CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
SEPTEMBER 12, 2022 @ 12:00P.M. (NOON)

1. **Call To Order:**

2. **Roll Call:**

3. **Declaration Of Conflicts Of Interests**

4. **Approve Agenda:**

5. **Approval Of Previous Minutes 8-22-22.**

   Documents:

   PLANNING COMMISSION UNSIGNED MINUTES 8-22-22.PDF

6. **Schedule Next Meeting-9-26-22 @ 12:00 P.M.**

7. **Plat: Lots 1, 2, And 3 Of McCloud's Addition, In The N ½ Of The NW ¼ Of Section 14, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Request By Daniel & Chauna McCloud.**

   Documents:

   MCCLOUD-PLAT.PDF
   MCCLOUD-GIS.PDF

8. **Plat; Tract 1 Of Devonne's Addition, In The NW 1/4 Of Section 19, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota, Except Lot H1, Thereof.; As Request By Glen & Devonne Sommer.**

   Documents:

   SOMMER-PLAT.PDF
   SOMMER-GIS.PDF

9. **Plat: Lot 9, Block 5 Of The Woods First Addition, A Subdivision Of The East 1/2 Of The SW 1/4 Of Section 23, T 103 N, R 60 W Of Th 5th P.M., City Of Mitchell, Davison County, South Dakota.; As Requested By CJM Consulting Inc.**

   Documents:

   CJM CONSULTING INC-WOODS-PLAT.PDF
   CJM CONSULTING INC-WOODS-GIS.PDF

10. **Approval Of Master Plan-Sharpstone Deuce LLC.**

    Documents:

    SHARPSTONE DEUCE LLC-GIS.PDF
    SHARPSTONE DEUCE LLC-ONE WAY LAYOUT.PDF

11. **Approval Of Master Plan-Mueller Lumber-Morningview.**

    Documents:

    MUELLER LUMBER-GIS.PDF
    MUELLER LUMBER-MASTER PLAN.PDF
    MUELLER LUMBER-UTILITY LAYOUT.PDF

12. **Approval Of Master Plan-Jensen Capital And Development LLC-Stardust.**

    Documents:

    JENSEN CAPITAL AND DEVELOPMENT LLC-GIS.PDF
    JENSEN CAPITAL AND DEVELOPMENT LLC-MASTER PLAN.PDF
    JENSEN CAPITAL AND DEVELOPMENT LLC-UTILITY LAYOUT.PDF

13. **Conditional Use Permit: Jacob & Jena Sonne-1120 Sunnyside Ct.**

    Jacob & Jena Sonne have applied for a conditional use permit to operate a Family Residential Daycare; located at 1120 Sunnyside Ct, legally described as Lot 10 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

    Documents:

    SONNE-APPLICATION.PDF
    SONNE-GIS.PDF
    SONNE-NOTICE OF HEARING.PDF
    SONNE-NEIGHBORS.PDF
    SONNE-LETTER FROM NEIGHBOR-KAUFMAN.PDF
    SONNE-LETTER FROM NEIGHBOR-CARSON.PDF

14. **Conditional Use Permit: HiWings LLC-40580 250th St.**

    HiWings LLC has applied for a conditional use permit to operate an Assembly Hall; located at 40580 250th St, legally described as Kelley Tract 1, a subdivision of the Southwest ¼ of the Southeast ¼; Kelley Tracts 1A and 2, a subdivision of the South ½ of the Southeast ¼; West 208.75' of South 208.75' of the Southeast ¼ of the Southeast ¼; all in Section 36, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned UD Urban Development District.

    Documents:

    HIWINGS LLC-APPLICATION.PDF
    HIWINGS LLC-GIS.PDF
    HIWINGS LLC-NOTICE OF HEARING.PDF
    HIWINGS LLC-NEIGHBORS.PDF

15. **Conditional Use Permit: Flats On Havens LLC-1525 W Havens Ave.**

    Flats on Havens LLC has applied for a conditional use permit to operate a Multi-Family Dwelling; located at 1525 W Havens, legally described as Block 4, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota, except the E 175' thereof; except the N 151.45' of the W 167' thereof; except the N 50' of the W 50' of the S 165' of the E 55' of Block 4 thereof; and except Lots H-4 and H-5. The said real property is zoned HB Highway Business District.

Documents:

FLATS ON HAVENS LLC-APPLICATION.PDF
FLATS ON HAVENS LLC-GIS.PDF
FLATS ON HAVENS LLC-NOTICE OF HEARING.PDF
FLATS ON HAVENS LLC-NEIGHBORS.PDF

16. **Plan Approval-Flats On Havens LLC-1525 W Havens Ave.**

Documents:

FLATS ON HAVENS LLC-GIS.PDF
FLATS ON HAVENS LLC-PLAN.PDF

17. **Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #28.**

Documents:

TIF 28-PROJECT PLAN.PDF

18. **Other Business:**

19. **Public Input: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.**

20. **Adjournment:**

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES

8/22/2022 - Minutes

1. **Call To Order:**

   Chairperson Larson called the August 22, 2022 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. **Roll Call:**

   Quorum is met, simple majority vote required for all items.
   Present: Genzlinger, Jirsa (telephonically), Larson, Osterloo, Penney, Schmitz, Sonne, Doescher.
   Absent:
   Staff Present: Ellwein, Mayor Everson, Hegg, Jenniges.

3. **Declaration Of Conflicts Of Interests**

   None.

4. **Approve Agenda:**

   Motion by Genzlinger, seconded by Schmitz to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. **Approval Of Previous Minutes 8-8-22.**

   Motion by Schmitz, seconded by Sonne to approve the proposed minutes of the August 8, 2022 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. **Schedule Next Meeting-9-12-22 @ 12:00 P.M.**

   Motion by Penney, seconded by Osterloo to set the date for the next Planning Commission meeting for September 12, 2022. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. **Plan Approval-Gerald Claseman-25414 407th Ave.**

   Jenniges explained Claseman has requested a building permit to build a storage shed on his home property but it is zoned Highway business.

   Motion by Schmitz, seconded by Genzlinger to recommend approval of the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay, 0 absent; motion carried.

8. **Variance: Troyer Homeworks On Behalf Of James & Margo Taylor-723 W 4th Ave.**

   Troyer Homeworks on behalf of James & Margo Taylor has applied for a variance for minimum side yard corner setback of 0' vs 20' to construct a 3-season room on an existing deck located at 723 W 4th Ave, legally described as Lots 6 & W ½ of Lot 5, Block 100, Lawler's 2nd Addition, City of Mitchell, Davison

County, South Dakota. The said real property is zoned Single Family Residential District (R2).

Jenniges explained neighbors were notified and it was published in the official newspaper with five responses in favor and none opposed. The applicant was present to answer questions.

Taylor stated there used to be a coal bin where the deck now sits. The deck does not encroach on the right of way however an 8ft tall fence that he took out a few years ago did encroach. He plans to cover two thirds of the deck with a three season porch. The three season porch sits far back from 4th Ave and is not in the sight triangle. He will find material to match with the historical house.

Osterloo noted that 4th Ave is also a one way which helps with any potential safety concerns.

Motion by Genzlinger, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay, 0 absent; motion carried.

9. Hearing And Recommendation: Ordinance #2022-14-Changing Zoning From High Density Residential District (R4) To A Planned Unit Development (PUD) To Be Named, Sharpstone District; As Requested By Sharpstone Deuce LLC.

Sharpstone Deuce LLC is requesting to rezone the following: Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to a Planned Unit Development (PUD) to be named, Sharpstone District. The proposed PUD is enclosed.

Jenniges explained neighbors were notified and it was published in the official newspaper with eight responses in favor and two opposed. The applicant was present to answer questions. Jenniges stated the applicant approached the city about building in this location and after looking at an initial layout we recommended they do a PUD instead of requesting variances for the individual lots. This PUD follows what the area around is, which is R4, but the PUD is more restrictive with less permitted and conditional uses. The lot width and front yard setbacks are also different. There will be a one way street coming from N Ohlman and exiting onto Sharpstone Drive. The sidewalks will be abbutting the street and with the angle of the driveways and the 15' setback there is enough room for vehicles not to be parked across the sidewalk.

The applicant stated he envisions people that are looking to downsize moving into them. There will be an HOA and they will be responsible for the road.

Rick Agnitsch questioned how big the houses were going to be which the applicant answered they would be 1,000 to 1,100 square feet houses with no basements.

Penny Virchow has concerns about drainage for the area. They have basements with sump pumps and they buried the lines into that field back in 2016 and is concerned they will now have issues and wonders who was going to pay for that. She believes the 3' side yard setback is to close. She was informed that is the same setback in R4 and the duplex she lives in is 0' setback. She wondered where the snow was going to be pushed and if her taxes will go up because of this development. She was informed the HOA will be responsible for removing the snow and have to abide by city ordinance and the city can not answer the tax question since the county regulates property taxes.

Dona Jares thinks they should take one house out from each side of the road to make bigger lots and more spaced out houses.

Louis Paulson appreciates the land has been mowed up kept up and not a used car lot anymore.

Genzlinger stated currently the applicant could apply for a conditional use permit to put up a 100 unit apartment, the PUD is more restrictive then the current R4 zoning and 3' is the same setback as they currently have.

Motion by Osterloo, seconded by Schmitz to recommend approval of the PUD to be named Sharpstone

District. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

10. Other Business:

None.

11. Public Input: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

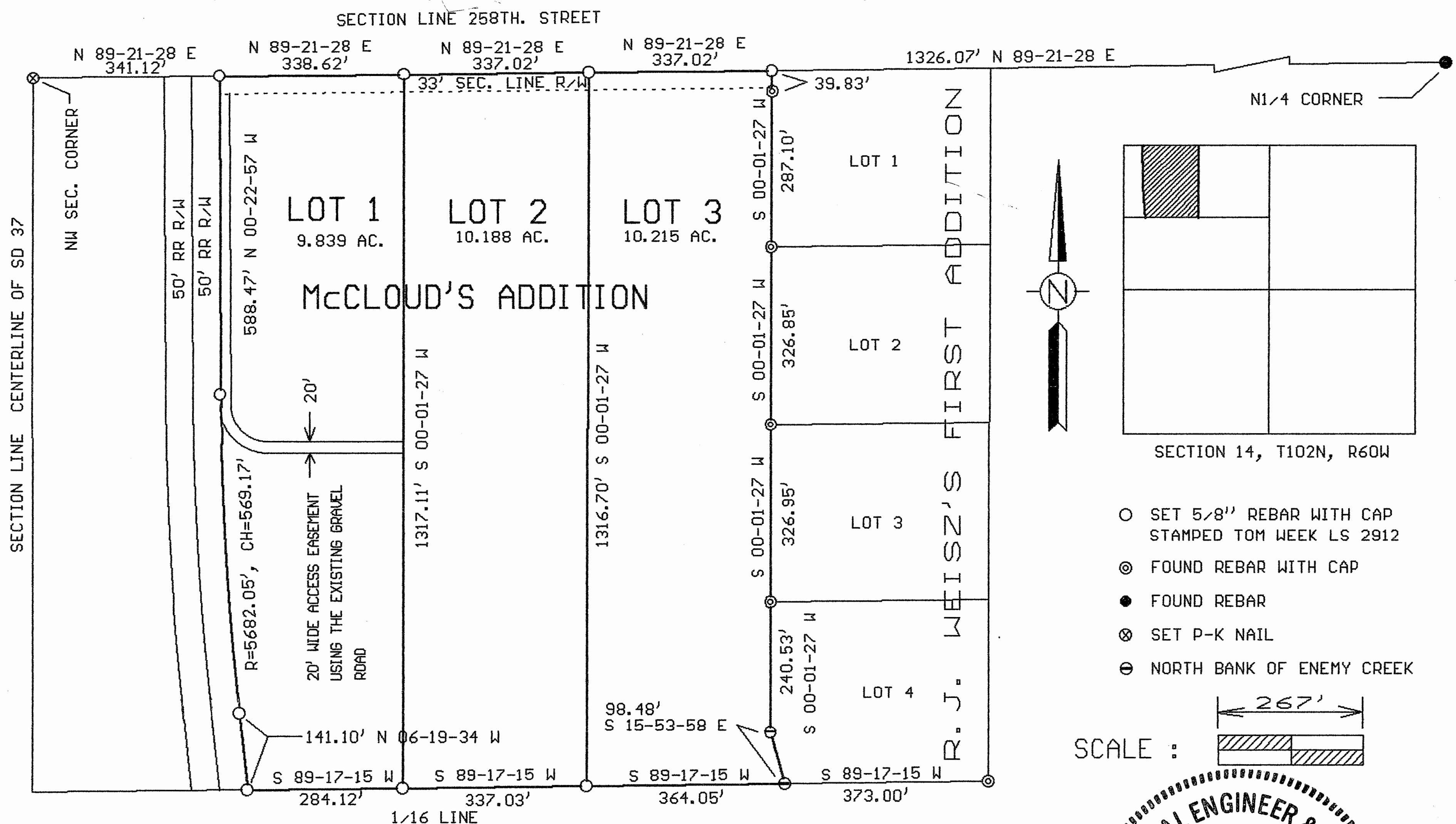
None.

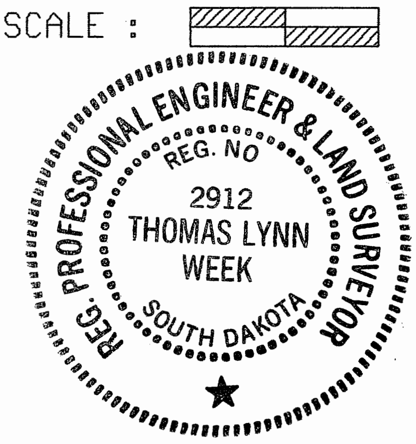
12. Adjournment:

Chairperson Larson adjourned the meeting at 12:31 P.M.

PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES PREVIOUSLY PLATTED LOT A OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4
SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.
FILED ON MAY 3RD, 1994 AT 4:00 PM, AND RECORDED IN BOOK OF PLATS 15, PAGE 5.





SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS PROPERTY WAS PREVIOUSLY DESCRIBED AS:
LOT A OF McCLOUD'S ADDITION;
N1/2 OF THE NW1/4 LYING EAST OF THE RAILROAD R/W, EXCEPT FOR THE EAST 1593 FEET AND FURTHER EXCEPTING LOT A OF McCLOUD'S ADDITION;
THE EAST 1593 FEET EXCEPT FOR THE EAST 1347 FEET LYING NORTH OF ENEMY CREEK;
THE EAST 21.25 FEET OF THE EAST 1347 FEET LYING NORTH AND EAST OF ENEMY CREEK;
ALL BEING IN THE N1/2 OF THE NW1/4 OF SEC. 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

DATED THIS 19TH. DAY OF JULY, 2022.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS AN EXISTING ACCESS TO LOT 1. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS_____DAY OF__________, _______.

TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS____DAY OF___________, _______.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, DANIEL G. McCLOUD AND CHAUNA R. McCLOUD, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOTS 1, 2 AND 3, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.
A 20 FOOT WIDE ACCESS EASEMENT EXISTS AS SHOWN ON THE PLAT, GOING ACROSS LOT 1 FOR ACCESS TO LOT 2.

DATED THIS____DAY OF__________, _______.

____
DANIEL G. McCLOUD

____
CHAUNA R. McCLOUD

STATE OF ________________
COUNTY OF _______________
ON THIS____DAY OF___________, _______, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DANIEL G. McCLOUD AND CHAUNA R. McCLOUD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _________________

____
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _______________, ________.

____
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, __________________________, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____DAY OF________________, ________.

____
COUNTY AUDITOR/DEPUTY AUDITOR

____
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND
WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;
NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, ________________________, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ________ DAY OF ______________, ________.

CITY PLANNING COMMISSION BY: ____________________________________

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF ______________, _______; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOTS 1, 2 AND 3 OF McCLOUD'S ADDITION, IN THE N1/2 OF THE NW1/4 OF SECTION 14, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, ____________________________, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _______ DAY OF _______________, ________.

FINANCE OFFICER BY: ____________________________________

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER\DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS_____ DAY OF___________, ________.

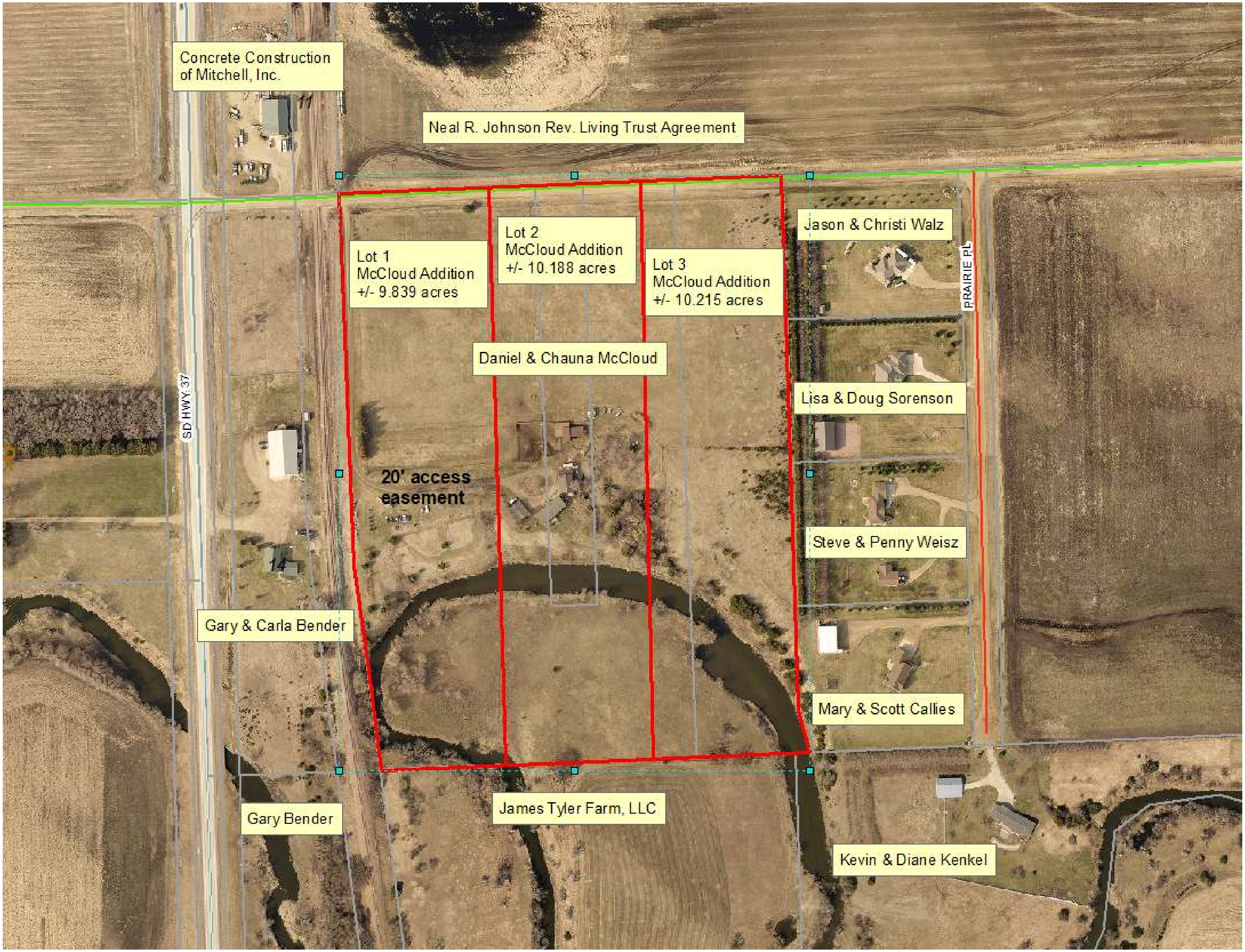
____
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

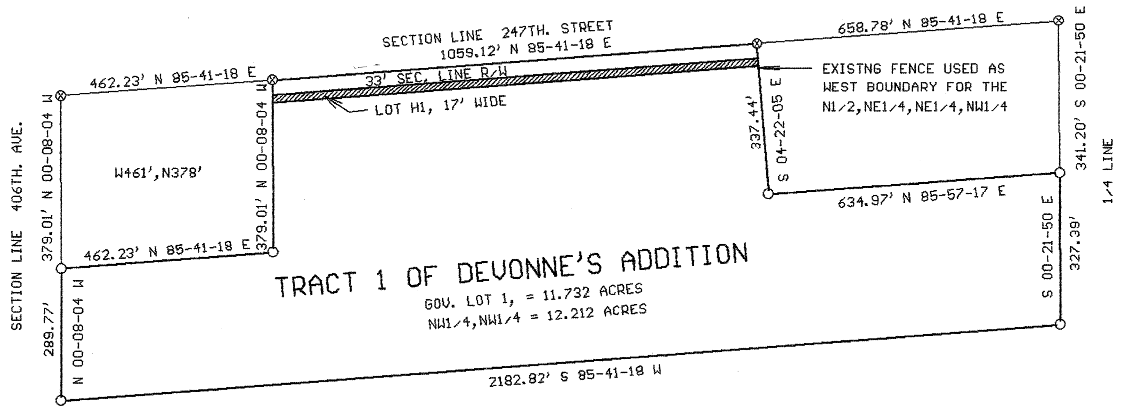
THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS____DAY OF___________, _______,_________O'CLOCK ___. M., AND DULY RECORDED IN BOOK _______, PAGE _______.

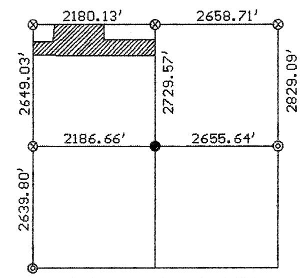
____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

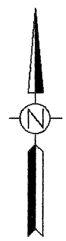

Concrete Construction
of Mitchell, Inc.
11
Neal R. Johnson Rev. Living Trust Agreement
Lot 1
McCloud Addition
+/- 9.839 acres
Lot 2
McCloud Addition
+/- 10.188 acres
Lot 3
McCloud Addition
+/- 10.215 acres
Jason & Christi Walz
PRAIRIE PL
Daniel & Chauna McCloud
Lisa & Doug Sorenson
SD HWY 37
20' access
easement
Steve & Penny Weisz
14
Gary & Carla Bender
Mary & Scott Callies
Gary Bender
James Tyler Farm, LLC
Kevin & Diane Kenkel

PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF.



