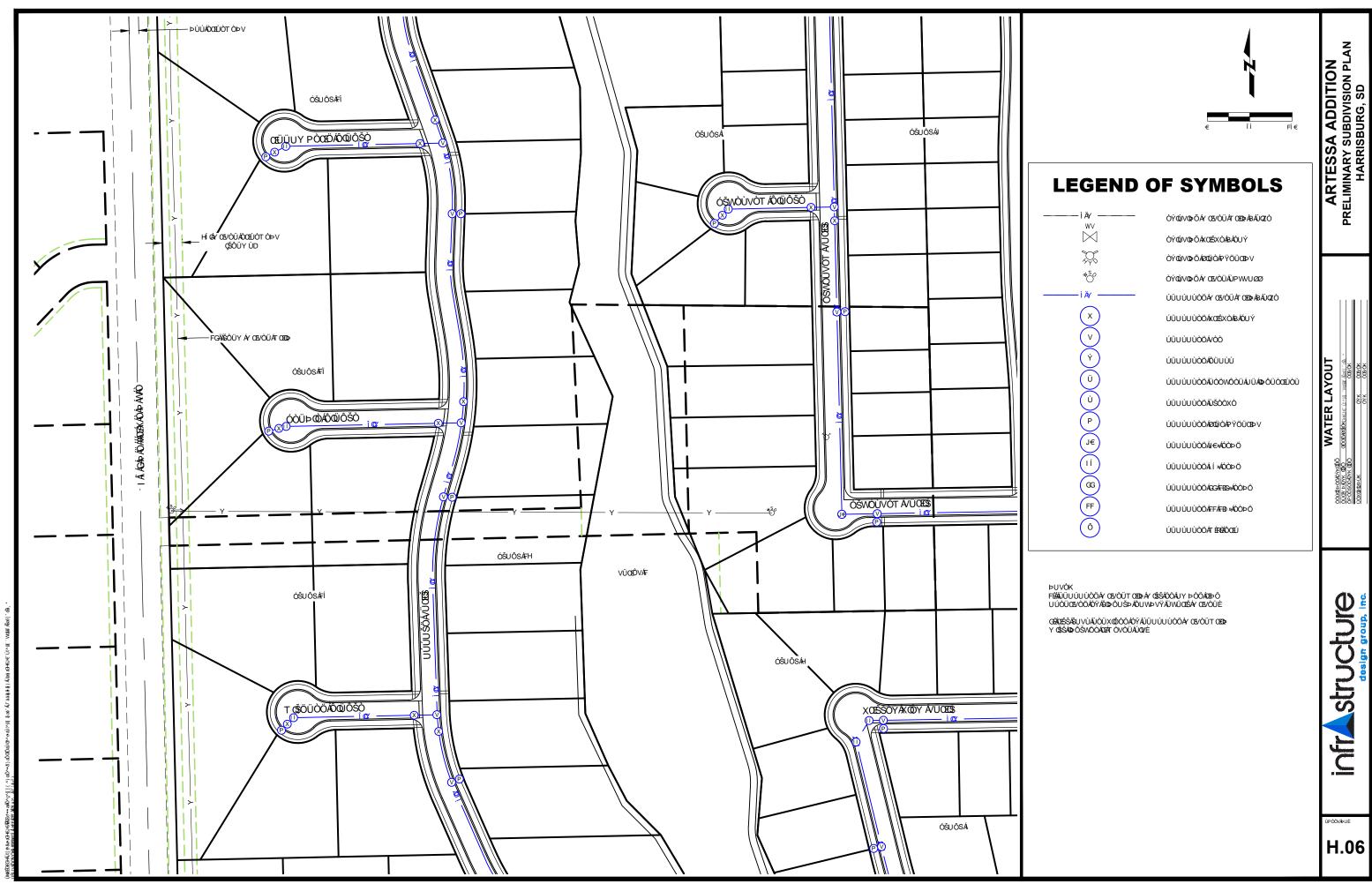


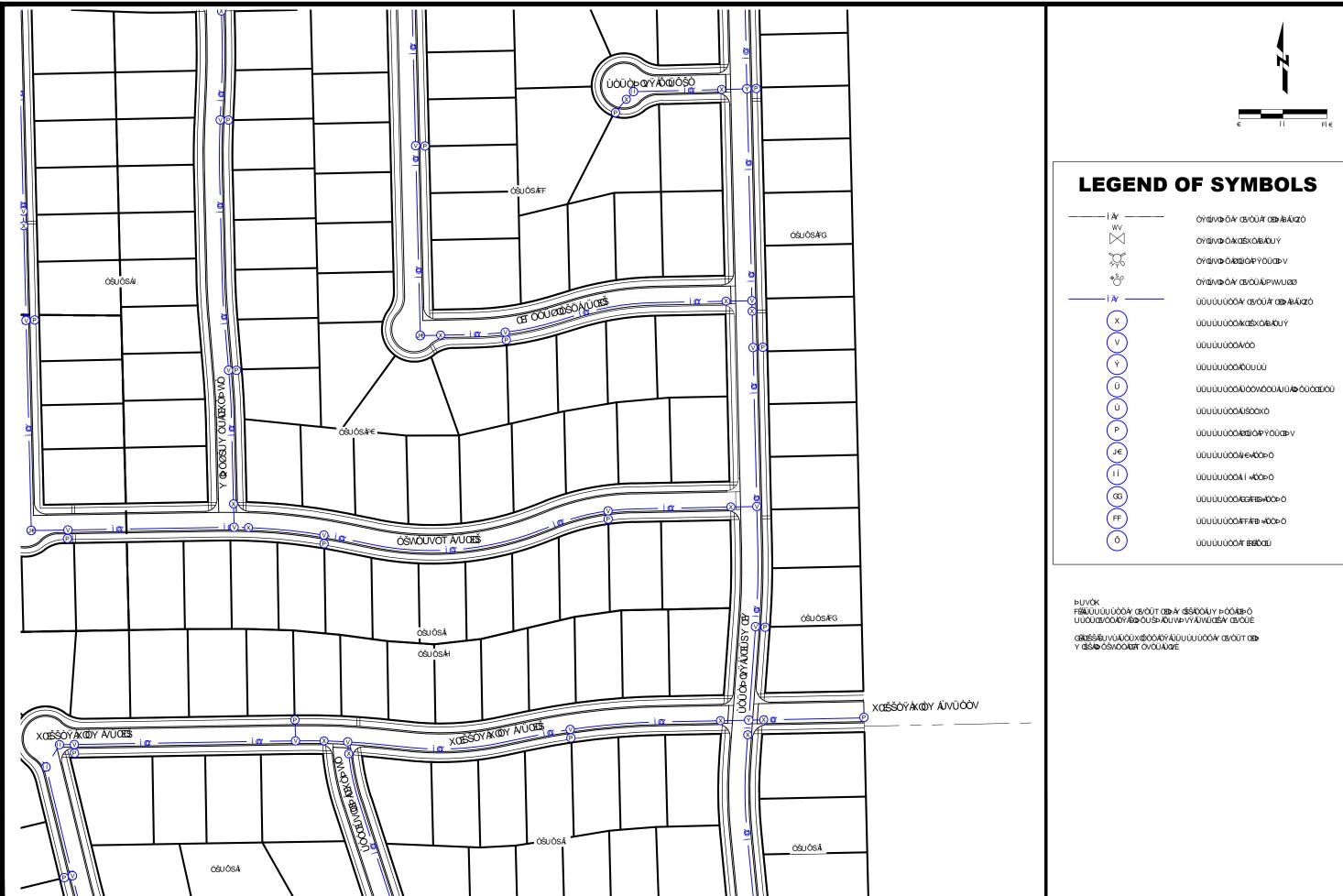




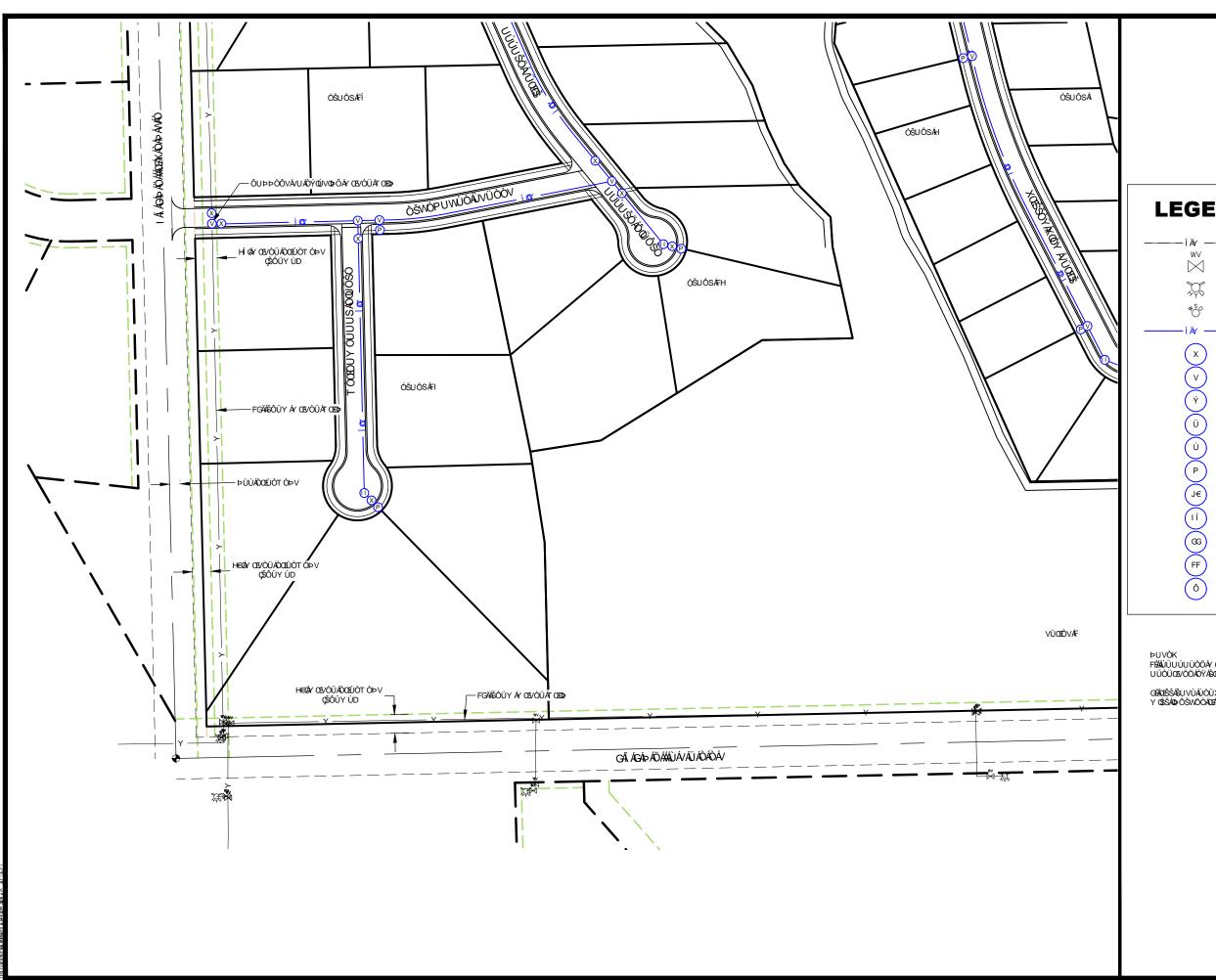








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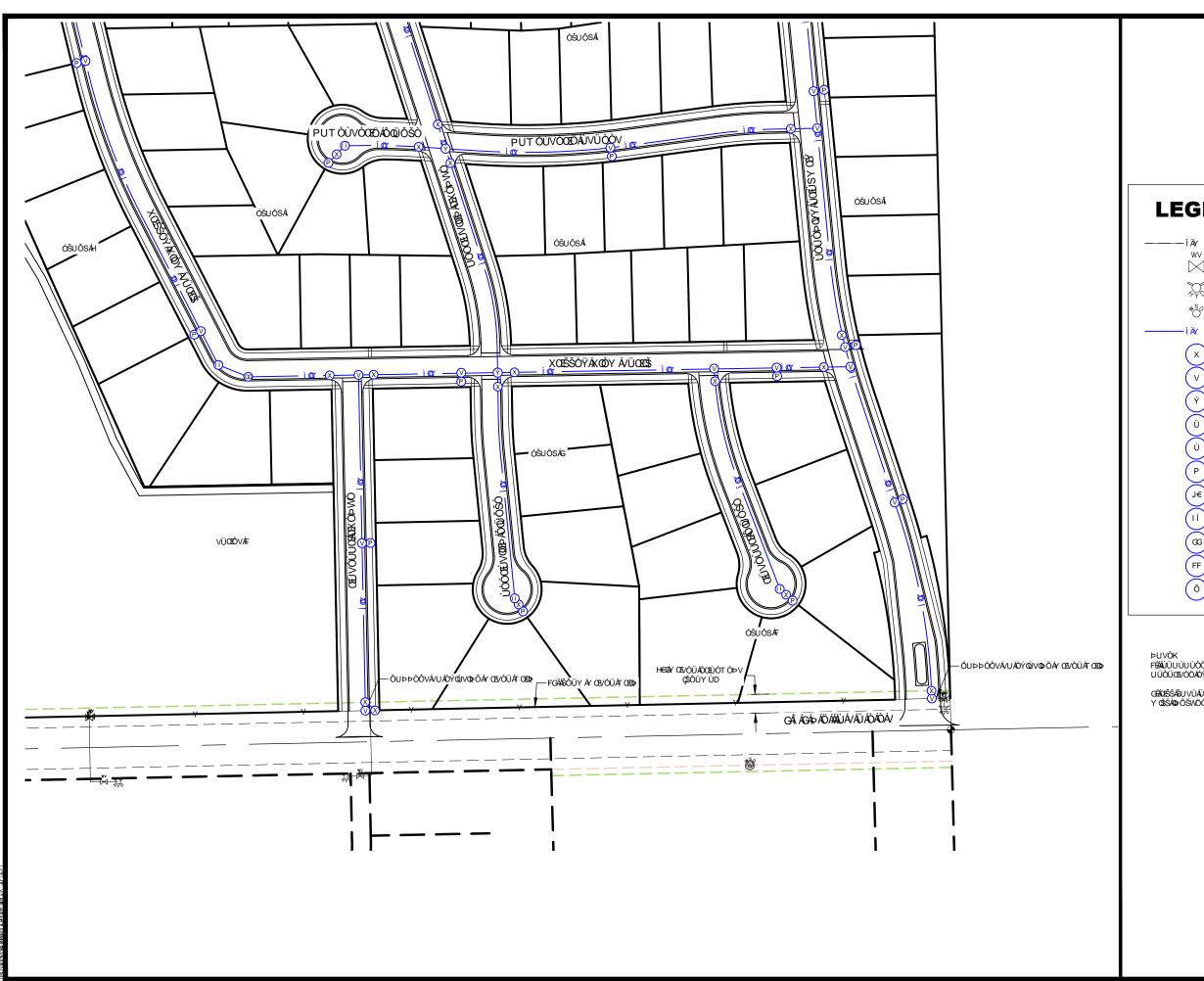
LEGEND OF SYMBOLS