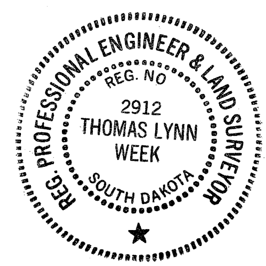


SECTION 19, T104N, R60W



SCALE : 267'

- ○ SET 5/8'' REBAR WITH CAP STAMPED TOM WEEK LS 2912
- ⊗ FOUND-SET MAG NAIL
- ◎ FOUND LARGE SPIKE
- ● CORNER WOOD POST



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1 THEREOF. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS PROPERTY WAS PREVIOUSLY DESCRIBED AS:

THE NORTH 667 FEET OF GOVERNMENT LOT 1, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., LESS THE WEST 461 FEET OF THE NORTH 378 FEET, AND EXCEPT LOT H1 THEREOF; AND

THE NORTH 667 FEET OF THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., EXCEPT GOVERNMENT LOT 1 AND EXCEPT THE N1/2 OF THE NE1/4 OF THE NE1/4 OF THE NW1/4 AND EXCEPT LOT H1 THEREOF.

DATED THIS 18TH. DAY OF AUGUST, 2022.

____
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE EXISTS AN APPROACH TO TRACT 1 FROM 247TH. STREET. ANY FURTHER ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

THIS ______ DAY OF ____________, ________.

____
COUNTY AUTHORITY

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS____DAY OF__________, ________.

____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, GLEN J. SOMMER AND DEVONNE R. SOMMER, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT 1, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE NORTH AND WEST SIDES OF TRACT 1. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS____DAY OF__________,_______, ______________________ ______________________

GLEN J. SOMMER DEVONNE R. SOMMER

STATE OF ________________
COUNTY OF ______________
ON THIS____DAY OF___________,______, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GLEN J. SOMMER AND DEVONNE R. SOMMER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ________________ ______________________________

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _______________,_______.

____

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _________________________, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____DAY OF_______________, __________.

______________________________ ______________________________

COUNTY AUDITOR/DEPUTY AUDITOR CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND
WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;
NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, ________________________, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ________ DAY OF ______________, ________.

CITY PLANNING COMMISSION BY: ____

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF ______________, _______; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF, PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT 1 OF DEVONNE'S ADDITION, IN THE NW1/4 OF SECTION 19, T104N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H1, THEREOF, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, ____________________________, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _______ DAY OF _______________, ________.

FINANCE OFFICER BY: ____

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS____ DAY OF___________,________.

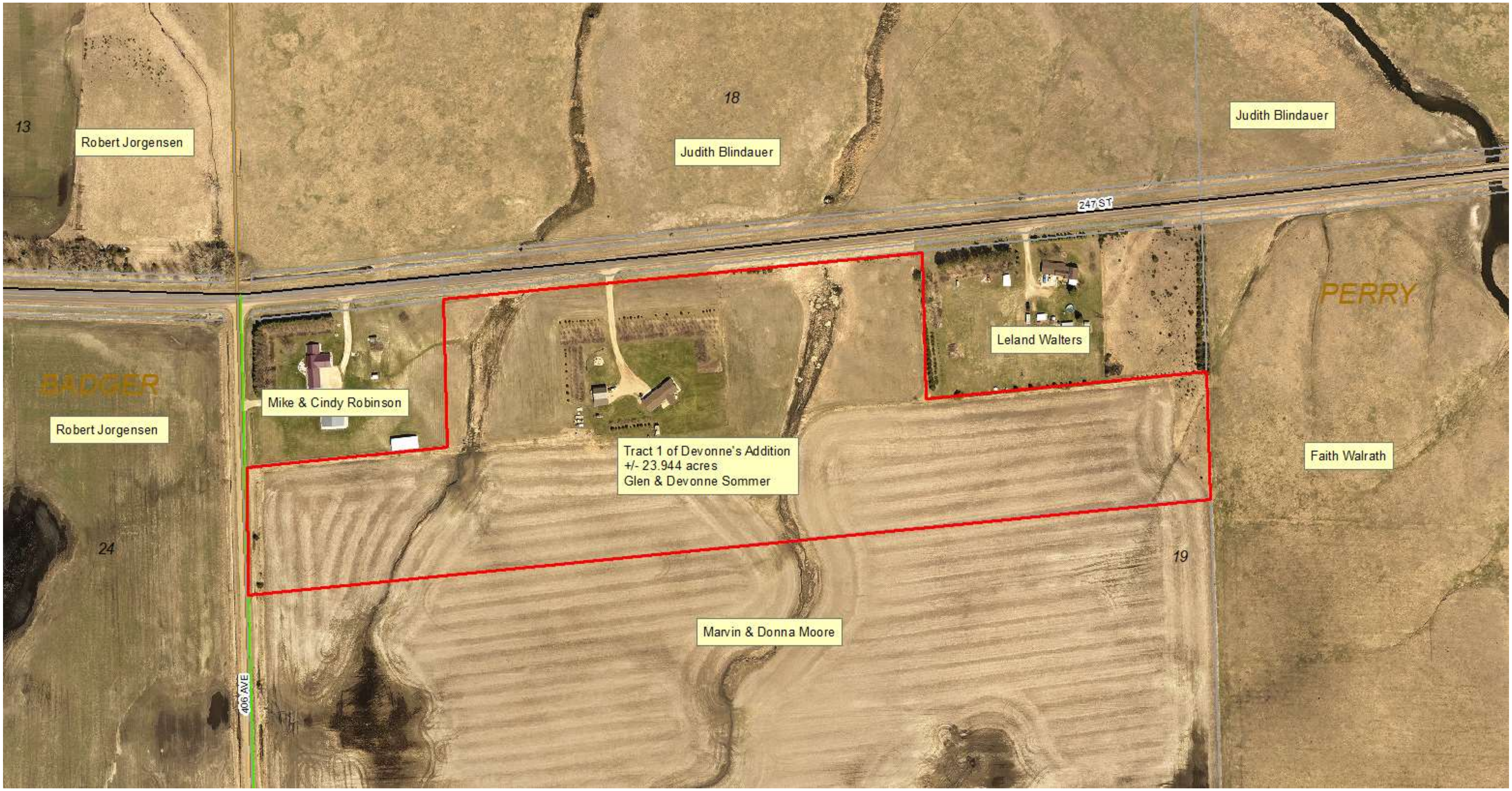
____
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

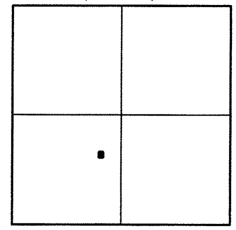
THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS____DAY OF___________, ______,_________O'CLOCK __. M., AND DULY RECORDED IN BOOK _______, PAGE _______.

____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333


13
Robert Jorgensen
18
Judith Blindauer
Judith Blindauer
247 ST
PERRY
BADGER
Mike & Cindy Robinson
Leland Walters
Robert Jorgensen
Tract 1 of Devonne's Addition
+/- 23.944 acres
Glen & Devonne Sommer
Faith Walrath
24
19
Marvin & Donna Moore
406 AVE

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

1 Inch = 100 Feet

LEGEND

- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. – P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

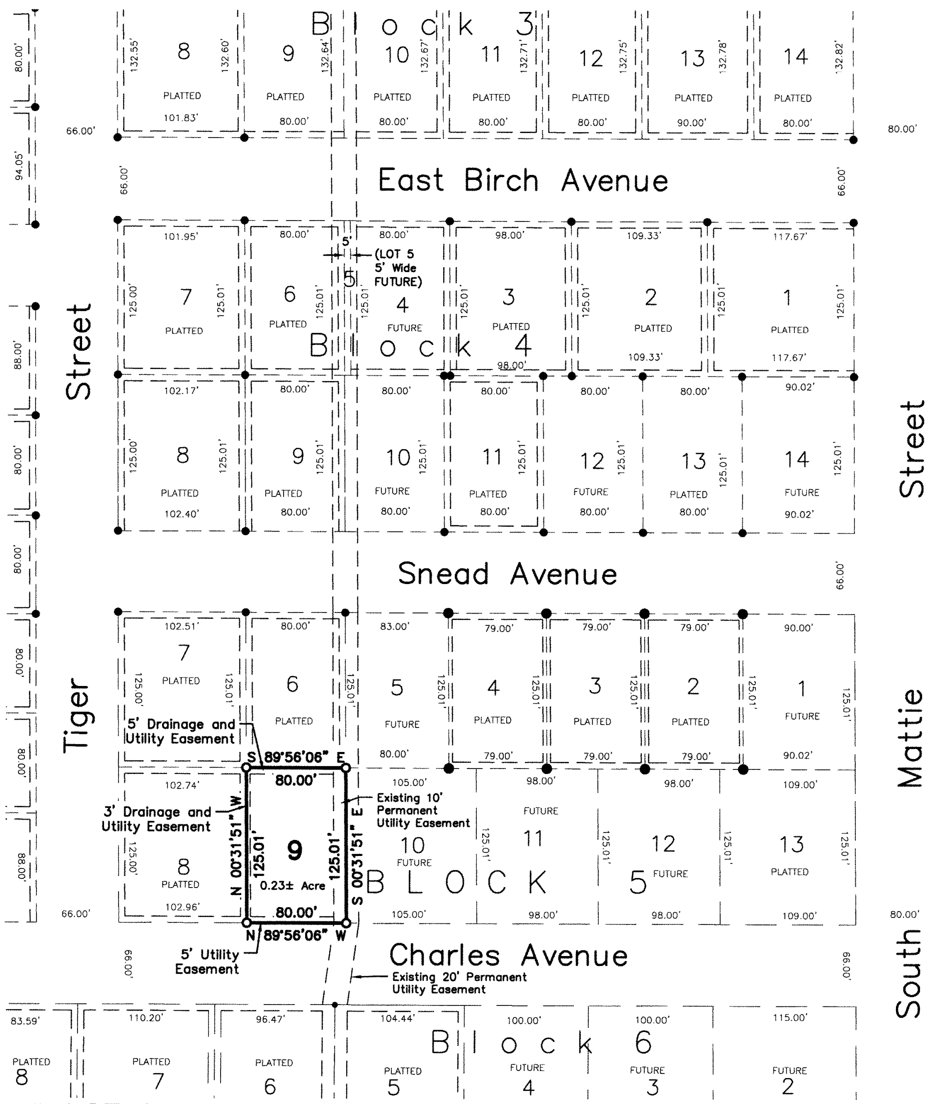
EASEMENTS WITHIN LOT 9, BLOCK 5 DEDICATED BY THIS PLAT:

FRONT ALONG CHARLES AVENUE = 5' UTILITY EASEMENT

REAR = 5' DRAINAGE AND UTILITY EASEMENT

WEST SIDE = 3' DRAINAGE AND UTILITY EASEMENT

EAST SIDE AS SHOWN = EXISTING 10' PERMANENT UTILITY EASEMENT



A PLAT OF LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to September 1, 2022, survey those parcels of land described as follows: LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _______ day of ________________, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

Registered Land Surveyor #SD6702

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 9, Block 5 shall conform to all applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Charles Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _______ day of ________________, 2022.

____
Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _______ day of ______________, 2022, before me, ____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

____
Notary Public, South Dakota
My Commission Expires:_____________________________

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _______ day of ___________________, 2022.

____
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the ______ day of __________________, 2022; and

WHEREAS, it appears from an examination of the plat of LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the ________ day of __________________, 2022.

____
Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

______________________________________ ______________
Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 9, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

______________________________________ ______________
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

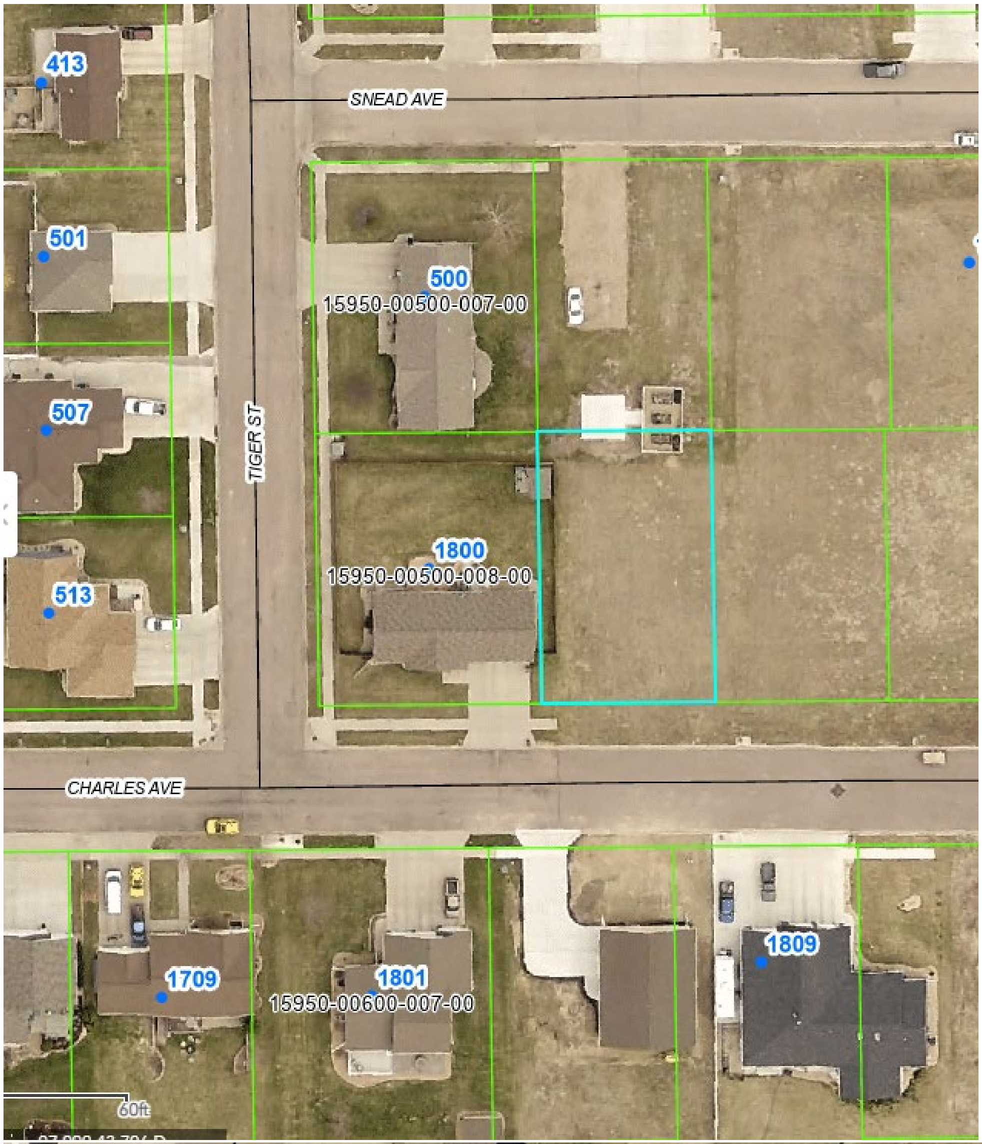
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

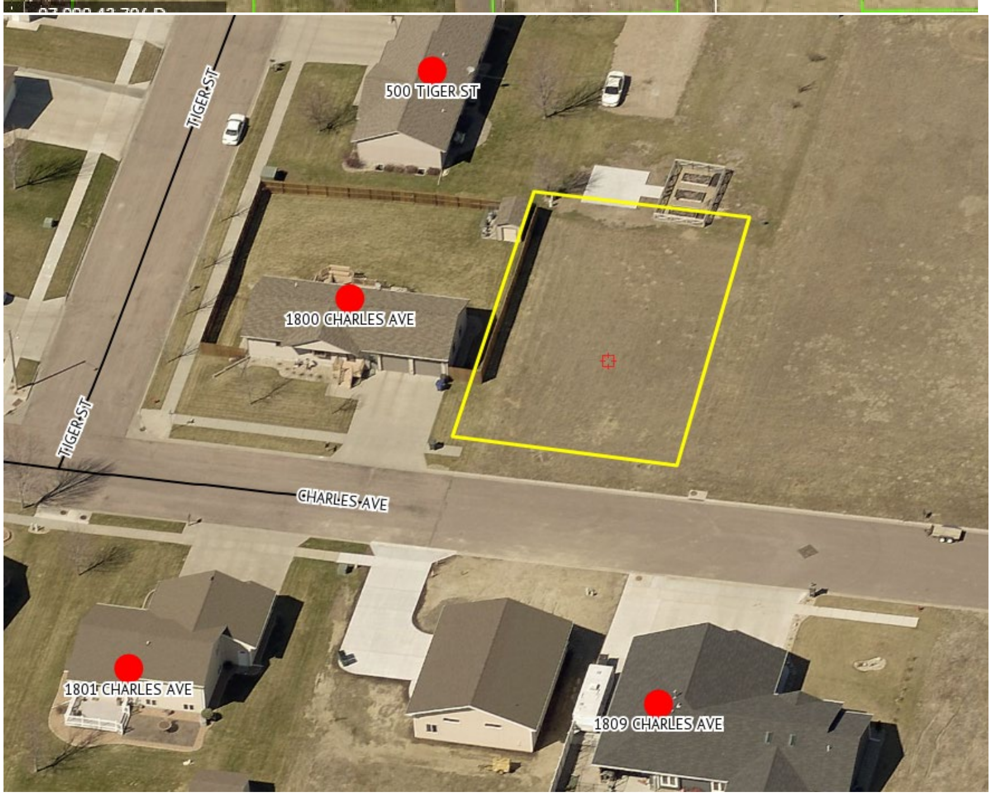
FILED for record this ______ day of __________________, 2022, at ________________, and recorded in Book ______ of Plats on Page ________ therein and recorded on Microfilm Number __________.

______________________________________ By______________________________________
Register of Deeds, Davison County Deputy

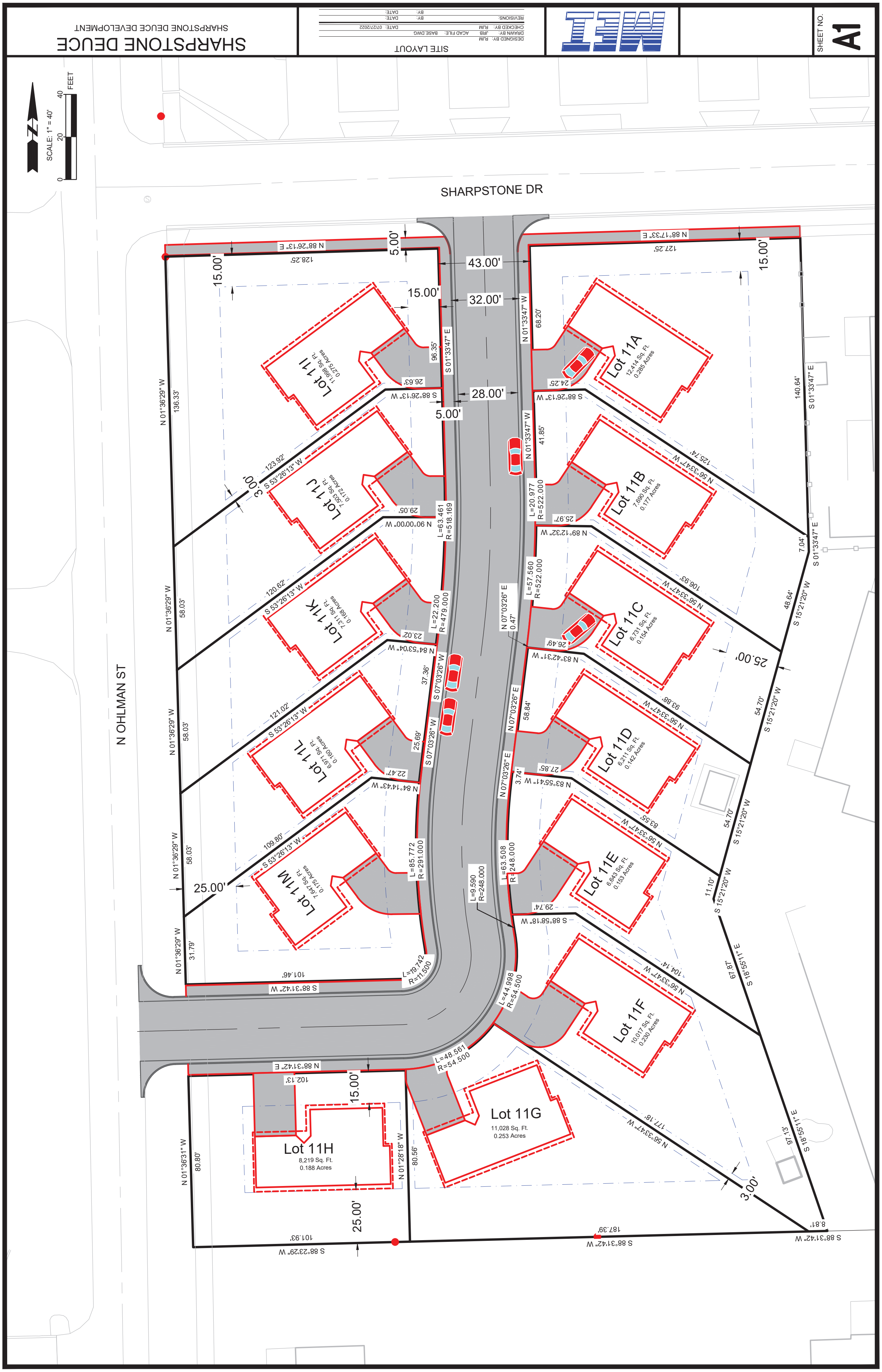
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

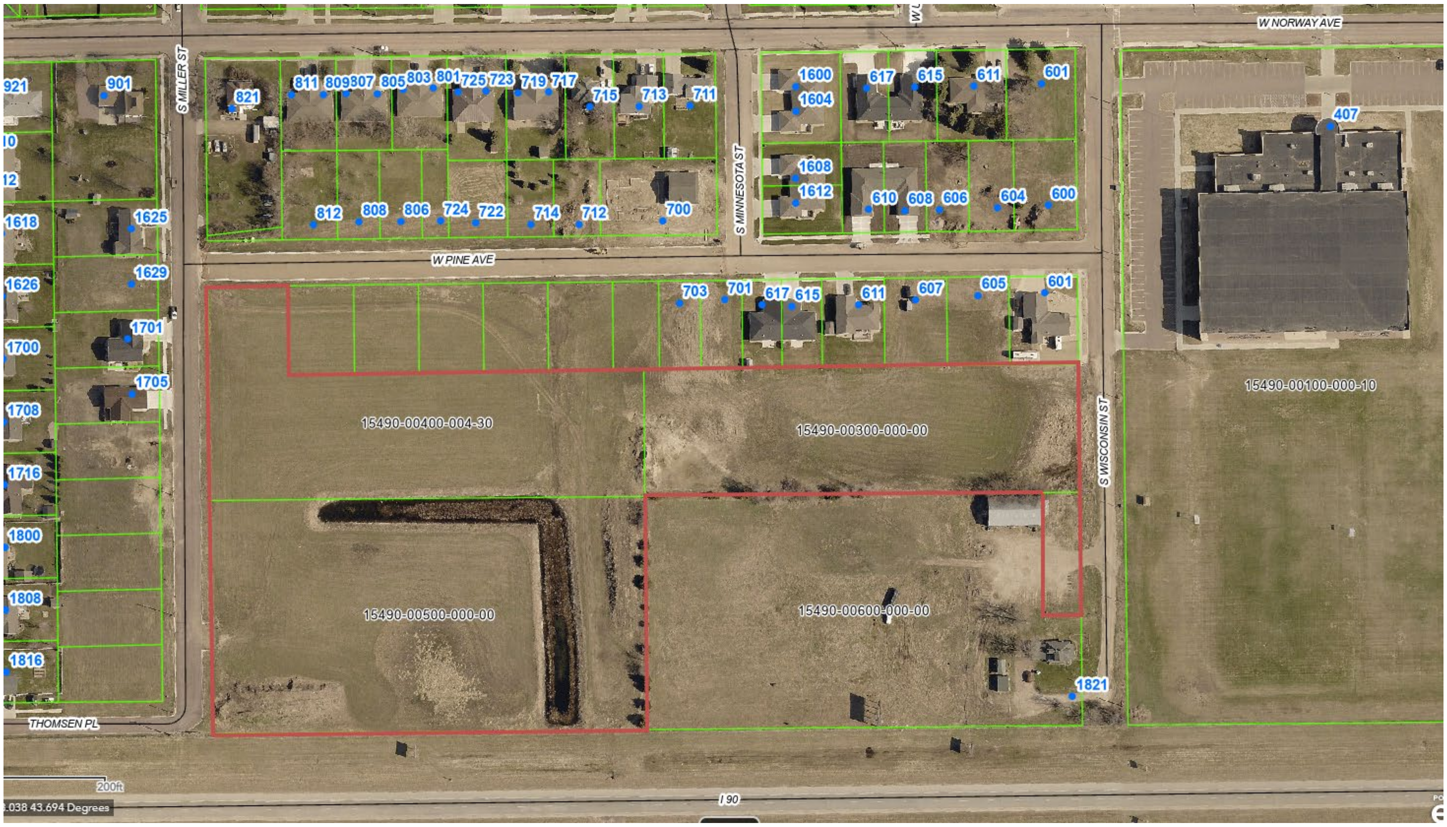

413
SNEAD AVE
501
500
15950-00500-007-00
507
TIGER ST
1800
15950-00500-008-00
513
CHARLES AVE
1709
1801
15950-00600-007-00
1809
60ft

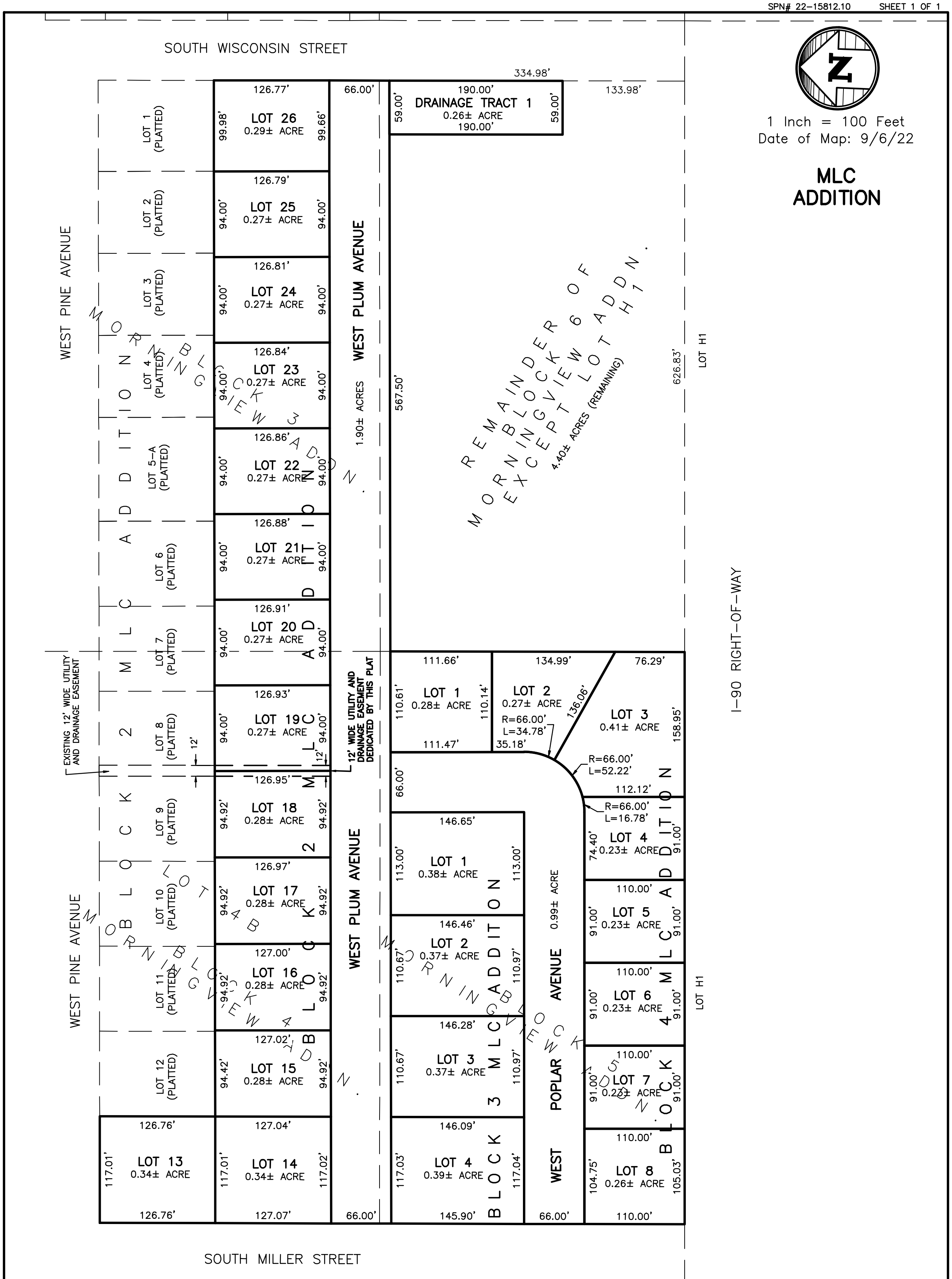

500 TIGER ST
TIGER ST
1800 CHARLES AVE
TIGER ST
CHARLES AVE
1801 CHARLES AVE
1809 CHARLES AVE


3201
15800-00900-401-05
UNKNOWN
15800-00900-201-05
1500
15635-00000-001-00
1430
15635-00000-002-00
1428
1426
1424
1422
SHARPSTONE DR
1420
1419
1418
1417
1416
1414
1413
1412
1411
15635-00000-011-00
1410
1407
1406
1405
1404
1403
1402
1401
1400
N OHLMAN ST
2821
1528
1516
1508
1504
KEMPER AVE
00-000-00
1525
1521
1517
1513
1509
1505


SHARPSTONE DEUCE
SHARPSTONE DEUCE DEVELOPMENT
SITE LAYOUT
DESIGNED BY: RJM
DRAWN BY: JRB
CHECKED BY: RJM
DATE: 07/27/2022
REVISIONS
MEI
SHEET NO.
A1
SCALE: 1" = 40'
0
20
40
FEET
SHARPSTONE DR
N OHLMAN ST
Lot 11A
12,414 Sq. Ft.
0.285 Acres
Lot 11B
7,690 Sq. Ft.
0.177 Acres
Lot 11C
6,731 Sq. Ft.
0.154 Acres
Lot 11D
6,211 Sq. Ft.
0.142 Acres
Lot 11E
6,643 Sq. Ft.
0.153 Acres
Lot 11F
10,017 Sq. Ft.
0.230 Acres
Lot 11G
11,028 Sq. Ft.
0.253 Acres
Lot 11H
8,219 Sq. Ft.
0.188 Acres
Lot 11I
11,998 Sq. Ft.
0.275 Acres
Lot 11J
7,503 Sq. Ft.
0.172 Acres
Lot 11K
7,311 Sq. Ft.
0.168 Acres
Lot 11L
6,977 Sq. Ft.
0.160 Acres
Lot 11M
7,641 Sq. Ft.
0.175 Acres
43.00'
32.00'
28.00'
15.00'
5.00'
25.00'
3.00'

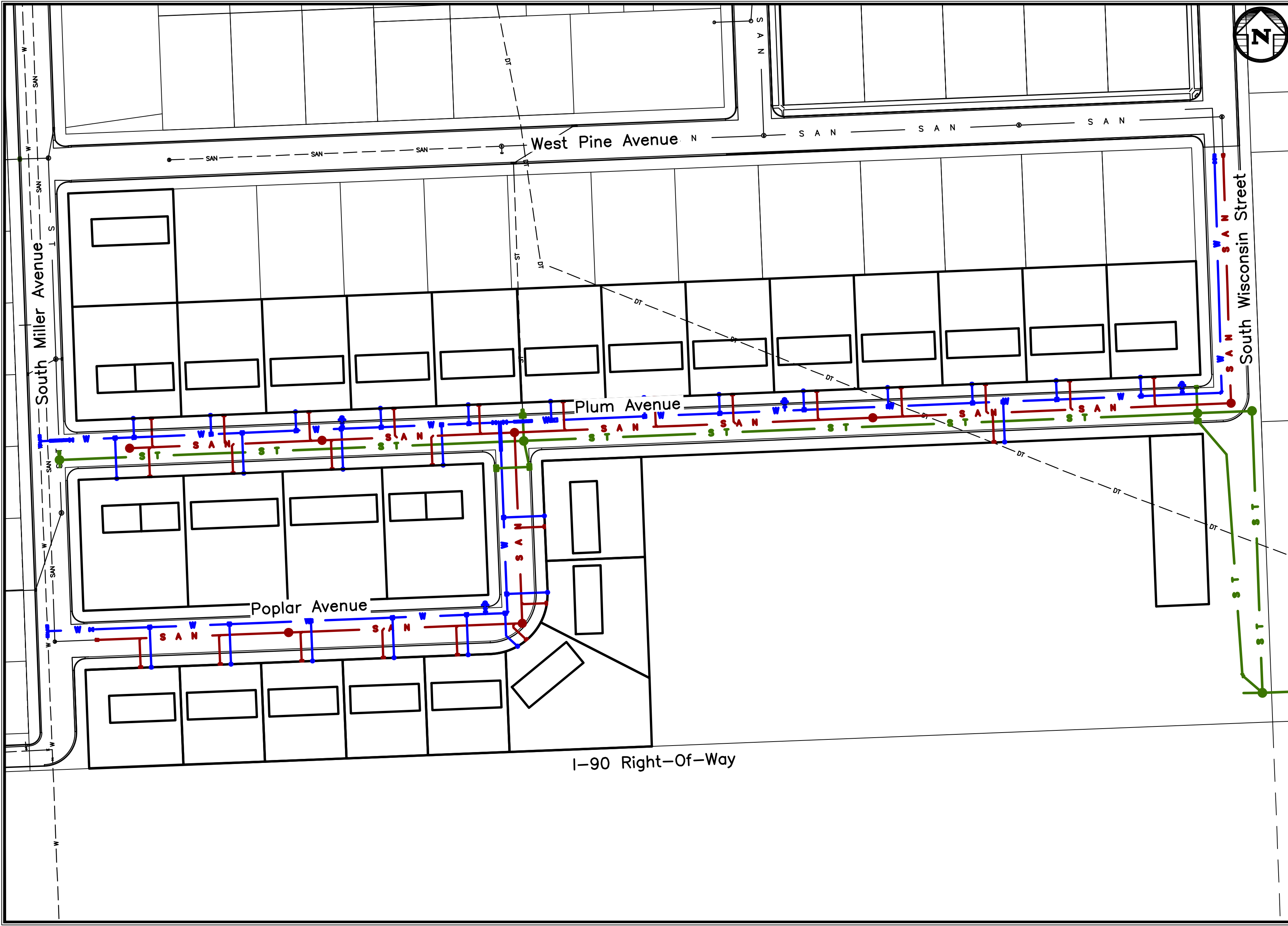
SHARPSTONE DEUCE
SHARPSTONE DEUCE DEVELOPMENT
UTILITY LAYOUT
DESIGNED BY: RJM
DRAWN BY: JRB
ACAD FILE: BASE.DWG
CHECKED BY: RJM
DATE: 07/27/2022
REVISIONS:
BY:
DATE:
MEI
SHEET NO.
A2
SCALE: 1" = 40'
0 20 40 FEET
SHARPSTONE DR
N OHLMAN ST
OUTLET STRUCTURE
TOP OF POND
BOTTOM OF POND
Lot 11A
12,414 Sq. Ft.
0.285 Acres
Lot 11B
7,690 Sq. Ft.
0.177 Acres
Lot 11C
6,731 Sq. Ft.
0.154 Acres
Lot 11D
6,211 Sq. Ft.
0.142 Acres
Lot 11E
6,643 Sq. Ft.
0.153 Acres
Lot 11F
10,017 Sq. Ft.
0.230 Acres
Lot 11G
11,028 Sq. Ft.
0.253 Acres
Lot 11H
8,219 Sq. Ft.
0.188 Acres
Lot 11I
11,988 Sq. Ft.
0.275 Acres
Lot 11J
7,503 Sq. Ft.
0.172 Acres
Lot 11K
7,311 Sq. Ft.
0.168 Acres
Lot 11L
6,971 Sq. Ft.
0.160 Acres
Lot 11M
7,647 Sq. Ft.
0.175 Acres
6"W
2"W
8"S
4"S
UE
OHE


W NORWAY AVE
S MILLER ST
S MINNESOTA ST
S WISCONSIN ST
W PINE AVE
THOMSEN PL
I 90
15490-00400-004-30
15490-00300-000-00
15490-00500-000-00
15490-00600-000-00
15490-00100-000-10
200ft



A PLAT OF WEST PLUM AVENUE; WEST POPLAR AVENUE; LOTS 13 THRU 26, BLOCK 2; LOTS 1 THRU 4, BLOCK 3; LOTS 1 THRU 8, BLOCK 4; AND DRAINAGE TRACT 1, MLC ADDITION, A SUBDIVISION OF BLOCK 3; LOT 4B, BLOCK 4; BLOCK 5; AND BLOCK 6, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SPN & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
2100 North Sanborn Boulevard, P.O. Box 398
Mitchell, South Dakota, 57301-0398
Phone: (605) 996-7761
Website: www.spn-assoc.com



SPN & Associates
Engineers - Planners - Surveyors
2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

PRELIMINARY

NOT FOR CONSTRUCTION

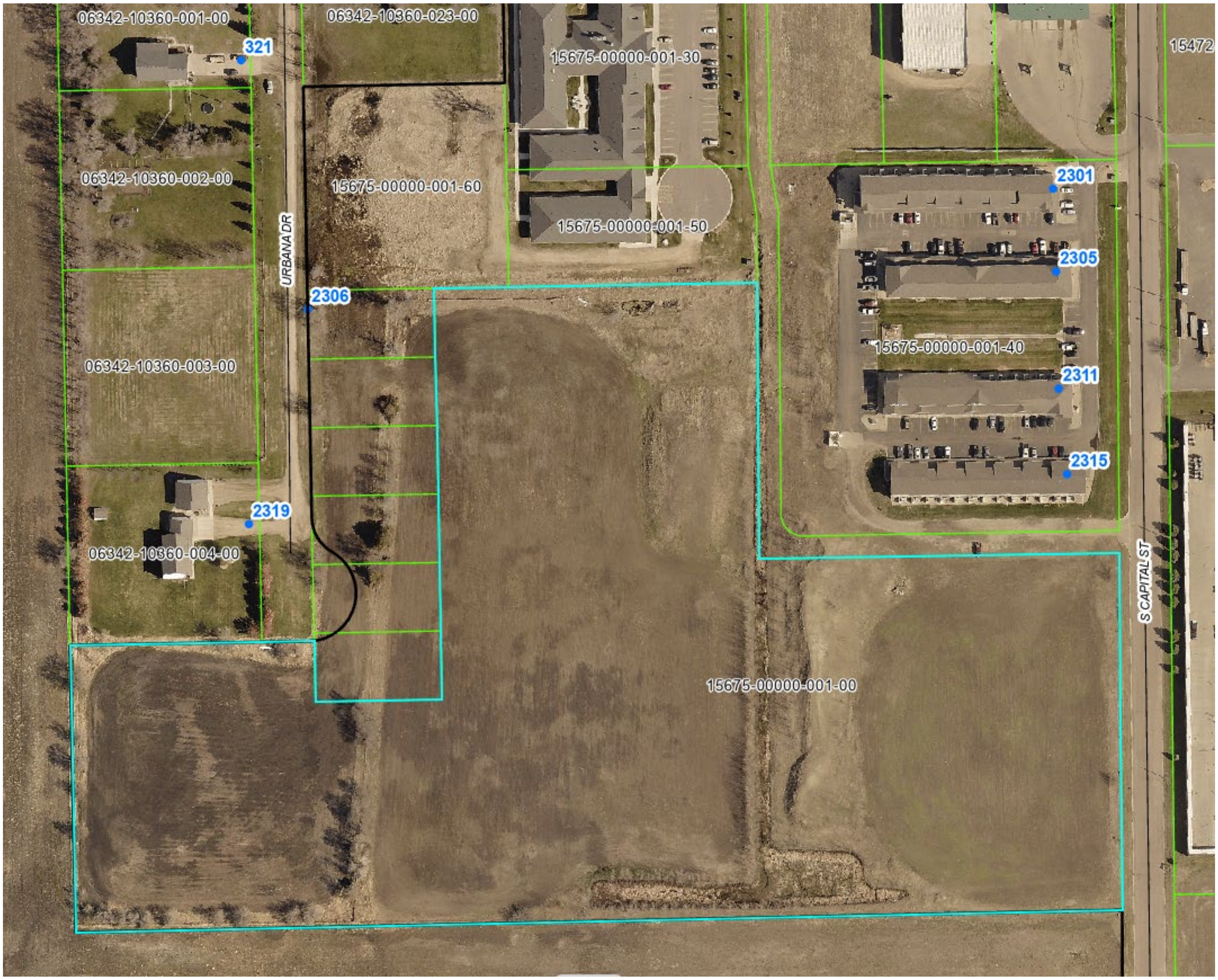
Plan Horiz. Scale:	1" = 100'
Drawn By:	MED
Checked By:	JPM
Date:	9/1/2022
Project No.:	15812
File Name:	#15812-Mueller Lumber Morningview Additon

Project Name:
Mueller Lumber Morningview Addition

Located in:
Mitchell, South Dakota

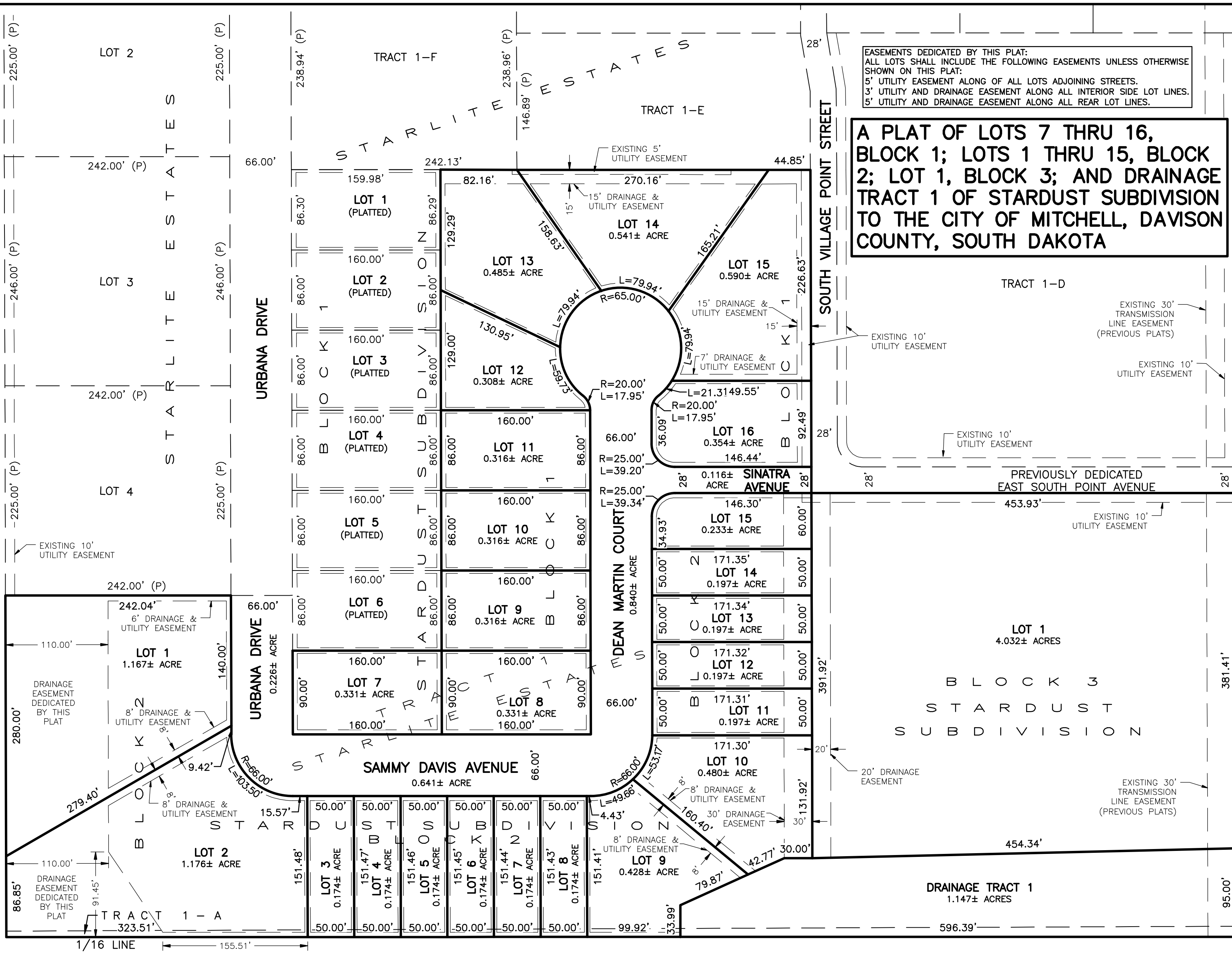
Sheet Name:
Overall Utility Layout

Sheet Number:	Total Sheets:
3	91


06342-10360-001-00
321
06342-10360-023-00
15675-00000-001-30
15472
06342-10360-002-00
15675-00000-001-60
15675-00000-001-50
2301
URBANA DR
2305
2306
06342-10360-003-00
15675-00000-001-40
2311
2315
2319
06342-10360-004-00
S CAPITAL ST
15675-00000-001-00

A PLAT OF LOTS 7 THRU 16, BLOCK 1; LOTS 1 THRU 15, BLOCK 2; LOT 1, BLOCK 3; AND DRAINAGE TRACT 1 OF STARDUST SUBDIVISION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

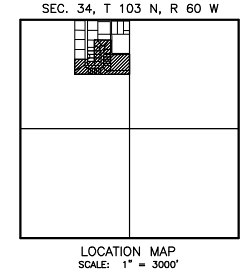
EASEMENTS DEDICATED BY THIS PLAT:
ALL LOTS SHALL INCLUDE THE FOLLOWING EASEMENTS UNLESS OTHERWISE SHOWN ON THIS PLAT:
5' UTILITY EASEMENT ALONG OF ALL LOTS ADJOINING STREETS.
3' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR SIDE LOT LINES.
5' UTILITY AND DRAINAGE EASEMENT ALONG ALL REAR LOT LINES.