ÒÝ QÙ V QÞ Ő ÁY CEV ÒÜ ÁT CEQÞ ÁB ÁÙ QZ Ò ÒÝ QÙ V QÞ Ő ÁX CEŠX Ò ÁBÁÓ U Ý ÒÝQÙVQÞÕÁØQÜÒÁPŸÖÜQEÞV ÒÝQÙVQ•ÕÁY ŒVÒÜÁÙPWWUØØ ÚÜU ÚU ÙÒÖÁY ŒYÒÜÁT ŒÐ ÁBÁÙŒÒ ÚÜUÚUÙÒÖÁKŒŠXÒÆÁÓUÝ ÚÜUÚUÙÒÖÁYÒÒ ÚÜUÚUÙÒÖÆÔÜUÙÙ ÚÜU ÚU ÙÒÖÁÜ ÒÖWÔ ÒÜÁU ÜÁDE ÔÜ ÒŒ ÙÒÜ ÚÜUÚUÙÒÖÁÙŠÒÒXÒ ÚÜUÚUÙÒÖÆØÖÜÒÆŸÖÜŒÞV ÚÜUÚUÙÒÖÁJ€»ÁÓÒÞÖ ÚÜUÚUÙÒÖÁÍ »ÁÓÒÞÖ ÚÜUÚUÙÒÖÁGGÁFÐлÁÓÒÞÖ ÚÜUÚUÙÒÖÁFFÁFÐ »ÁÓÒÞÖ ÚÜUÚUÙÒÖÁT ÈREÁÔŒÚ

ÞUVÖK FEÁÚÚUÚUÚOÖÁY ŒYÒÜT ŒÐÁY ŒŠŠÁÓÁÁJY ÞÖÖÁŒÐÖ UÚÓÜŒYÖÖÁŐYÁĞŒ ŐUŠÞÁÖUWÞVŸÄÜWÜŒŚÁY ŒYÖÜÈ

CHÁCHŠŠÁŠU VÙÁUÒÜ X CÓDÖ ÁÖŸÁÚÜ UÚU Ù Ò ÖÁY CEVÒÜ T CEDP Y CŠŠÁDP Ô ŠVA Ö ÒÁDÁT Ò V ÒÜÁLOV È infr_structure

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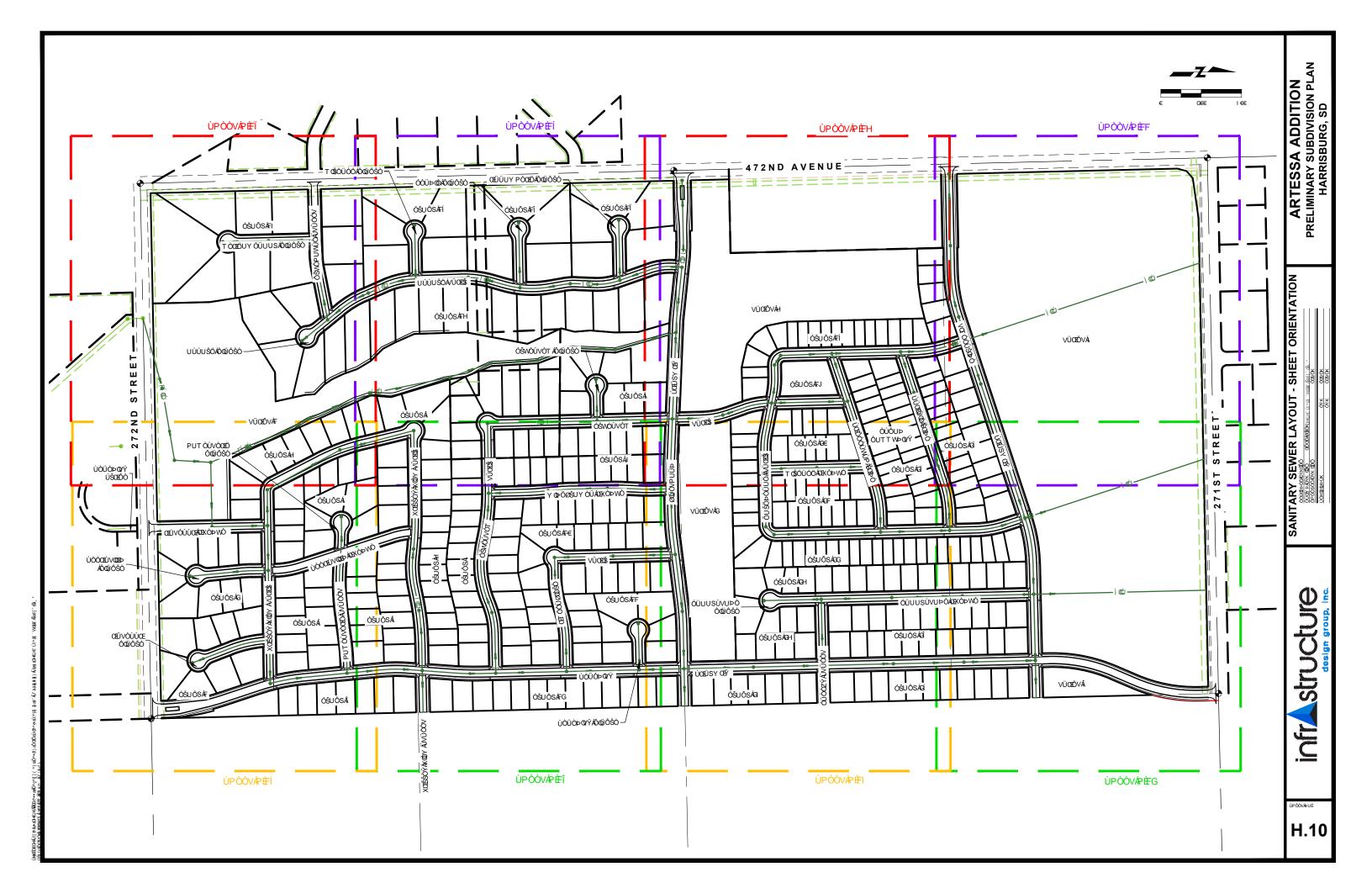
LEGEND OF SYMBOLS

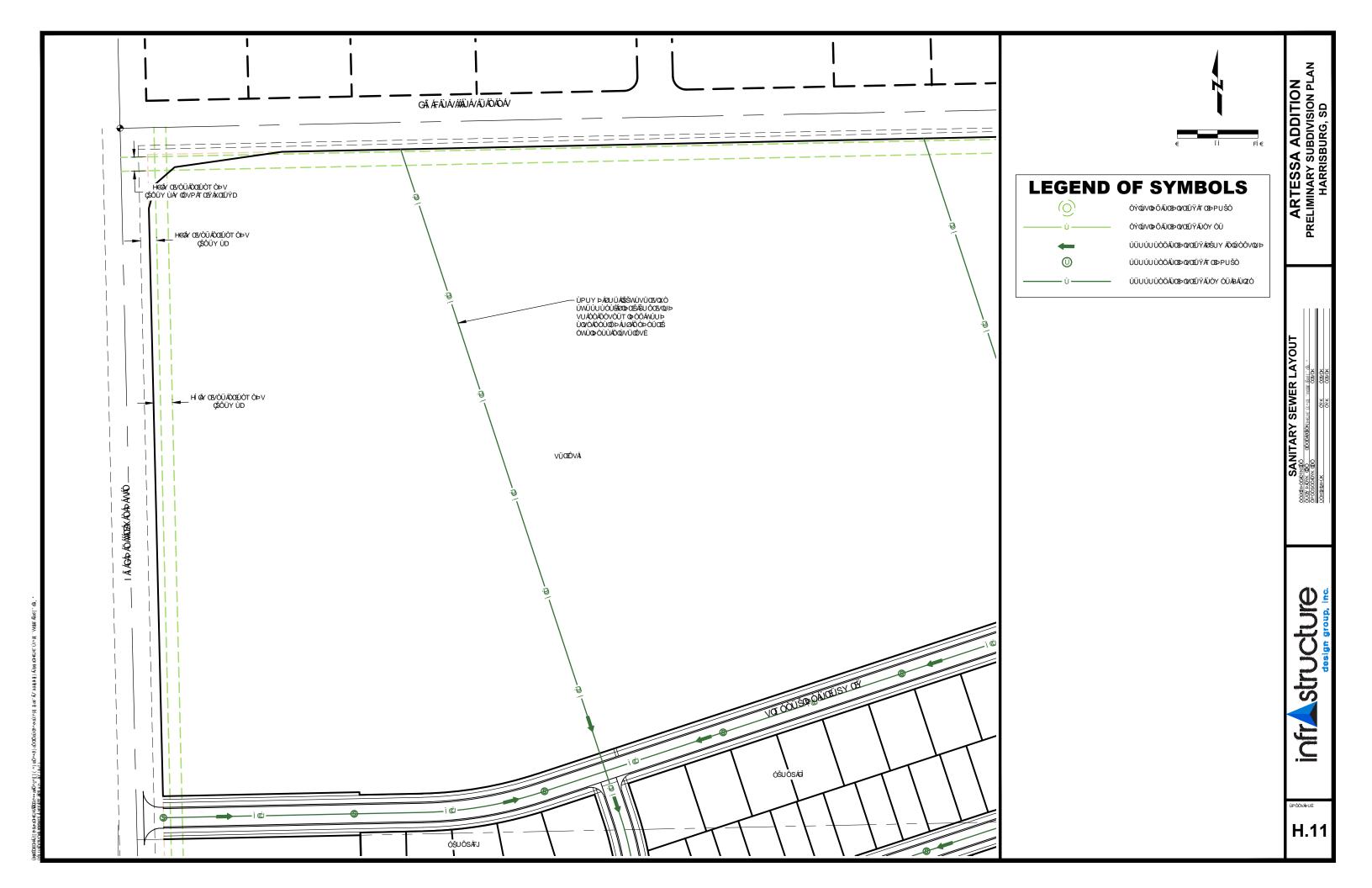
	ÒÝ ÒÙ V OÞ ÕÁY OÐ Y ÒÜ ÁT OÆÐ ÁB ÁÙ OZ Ò
\bowtie	ÒÝ QÙ V QÞ Ő ÁK CIŠX ÒÆBÁÓU Ý
X	ÒÝ ÒÙ V OÞ ÕÁ ĐƠ Ủ ÒÁP Ÿ Ö Ü OĐE V
#2°	ÒÝÒUVOÇÕÁY ŒVÒÜÁUPWWUØØ
	ÚÜUÚUÙÒÖÁY ŒVÒÜÁT ŒÐ ÁBÁÙŒÒ
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Р	ÚÜUÚUÙÒÖÆØÖÖÆŸÖÜŒÞV
J€	ÚÜUÚUÙÒÖÁJ€»ÁÔÒÞÖ
ΙÍ	ÚÜUÚUÙÒÖÁÍ MÔÒÞÖ
(3)	ÚÜUÚUÙÒÖÁGGÁFBÐAÓÒÞÖ
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Ó	ÚÜUÚUÙÒÖÁT ÈRÀÔŒÚ