1 Inch = 100 Feet
Date of Map: 9/6/22

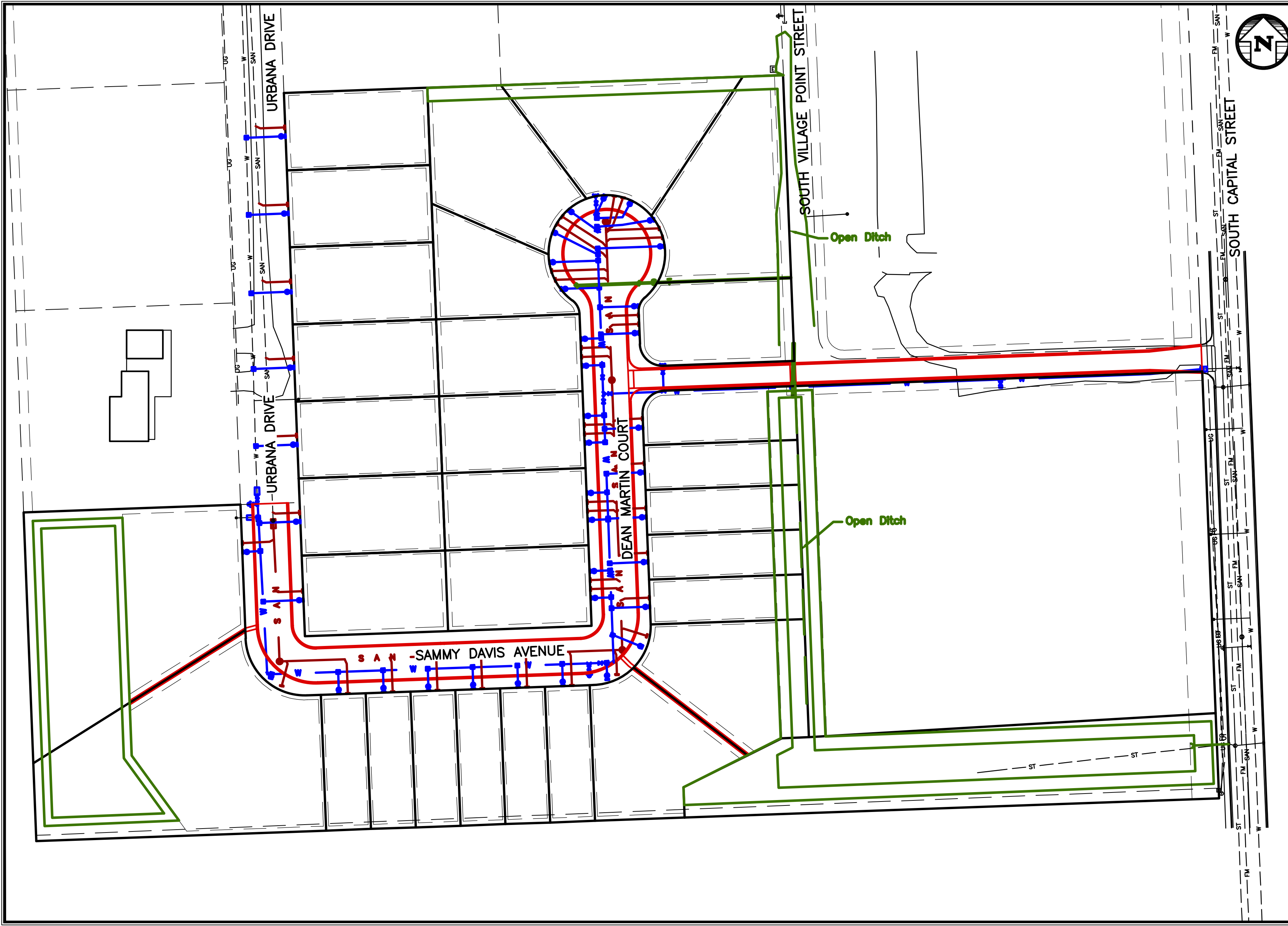
STARDUST SUBDIVISION

SEC. 34, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

SPN & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
2100 North Sanborn Boulevard, P.O. Box 398
Mitchell, South Dakota, 57301-0398
Phone: (605) 996-7761
Website: www.spn-assoc.com



SPN & Associates
Engineers - Planners - Surveyors
2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

PRELIMINARY
NOT FOR CONSTRUCTION

Plan Horiz. Scale:	1" = 100'
Drawn By:	CJK
Checked By:	JPM
Date:	9/6/2022
Project No.:	15962
File Name:	15962—Jensen Starlite—Design

Project Name:
Stardust Subdivision Utility and Street Improvements

Located in:
Mitchell, South Dakota

Sheet Name:
Overall Utility Layout

Sheet Number:	Total Sheets:
3	49

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** *$100 application fee due with application.*

Description of Variance: Click or tap here to enter text.

☒ **Conditional Use Permit** *$150 application fee due with application*

Description of Conditional Use: Family Residential Daycare

This Application is for the following described real property:

Legal Description: Lot 10 of R. W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota.

Property Address: 1120 Sunnyside Ct

Dated this 11th of August, 2022

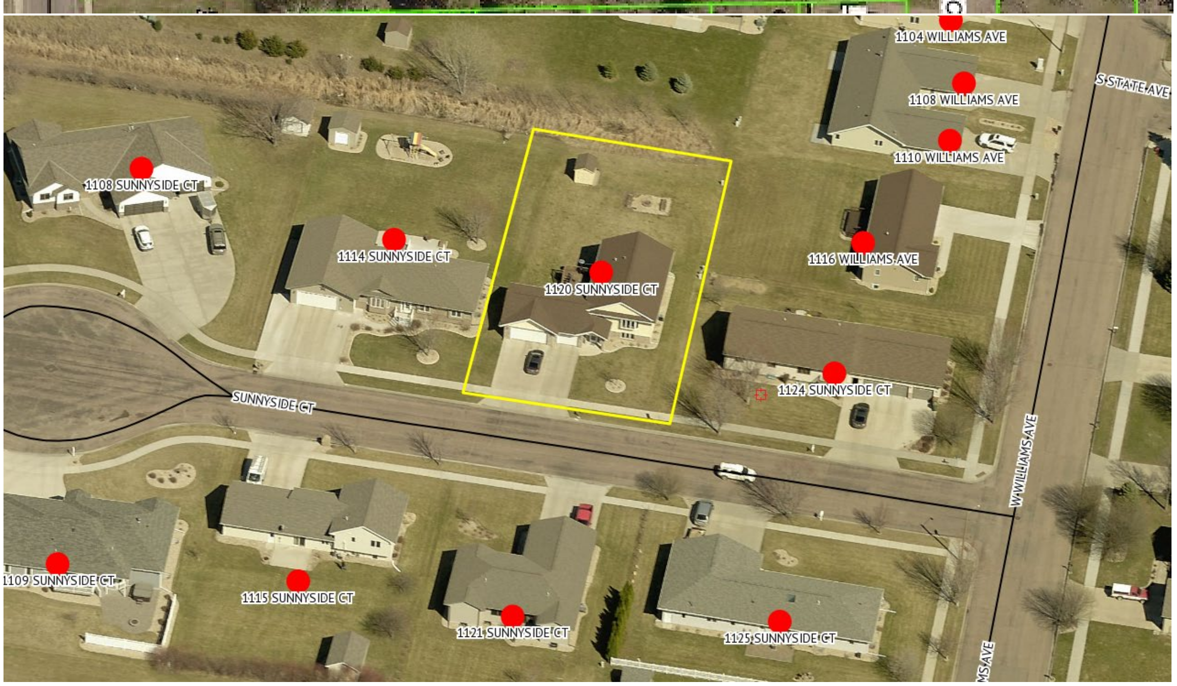
Jacob & Jena Sonne
APPLICANT

Jacob Sonne

Jacob & Jena Sonne
OWNER

Jen Sonne


15700-00700-000-10
1100
1101
1100
15492-00000-013-00
1101
1103
1105
1107
1108
1106
1109
1111
1113
S EDGERTON ST
1112
1114
1115
1114
15492-00000-011-00
1117
1119
S ANDERSON ST
1123
1118
1120
1121
1120
1125
SUNNYSIDE CT
1124
1216
1125
1124
1116
11041100
1110
1108
1126
WILLIAMS AVE
1213
1209
1201
1121
1113
1105
1301
1021
ON ST


1104 WILLIAMS AVE
S STATE AVE
1108 WILLIAMS AVE
1110 WILLIAMS AVE
1108 SUNNYSIDE CT
1114 SUNNYSIDE CT
1116 WILLIAMS AVE
1120 SUNNYSIDE CT
1124 SUNNYSIDE CT
SUNNYSIDE CT
W WILLIAMS AVE
1109 SUNNYSIDE CT
1115 SUNNYSIDE CT
1121 SUNNYSIDE CT
1125 SUNNYSIDE CT

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Jacob & Jena Sonne have applied for a conditional use permit to operate a Family Residential Daycare; located at 1120 Sunnyside Ct, legally described as Lot 10 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 12, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 19, 2022 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 25th day of August, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of August, 2022
Approximate Cost:

Jacob & Jena Sonne
1120 Sunnyside Ct
Mitchell, SD 57301

Marilyn Hart
1216 Williams Ave
Mitchell, SD 57301

Tory & Deborah Kaufman
1125 Sunnyside Ct
Mitchell, SD 57301

Lance & Donna Carson
1121 Sunnyside Ct
Mitchell, SD 57301

Terry & Paula Abeln
1115 Sunnyside Ct
Mitchell, SD 57301

Debra & Douglas Schoenfelder
1109 Sunnyside Ct
Mitchell, SD 57301

Paul & Deanna Hetland
1101 Sunnyside Ct
Mitchell, SD 57301

Daniel & Carol Morrow
100 Sunnyside Ct
Mitchell, SD 57301

John & Vicki DeWitte
1108 Sunnyside Ct
Mitchell, SD 57301

Robert & Leah Suhr
1114 Sunnyside Ct
Mitchell, SD 57301

Pat & Connie Pollreisz
1124 Sunnyside Ct
Mitchell, SD 57301

Shirley Adams
1116 Williams Ave
Mitchell, SD 57301

Joshua Andrews
1201 Williams Ave
Mitchell, SD 57301

Raymond & Dorthea Berlin
1121 Williams Ave
Mitchell, SD 57301

Tingle rental Properties LLC
4351 N Main St
Mitchell, SD 57301

Skyler Stahl
1105 Williams Ave
Mitchell, SD 57301

Timothy & Linda Vanpelt
1301 S Anderson St
Mitchell, SD 57301

Scott & Lisa Walton
1021 Williams Ave
Mitchell, SD 57301

Hackberry Holdings LLC
177 S Harmon Dr
Mitchell, SD 57301

Robert & Gail Mueller
99 S Harmon Dr
Mitchell, SD 57301

Sebes LLC
1050 Chalkstone Dr
Mitchell, SD 57301

James and Grace Radke Land LLC
324 Fairoaks Ave
Mitchell, SD 57301

Rexanne Thuringer Living Trust
1417 Pebble Beach Rd
Mitchell, SD 57301

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

August 31, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jacob & Jena Sonne have applied for a conditional use permit to operate a Family Residential Daycare; located at 1120 Sunnyside Ct, legally described as Lot 10 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 12, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 19, 2022 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Tory & Deb Kaufman
OWNER

1125 Sunny Side Court
ADDRESS

COMMENTS:
we Have no problem c̄ the Day Care
Approve the permit -
Tory Kaufman
Deb A. Kaufman

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

August 31, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Jacob & Jena Sonne have applied for a conditional use permit to operate a Family Residential Daycare; located at 1120 Sunnyside Ct, legally described as Lot 10 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 12, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 19, 2022 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Donna Carson
OWNER

1121 Sunnyside Ct. - Mitchell
ADDRESS

COMMENTS: no objections

City of Mitchell
SOUTH DAKOTA

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*
Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** *$100 application fee due with application.*
Description of Variance: Click or tap here to enter text.

☒ **Conditional Use Permit** *$150 application fee due with application*
Description of Conditional Use: Assembly Hall.

This Application is for the following described real property:

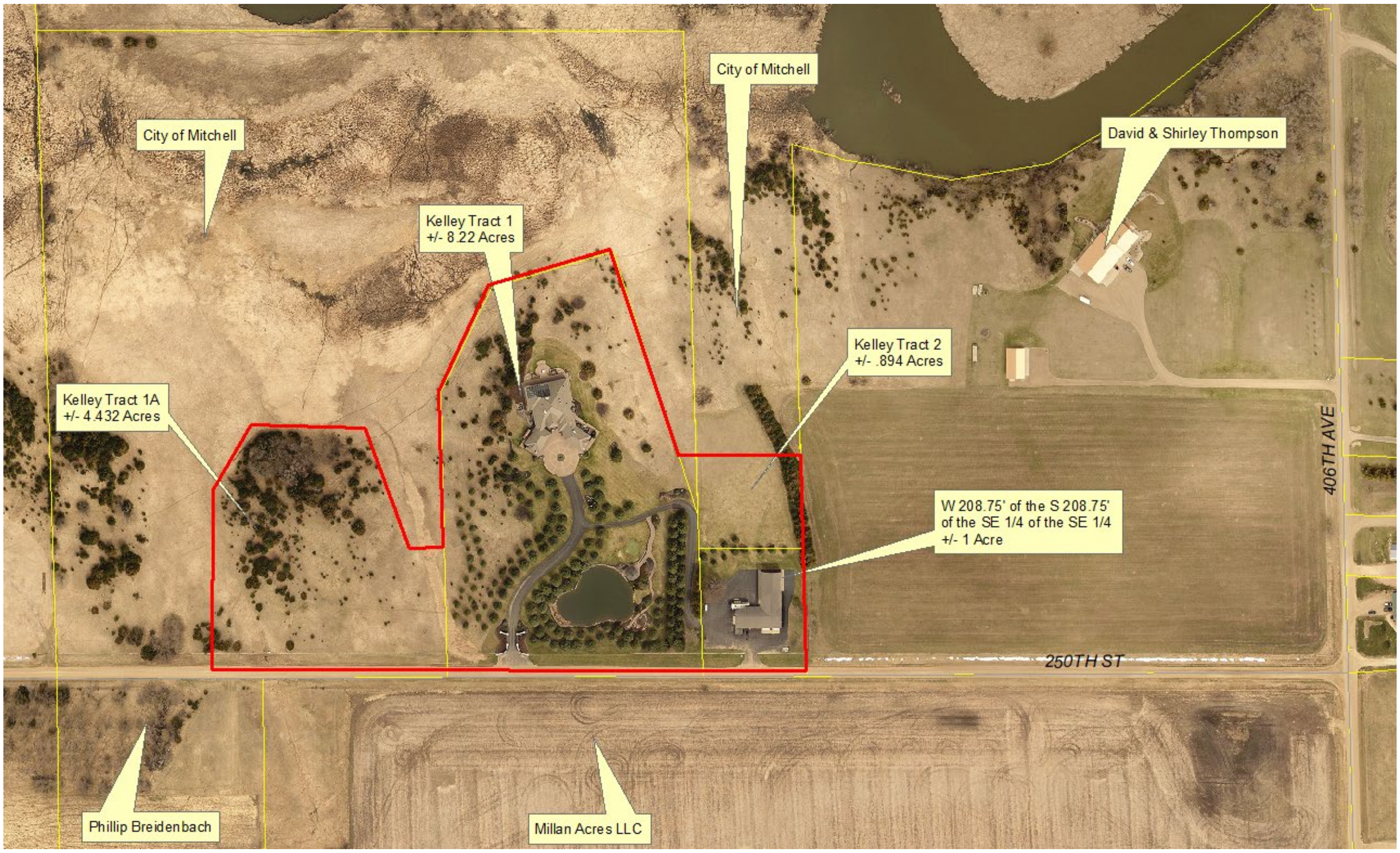
Legal Description: Kelley Tract 1, a subdivision of the Southwest ¼ of the Southeast ¼; Kelley Tracts 1A and 2, a subdivision of the South ½ of the Southeast ¼; West 208.75' of South 208.75' of the Southeast ¼ of the Southeast ¼; all in Section 36, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Property Address: 40580 250th St, Mitchell, SD 57301

Dated this 16th of August, 2022

HiWings LLC
APPLICANT

Click or tap here to enter text. Attorney for HiWings LLC
OWNER


City of Mitchell
City of Mitchell
David & Shirley Thompson
Kelley Tract 1
+/- 8.22 Acres
Kelley Tract 2
+/- .894 Acres
Kelley Tract 1A
+/- 4.432 Acres
406TH AVE
W 208.75' of the S 208.75'
of the SE 1/4 of the SE 1/4
+/- 1 Acre
250TH ST
Phillip Breidenbach
Millan Acres LLC


250 ST
250 ST
40580 250TH ST

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that HiWings LLC has applied for a conditional use permit to operate an Assembly Hall; located at 40580 250th St, legally described as Kelley Tract 1, a subdivision of the Southwest ¼ of the Southeast ¼; Kelley Tracts 1A and 2, a subdivision of the South ½ of the Southeast ¼; West 208.75' of South 208.75' of the Southeast ¼ of the Southeast ¼; all in Section 36, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 12, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 19, 2022 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 25th day of August, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of August, 2022
Approximate Cost:

Morgan Theeler
HiWings LLC
1718 N Sanborn Blvd
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

David & Shirley Thompson
24985 406th Ave
Mitchell, SD 57301

Phillip Breidenbach
106 Longwood Green CT
Aiken, SC 59803

Millan Acres LLC
25533 404th Ave
Mitchell, SD 57301

City of Mitchell

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** *$150 application due with the application.*

Applicant is request to rezone property from ____________ District to ____________ District.

☐ **Variance** *$100 application due with the application.*

Description of Variance Requested: ____________

☒ **Conditional Use Permit** *$150 application due with the application.*

Description of Conditional Use: Conversion of the former Ramada hotel to 90 unit apartment building

This Application is for the following described real property:

Legal Description:

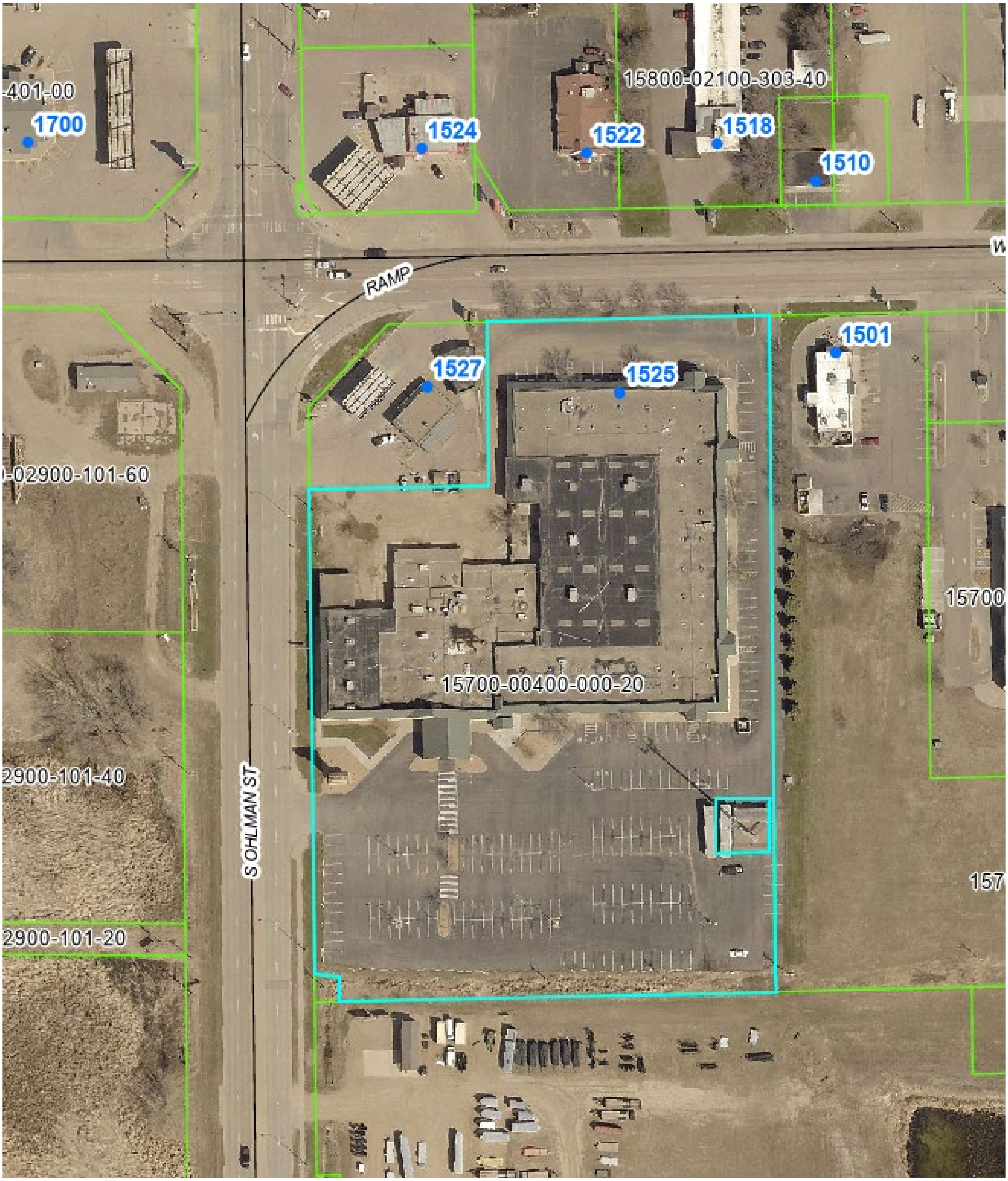
BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EAST ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF; EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF; EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Property Address: 1525 W Havens Ave, Mitchell, SD 57301

Dated this 18 **day of** August 2022

Applicant

Owner


-401-00
1700
1524
1522
15800-02100-303-40
1518
1510
W
RAMP
1501
1527
1525
-02900-101-60
15700
15700-00400-000-20
2900-101-40
S OHLMAN ST
157
2900-101-20

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Flats on Havens LLC has applied for a conditional use permit to operate a Multi-Family Dwelling; located at 1525 W Havens, legally described as Block 4, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota, except the E 175' thereof; except the N 151.45' of the W 167' thereof; except the N 50' of the W 50' of the S 165' of the E 55' of Block 4 thereof; and except Lots H-4 and H-5. The said real property is zoned HB Highway Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 12, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 19, 2022 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 25th day of August, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of August, 2022
Approximate Cost:

Mitchell Hotel LLC
1525 W Havens LLC
Mitchell, SD 57301

Stencil Group II
P.O. Box 89624
Sioux Falls, SD 57106

Wiebelhaus Properties III LLC
1816 Quiett Ln
Mitchell, SD 57301

David Boehnen
71 Otis Ln
St Paul, MN 55104

State of South Dakota
700 E Broadway
Pierre, SD 57501

RW LLC
PO BOX 1396
Mitchell, SD 57301

Boehnen Holdings LLLP
% Nina Theiss
5722 Preston LN
Charlotte, NC 58270

Andres & Yanya Jimenez
3501 N Cliff Ave
Sioux Falls, SD 57104

PEM IX LLC
9230 Mormon Bridge Rd
Omaha, NE 68152

Meyers Oil CO Inc
1500 W 5th Ave
Mitchell, SD 57301

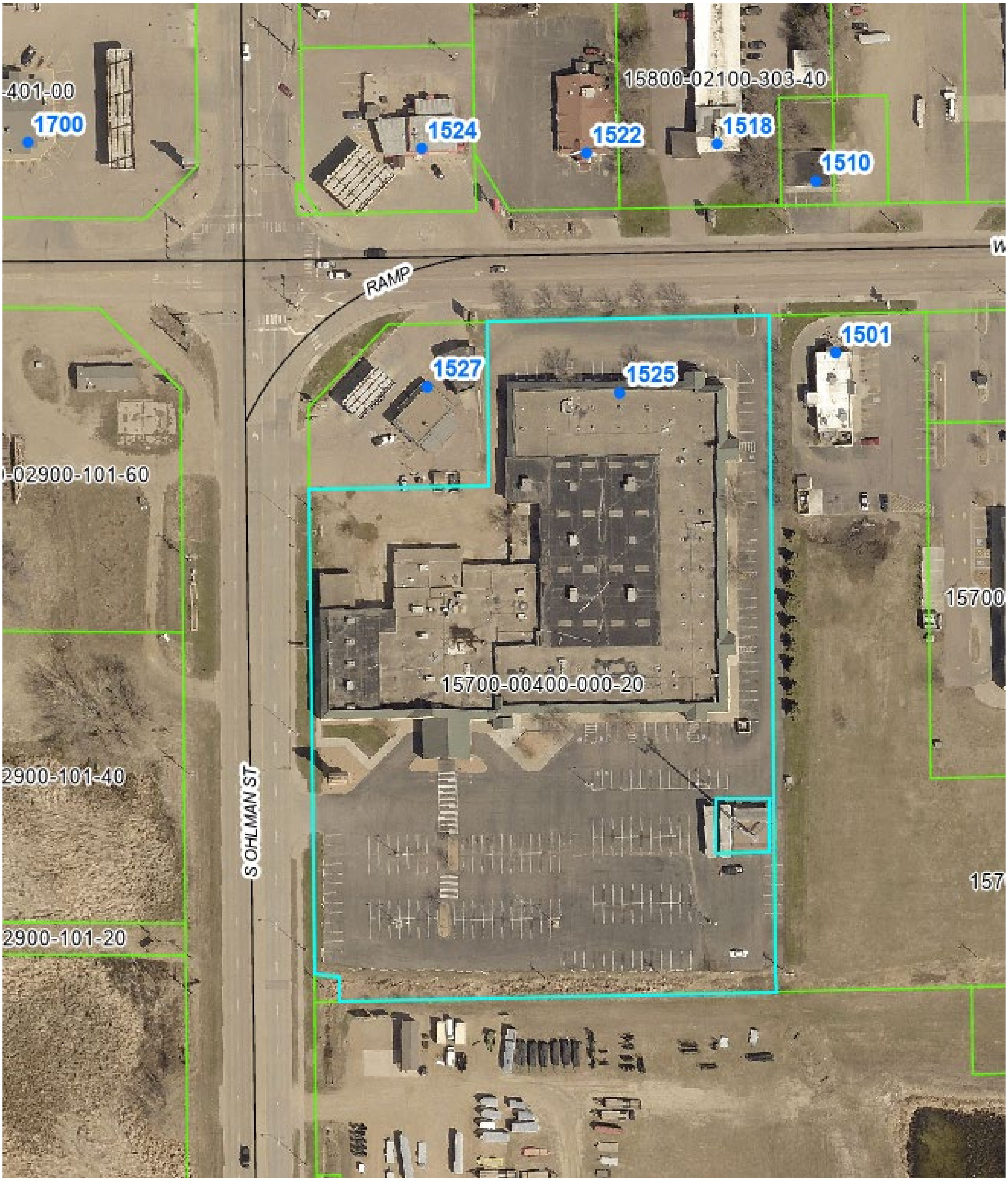
Los Sombreros Rentals LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Ashirwad LLC
1518 W Havens Ave
Mitchell, SD 57301

David & Brenda Rauscher
3501 River Bluff Rd
Mitchell, SD 57301

Farmers Union Co-op Assn
C/O CHS – MS664
PO Box 64089
St Paul, MN 55164

DQ LLC
PO Box 968
Mitchell, SD 57301


-401-00
1700
1524
1522
15800-02100-303-40
1518
1510
RAMP
1501
1527
1525
-02900-101-60
15700
15700-00400-000-20
2900-101-40
S OHLMAN ST
157
2900-101-20

CITY OF MITCHELL
DAVISON COUNTY

Ramada Site Improvements

Construction Plans

LEGAL DESCRIPTION:
BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EAST ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF; EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF; EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

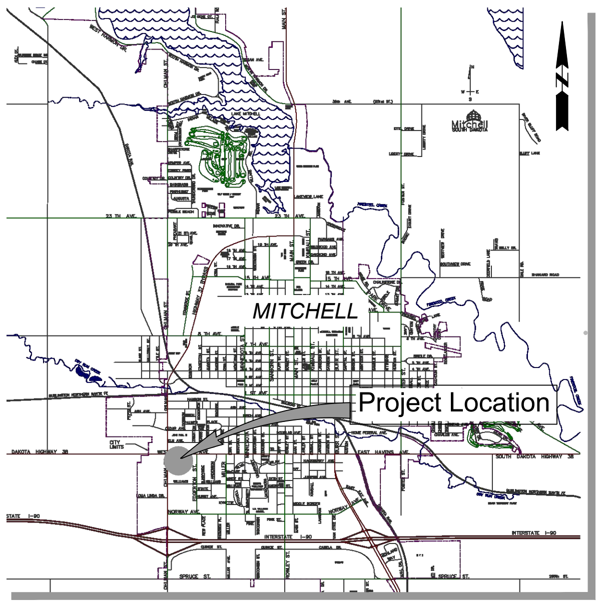
PROPERTY ADDRESS:
1525 W HAVENS AVENUE
MITCHELL, SD 57301

OWNER:
MITCHELL HOTEL, LLC
6245 S PINNACLE PLACE; SUITE 203
PO BOX 89624
SIOUX FALLS, SD 57109

BUILDER:
TBD

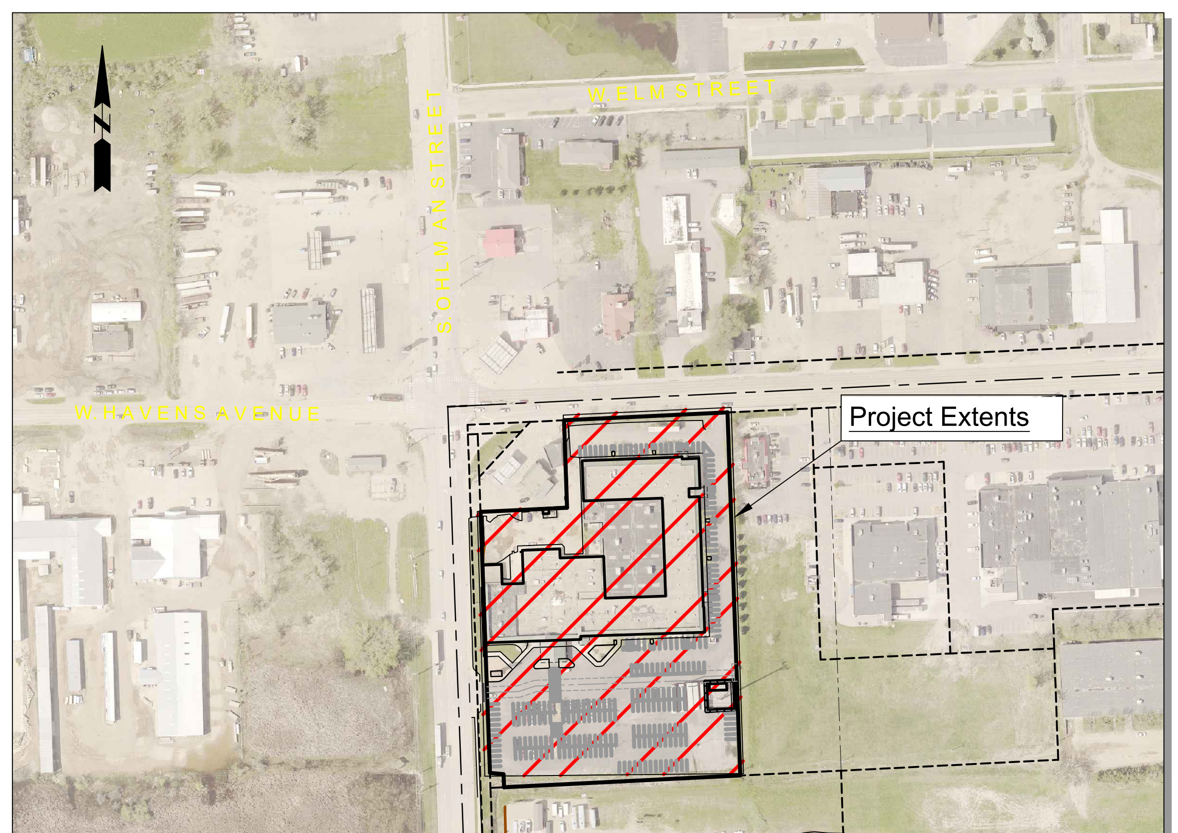
ZONING:
HB; HIGHWAY ORIENTED BUSINESS

USE:
EXISTING: HOTEL & CONVENTION CENTER
PROPOSED: SINGLE FAMILY APARTMENTS & CONVENTION CENTER



Vicinity Map

Sec 28 - T103N, R60W



Location Map

Drawing indicates general utility locations only. Neither the correctness or completeness of locations are guaranteed.

Prior to excavation contact:
SOUTH DAKOTA ONE CALL (1-800-781-7474)

Index of Sheets

Plans By:
infrastructure design group, inc.
520 N. LAWLER STREET, SUITE 400
MITCHELL, SOUTH DAKOTA 57301
PH. (605) 292-0231
www.infrastructuredg.com

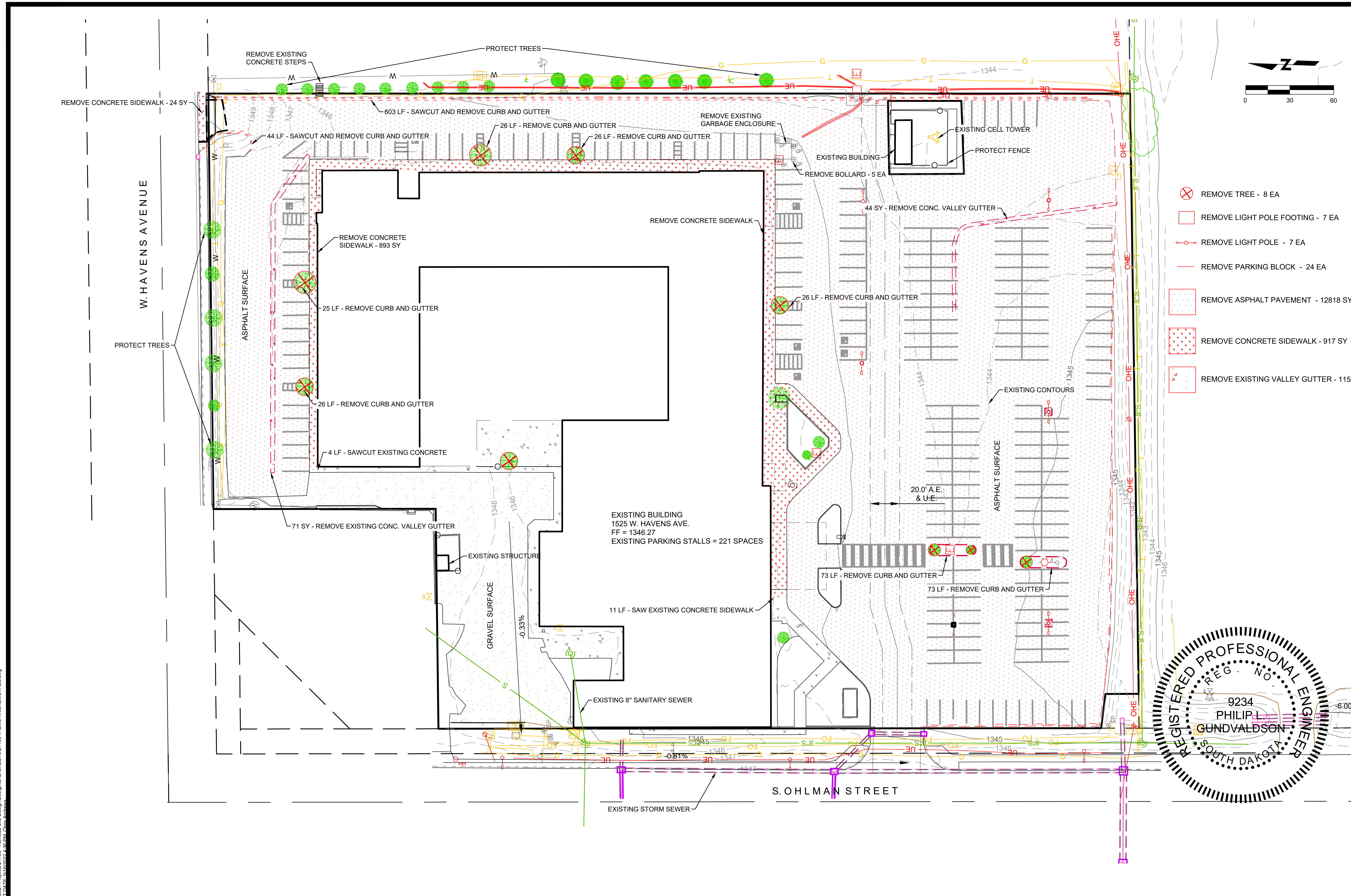
REGISTERED PROFESSIONAL ENGINEER
REG. NO.
9234
PHILIP L. GUNDVALDSON
SOUTH DAKOTA

I, Philip L. Gundvaldson, 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.

PHILIP L. GUNDVALDSON S.D. No. 9234 Date

S:\0-2021 Projects\21199 - Ramada Site Design\Design\CAD\SHEETS\21199-A-COVER.dwg
PLOT DATE: 5/17/2022 2:06 PM Chris Andrews IDG-C3D.ctb

FOR REVIEW PURPOSES ONLY



RAMADA SITE IMPROVEMENT
MITCHELL, SD

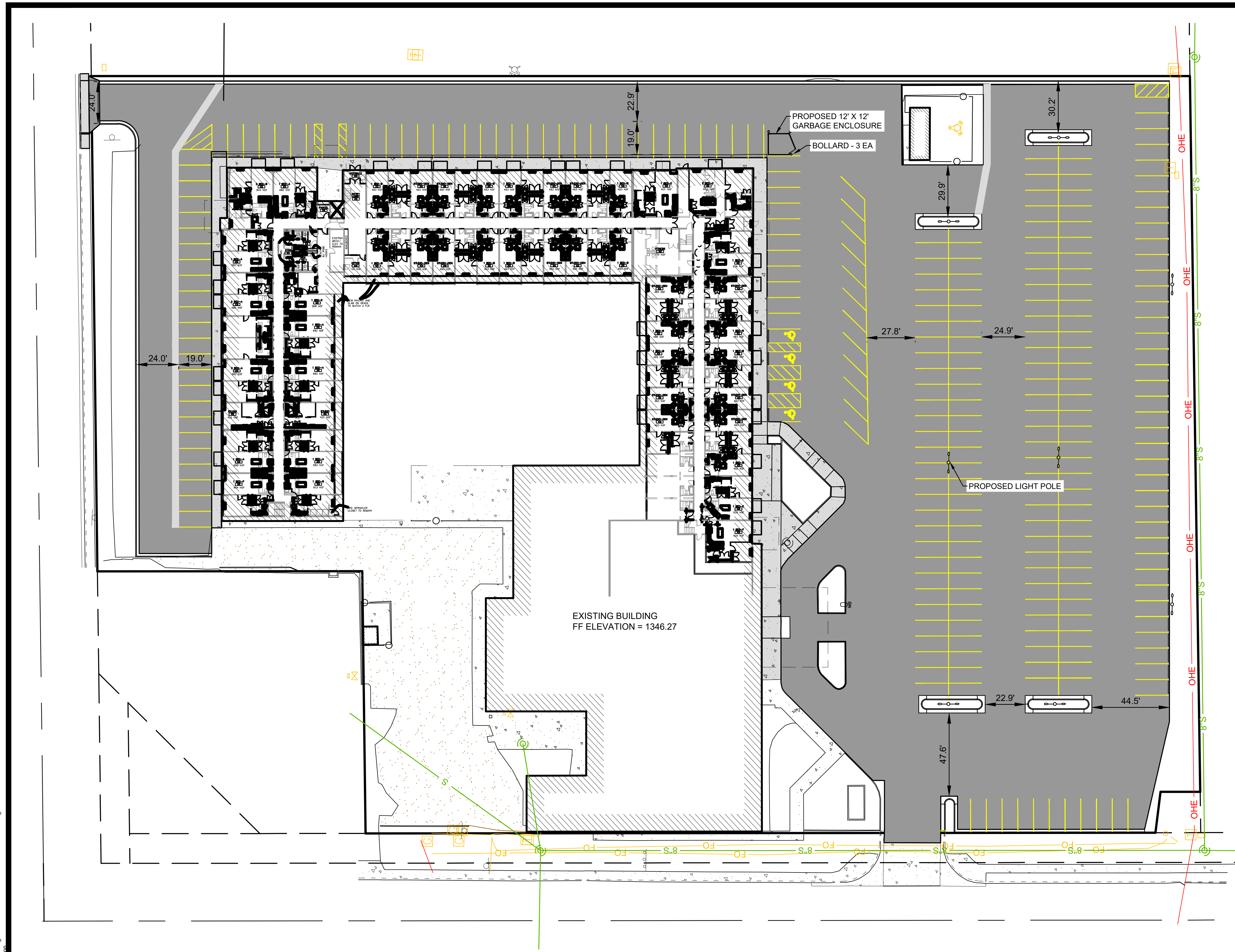
EXISTING CONDITIONS AND REMOVALS

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

infrastructure design group, inc.

SHEET NO.
C.04

FOR REVIEW PURPOSES ONLY



LEGAL DESCRIPTION:
BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EASE ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF; EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF; EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

PROPERTY ADDRESS:
1525 W HAVENS AVENUE
MITCHELL, SD 57301

OWNER:
MITCHELL HOTEL, LLC
6245 S PINNACLE PLACE: SUITE 203
PO BOX 89624
SIOUX FALLS, SD 57109

BUILDER:
TBD

CIVIL ENGINEER:
INFRASTRUCTURE DESIGN GROUP, INC.
3241 E. BISON TRAIL
SIOUX FALLS, SD 57108
(605) 271-5527

ZONING:
HB; HIGHWAY ORIENTED BUSINESS

USE:
EXISTING: HOTEL & CONVENTION CENTER
PROPOSED: SINGLE FAMILY APARTMENTS & CONVENTION CENTER

PARKING REQUIREMENTS:
SINGLE FAMILY APARTMENTS
EXISTING SPACES=221 SPACES
1 SPACE FOR EVERY 200 SF OF GROSS FLOOR AREA
SPACES NEEDED=38304/200 = 192 SPACES
SPACES PROVIDED = 265 SPACES
2 HANDICAPPED ACCESSIBLE SPACE REQUIRED
4 HANDICAPPED ACCESSIBLE SPACE PROVIDED

ADJACENT PROPERTIES
WEST: HB - CONVENIENCE STORE
NORTH: HB - MOTEL
EAST: HB - DAIRY QUEEN
SOUTH: HB - CUSTOM MANUFACTURING

ZONING INFORMATION (HB)
FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - 25'
REAR YARD SETBACK - 0'
HEIGHT - 35' MAX

FLOODPLAIN INFORMATION:
THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN
PER FEMA FLOOD INSURANCE
RATE MAP NUMBER 46035C0158C.