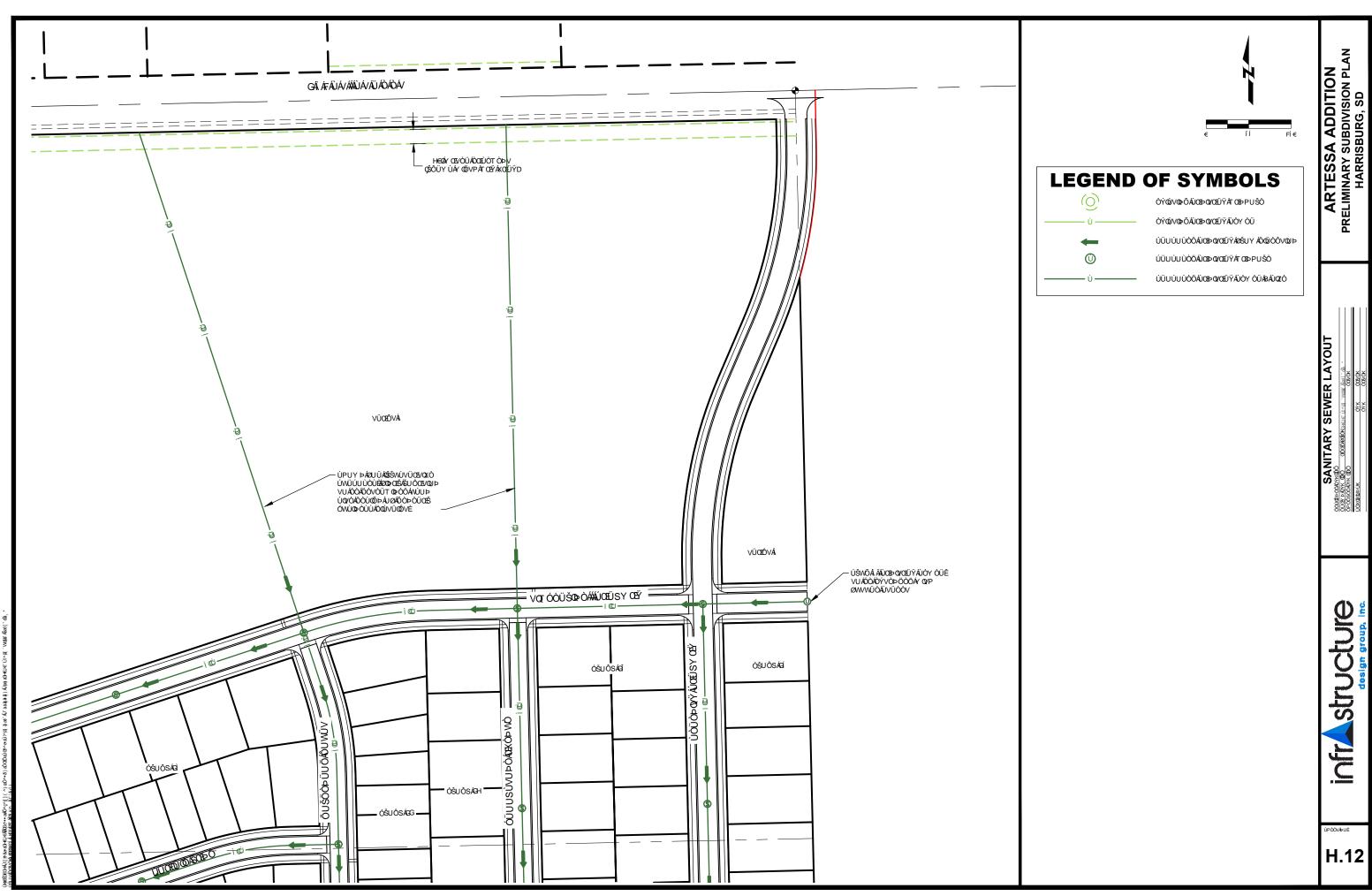
ÞUVÒK FÄÄÚÜUÚUÒÖÖÁY ŒYÒÜT ŒPÁY ŒŠŠÓÒÁUY ÞÒÖÁŒÞÖ UÜÖÜŒYÒÖÁÖYÄSŒYŌUŠÞÆÖUWÞVÝÁÜWÜŒŠÁY ŒYÒÜÈ

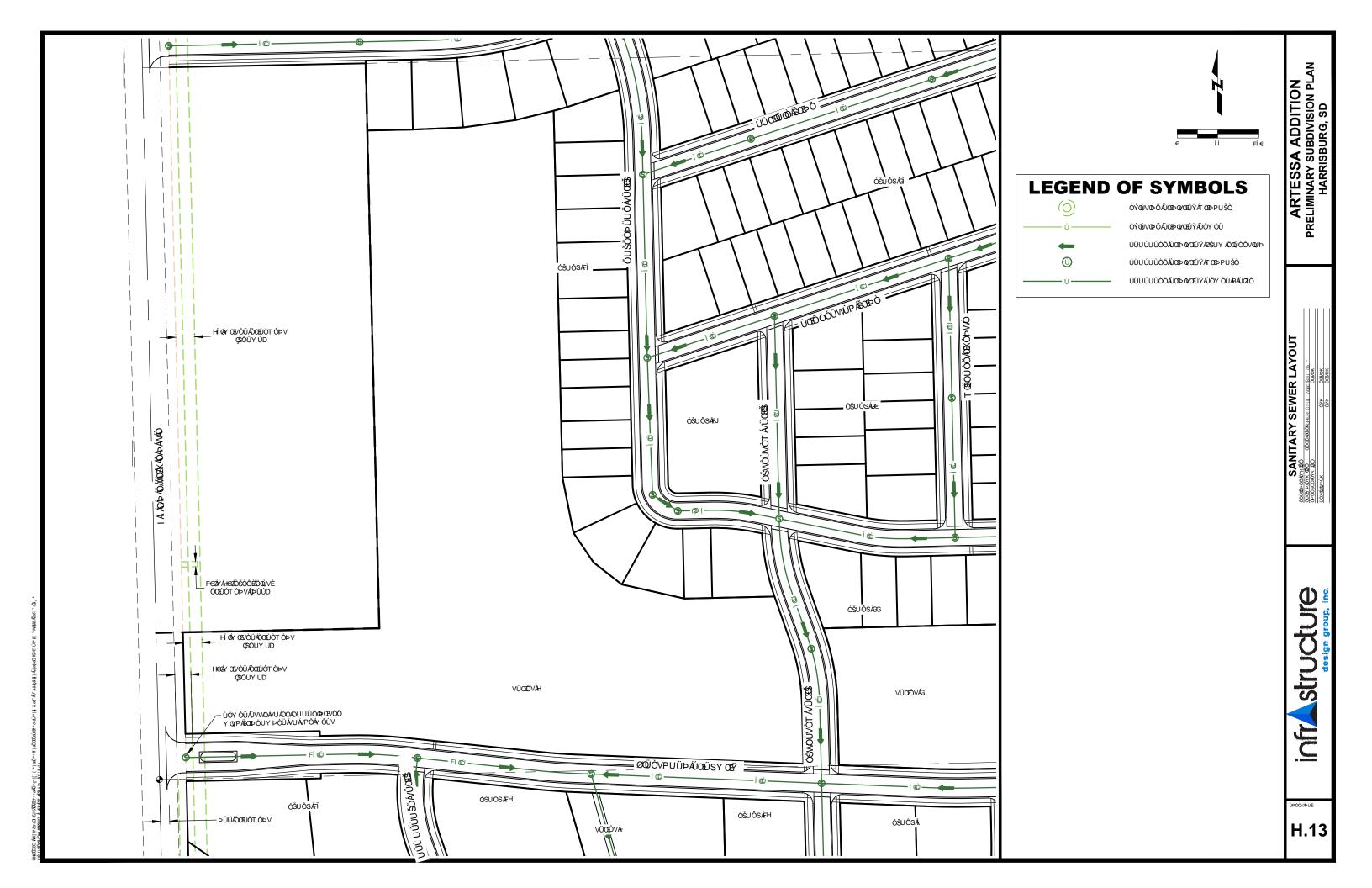
GĂGĂŠÁŠUVÙÁJÒÜX ΦÔÒÖÁÓŸÁJÜU ÚU ÙÒÖÁY ŒVÒÜT ŒD Y GŠÁDPÔŠWÖÒÁGÁT ÖVÖÜÁJQYÈ infr<u>k</u>structure

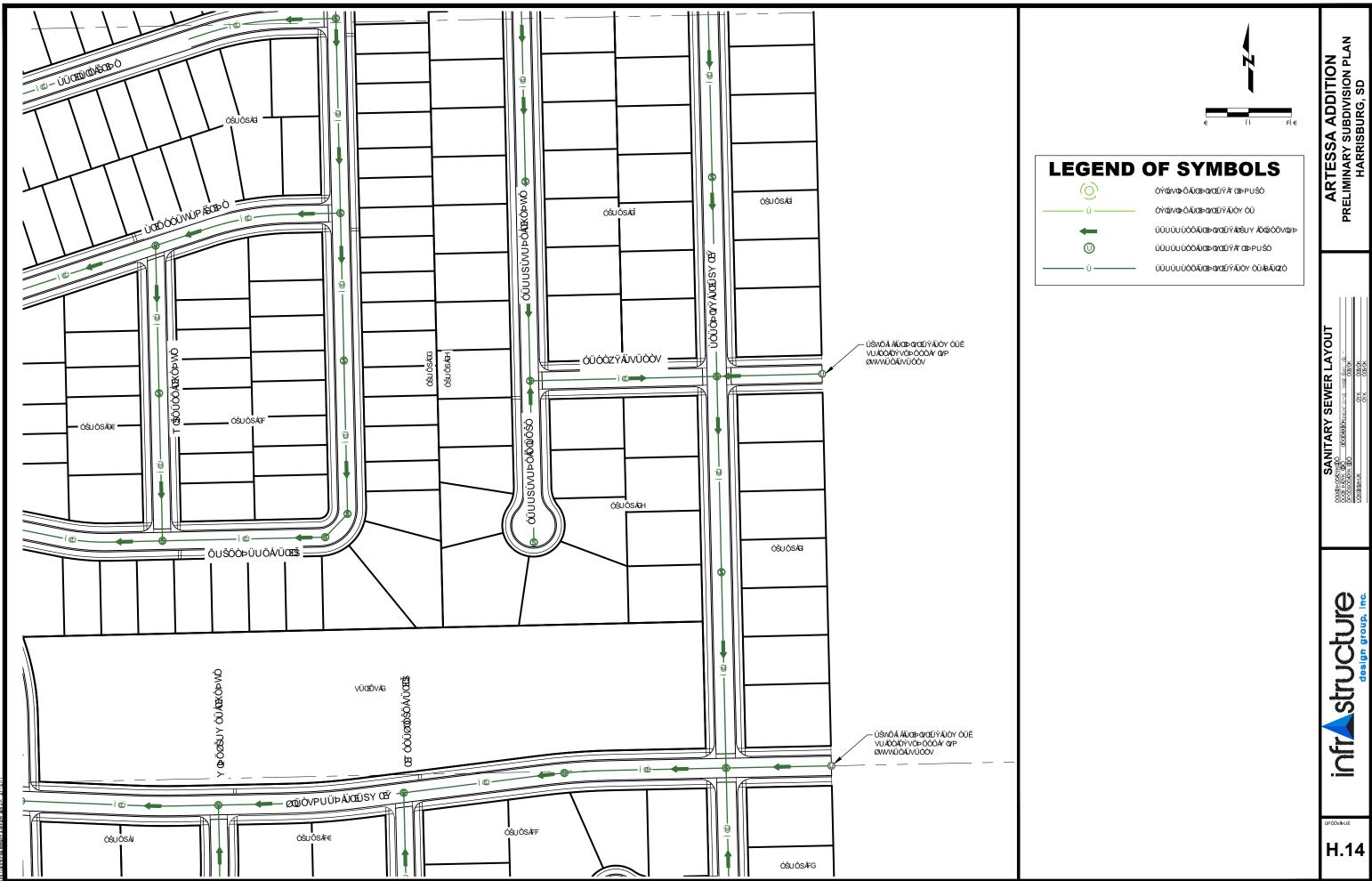
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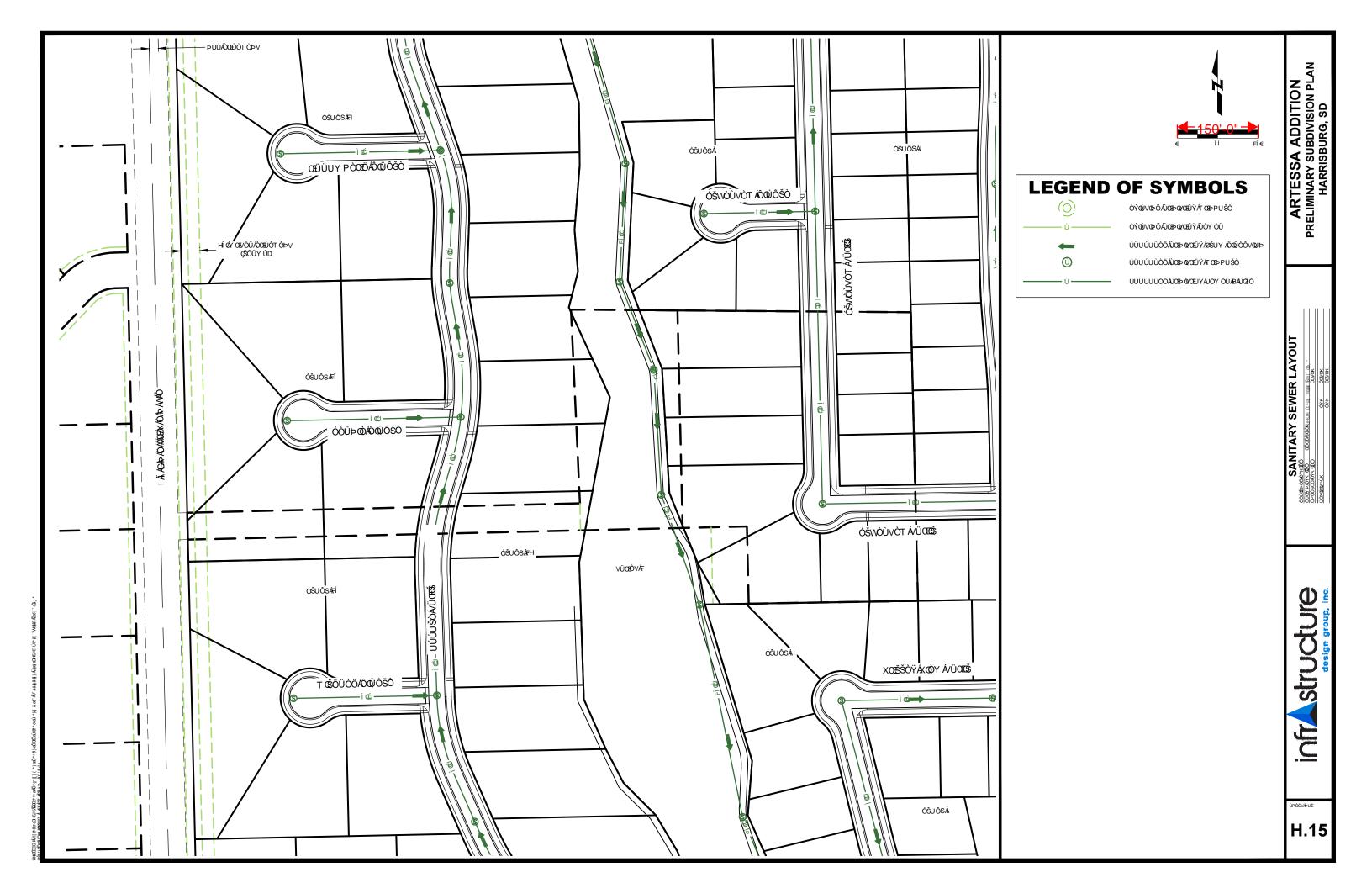