RAMADA SITE
IMPROVEMENT
MITCHELL, SD

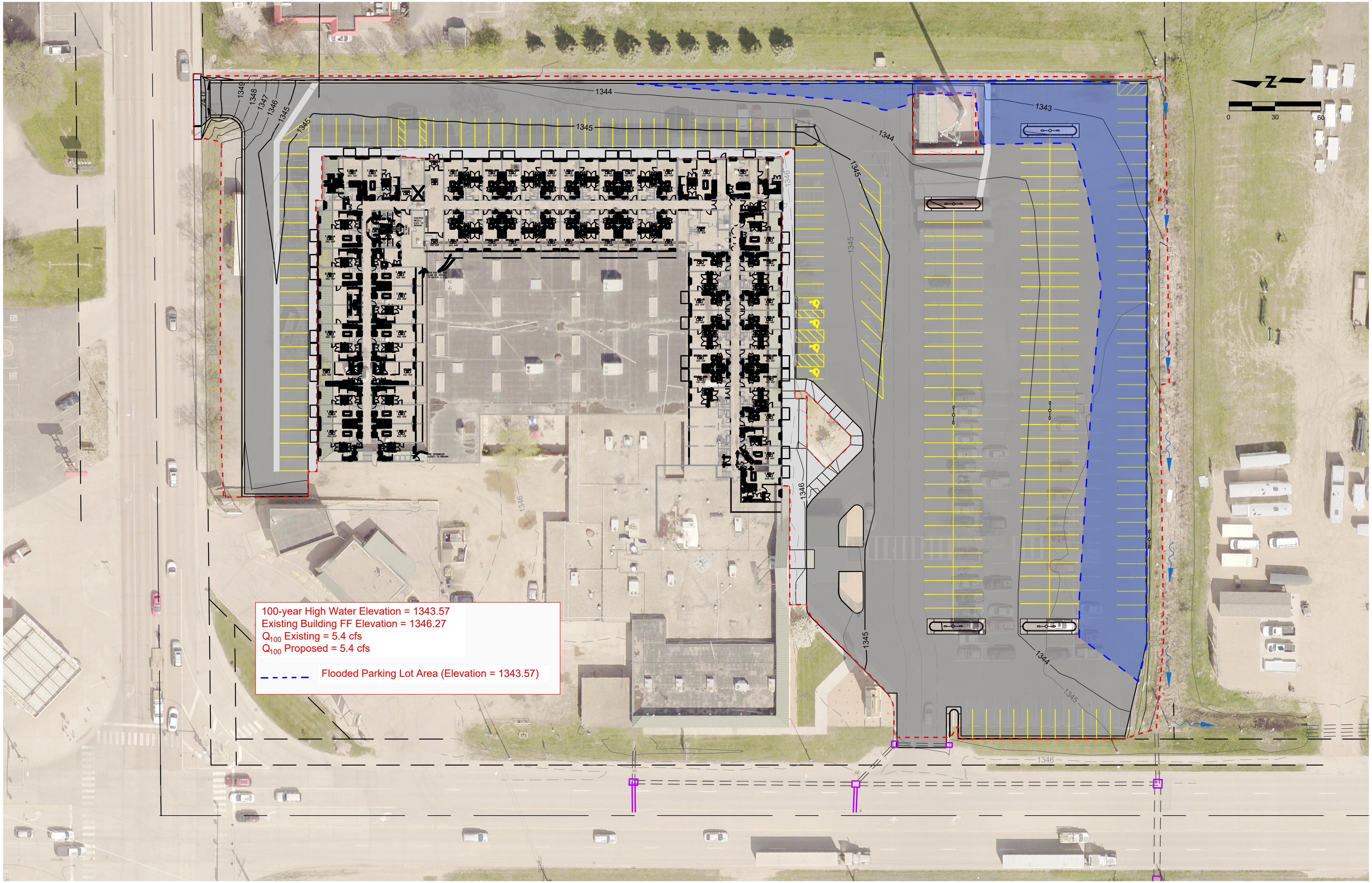
PROJECT LAYOUT PLAN

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

infrastructure design group, inc.

SHEET NO.
C.05

FOR REVIEW PURPOSES ONLY



RAMADA SITE
IMPROVEMENT
MITCHELL, SD

DRAINAGE PLAN

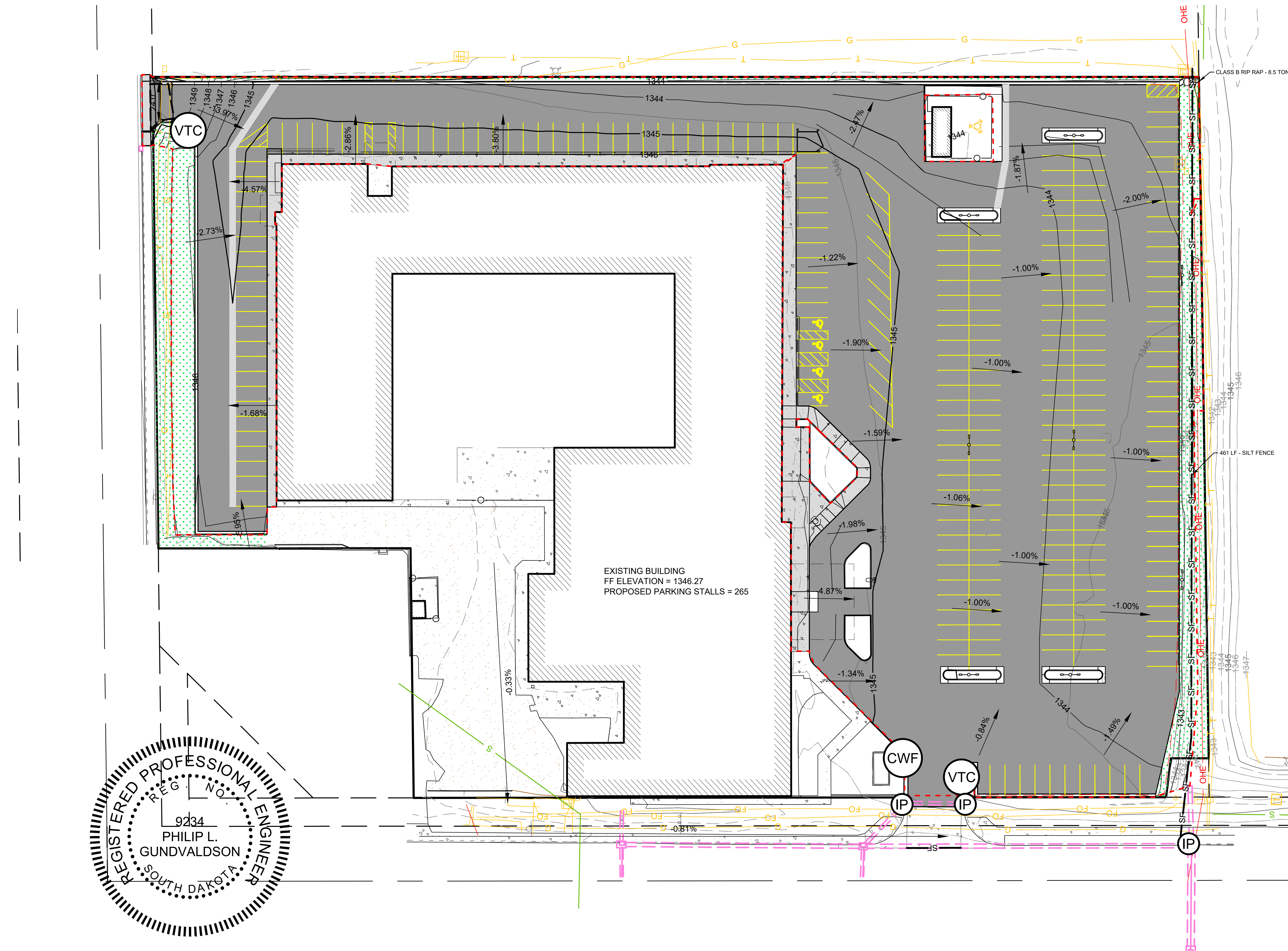
DESIGNED BY: IDG
DRAWN BY: IDG
CHECKED BY: IDG
ACAD FILE: 21199-PROJECT LAYOUT.dwg
DATE:
REVISIONS:
BY: DATE:
BY: DATE:

infrastructure design group, inc.

SHEET NO.
C.06

S:\0-2021 Projects\21199 - Ramada Site Design\Design\CAD\SHEETS\21199-PROJECT LAYOUT.dwg
PLOT DATE: 5/19/2022 9:54 AM Phil Gundvaldson

FOR REVIEW PURPOSES ONLY



PAVEMENT LEGEND

- 4" ACC PAVEMENT
- 6" PCC PAVEMENT, SIDEWALK, VALLEY GUTTER
- 4" PCC SIDEWALK

IP	INLET PROTECTION
VTC	VEHICLE TRACKING CONTROL
CWF	CONCRETE WASHOUT FACILITY
	SEEDING AREA
	CLASS B RIP RAP
SF	SILT FENCE

NOTE:
1. SEED ALL DISTURBED AREAS
2. WETLANDS DO NOT EXIST ON OR NEAR THE SITE

RAMADA SITE IMPROVEMENT MITCHELL, SD

GRADING PLAN AND EROSION CONTROL

DESIGNED BY: IDG
DRAWN BY: IDG ACAD FILE: 21199-J-GRADING PLAN.dwg
CHECKED BY: IDG DATE:
REVISIONS: BY: DATE:
BY: DATE:

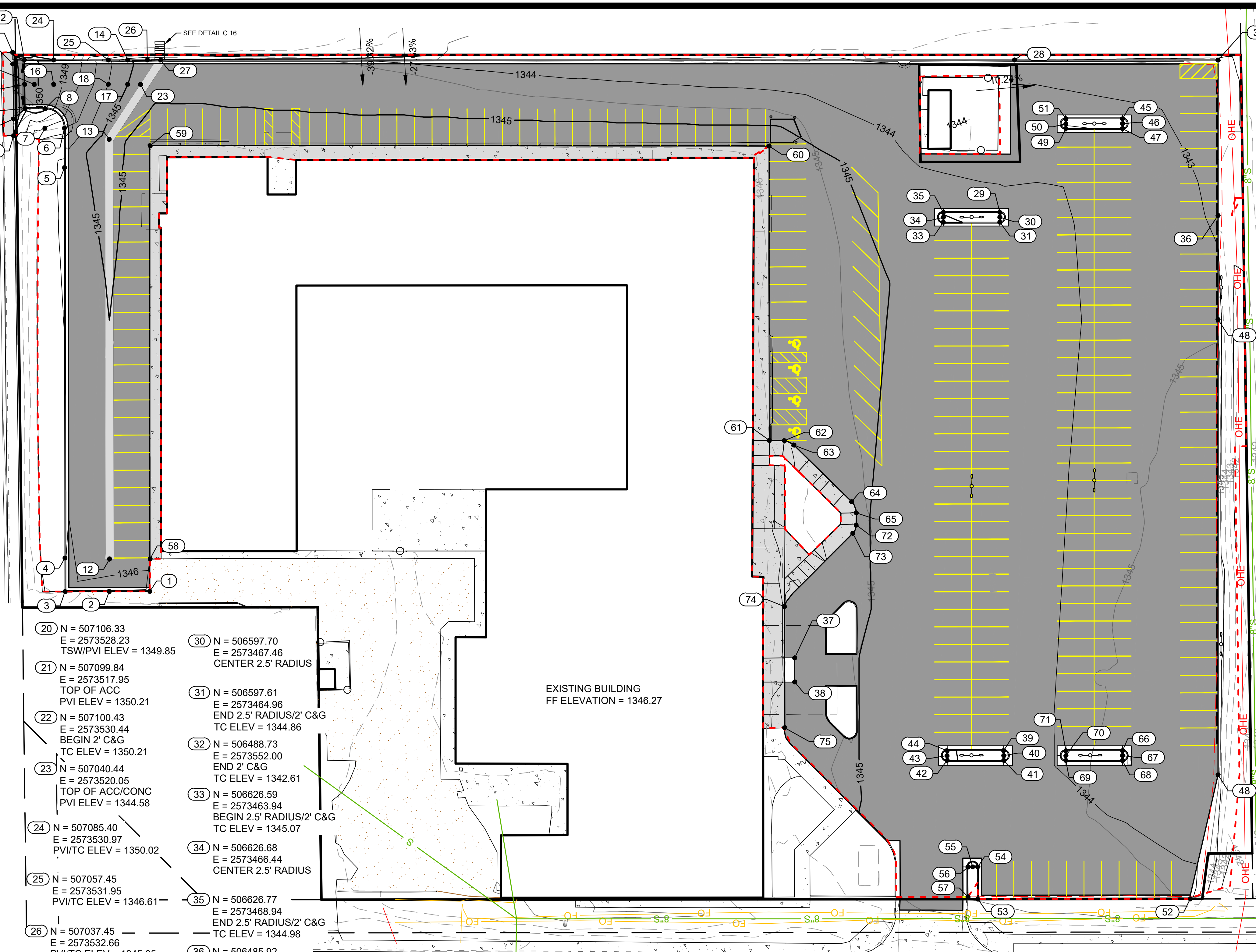
infrastructure design group, inc.

SHEET NO.

C.07

S:\0-2021 Projects\21199 - Ramada Site Design\Design\CAD\SHEETS\21199-J-GRADING PLAN.dwg

FOR REVIEW PURPOSES ONLY



(1) N = 507026.53
E = 2573260.41
BEGIN 2' C&G
TC ELEV = 1346.93

(2) N = 507047.36
E = 2573259.65
TC ELEV = 1346.72

(3) N = 507070.00
E = 2573258.83
TC ELEV = 1346.51

(4) N = 507070.63
E = 2573275.96
TC ELEV = 1346.45

(5) N = 507077.93
E = 2573476.01
TC ELEV = 1345.65

(6) N = 507078.67
E = 2573496.20
BEGIN 10' RADIUS
TC ELEV = 1347.21

(7) N = 507088.65
E = 2573495.83
CENTER 10' RADIUS

(8) N = 507089.02
E = 2573505.83
END 10' RADIUS
TC ELEV = 1350.23

(9) N = 507099.25
E = 2573505.47
END 2' C&G
TC ELEV = 1350.21

(10) N = 507105.00
E = 2573500.04
FLARE/SIDEWALK
TSW ELEV = 1349.76

(11) N = 507104.59
E = 2573491.47
TSW ELEV = 1350.01

(12) N = 507047.79
E = 2573276.29
FL 6" VALLEY GUTTER
TC ELEV = 1345.49

(13) N = 507055.52
E = 2573491.35
FL/PI ELEV = 1344.63

(14) N = 507047.45
E = 2573532.31
PVI/TC ELEV = 1345.57

(15) N = 507094.94
E = 2573518.13
TOP OF ACC
PVI ELEV = 1350.13

(16) N = 507084.96
E = 2573518.48
TOP OF ACC
PVI ELEV = 1349.50

(17) N = 507047.01
E = 2573519.81
TOP OF ACC
PVI ELEV = 1345.00

(18) N = 507057.01
E = 2573519.46
TOP OF ACC
PVI ELEV = 1346.00

(19) N = 507106.61
E = 2573534.16
TSW ELEV = 1350.00

(20) N = 507106.33
E = 2573528.23
TSW/PVI ELEV = 1349.85

(21) N = 507099.84
E = 2573517.95
TOP OF ACC
PVI ELEV = 1350.21

(22) N = 507100.43
E = 2573530.44
BEGIN 2' C&G
TC ELEV = 1350.21

(23) N = 507040.44
E = 2573520.05
TOP OF ACC/CONC
PVI ELEV = 1344.58

(24) N = 507085.40
E = 2573530.97
PVI/TC ELEV = 1350.02

(25) N = 507057.45
E = 2573531.95
PVI/TC ELEV = 1346.61

(26) N = 507037.45
E = 2573532.66
PVI/TC ELEV = 1345.05

(27) N = 507030.61
E = 2573532.90
PVI/TC ELEV = 1344.89

(28) N = 506593.04
E = 2573548.32
PVI/TC ELEV = 1343.14

(29) N = 506597.79
E = 2573469.96
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1344.75

(30) N = 506597.70
E = 2573467.46
CENTER 2.5' RADIUS

(31) N = 506597.61
E = 2573464.96
END 2.5' RADIUS/2' C&G
TC ELEV = 1344.86

(32) N = 506488.73
E = 2573552.00
END 2' C&G
TC ELEV = 1342.61

(33) N = 506626.59
E = 2573463.94
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1345.07

(34) N = 506626.68
E = 2573466.44
CENTER 2.5' RADIUS

(35) N = 506626.77
E = 2573468.94
END 2.5' RADIUS/2' C&G
TC ELEV = 1344.98

(36) N = 506485.92
E = 2573472.29
TOP OF ACC
PVI ELEV = 1342.87

(37) N = 506694.86
E = 2573237.95
ADA LANDING
TOP CONC ELEV = 1345.92

(38) N = 506694.42
E = 2573225.64
ADA LANDING
TOP OF CONC ELEV = 1345.92

(39) N = 506586.06
E = 2573194.20
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1344.76

(40) N = 506585.98
E = 2573191.70
CENTER 2.5' RADIUS

(41) N = 506585.89
E = 2573189.20
END 2.5' RADIUS/2' C&G
TC ELEV = 1344.76

(42) N = 506614.92
E = 2573188.18
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1345.06

(43) N = 506615.00
E = 2573190.68
CENTER 2.5' RADIUS

(44) N = 506615.09
E = 2573193.18
END 2.5' RADIUS/2' C&G
TC ELEV = 1345.05

(45) N = 506536.64
E = 2573520.13
BEGIN 2.5' RADIUS
TC ELEV = 1343.70

(46) N = 506536.55
E = 2573517.63
CENTER 2.5' RADIUS

(47) N = 506536.47
E = 2573515.13
END 2.5' RADIUS/2' C&G
TC ELEV = 1343.92

(48) N = 506475.82
E = 2573185.68
TOP OF ACC
PVI ELEV = 1343.16

(49) N = 506565.45
E = 2573514.11
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1344.07

(50) N = 506565.54
E = 2573516.61
CENTER 2.5' RADIUS

(51) N = 506565.62
E = 2573519.11
END 2.5' RADIUS/2' C&G
TC ELEV = 1343.85

(52) N = 506487.80
E = 2573121.63
BEGIN C&G/2' C&G
TC ELEV = 1344.66

(53) N = 506596.72
E = 2573117.69
POINT OF INTERSECTION
TC ELEV = 1345.19

(54) N = 506597.32
E = 2573134.18
BEGIN 2.5' RADIUS
TC ELEV = 1345.03

(55) N = 506599.82
E = 2573134.09
CENTER 2.5' RADIUS

(56) N = 506602.32
E = 2573133.99
END 2.5' RADIUS
TC ELEV = 1345.10

(57) N = 506601.76
E = 2573118.63
END C&G
TC ELEV = 1345.19(VERIFY)

(58) N = 507026.97
E = 2573277.05
TOP OF 6" THICK EDGE SW
TSW ELEV = 1346.09

(59) N = 507034.48
E = 2573488.80
TOP OF 6" THICK EDGE SW
TSW ELEV = 1346.06

(60) N = 506717.23
E = 2573499.80
TOP OF 6" THICK EDGE SW
TSW ELEV = 1346.06

(61) N = 506711.77
E = 2573348.94
TOP OF 3" THICK EDGE SW
TSW ELEV = 1346.11

(62) N = 506704.08
E = 2573349.08
TOP OF 4" THICK EDGE SW/12.5 RAD
TSW ELEV = 1346.07

(63) N = 506699.14
E = 2573347.00
TOP OF 4" THICK EDGE SW/12.5' RAD
TSW ELEV = 1345.97

(64) N = 506668.55
E = 2573319.06
TOP OF 6" THICK EDGE SW/8' RAD
TSW ELEV = 1345.68

(65) N = 506665.95
E = 2573313.40
TOP OF 6" THICK EDGE SW/8' RAD
TSW ELEV = 1345.60

(66) N = 506525.20
E = 2573196.35
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1344.15

(67) N = 506525.11
E = 2573193.85
CENTER 2.5' RADIUS

(68) N = 506525.03
E = 2573191.35
END 2.5' RADIUS/2' C&G
TC ELEV = 1344.15

(69) N = 506554.05
E = 2573190.33
BEGIN 2.5' RADIUS/2' C&G
TC ELEV = 1344.44

(70) N = 506554.14
E = 2573192.82
CENTER 2.5' RADIUS

(71) N = 506554.23
E = 2573195.32
END 2.5' RADIUS/2' C&G
TC ELEV = 1344.44

(72) N = 506665.75
E = 2573307.17
TOP OF 6" THICK EDGE SW/8' RAD
TSW ELEV = 1345.65

(73) N = 506667.36
E = 2573302.89
TOP OF 6" THICK EDGE SW/8' RAD
TSW ELEV = 1345.67

(74) N = 506701.04
E = 2573264.12
TOP OF 6" THICK EDGE SW
TSW ELEV = 1345.99

(75) N = 506698.76
E = 2573202.04
MATCH EXISTING(VERIFY)
TSW ELEV = 1345.75

REGISTERED PROFESSIONAL ENGINEER
REG. NO.
9234
PHILIP L.
GUNDVALDSON
SOUTH DAKOTA

infrastructure design group, inc.

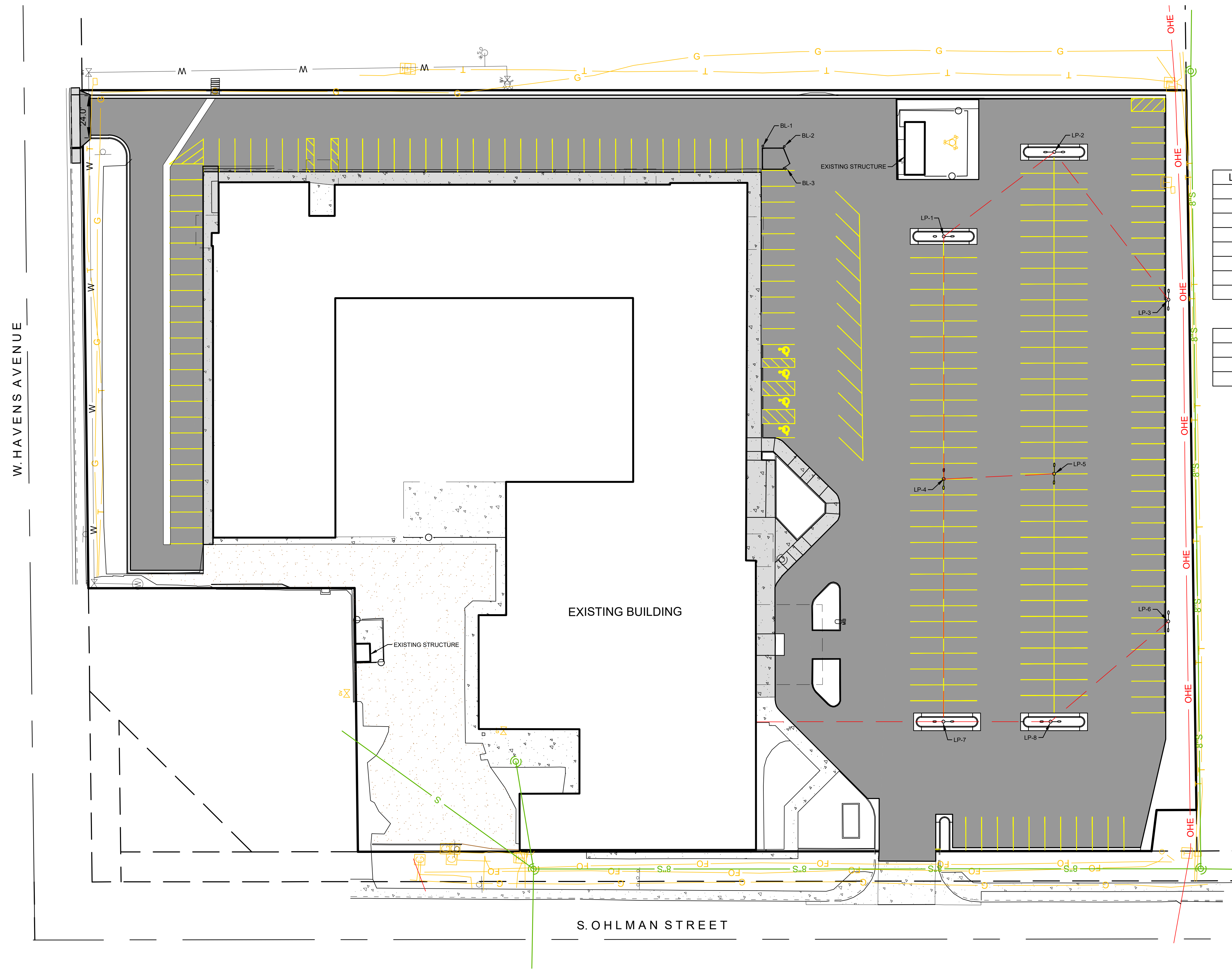
RAMADA SITE
IMPROVEMENT
MITCHELL, SD

PAVING PLAN

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

SHEET NO.
C.13

FOR REVIEW PURPOSES ONLY



LIGHT POLE #	NORTHING	EASTING
LP-1	506,612.09	2,573,467.01
LP-2	506,550.90	2,573,517.15
LP-3	506,483.00	2,573,435.51
LP-4	506,607.24	2,573,329.14
LP-5	506,544.51	2,573,334.34
LP-6	506,476.61	2,573,252.70
LP-7	506,602.50	2,573,191.22
LP-8	506,541.63	2,573,193.37

BOLLARD #	NORTHING	EASTING
BL-1	506,716.82	2,573,514.79
BL-2	506,704.29	2,573,515.04
BL-3	506,702.61	2,573,502.49

RAMADA SITE IMPROVEMENT
MITCHELL, SD

LIGHTING PLAN

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

infrastructure design group, inc.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 9234
PHILIP L. GUNDVALDSON
SOUTH DAKOTA

SHEET NO.
C.14

FOR REVIEW PURPOSES ONLY

Tax Increment District

Number 28

City Of Mitchell

Project Plan

Flats on Havens (Ramada Remodel)

Stencil group

Contents

Introduction

We have Identified a need for Workforce housing in Mitchell that we believe could support the construction of a 90 unit apartment complex. We would like to repurpose the former Ramada Hotel into that building. Rents in this building would be priced below 80% area median income. Due to the circumstances of this project we will require support from the city in the form of a Tax Increment Financing loan. This is a common practice among cities when there is a project with tremendous benefit to the city that would not be economically feasible on its own.

Tax Increment Financing is a tool that may be used by city governments to assist projects that are beneficial to the community but unassisted would not be economically feasible. They do that by setting up a loan between the city and developer that is paid back by the developer using what is called a tax increment. A tax increment is the difference between the property taxes paid on the property before the TIF district is created and the property taxes paid after the project is complete. Once the loan is repaid by the city, the property will have a much higher value and will continue to pay property taxes accordingly leading to an overall gain in tax base.

Opening up a TIF district for this project would promote development and growth within your city. Our aim is to revitalize the currently vacant and deteriorating Ramada Hotel taking a would be blight on the visual aesthetic of the community and breathing new life into it to create what will be one of the community's premiere apartment complexes that will be around for many years to come. This will encourage future development and draw new people to the city of Mitchell. Also, this project will directly generate jobs in the city. During the construction phase, it will create 100+ Jobs that will range in pay from $17-$40 an hour. Once the project has been completed there will be 3 full-time jobs related to the apartment. These jobs will range in pay from $30,000 to $50,000 a year.

We hope that you will consider opening up this TIF zone so that we can get this project started as soon as possible as we feel it will be an amazing opportunity for all parties involved.

Purpose

The property upon which this Tax Incremental District (TID) is proposed to be implemented is located within Davison County, South Dakota, and specifically located within the city limits of the City of Mitchell.

As such, the creation of City of Mitchell TIF # 28 shall be conditioned upon the creation of the District by resolution, and the establishment of the TID boundaries and approval of the TID Project plan by the City of Mitchell Planning and Zoning Commission along with the City Council.

The purpose of this plan, to be implemented by the city of Mitchell, South Dakota is to satisfy the requirements for a tax increment #28 as specified in SDCL Chapter 11-9. The principal purpose of the plan is to define eligible property and to define a tax increment plan for finding eligible activities in an eligible area of the city.

This plan was prepared for adoption by the City Council in recognition that the area requires a coordinated, cooperative strategy, with financing possibilities, to promote economic development through the construction of affordable housing through a multifamily workforce housing project.

The driving interest in the establishment of this Plan is to offer tax increment financing as a tool to stimulate and leverage private sector development and redevelopment, and to promote economic development throughout the District.

Development in the area is anticipated to occur in the near future. With the potential for tax increment financing to provide the impetus to ensure that this project is able to be funded and is profitable. Without the establishment of this TIF district this workforce housing project will not be viable.

Definitions

“Base” or “Tax Incremental Base” means the aggregate assessed value of all taxable property located within a Tax Incremental District on the date the district is created, as determined by SDCL § 11-9-20.

"Blighted or Economic Development" SDCL § 11-9-8. (1) Not less than twenty-five percent, by area, of the real property within the district is a blighted area or not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources; and (2) The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.

"City Council" means the City of Mitchell, South Dakota City Council

“Calendar Year” means the starting date of January 1st to an ending date of December 31st.

"Department of Revenue" means the South Dakota Department of Revenue.

“Developer” means Mitchell Area Development Corporation, South Dakota non-profit corporation formed in accordance with SDCL 9-27-37 and Flats on Havens LLC. a South Dakota limited liability company.

“Developer’s Agreement” means the agreement between Developer and City of Mitchell concerning this Tax Incremental District.

“District” means the Tax Incremental District.

"Economic Development" means all powers expressly granted and reasonably inferred pursuant to SDCL § 9-54. "Fiscal year" means that fiscal year for City of Mitchell.

"Generally Applicable Taxes" shall have the same meaning as set forth in 26 CFR § 1.141-4(e).

"Governing Body" means the Mitchell City Council, South Dakota.

"Grant" means the transfer for a governmental purpose of money or property to a transferee that is not a related party to or an agent of the municipality;

"Infrastructure Improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, for the benefit of or for the protection of the health, welfare, or safety of the public generally.

“Planning Commission” means the Mitchell City Planning Commission South Dakota

“Plan” means this Project Plan.

“Project Costs” means any expenditure or monetary obligations by City of Mitchell, whether made, estimated to be made, incurred or estimated to be incurred, which are listed as Project Costs herein will include any costs incidental thereto but diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by City of Mitchell in connection with the implementation of this Plan.

“Project Plan” means a properly approved Plan for the development or redevelopment of a Tax Incremental District including all properly approved amendments thereto as recommended pursuant to SDCL § 11-9-13.

"Public Works" means the Infrastructure Improvements, the acquisition by purchase or condemnation of real and personal property within the Tax Incremental District and the sale, lease, or other disposition of such property to private individuals, partnerships, corporations, or other entities at a price less than the cost of such acquisition which benefit or further the health, safety, welfare and economic development of the County and Project Costs.

"Taxable Property" means all real taxable property located in a Tax Incremental District.

"Tax Incremental District" means a contiguous geographic area within a County defined and created by resolution of the Governing Body and named City of Mitchell Tax Incremental District #28.

"Tax Increment Valuation" is the total value of the Tax Incremental District minus the tax incremental base pursuant to § 11-9-19. “Tax Increment Law” means South Dakota Codified Laws Chapter 11-9.

Creation of TID 28

We (the Developer) have approached the city of Mitchell in hopes of creating a TIF district to assist with project costs centered around the redevelopment of the currently vacant Ramada Hotel into a workforce rental housing complex. Located within the city limits of Mitchell, South Dakota, The project will consist of one phase and is estimated to be a 10 to 12 month project with a start date shortly following the approval of the formation of TIF district 28

Property Within Tax Increment District 28

The Property within this Tax Increment District will include the former Ramada Hotel as well as the Rebel Rooster Bar and Grill. The Property, all owned by the Developer at the time of submitting this project plan, is legally defined as:

BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EAST ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF; EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF; EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Zoning maps can be found in attachment 4

Taxable Value of the City of Mitchell

South Dakota law states that the base value of all Tax Increment Districts in the city cannot exceed 10% of the taxable base of that city. The taxable base of the city of Mitchell is $972,276,515 therefore the combined base value of all TIF districts may not exceed $97,227,651.50 the base value of proposed TIF district 28 is $1,842,000 once that is added into the base value of all Tax Increment Districts the total of all Tax Increment Districts will be $20,287,519 which would be far below the cap of $97,227,651.50.

Tif #7	$ 265,415.00
Tif #8	$ 6,002,565.00
Tif #9	$ 50,400.00
Tif #14	$ 37,850.00
Tif #16	$ 5,005,495.00
Tif #18	$ 2,204,600.00
Tif #19	$ 13,370.00
Tif #20	$ 151,890.00
Tif #21	$ 142,235.00
Tif #23	$ 3,004,275.00
Tif #24	$ 612,635.00
Tif #26	$ 45,070.00
Tif #27	$ 909,719.00
Tif #28	$ 1,842,000.00
Total	$ 20,287,519.00

Kind, Number, Location and Detailed Costs of Proposed Public Works and Improvements SDCL 11-9-13

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto.

The City is working to develop an economic and competitive base to benefit the City and the State of South Dakota as a whole, to include additional affordable/workforce housing. All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The Project constitutes 90 workforce housing units which is a proper public purpose of the city. The city exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The Developer/City shall enter into all contracts in accordance with South Dakota law.

A combination of private investment and Tax Increment Financing will assist progress toward the overall objectives of Mitchell Area Development Corporation. The Project is part of the overall mission of the City of Mitchell, which includes:

- To recruit new business(s)to the City of Mitchell
- To retain and expand new business(s) within the City of Mitchell
- To address and remedy conditions in the area that impair or arrest the sound growth of City of Mitchell
- To develop, redevelop and rehabilitate the area in a manner which is compatible with and complementary to unique circumstances in the area
- To effectively utilize undeveloped and underdeveloped land
- To ultimately contribute to increased revenues for all taxing entities
- To improve areas that are likely to significantly enhance the value of substantially all property in the district

Cost of public Works or Improvements

In accordance with SDCL § 11-9-14 the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements.

The following are listed as estimated costs of the Project.

Kind of Project	Location	Amount	Reference
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs)2	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	$1,495,142	11-9-15(8)
Eligible Project Costs		$ 2,013,621	

1 District shall mean the Tax Increment District.

2 SDCL §11-9-15 (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due;

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

All of the preceding figures are estimates of the costs involved in the project, and the actual total may be greater or smaller. An itemized listing of the estimated costs is set forth on Schedule 1. Because the cost estimates are only estimated costs, the total authorized TID costs of $1,495,142is the controlling value with respect to authorized TID Project Costs, rather than the particular line item amounts contained in the above Chart and Schedule 1. The line item categories proposed are for guidance only, and actual costs will be determined upon completion of the improvements. The above total represents eligible Project Costs. Only such amounts as are feasible will be allowed by the City or by monetary obligation. Developer reserves the right to be reimbursed for any expenses and advances made by the Developer for the TIF project from TIF funds, so long as the total amount of funds advanced for the TIF District do not exceed $1,495,142.

*Costs incurred may be allocated and may be completed in any order.

Expenditures Exceeding Estimated Cost

Any expenditures which in sum would exceed the total amount of the TID Total Amount of $1,495,142will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

When the expenditures within the Plan are increased in excess of the total preceding, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23.

If the Project Costs are not provided for in the original plan, the governing body would be required to amend the plan which requires the South Dakota Department of Revenue to re-determine the tax increment base when additional Project Costs are added to a plan. SDCL §11-9-23.

Developers Agreement

The City of Mitchell will enter into a Developer's Agreement with the following as the guidelines for the Agreement

Financing Terms:

- Amount – The total amount of the TIF will not exceed $1,495,142
- There may be no interest associated with this TIF
- Length – The TIF will not exceed 20 calendar years from the date of creation.
- Expiration- The TIF will expire at the end of 20 years or when the $1,495,142 has been paid to developer from TID Revenue generated whichever comes first.

Legal Terms

- Should the State of SD not classify the TIF as affordable housing or economic development, the TIF will not be finalized and will cease to exist.
- Any owners of real property located within the TIF district will waive their right to discretionary tax abatement program authorized and in effect for Mitchell, Davison County, South Dakota

Conditions of the Developer Agreement relating to Constitutional Debt:

The exclusive funding mechanism for this TID will be a grant pass-through of positive tax increment from the TID receipted into the TIF Fund. It is specifically a condition of the proposed Contract for Private Development that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The City shall have no obligation to commit any City funds from any other source into the TIF Fund other than the positive tax increment from the TID receipted into the TIF Fund. It is also to be specifically agreed that the City has made no representation that the proceeds from the TIF Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID to 20 years from the year of creation. As such, it is further understood that the amount of $1,495,142will be the maximum amount the City will ever pass on acting as a conduit for TIF #28 for eligible project costs, including any and all interest which may apply.

All TIF revenue will be passed onto the Developer as a grant until the full amount has been paid or 20 years from the year of creation, whichever happens first. The payment of tax increment funds under this Agreement is a grant under SDCL Chapter 11-9 (the "Grant"). The Grant is a personal property right vested with the Developer on the effective date of the Developer Agreement. The City will grant this amount to the Developer and thus not have to account for any assets on the City's financial statement. The Developer will be responsible for obtaining their financing and the City will not be liable for any Developer debt.

Upon completion of the purchase and construction of the Project involving eligible project costs, the Developer shall certify to the City's Finance Officer the eligible project costs in sufficient detail to determine that payment of grant funds is solely for eligible project costs. The Developer shall provide contractor/ supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of eligible project costs, the City shall pass-through all available tax increment fund revenues not to exceed $1,495,142in a manner consistent with this section.

Given that the exclusive funding mechanism for this TID is the grant pass-through of positive tax increment from the TIF Fund, that no tax increment bonds will be issued in relation to this TID, and that the City shall have no obligation to commit other City funds, the City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. In recognition that the City cannot appropriate funds that have not accrued, the City's exclusive obligation shall be to budget and appropriate the positive tax increment from the TID receipted into the TIF Fund on an annual basis during the City's then current fiscal year, as may be required. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to purchase the real property and to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financial detrimental to future improvements on said property.

If at any time during the term of this Agreement, (i) the governing body of the City shall fail or refuse to approve or authorize the funds due hereunder, and (ii) if the TID is eligible to be terminated pursuant to SDCL 11-9-46, then the Agreement shall terminate upon the end of the fiscal year for which funds were approved or authorized, without penalty to the City, if both (i) and (ii) occur.

Developer Terms

- Flats on Havens LLC. will act as the Developer and all TIF proceeds will flow to Flats on Havens LLC
- .
- Developer will certify the eligible project costs expended to the City for reimbursement.
- For the period required by the state for affordable housing, Developer shall certify annually to City that all rental rates charged comply with the South Dakota Housing Development Authority standards for affordable housing.
- In the event that rental rates exceed the affordable housing standards during the period required by the state, whether by Developer or a successor in interest, Developer shall be ineligible to collect further TIF proceeds.

Detailed List of Project Costs

Attached as Schedule 1, is a detailed list of estimated Project Costs as per SDCL § 11-9-13(3). No expenditure for Project Costs is provided for more than five years after the District is created.

Feasibility study

An Economic Feasibility Study per SDCL § 11-9-13(2) is attached as Schedule 2.

Economic Development Study

Not less than 50% of the area within the proposed district will stimulate and develop the general economic welfare and prosperity of the state through commercial, manufacturing and agricultural development as evidenced by the Economic Development Study attached as Schedule 3.

Fiscal Impact Statement

Attached is Schedule 4 a Fiscal Impact Statement showing the impact of the Tax Increment District upon all entities levying property taxes in the district. Required as per SDCL § 11-9-13(4).

Method of Financing, Timing of Costs and Monetary Obligations

The payment of Project Costs is anticipated to be made by Developer and reimbursed, up to the maximum established value of the TID, by payments from City from the special fund for the Tax Incremental District. SDCL § 11-9-13(5). Pursuant to the Developer's Agreement, the City will pay to the Developer all available tax increment funds it receives from the District.

Maximum Amount of Tax Increment Revenue

The maximum amount of tax incremental revenue bonds or monetary obligations to be paid through Tax Increment District #28 shall be the amount sufficient to reimburse the Developer for the payments made for Project Costs and pay all tax increment loans or monetary obligations in an amount not to exceed $1,495,142or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement.

Duration of Tax Increment Plan

The duration of the Plan will extend to the number of years it will take for the reimbursement of the $1,495,142the monetary obligation shall not exceed 20 calendar years of revenue from the creation of the district.

Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

The site will generate taxes to the local jurisdictions at or above the assessed value of the Base. All taxing districts shall receive that base which will be the value set for 2022 taxes payable in 2023. The tax increment will be available to the taxing jurisdictions at or before twenty (20) years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

Conditions Map, Improvements Map, Zoning Change Map

The Conditions map, SDCL § 11-9-16(1), is included as Attachment 2.

The Improvements map, SDCL § 11-9-16(2), is included as Attachment 3.

The Zoning Change Map, SDCL § 11-9-16(3), is included as Attachment 4.

Changes to the City of Mitchell Comprehensive/Master Plan/ Map, Building Codes & County Ordinances per SDCL § 11-9-16(4)

No changes to City Ordinances nor the City Master Plan are required.

List of Estimated Non-Project Costs

The table on Page 16 of this project plan includes a list of non-project costs and public infrastructure costs.

Statement of Displacement and Relocation Plan

No residents or families will be displaced by the Project. SDCL § 11-9-16(6)

List of Schedules

List of Attachments

Attachment 1 - Descriptions of Real Property

Attachment 2 - Conditions map, SDCL § 11-9-16(1)

Attachment 3- Improvements map, SDCL § 11-9-16(2)

Attachment 4 - Zoning Change Map SDCL § 11-9-16(3)

Schedule #1 Detailed Project Costs

estimated Project Costs, costs of public works and improvements.

The following are listed as estimated costs of the Project.

Kind of Project	Location	Amount	Reference
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs)2	District		11-9-15(1)
Financing Costs	District		11-9-15(2)
Real Property Assembly	District		11-9-15(3)
Professional Fees	District		11-9-15(4)
Administrative Costs	District		11-9-15(5)
Relocation Costs	District		11-9-15(6)
Organizational Costs	District		11-9-15(7)
Discretionary Costs and Grants	District	$1,495,142	11-9-15(8)
Eligible Project Costs		$ 2,013,621	

1 District shall mean the Tax Increment District.

2 SDCL §11-9-15 (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due;

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

The Following tables are intended to relay estimates of project costs. The first table (Flats on Havens Development Cost 8-2-22) is a breakdown all costs of the project (First Column), a breakdown of all non-project costs (Second Column), and a breakdown of all eligible project costs associated with the project.(Third column)

The Second table (Ramada Site Improvements) is a breakdown of the outside sitework only.

We are not asking for the full amount of the project cost as it could not be supported by the estimated increment generated. We wanted to show a surplus of project costs in the case that some of our costs are covered by a housing grant as well as to allow for some wiggle room in case some of our costs come out lower than expected as these are only estimates. It should also be noted that while we do have contingency for costs to come out lower it is entirely likely that they will come out higher than are currently shown here, as these estimates were done in early June and costs have risen notably since.