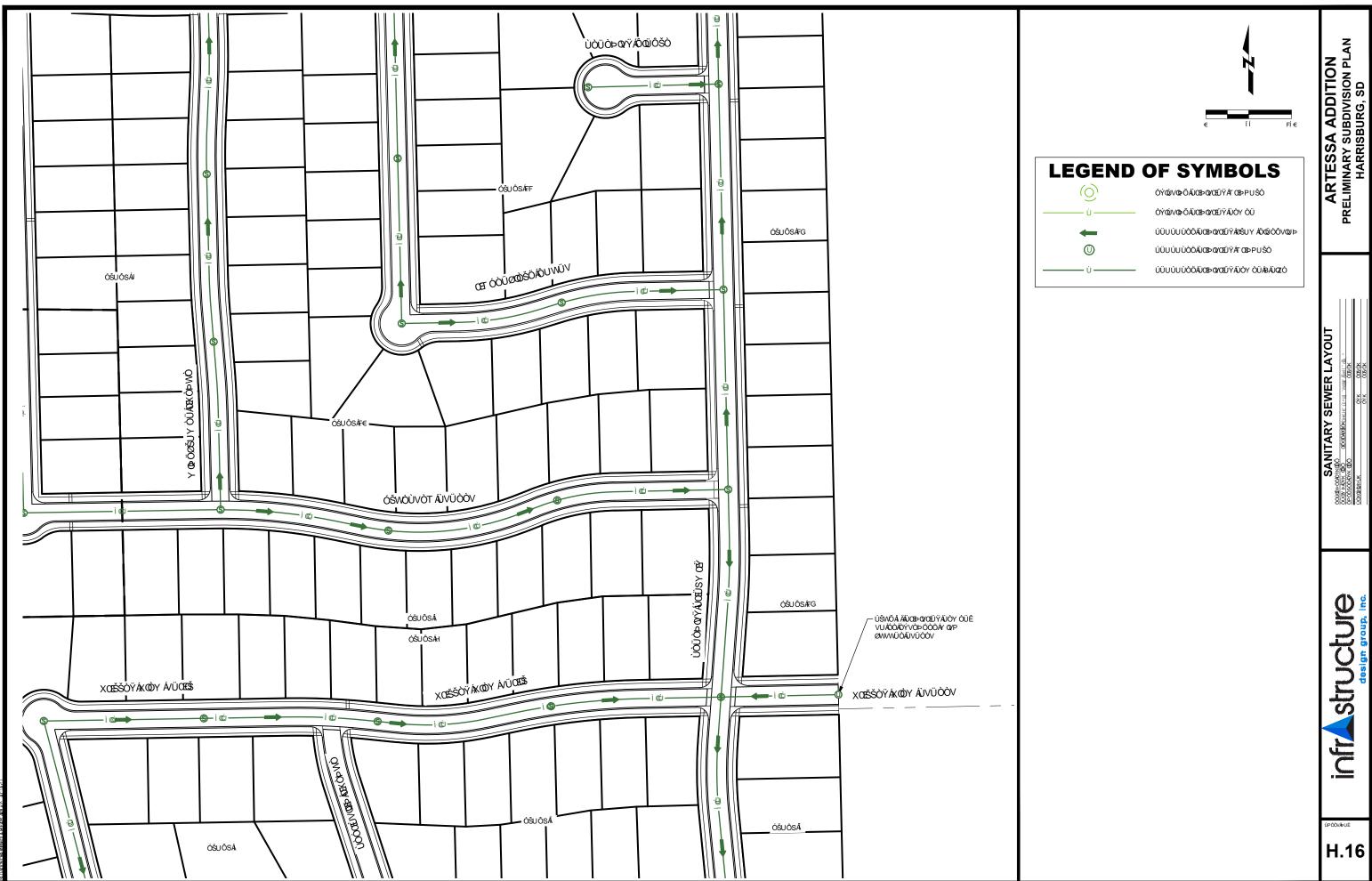


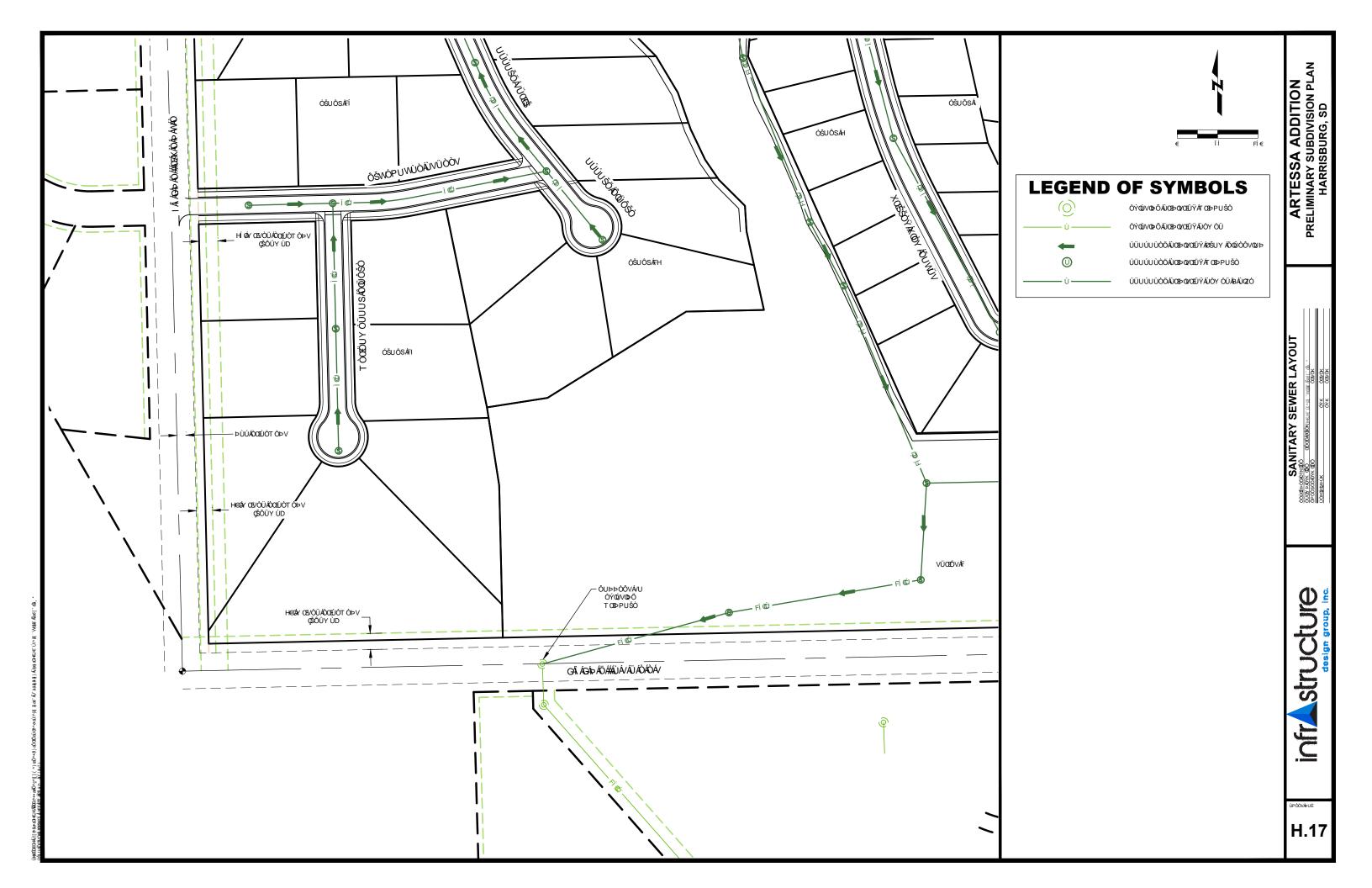


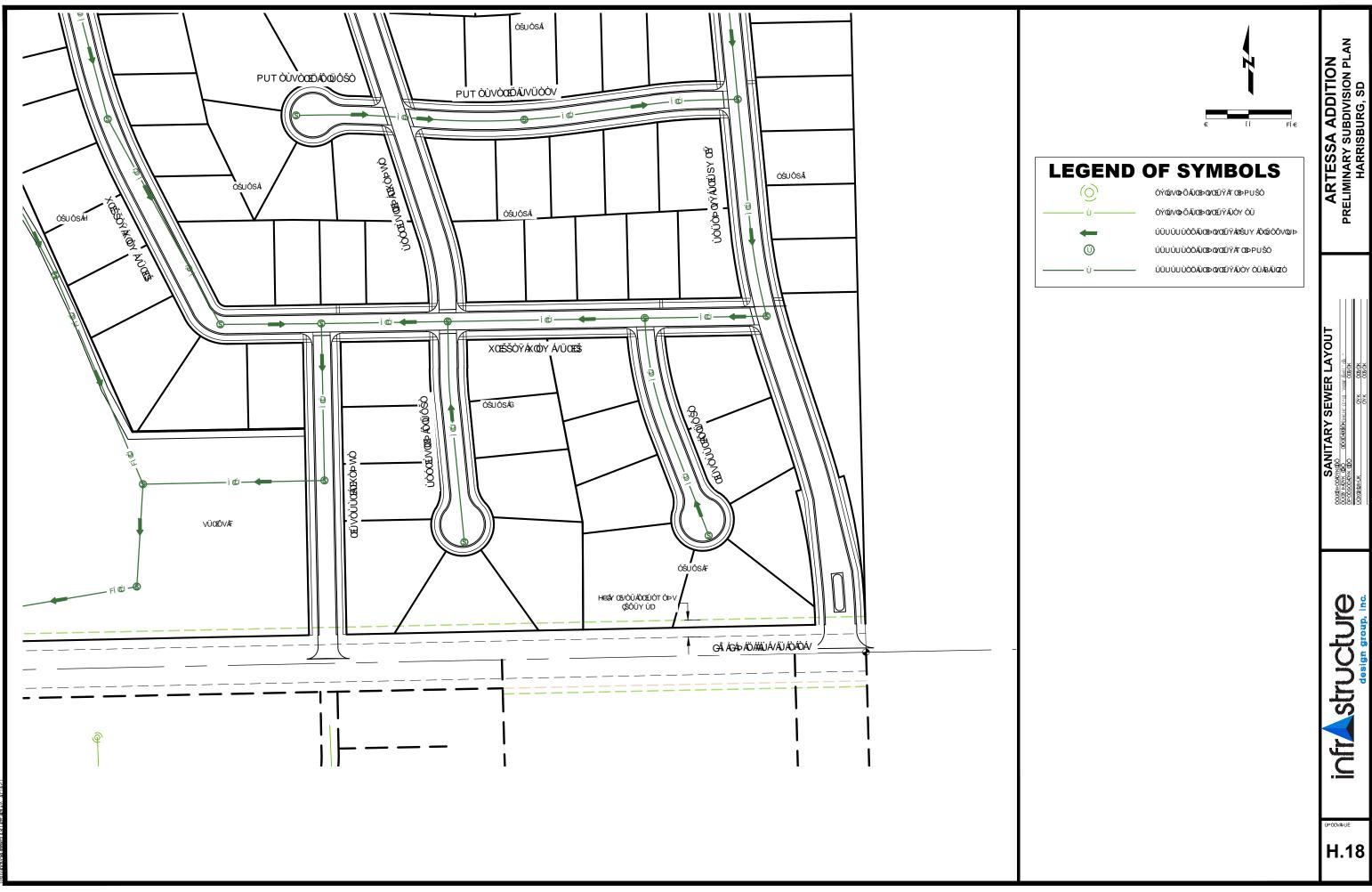


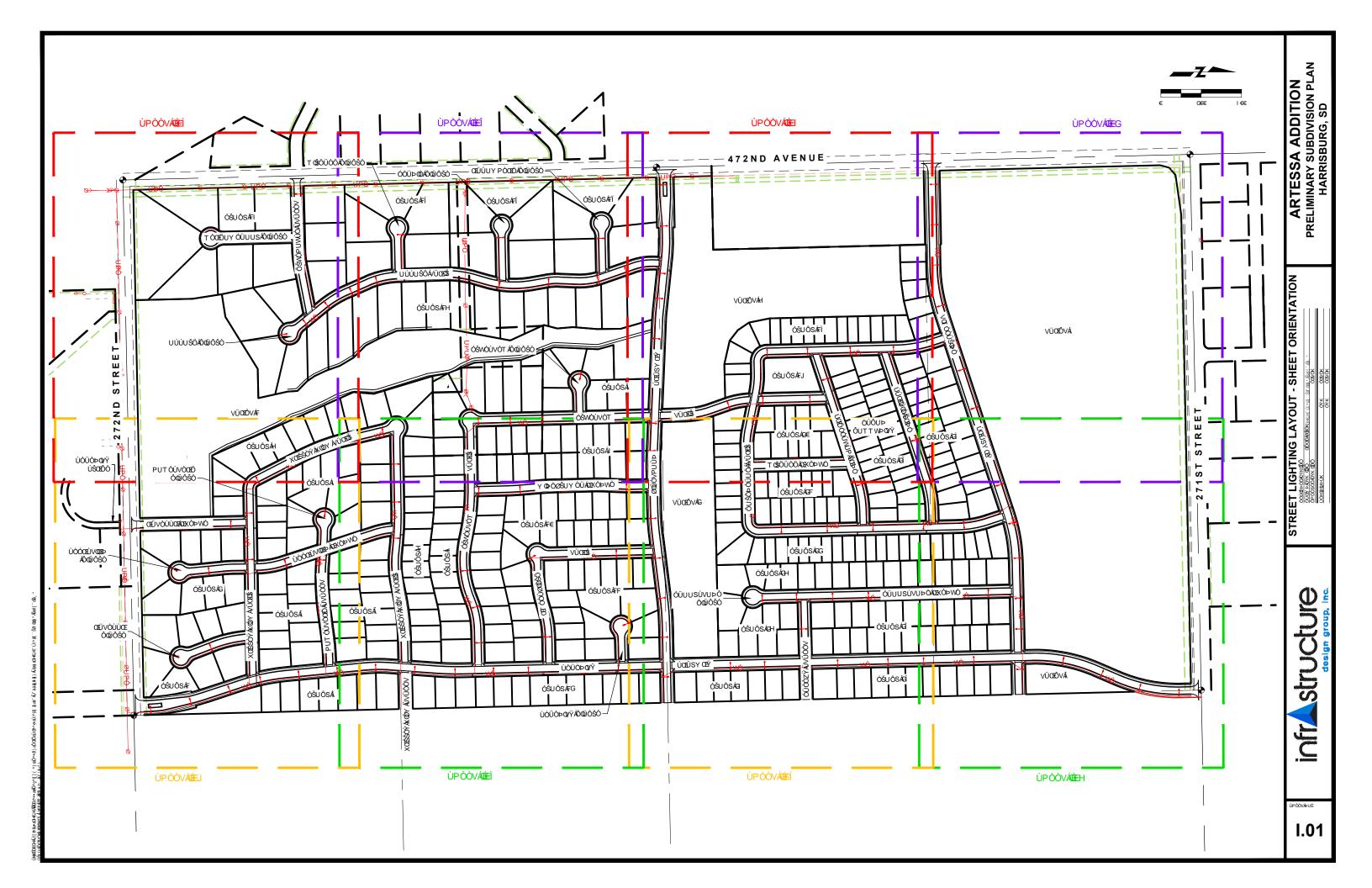


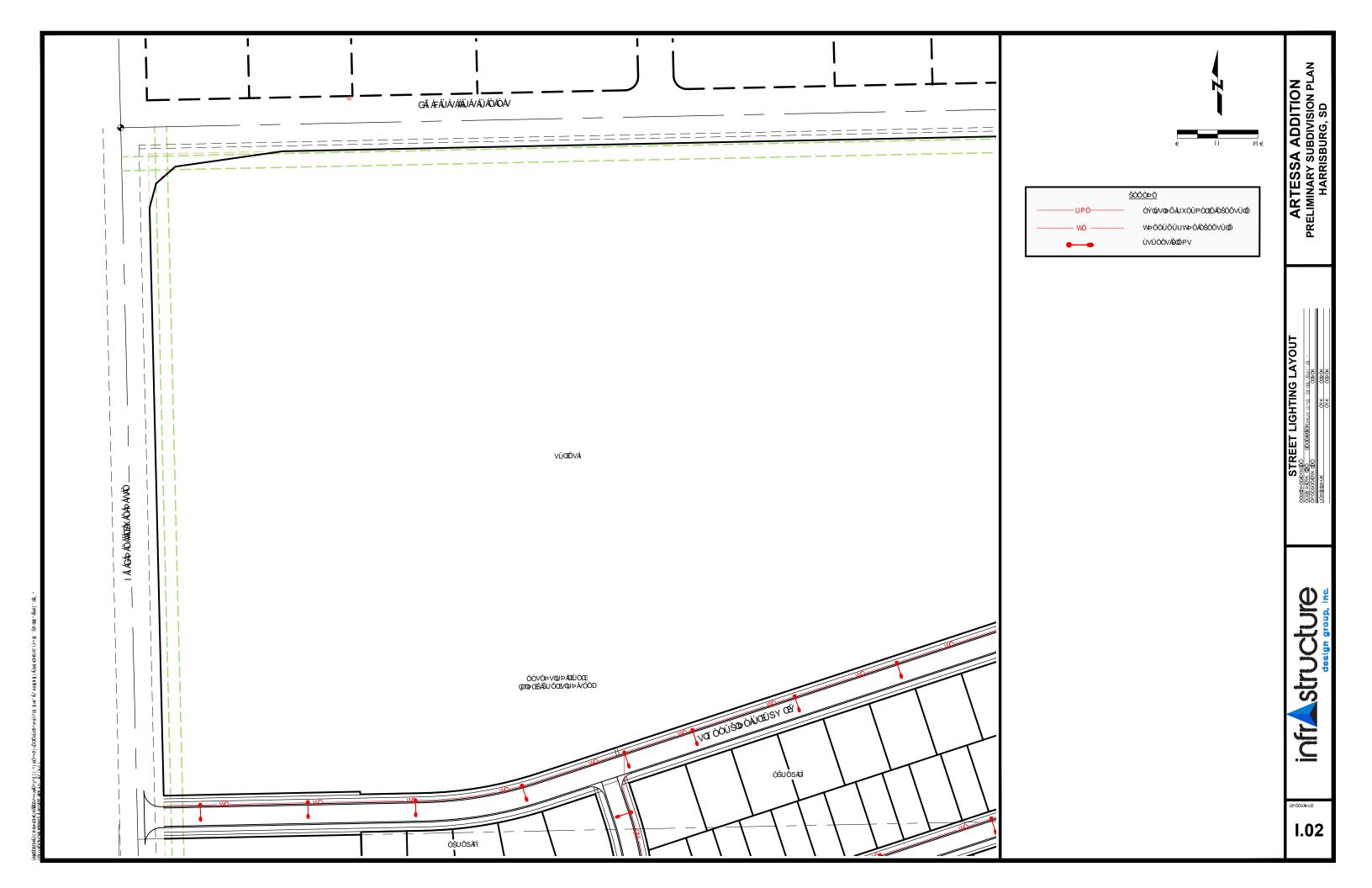


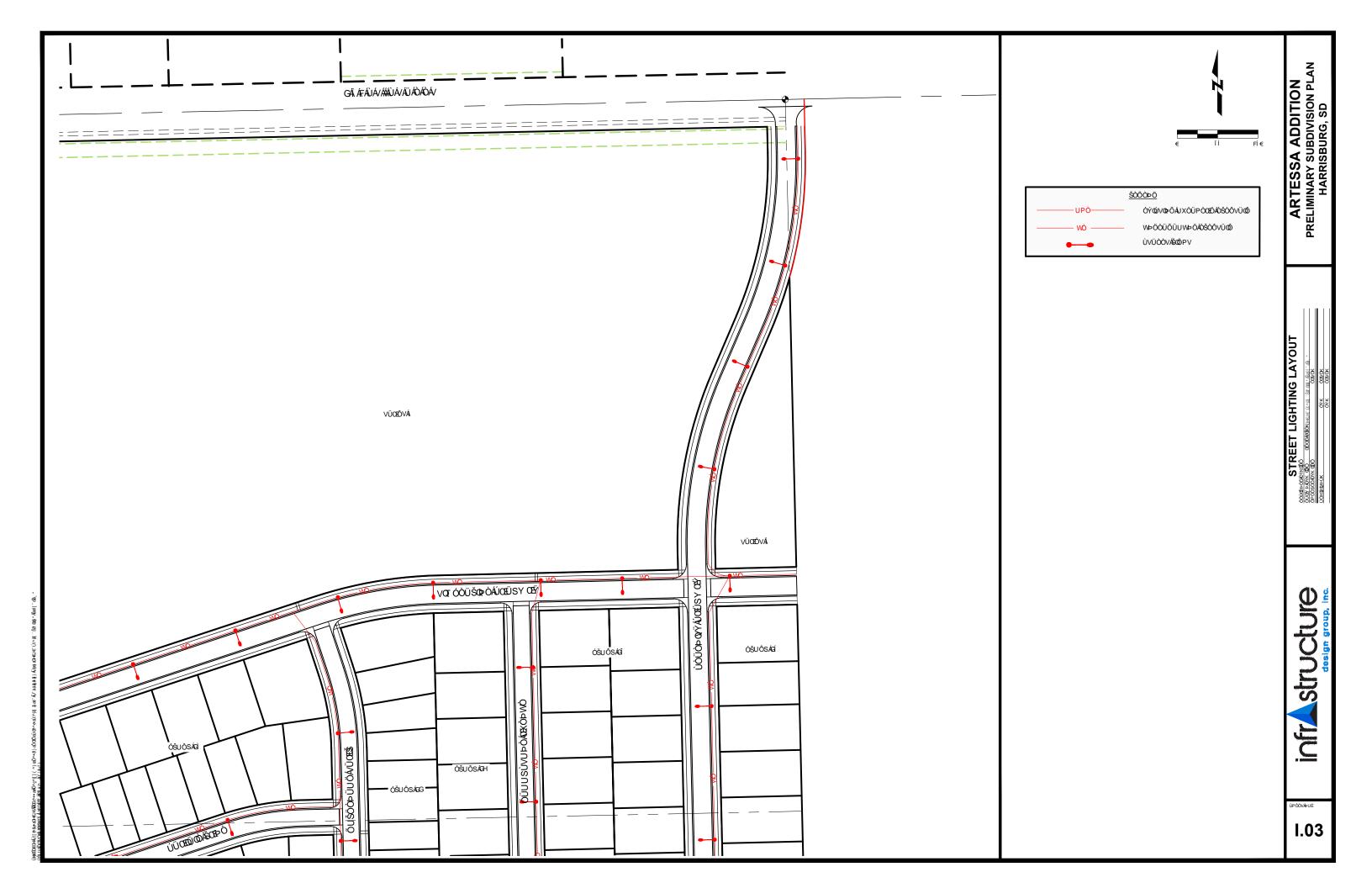


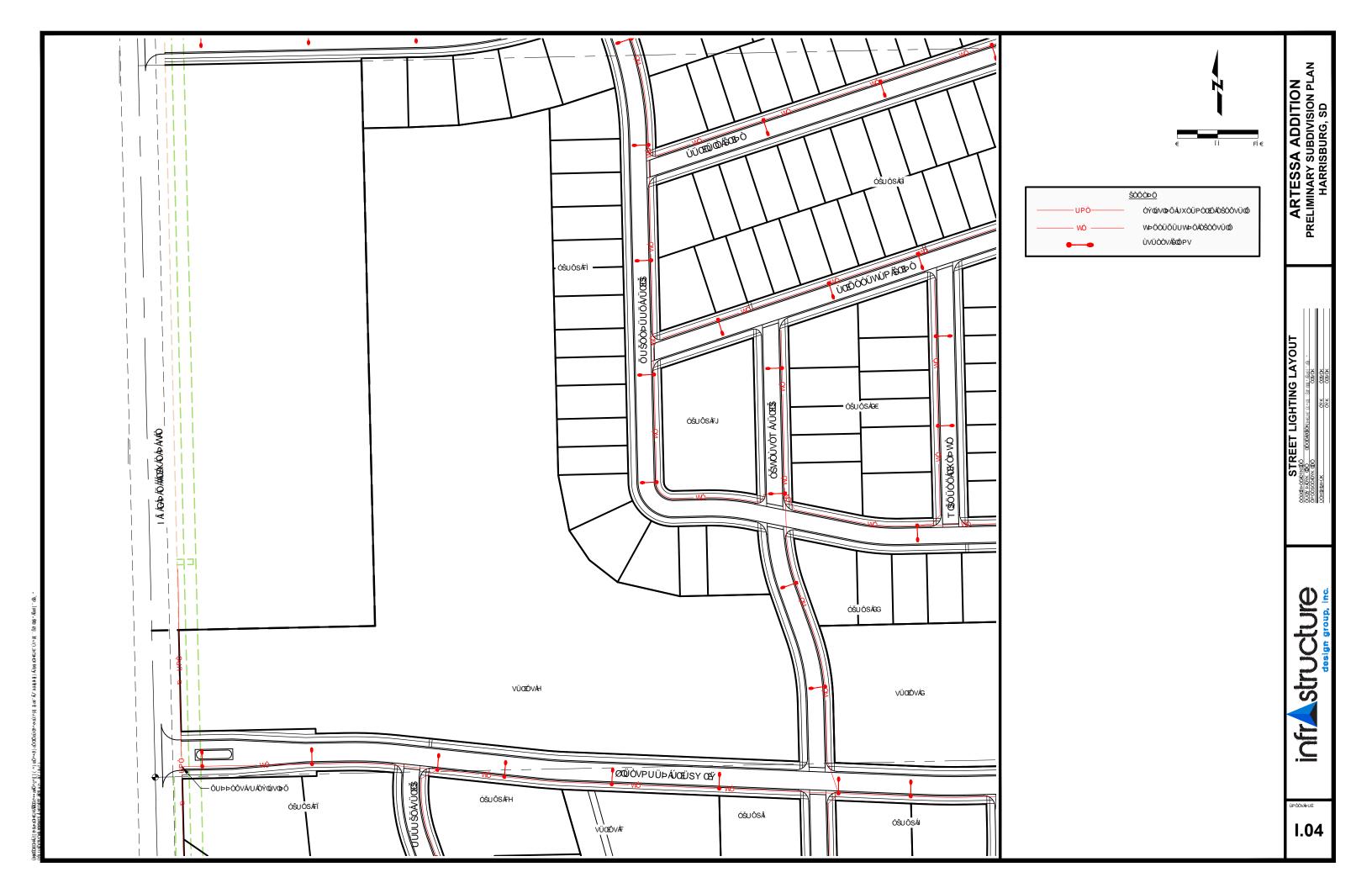


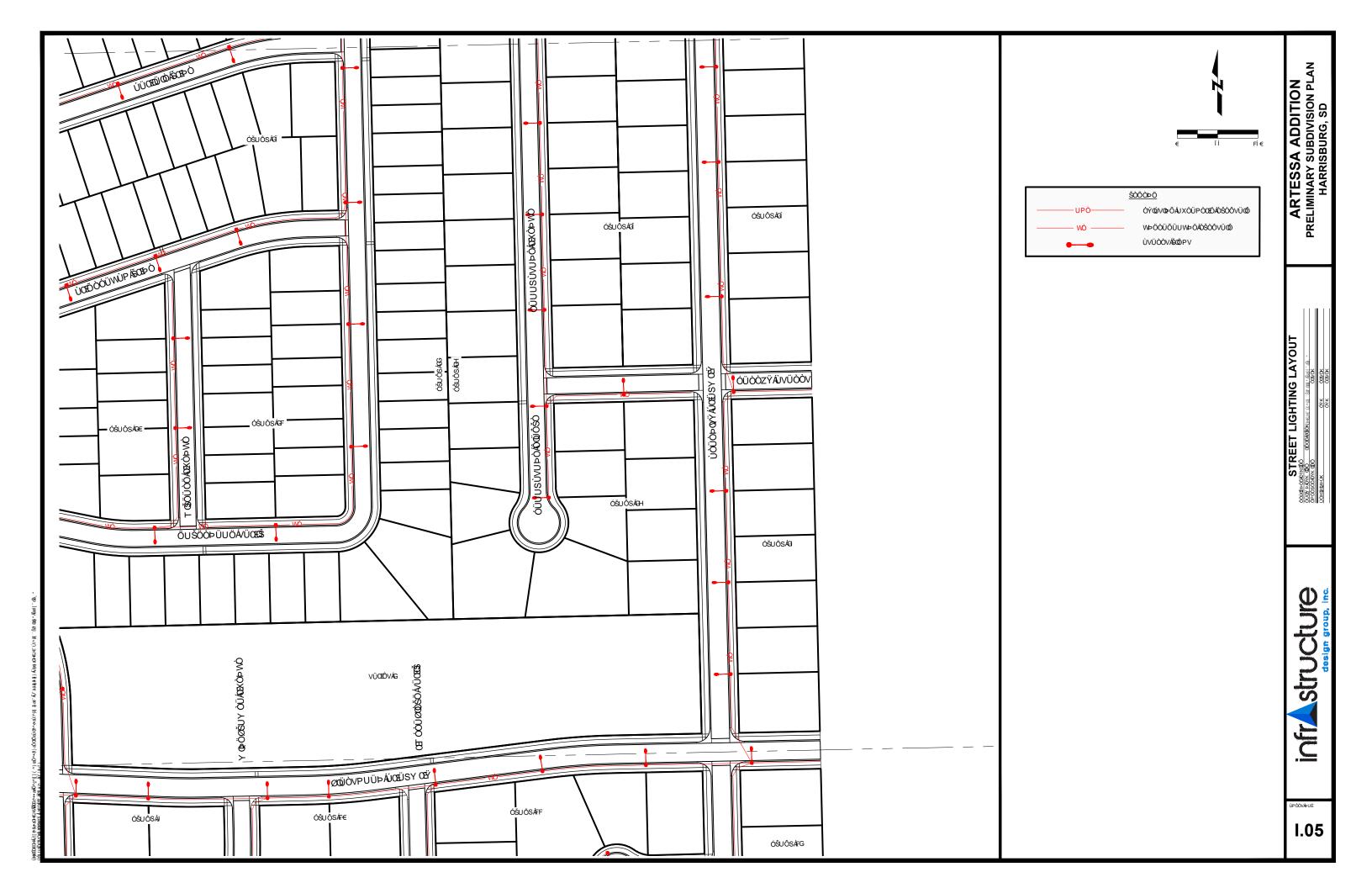


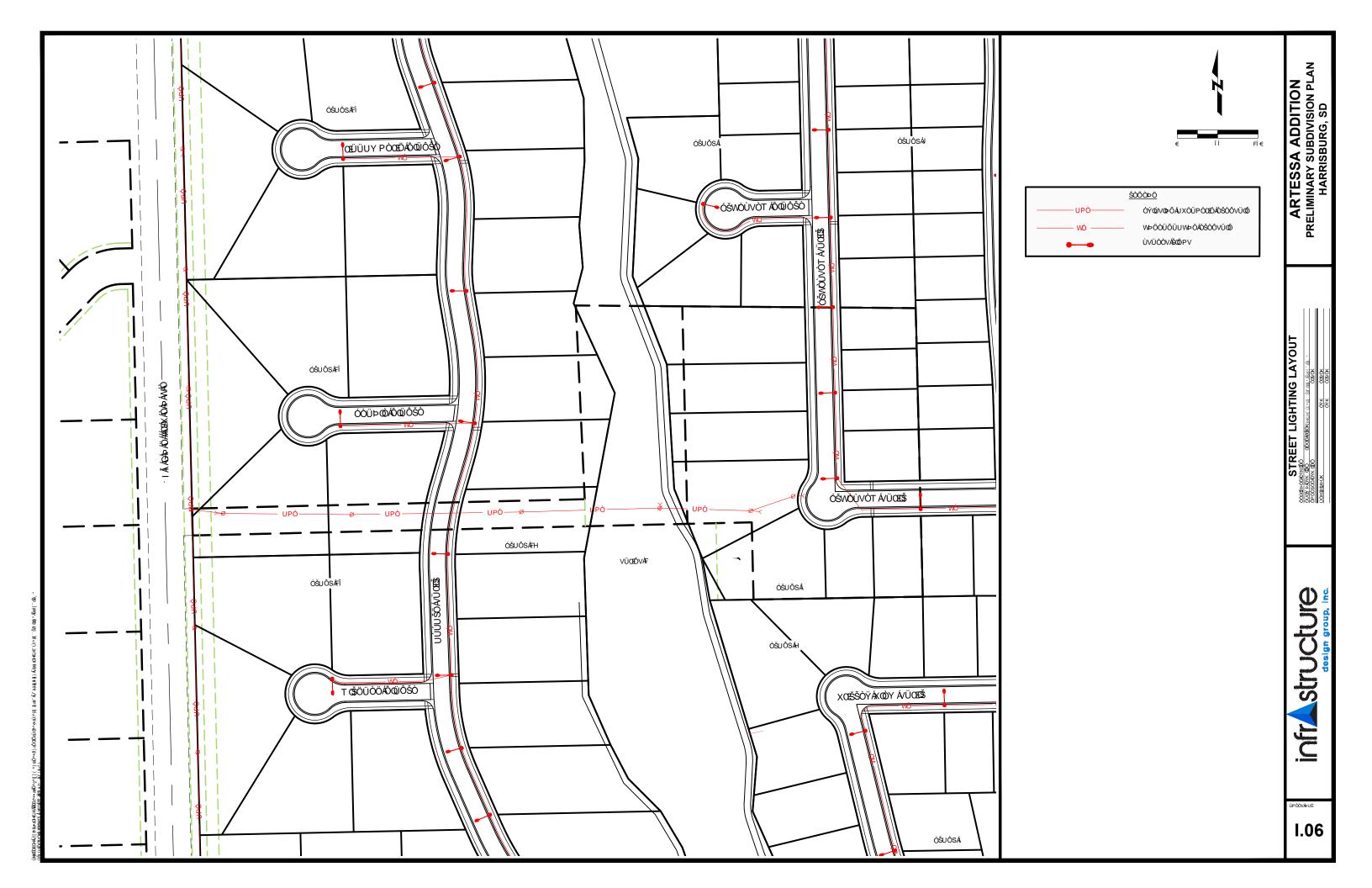


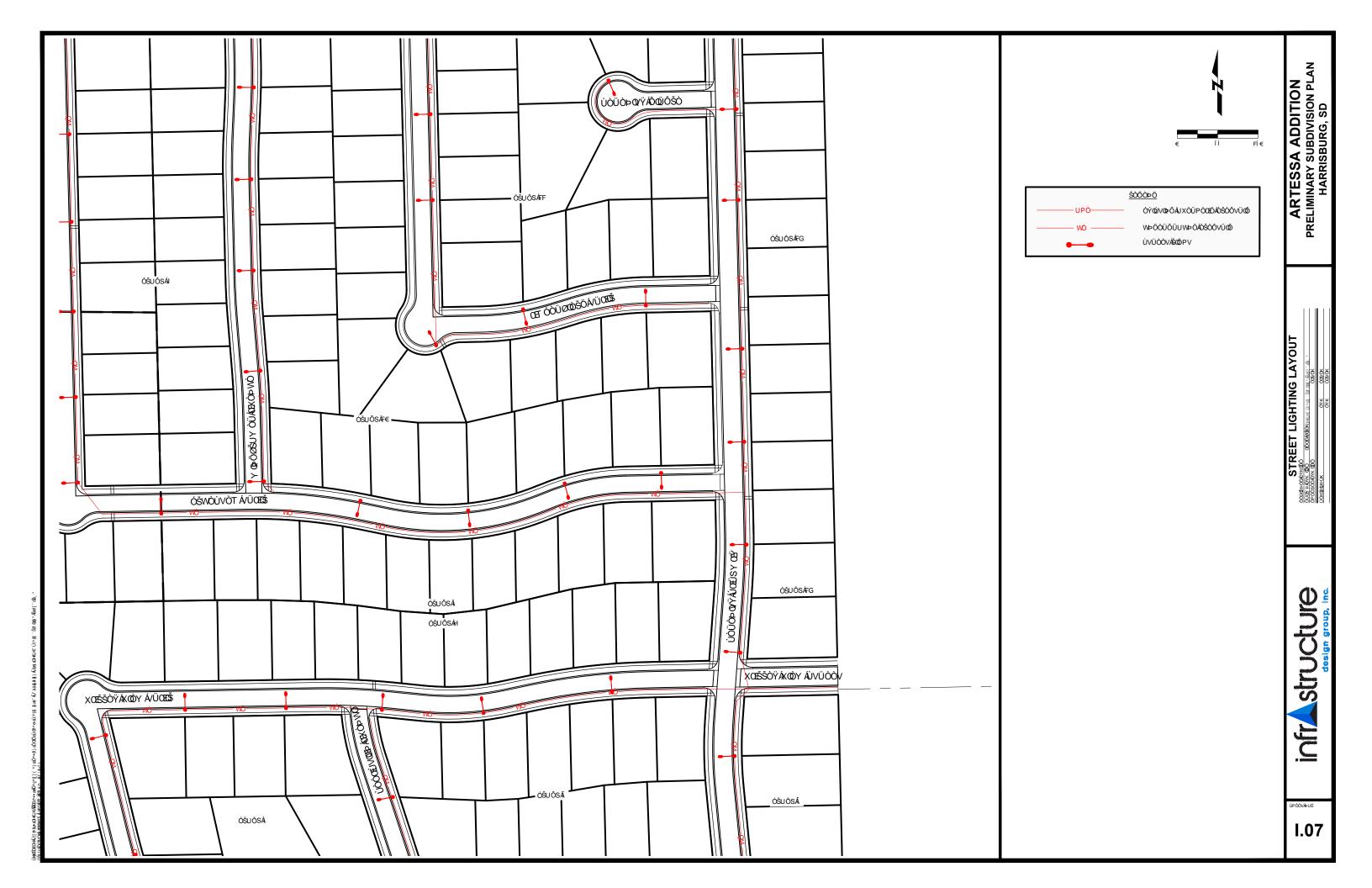


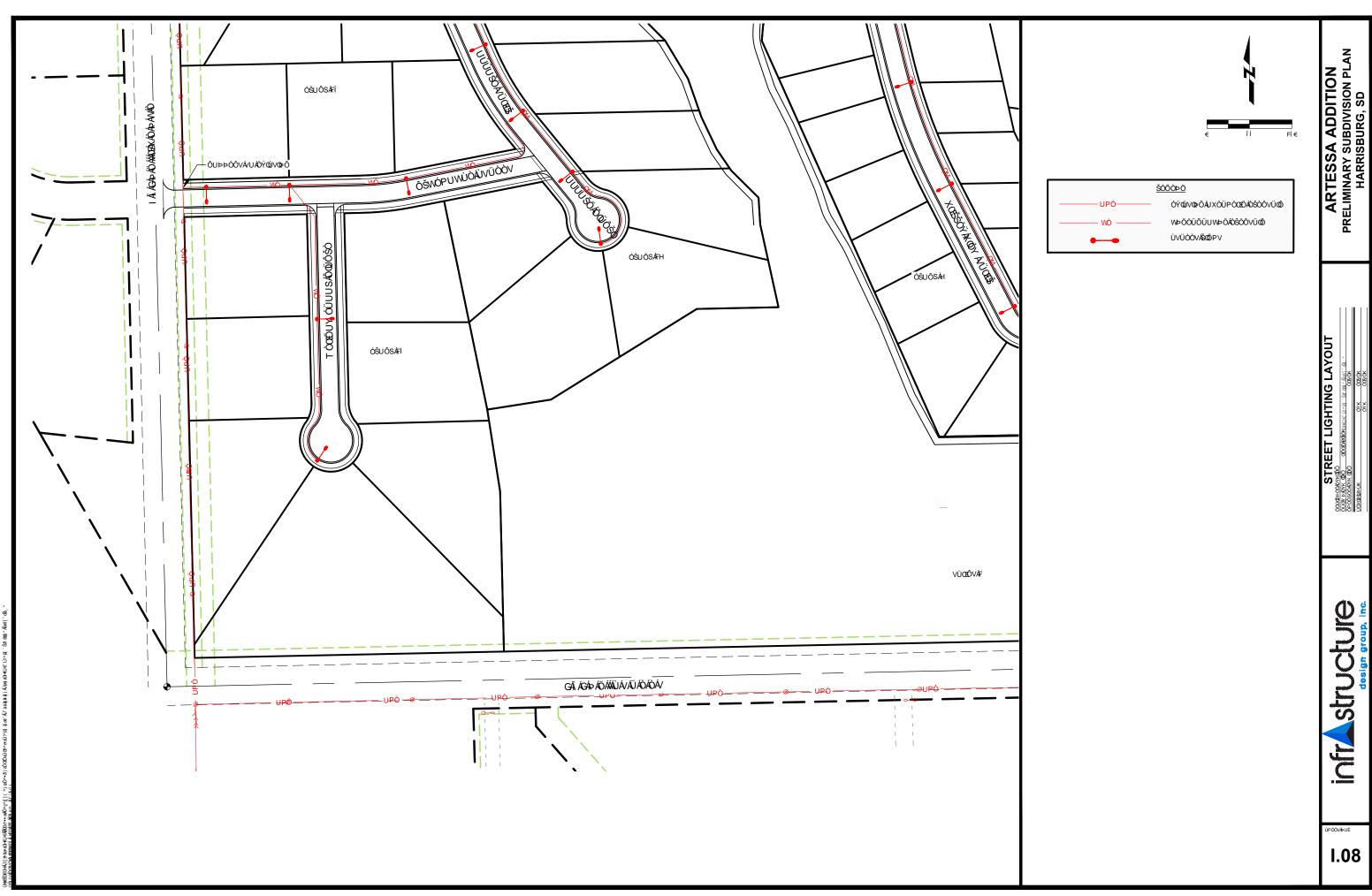






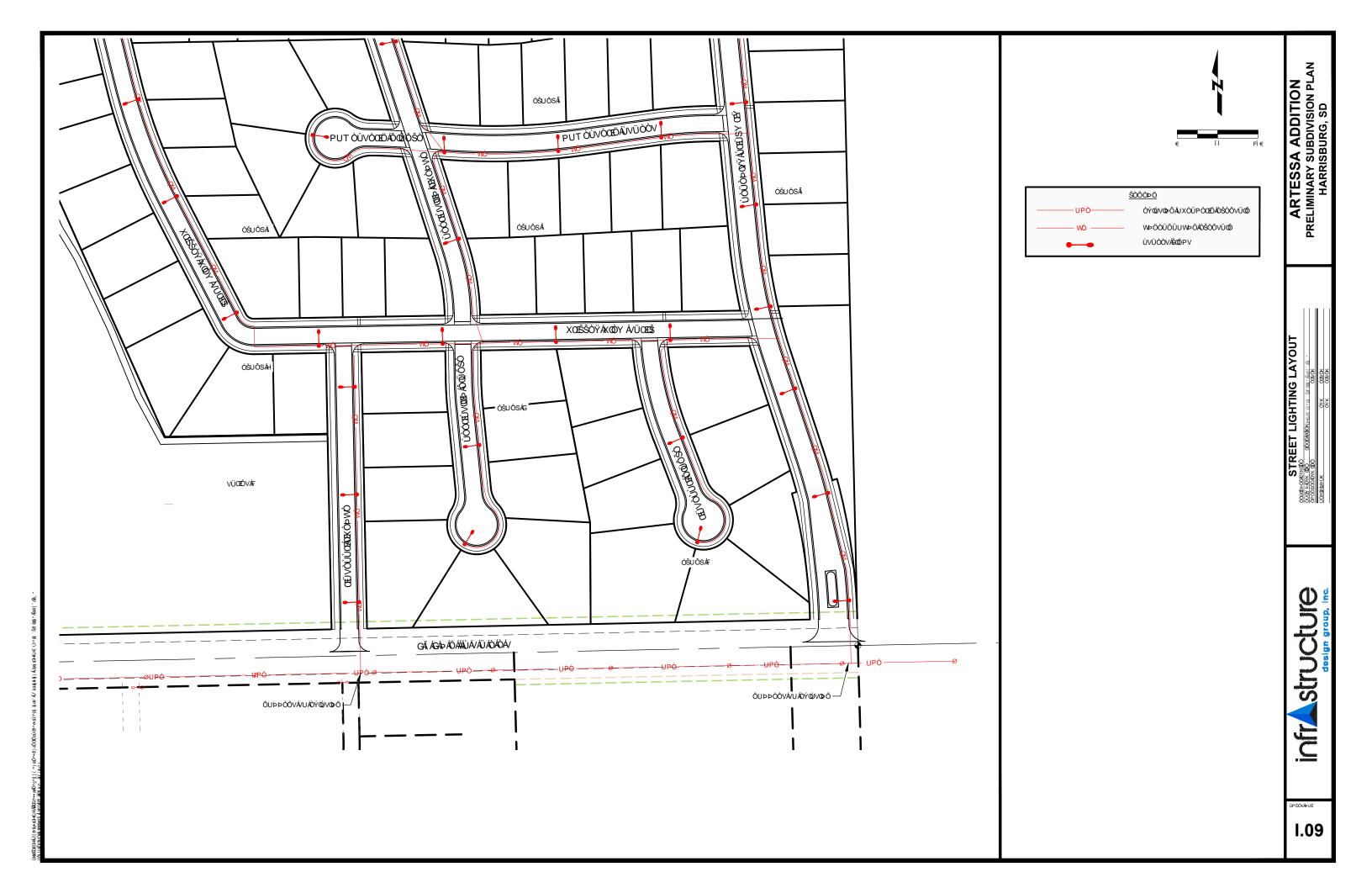


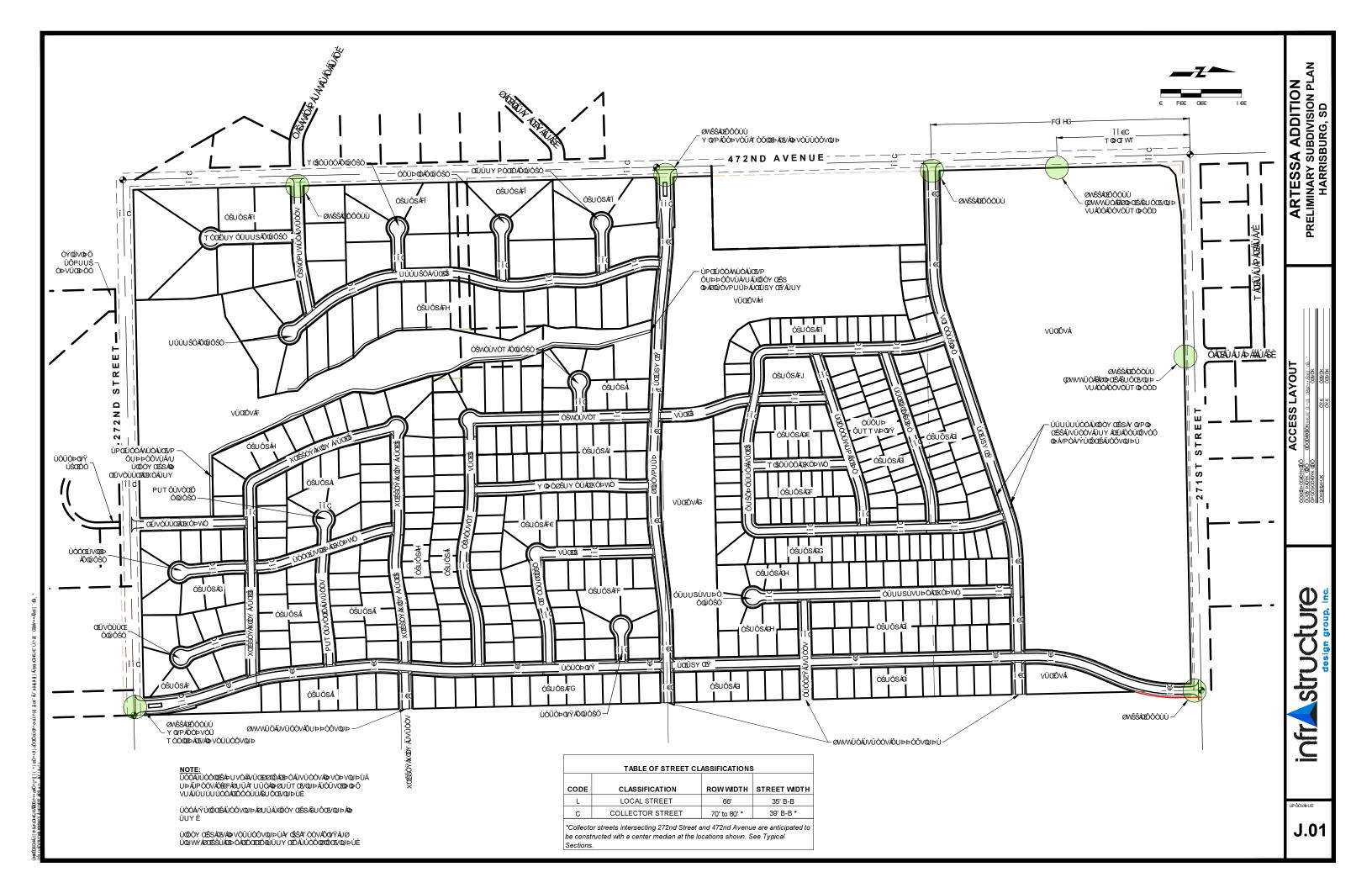




structure

1.08







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

Agenda Item Staff Report

Date: May 13, 2025

To: Planning Commission

From: Planning and Building Services

Agenda Item:

Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Commercial (273rd Street).

Public Hearing: \square Business Item: \square Informational: \square

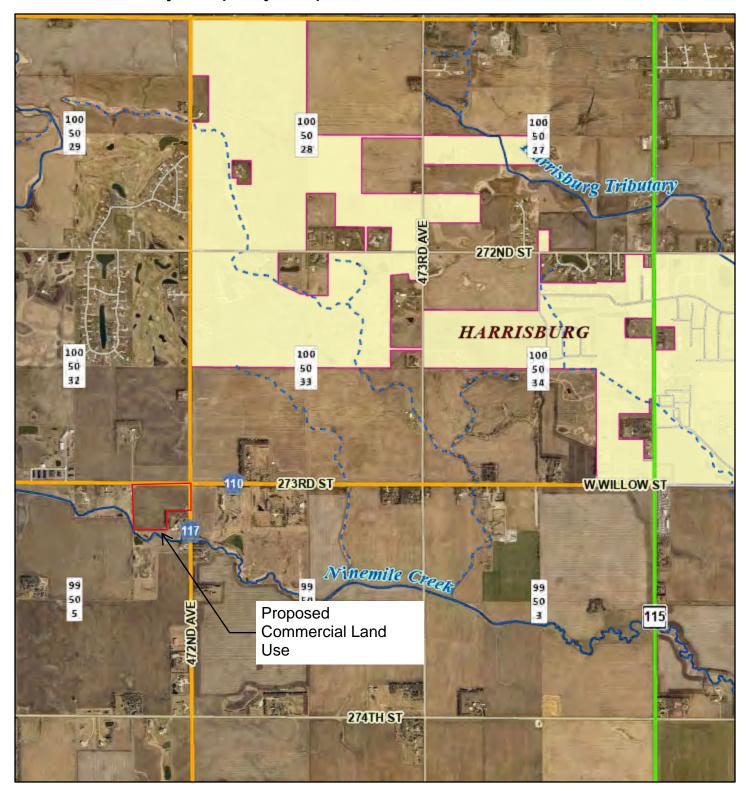
Information:

• Review proposed amendment to the Future Land Use Map of the Comprehensive Plan.

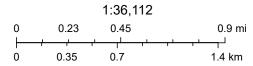
Attachments:

Map Exhibit

Staff Recommendation:



5/12/2025, 10:10:15 AM



Maxar



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

Agenda Item Staff Report

Date: May 13, 2025

To: Planning Commission

From: Planning and Building Services

Agenda Item:

Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Residential (274th Street).

Public Hearing: \square Business Item: \square Informational: \square

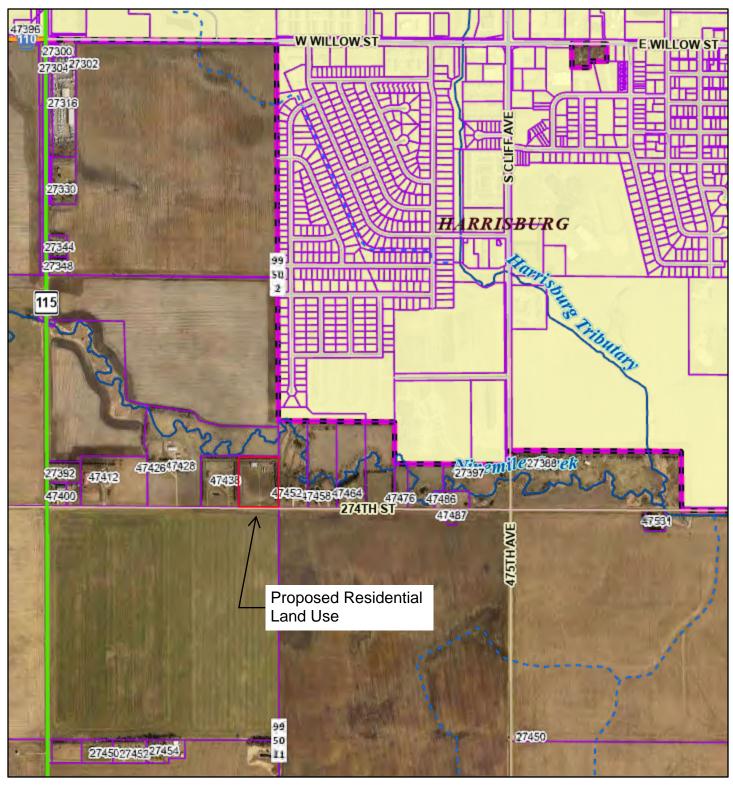
Information:

• Review proposed amendment to the Future Land Use Map of the Comprehensive Plan.

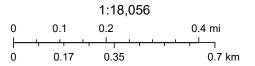
Attachments:

Map Exhibit

Staff Recommendation:



5/12/2025, 10:02:37 AM



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City of Harrisburg							
Building Permits Issued April 202	5						

Data	Dames it 4'	Duna andre Occurs an	Description of Ductor	•	Total Malusti	Duna a sutu a A duna a a	City
Date	Permit #	Property Owner	Description of Project	Contractor		Property Address	City
		Tschetter, Mark	Deck	Superior Siding Construction	· ·	809 Chokecherry Street	Harrisburg
		Pitz, Clayton	Lower-Level Finish	Pitz, Clayton	,	704 Marie Drive	Harrisburg
		Smith, Michael & Leslie	New Single-Family Home	George, Chris		1808 Tom Sawyer Trail	Harrisburg
		Fahl, Cameron & Shealeene	Deck (Stairs)	Rapp, Alex dba B&B Construction	•	629 Hillside Street	Harrisburg
		Barnes, Freddie Jr. & Kaley	Fence	Acreage Fence		163 Central Park Court	Harrisburg
		3H Properties	Fence	Acreage Fence	•	609 Highland Street	Harrisburg
		3H Properties	Fence	Acreage Fence	· ·	703 Highland Street	Harrisburg
		GH Properties	Fence	Acreage Fence	,	841 Melissa Avenue	Harrisburg
		Parmley, Jakob & Andrea	Lower-Level Finish (Partial)	Parmley, Jakob	•	107 St. Charles Circle	Harrisburg
		Kapetanovic, Emica	New Single-Family Home	Kapetanovic, Al	•	1222 Plainside Avenue	Harrisburg
		Creekside Place, LLC	New Single-Family Home	Signatures Companies	•	526 Prairieside Trail	Harrisburg
		Creekside Place, LLC	New Single-Family Home	Signatures Companies	•	530 Prairieside Trail	Harrisburg
4/2/2025	2025-0092	Creekside Place, LLC	New Single-Family Home	Signatures Companies	201,000.00	538 Prairieside Trail	Harrisburg
4/3/2025	2025-0100	Morley, Joe & Jordan	Fence	Complete Fence, LLC	5,419.00	517 Hillside Street	Harrisburg
4/3/2025	2025-0101	Dynamic Development, LLC	New Single-Family Home	Genuine Builders, Inc.	240,000.00	129 Caulfield Street	Harrisburg
4/4/2025	2025-0102	Kizer, Randall & Cheryl	Residential Reshingle	RF Custom Construction	10,322.00	705 Teddy Street	Harrisburg
4/7/2025	2025-0103	Roth, Stewart	Accessory Structure (Gazebo)	Roth, Stewart & Loretta	2,500.00	501 Josh Street	Harrisburg
4/7/2025	2025-0105	Miller, David	Deck	Miller, David	10,000.00	900 Honeysuckle Drive	Harrisburg
4/7/2025	2025-0072	Panzirer, Kjersten	Fence	JNM Fencing, LLC	8,807.00	209 Lydia Court	Harrisburg
4/8/2025	2025-0110	Rose, Jason & Charlene	Deck	Muharemovic, Ben dba B & B Builders	5,900.00	901 Woodmont Ave	Harrisburg
4/8/2025	2025-0108	Madsen, Ryan & Amanda	Fence	American Fence Company	7,000.00	178 N Perry Lane	Harrisburg
4/8/2025	2025-0112	Howlett, Ryan & Stacy	Fence	Extreme Fencing	10,010.00	611 Miah Street	Harrisburg
4/8/2025	2025-0109	Tiedeman, Brendan & Arrayna	Fence	Complete Fence, LLC	2,918.00	1101 Hemlock Circle	Harrisburg
4/8/2025	2025-0089	McDonald's USA	Freestanding On-Premises Sign	Ace Signs	25,000.00	148 N. Cliff Avenue	Harrisburg
4/8/2025	2025-0086	Pederson, Andrew	Lower-Level Finish	Miller, Brock	40,000.00	840 Melissa Avenue	Harrisburg
4/8/2025	2025-0087	McDonald's USA	On-Premises Wall Sign (5)	Ace Signs	6,990.00	148 N. Cliff Avenue	Harrisburg
4/8/2025	2025-0111	Klarenbeek, Michael & Hailey	Residential Reshingle	ADI Roofing	11,500.00	615 Kent Street	Harrisburg
4/9/2025	2025-0113	Husby, Kevin & Amanda	Fence	KH Construction	2,500.00	453 Blue Ox Circle	Harrisburg
4/9/2025	2025-0115	Dynamic Development, LLC	Non-Residential Wall Sign	Pride Neon	16,630.00	912 N. Cliff Avenue	Harrisburg
4/9/2025	2025-0114	Blotske, Daniel	Residential Remodel	WizBuilt Construction	80,000.00	301 Thelma Avenue	Harrisburg
4/10/2025	2025-0117	Unavailable	Fence	Extraordinair Fencing	2,700.00	502 Josh Street	Harrisburg
4/14/2025	2025-0118	Hansen, Nicole	Swimming Pool & Hot Tub	Smith, Nicole	10,000.00	1000 Ash Grove Street	Harrisburg
4/15/2025	2025-0119	Lopez, Anderson	Lower-Level Finish (Partial)	Lopez, Anderson	12,000.00	429 Thelma Avenue	Harrisburg
4/15/2025	2025-0120	Graystone Townhomes, Inc	New Single-Family Home	North Star Builders	320,000.00	1008 Birch Street	Harrisburg
4/15/2025	2025-0121	Graystone Townhomes, Inc	New Single-Family Home	North Star Builders	320,000.00	1010 Birch Street	Harrisburg
4/16/2025	2025-0127	Feenstra, Michael & Stepanie	Accessory Structure (Shed)	Feenstra, Mike	500.00	404 Adrianna Avenue	Harrisburg
4/16/2025	2025-0124	Rindsig Family Holdings, LLC	Accessory Structure (Shed)	Amercian Fence	4,800.00	659 W. Willow Street	Harrisburg
4/16/2025	2025-0126	Walter, Ashley	Fence	Great Plains Fence, LLC	6,200.00	601 Honeysuckle Drive	Harrisburg
4/16/2025	2025-0123	Rindsig Family Holdings, LLC	Fence	Amercian Fence Company	22,000.00	659 W. Willow Street	Harrisburg
4/16/2025	2025-0122	LT Companies, Inc.	New Single-Family Home	LT Companies, Inc.	335,000.00	809 Yuzina Avenue	Harrisburg
		LT Companies, Inc.	New Single-Family Home	LT Companies, Inc.	340,000.00	821 Yuzina Avenue	Harrisburg
	2025-0010	•	Non- Residential Structure (Contractor Shops)	Seykora Remodeling	•	935 Flatiron Avenue	Harrisburg
		Roland, Mark & Rita	Deck	Roland, Mark	•	502 Troy Avenue	Harrisburg
		M & W Services, Inc.	Deck (Stairs)	MV Enterprises	· ·	281 Vernon Drive	Harrisburg
		M & W Services, Inc.	Deck (Stairs)	MV Enterprises	•	320 Vernon Drive	Harrisburg
.,, _023	_323 0220		()		.,000.00		

4/21/2025 2025-0133	Bren, Trey & Madison	Swimming Pool	Bren, Trey	650.00	459 Blue Ox Circle	Harrisburg
4/22/2025 2025-0134	Moeller, Calless	Accessory Structure (Shed)	Erb, Joshua/ Tuff Shed	6,558.00	109 Perry Lane	Harrisburg
4/22/2025 2025-0138	Norseen, Brent & Norma	Accessory Structure (Shed)	Quality Storage Building	7,000.00	401 Adrianna Avenue	Harrisburg
4/22/2025 2025-0135	Van Horssen, Valerie	Accessory Structure (Shed)	Van Horssen, Valerie	1,000.00	609 Rosewood Drive	Harrisburg
4/22/2025 2025-0136	Drexler, Jeffrey & Nicole	Deck	Hols & Co., LLC	6,500.00	604 Falcon Avenue	Harrisburg
4/22/2025 2025-0139	Dynamic Development, LLC	Lower-Level Finish	Genuine Builders, Inc.	35,000.00	141 Caulfield Street	Harrisburg
4/22/2025 2025-0140	Walz, Kent & Bernice	Mechanical	Schempp Heating & Air Conditioning	5,705.00	601 Quail Circle	Harrisburg
4/22/2025 2025-0137	BCE Property, LLC	Non- Residential Structure (Contractor Shops)	NRG Homes	900,000.00	943 Flatiron Avenue	Harrisburg
4/23/2025 2025-0141	Dynamic Development, LLC	Lower-Level Finish	Genuine Builders, Inc.	35,000.00	129 Caulfield Street	Harrisburg
4/23/2025 2024-0072	Future Property, LLC	New Multi-Family Dwelling (Duplex)	Buildworx, LLC	460,000.00	536 Oxford Avenue	Harrisburg
4/23/2025 2025-0143	Dynamic Development, LLC	New Single-Family Home	Genuine Builders, Inc.	240,000.00	117 Caulfield Street	Harrisburg
4/23/2025 2025-0142	Dynamic Development, LLC	New Single-Family Home	Genuine Builders, Inc.	240,000.00	123 Caulfield Street	Harrisburg
4/24/2025 2025-0149	AVHARPER, LLC	Fence	Amercian Fence	8,000.00	515 Harper Circle	Harrisburg
4/24/2025 2025-0148	Wenger Slaba, Ashley	Fence	American Fence Company	4,400.00	803 Johnson Creek Ct	Harrisburg
4/24/2025 2025-0147	Krei, Zackery	Lower-Level Finish (Partial)	Shayne Rose Construction, LLC	120,000.00	815 Johnson Creek Ct	Harrisburg
4/24/2025 2025-0145	DEWC, LLC	Non- Residential Structure (Contractor Shops)	Voegeli Construction	1,200,000.00	927 Flatiron Avenue	Harrisburg
4/28/2025 2025-0158	Wells, Colin & Isabel	Fence	Wells, Colin	1,500.00	904 Ash Grove Street	Harrisburg
4/28/2025 2025-0155	SG INVESTMENT ENTERPRISES	Residential Reshingle	Crew, Inc.	7,700.00	501 Almond Avenue	Harrisburg
4/28/2025 2025-0156	SG INVESTMENT ENTERPRISES	Residential Reshingle	Crew, Inc.	9,100.00	605 Almond Avenue	Harrisburg
4/28/2025 2025-0157	SG INVESTMENT ENTERPRISES	Residential Reshingle	Crew, Inc.	7,000.00	901 Cottonwood Drive	Harrisburg
4/29/2025 2025-0159	Schild, Blake & Karina	Deck (Stairs)	Schild, Blake	2,000.00	608 Highland Street	Harrisburg
4/29/2025 2025-0162	Donohue, Molly	Fence	Urban Oasis Outdoor Living, LLC	8,030.00	264 Devitt Drive	Harrisburg
4/29/2025 2025-0160	Oswald, Adam & Molly	Hot Tub	Oswald, Adam	10,000.00	906 Rosewood Drive	Harrisburg
4/30/2025 2025-0161	Schild, Blake & Karina	Hot Tub	Schild, Blake	500.00	608 Highland Street	Harrisburg
4/30/2025 2025-0106	Mux Construction, Inc.	Lower-Level Finish	Mux Construction, Inc.	25,000.00	109 Mydland Drive	Harrisburg

8,456,839.00 70

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

Running Lotal	291	234	128	348	276	128	
	November			December			
	2023	2024	2025	2023	2024	2025	
New Homes	5	5		1	0		
Lower-Level Finish	6	1		6	2		
Fence	7	7		2	2		
Non-Residential (Comm/Ind)	3	4		0	3		
Other Permits	15	8		5	6		
Total Permits	36	25	0	14	13	0	
Running Total	507	438	128	521	451	128	



	Perr	mes	
	2023	2024	2025
January	1	0	1
February	1	10	1
March	2	6	8
April	16	10	12
May	9	4	
June	11	9	
July	9	6	
August	4	2	
eptember	9	11	
October	15	5	
November	5	5	
December	1	0	
TOTAL	83	68	22