Flats on Havens Development Cost 8-2-22

	Total Cost	Non-Project Costs	Public Infrastructure
Land	$ 1,200,000.00	$ 1,200,000.00	
Interest / Financing Fees	$ 590,000.00	$ 590,000.00	
Syndication / Organization Costs	$ 35,000.00	$ 35,000.00	
Marketing / Leasing Reserves / FFE	$ 275,000.00	$ 275,000.00	
Architecture / Engineering	$ 150,000.00	$ 75,000.00	$ 75,000.00
Developer Fee	$ 250,000.00	$ 250,000.00	
General Conditions	$ 450,000.00	$ 410,000.00	$ 40,000.00
Site Services/Profit	$ 350,000.00	$ 350,000.00	
Surveying	$ 5,000.00	$ -	$ 5,000.00
Street Cleaning/Snow Removal	$ 10,000.00	$ 10,000.00	
Permits	$ 60,000.00	$ 40,000.00	$ 20,000.00
Special Inspections	$ 20,000.00	$ 10,000.00	$ 10,000.00
Site Work & Utilities (BP1)	$ 350,000.00	$ -	$ 350,000.00
Building Concrete (BP2)	$ 250,000.00	$ -	$ 250,000.00
Waterproofing & Foundation Insulation (BP4	$ 7,500.00	$ -	$ 7,500.00
Framing--Labor ONLY (BP5)	$ 160,000.00	$ 160,000.00	
Lumber & Truss Package	$ 200,000.00	$ 200,000.00	
Masonry	$ 50,000.00	$ 50,000.00	
Hardie Siding	$ 75,000.00	$ 75,000.00	
Siding Labor	$ 65,000.00	$ 65,000.00	
Roofing & Pavers	$ 224,000.00	$ 124,000.00	$ 100,000.00
Fire Suppression (BP9)	$ 143,900.00	$ 73,900.00	$ 70,000.00
HVAC (BP10)	$ 150,000.00	$ 150,000.00	
HVAC Equipment	$ 95,000.00	$ 95,000.00	
Plumbing (BP10)	$ 875,000.00	$ 700,000.00	$ 175,000.00
Electrical, Communication & Security (BP11)	$ 917,000.00	$ 747,000.00	$ 170,000.00
Drywall (BP12)	$ 180,000.00	$ 180,000.00	
Decks (BP13)	$ 90,000.00	$ 90,000.00	
Railings (BP12)	$ 45,000.00	$ 45,000.00	
Windows	$ 102,000.00	$ 102,000.00	
Aluminum Entrances (BP15)	$ 75,000.00	$ 75,000.00	
Asphalt & Site Concrete (BP17)	$ 300,000.00	$ -	$ 300,000.00
Misc. Steel (BP18)	$ 5,000.00	$ 5,000.00	
Insulation (BP19)	$ 50,000.00	$ 50,000.00	
Caulk & Sealants	$ 5,000.00	$ 5,000.00	
Finish Carpentry (BP20)	$ 115,000.00	$ 115,000.00	
Millwork, Doors &Frames, Hardware	$ 339,040.00	$ 339,040.00	
Cabinetry	$ 225,000.00	$ 225,000.00	
Countertops & Sinks	$ 74,200.00	$ 74,200.00	
Specialties	$ 100,000.00	$ 100,000.00	
Mirrors	$ 8,000.00	$ 8,000.00	
Overhead Doors (BP23)	$ 24,000.00	$ 24,000.00	
Floor Coverings & Tile (BP24)	$ 200,000.00	$ 200,000.00	
Paint & Wall Coverings (BP25)	$ 130,000.00	$ 130,000.00	
Appliances (BP27)	$ 271,086.00	$ 271,086.00	
Landscaping & Retaining Walls (BP28)	$ 100,000.00	$ -	$ 100,000.00
Signage (BP29)	$ 12,000.00	$ 12,000.00	
Shelving (BP31)	$ 15,000.00	$ 15,000.00	
Window Treatments (BP32)	$ 23,000.00	$ 23,000.00	
Acoustical Ceilings (BP35)	$ 40,000.00	$ 40,000.00	
Fencing (BP36)	$ 25,000.00	$ -	$ 25,000.00
Equipment Rental	$ 35,000.00	$ 35,000.00	
Winter Conditions	$ 50,000.00	$ 50,000.00	
Final Cleaning	$ 30,000.00	$ 30,000.00	
Umbrella Liability Insurance / Builders Risk	$ 120,000.00	$ 120,000.00	
Excise Tax	$ 120,000.00	$ 105,700.00	$ 14,300.00
Demo / Abatement	$ 200,000.00	$ -	$ 200,000.00
Contingancy	$ 434,274.00	$ 332,452.49	$ 101,821.51
GRAND TOTALS	$ 10,500,000.00	$ 8,486,378.49	$ 2,013,621.51

Ramada Site Improvements Opinion of Probable Construction Cost 4-29-2022					
Item NO.	**Item Description**	**Unit**	**Approx. Qty.**	**Unit Price**	**Total**
	Miscellaneous Items & Removals				
1	Mobilization	LS	1	$50,000.00	$50,000.00
2	Incidental Work	LS	1	$5,000.00	$5,000.00
3	Clear and Grub Tree	Each	8	$400.00	$3,200.00
4	Remove Concrete Curb and Gutter	Ft	922	$6.00	$5,532.00
5	Remove Asphalt Concrete Pavement	SqYd	12850	$4.00	$51,400.00
6	Remove Concrete Pavement	SqYd	574	$9.00	$5,166.00
7	Saw Existing Asphalt	Ft	63	$8.00	$504.00
8	Saw Existing PCC Pavement	Ft	31	$10.00	$310.00
9	Trash Enclosure	Each	1	$5,000.00	$5,000.00
10	Bollard	Each	3	$600.00	$1,800.00
	Paving & Grading				
11	Unclassified Excavation	CuYd	3100	$11.00	$34,100.00
12	Aggregate Base Course	Ton	4425	$22.00	$97,350.00
13	Scarify and Recompact Subgrade	SqYd	12700	$1.50	$19,050.00
14	Contractor Furnished Topsoil	CuYd	100	$30.00	$3,000.00
15	Asphalt Concrete Composite, PG58-28	Ton	2610	$95.00	$247,950.00
16	Concrete Valley Gutter 6" Thick	SqYd	268	$80.00	$21,440.00
17	Concrete Curb & Gutter Type SF66	Ft	1365	$24.00	$32,760.00
18	6" Concrete Sidewalk	SqFt	210	$10.00	$2,100.00
19	5.5" Thickened Edge Concrete Sidewalk	SqFt	4102	$12.00	$49,224.00
20	Type A Detectable Warnings	SqFt	8	$90.00	$720.00
	Erosion Control				
21	Silt Fence	Ft	461	$5.00	$2,305.00
22	Mucking Silt Fence	CuYd	30	$10.00	$300.00
23	Repair Silt Fence	Ft	115	$2.00	$230.00
24	Inlet Protection	Each	5	$170.00	$850.00
25	Sweeping	Hour	4	$40.00	$160.00
26	Temporary Vehicle Tracking Control	Each	2	$750.00	$1,500.00
27	Concrete Washout Area	Each	1	$600.00	$600.00
	Pavement Markings & Signing				
28	Pavement Marking - 4" Yellow	Ft	7360	$1.00	$7,360.00
29	Pavement Marking - Handicap Symbol	Each	5	$100.00	$500.00
30	Parking Blocks	Each	38	$200.00	$7,600.00
31	F&I Traffic Signs	Each	6	$300.00	$1,800.00
	Lighting				
32	Light Poles	Each	8	$3,800.00	$30,400.00
33	Conduit & Wire	Ft	780	$5.00	$3,900.00
	Total Construction Cost:				**$693,111.00**

Schedule #2 - Economic Feasibility Study

The Builder Stencil Group has been operating in the area since 2009 offering development Construction and consultation ranging from single family to commercial. We have since evolved into a vertically integrated multifamily housing focused company acting in all capacities from development and construction, through property management services. Since 2009, We have completed over 1800 units, and currently have over 1000 units currently in in development. Stencil Group already has multifamily Experience in the Mitchell area. We are the developers behind the Edgerton Place apartments, one of the area's premiere apartment complexes.

We believe that this apartment complex would fill a great need for housing in the area particularly housing for the working class of Mitchell. As prices for basic necessities such as food, fuel and shelter continue to rise and wages struggle to keep up, we feel the need for quality workforce housing is stronger than ever. If the cost of rent is reasonable we feel the residents of this community will be able to push past just surviving and feel more inclined to go out into the community and stimulate the economy of Mitchell.

We have Identified a need for Workforce housing in Mitchell that we believe could support the construction of a 90 unit apartment complex. We would like to repurpose the former Ramada Hotel into that building. Rents in this building would be priced below 80% area median income. Due to the circumstances of this project we will require support from the city in the form of a Tax Increment Financing loan or the project will not be feasible.

Summary of the project.

- Remodel vacant Ramada Hotel into an apartment complex.
- Full Exterior Refresh.
- Extensive interior changes to create a comfortable residence for our tenants.
- Removal of enclosed courtyard in order to convert it into an outdoor community space.
- Separate utilities between the proposed apartments and the Rebel Rooster Bar and Grill/Convention center. So that they can be sold on their own and most likely reopened.
- Extensive site revisions to remediate severe drainage issue.

We are asking the city to create a Tax Increment District to allow us to meet the financial threshold required to secure funding, as well as offset the cost of the required site improvements to ensure housing can be provided with the affordable housing requirements. Unfortunately, without TIF financing, this project will not meet these requirements and the project will not be possible but for the use of TIF. With the assistance of the TIF, our projected net operating income would be enough to secure financing, and provide a marginal return on investment.

The use of TIF in this instance will effectively be holding the current tax base of the property steady until the term of the TIF has been resolved. If the project were not to be built the city will also lose no revenue over the creation of a Tax Increment Financing District as the property will continue to pay the tax that it does today.

Tax Increment Financing is common tool used by city governments across the country in situations like this, and we hope that you will consider using it to aid our project so that it can become a reality.

Attached below are 2 tables that show profit and loss with and without the TIF funding. You will be able to see that while the project does generate minimal theoretical profit, it does not support the amount of return required for a project of this risk level, and it would not meet the thresholds required for financing.

P&L With TIF

Flats on Havens - Multi Family
FORECASTED STATEMENTS OF OPERATIONS
Inception through Year Ten of Stabilized Operations - 20% Initial Investment

	Construction Period	Startup Year 1	Stabilized Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
REVENUES											
Rent Income	$ -	$ 620,785	$ 903,084	$ 921,146	$ 939,569	$ 958,360	$ 977,527	$ 997,078	$ 1,017,019	$ 1,037,360	$ 1,058,107
Other Income	$ -	25141.01	$ 38,295	$ 39,061	$ 39,842	$ 40,639	$ 41,452	$ 42,281	$ 43,126	$ 43,989	$ 44,868
Vacancy & Credit Loss	-	-	(45,154)	(46,057)	(46,978)	(47,918)	(48,876)	(49,854)	(50,851)	(51,868)	(52,905)
TIF	-	-	66,161	67,484	68,834	70,211	71,615	73,047	74,508	75,998	77,518
Total Revenue	-	645,926	962,386	981,633	1,001,266	1,021,291	1,041,717	1,062,552	1,083,803	1,105,479	1,127,588
OPERATING EXPENSES											
Amortization	-	25,404	25,404	25,404	25,404	25,404	25,404	25,404	25,404	25,404	25,404
Depreciation - straight line 27.5 yrs	-	317,774	317,774	317,774	317,774	317,774	317,774	317,774	317,774	317,774	317,774
Advertising	30,000	30,000	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575
Elevator	-	3,154	3,217	3,281	3,347	3,414	3,482	3,552	3,623	3,695	3,769
Garbage	-	10,252	10,252	10,457	10,666	10,880	11,097	11,319	11,545	11,776	12,012
Insurance	-	16,502	16,832	17,169	17,512	17,862	18,219	18,584	18,955	19,335	19,721
Interest	-	420,000	420,000	417,660	411,393	404,762	397,792	390,465	382,763	374,667	366,156
Legal / Accounting / Banking	-	10,057	10,258	10,463	10,673	10,886	11,104	11,326	11,552	11,783	12,019
Management Fee	-	32,296	44,811	45,707	46,622	47,554	48,505	49,475	50,465	51,474	52,503
Leasing Commissions	-	12,859	12,859	13,116	13,379	13,646	13,919	14,197	14,481	14,771	15,066
Payroll	8,320	65,520	50,346	51,353	52,380	53,428	54,497	55,586	56,698	57,832	58,989
Repairs	-	11,911	23,822	24,298	24,784	25,280	25,786	26,301	26,827	27,364	27,911
Real Estate Taxes	8,640	66,240	67,565	68,916	70,294	71,700	73,134	74,597	76,089	77,611	79,163
Reserve for Replacements	-	20,250	20,250	20,655	21,068	21,489	21,919	22,358	22,805	23,261	23,726
Snow Removal / Lawn Care	-	17,413	17,761	18,116	18,479	18,848	19,225	19,610	20,002	20,402	20,810
Subscriptions & Dues + Misc	-	-	-	-	-	-	-	-	-	-	-
Supplies	-	12,354	12,601	12,853	13,110	13,372	13,640	13,913	14,191	14,475	14,764
Fire/Alarm Monitoring	-	1,040	1,061	1,082	1,104	1,126	1,148	1,171	1,195	1,219	1,243
Cable/Phone/Internet	-	7,000	7,140	7,283	7,428	7,577	7,729	7,883	8,041	8,202	8,366
Gas/Electric	-	25,392	10,729	10,944	11,162	11,386	11,613	11,846	12,083	12,324	12,571
Water / Sewer	-	19,038	19,038	19,419	19,807	20,203	20,607	21,019	21,440	21,869	22,306
Total Expenses	46,960	1,124,457	1,106,721	1,111,252	1,111,993	1,112,511	1,112,832	1,112,942	1,112,826	1,112,467	1,111,850
NET INCOME (LOSS)	$ (46,960)	$ (478,530)	$ (144,335)	$ (129,618)	$ (110,727)	$ (91,219)	$ (71,114)	$ (50,390)	$ (29,023)	$ (6,989)	$ 15,738

NET OPERATING INCOME SUMMARY	Construction Period	Startup Year 1	Stabilized Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income (EBITDA)	$ (46,960)	$ 284,648	$ 618,843	$ 631,220	$ 643,844	$ 656,721	$ 669,856	$ 683,253	$ 696,918	$ 710,856	$ 725,073
Less Debt Service	-	(420,000)	(420,000)	(530,922)	(541,006)	(541,006)	(541,006)	(541,006)	(541,006)	(541,006)	(541,006)
Net Operating Cash Flow	(46,960)	(135,352)	198,843	100,298	102,839	115,716	128,850	142,247	155,912	169,851	184,068
Taxes Due (Savings) (Flow-through to Investors)	-	-	-	-	-	-	-	-	-	-	-
Net Operating Cash Flow After Tax	$ (46,960)	$ (135,352)	$ 198,843	$ 100,298	$ 102,839	$ 115,716	$ 128,850	$ 142,247	$ 155,912	$ 169,851	$ 184,068

P&L without TIF

	Construction Period	Startup Year 1	Stabilized Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
REVENUES											
Rent Income	$ -	$ 620,785	$ 903,084	$ 921,146	$ 939,569	$ 958,360	$ 977,527	$ 997,078	$ 1,017,019	$ 1,037,360	$ 1,058,107
Other Income	$ -	25141.01	$ 38,295	$ 39,061	$ 39,842	$ 40,639	$ 41,452	$ 42,281	$ 43,126	$ 43,989	$ 44,868
Vacancy & Credit Loss	-	-	(45,154)	(46,057)	(46,978)	(47,918)	(48,876)	(49,854)	(50,851)	(51,868)	(52,905)
TIF	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	-	645,926	896,225	914,149	932,432	951,081	970,102	989,504	1,009,294	1,029,480	1,050,070
OPERATING EXPENSES											
Amortization	-	25,406	25,406	25,406	25,406	25,406	25,406	25,406	25,406	25,406	25,406
Depreciation - straight line 27.5 yrs	-	317,774	317,774	317,774	317,774	317,774	317,774	317,774	317,774	317,774	317,774
Advertising	30,000	30,000	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575
Elevator	-	3,154	3,217	3,281	3,347	3,414	3,482	3,552	3,623	3,695	3,769
Garbage	-	10,252	10,252	10,457	10,666	10,880	11,097	11,319	11,545	11,776	12,012
Insurance	-	16,502	16,832	17,169	17,512	17,862	18,219	18,584	18,955	19,335	19,721
Interest	-	420,000	420,000	417,658	411,386	404,748	397,771	390,438	382,729	374,625	366,107
Legal / Accounting / Banking	-	10,057	10,258	10,463	10,673	10,886	11,104	11,326	11,552	11,783	12,019
Management Fee	-	32,296	44,811	45,707	46,622	47,554	48,505	49,475	50,465	51,474	52,503
Leasing Commissions	-	12,859	12,859	13,116	13,379	13,646	13,919	14,197	14,481	14,771	15,066
Payroll	8,320	65,520	50,346	51,353	52,380	53,428	54,497	55,586	56,698	57,832	58,989
Repairs	-	11,911	23,822	24,298	24,784	25,280	25,786	26,301	26,827	27,364	27,911
Real Estate Taxes	12,000	92,000	93,840	95,717	97,631	99,584	101,575	103,607	105,679	107,793	109,949
Reserve for Replacements	-	20,250	20,250	20,655	21,068	21,489	21,919	22,358	22,805	23,261	23,726
Snow Removal / Lawn Care	-	17,413	17,761	18,116	18,479	18,848	19,225	19,610	20,002	20,402	20,810
Subscriptions & Dues + Misc	-	-	-	-	-	-	-	-	-	-	-
Supplies	-	12,354	12,601	12,853	13,110	13,372	13,640	13,913	14,191	14,475	14,764
Fire/Alarm Monitoring	-	1,040	1,061	1,082	1,104	1,126	1,148	1,171	1,195	1,219	1,243
Cable/Phone/Internet	-	7,000	7,140	7,283	7,428	7,577	7,729	7,883	8,041	8,202	8,366
Gas/Electric	-	25,392	10,729	10,944	11,162	11,386	11,613	11,846	12,083	12,324	12,571
Water / Sewer	-	19,038	19,038	19,419	19,807	20,203	20,607	21,019	21,440	21,869	22,306
Total Expenses	50,320	1,150,218	1,132,997	1,138,052	1,139,324	1,140,382	1,141,254	1,141,926	1,142,383	1,142,609	1,142,587
NET INCOME (LOSS)	$ (50,320)	$ (504,292)	$ (236,773)	$ (223,903)	$ (206,892)	$ (189,301)	$ (171,151)	$ (152,422)	$ (133,089)	$ (113,129)	$ (92,517)

NET OPERATING INCOME SUMMARY	Construction Period	Startup Year 1	Stabilized Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income (EBITDA)	$ (50,320)	$ 258,888	$ 526,407	$ 536,935	$ 547,674	$ 558,627	$ 569,800	$ 581,196	$ 592,820	$ 604,676	$ 616,770
Less Debt Service	-	(420,000)	(420,000)	(531,023)	(541,116)	(541,116)	(541,116)	(541,116)	(541,116)	(541,116)	(541,116)
Net Operating Cash Flow	(50,320)	(161,112)	106,407	5,912	6,557	17,511	28,684	40,080	51,703	63,560	75,653
Taxes Due (Savings) (Flow-through to Investors)	-	-	-	-	-	-	-	-	-	-	-
Net Operating Cash Flow After Tax	$ (50,320)	$ (161,112)	$ 106,407	$ 5,912	$ 6,557	$ 17,511	$ 28,684	$ 40,080	$ 51,703	$ 63,560	$ 75,653

TIF YEAR	Other (Commercial) Assessed	Total Other (Commercial) taxed at (85%)	Other (Commercial) Taxes	Yearly TIF Revenue	Interest	Principal Paid	Capitalized Interest	Principal Balance
2022								$1,495,142.41
2024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,495,142.41
2025	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,495,142.41
2026	$ 4,598,669.47	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,412,078.94
2027	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,329,015.48
2028	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,245,952.01
2029	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,162,888.54
2030	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,079,825.07
2031	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 996,761.61
2032	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 913,698.14
2033	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 830,634.67
2034	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 747,571.20
2035	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 664,507.74
2036	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 581,444.27
2037	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 498,380.80
2038		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 415,317.34
2039		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 332,253.87
2040		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 249,190.40
2041		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 166,126.93
2042		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 83,063.47
2043		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ (0.00)
	$ 4,598,669.47	$ 3,908,869.05	$ 1,495,142.41	$ 1,495,142.41	$ -	$ 1,495,142.41	$ -	

Schedule #3 economic development study

Section 1 - Introduction

The city has been approached to create a tax increment district located within the city limits of the city of Mitchell. In order to determine whether or not a tax increment district is may be created the governing body must make a finding that not less than the 50% by area of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion advancement of Industrial, Commercial, Manufacturing, Affordable Housing, agricultural and natural resources, and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.

Section 2 – Study Area

The Property within this tax increment district will include the former Ramada Hotel as well as the Rebel Rooster Bar and Grill and attached convention center.

Legal: BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EAST ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF; EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF; EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Zoning maps can be found on page 31

Section 3- Establishing Affordable housing Criteria

Owner Currently owns the now vacant ramada hotel and has a desire to create a 90 unit affordable housing multifamily apartment complex. Rents will be set at or below 80% AMI rent levels set by HUD.

Section 4- Establishing Blight.

Currently the Mitchell Ramada is sitting vacant and is in dire need of extensive site improvements and maintenance in order to avoid the property falling into disrepair and deteriorating further as many vacant buildings do. Inaction now may lead to declining property values of the surrounding property as well as further decreasing the chance of redevelopment.

Section 5- finding that the improvements to the area are likely to enhance significantly the value of substantially all of the other real property in the district.

Aside from the direct benefit of the 100+ construction related jobs and 3 Permanent jobs. If this project were to be approved the building would go through extensive exterior and interior remodeling. This would add significant curb appeal to the neighborhood. Also, this will add significantly to the occupancy of the other hotels in the Mitchell area through the removal of the current hotel units from the market as well as from visitors of the people who move to the area to live in this building. However, I would say that the greatest asset that will be provided to this neighborhood by the reopening of this building will be that it will bring people back to the area. This will add workers back into the workforce in the area and will add patrons for the surrounding businesses to sell to. There are many Mitchell businesses that are close walking distance to these apartments and will likely see an increase in sales once the building is reopened. just a few examples would be the Sinclair gas station, Dairy Queen, Goodwill, Country Fair Food Store, Cutting Edge Beauty Salon and Los 3 Amigos restaurant just to name a few. These businesses have likely taken a hit since the Ramada was closed and would likely welcome a new residence that will breathe life back into the area.

Section 6-Conditions within the study area

The area involved in this study is zoned as a highway oriented business district and is permitted conditionally to be used for multi family dwellings

Section 7- Findings Within the Study Area Analysis

In accordance with state law, it is found that not less than 50% of the real property within the District will stimulate and develop the general economic prosperity of the state of South Dakota through the promotion and advancement of industrial, commercial, manufacturing, agricultural and natural resources by increasing the amount of Workforce housing in the area, revitalizing an area that is currently vacant, providing much needed site repairs, and increasing the curb appeal of the neighborhood, Thus enhancing the value of all other real property in the district in accord with SDCL 11-9-8.

TIF YEAR	Other (Commercial) Assessed	Total Other (Commercial) taxed at (85%)	Other (Commercial) Taxes	Yearly TIF Revenue	Interest	Principal Paid	Capitalized Interest	Principal Balance
2022								$1,495,142.41
2024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,495,142.41
2025	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,495,142.41
2026	$ 4,598,669.47	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,412,078.94
2027	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,329,015.48
2028	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,245,952.01
2029	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,162,888.54
2030	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,079,825.07
2031	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 996,761.61
2032	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 913,698.14
2033	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 830,634.67
2034	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 747,571.20
2035	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 664,507.74
2036	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 581,444.27
2037	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 498,380.80
2038		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 415,317.34
2039		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 332,253.87
2040		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 249,190.40
2041		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 166,126.93
2042		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 83,063.47
2043		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ (0.00)
	$ 4,598,669.47	$ 3,908,869.05	$ 1,495,142.41	$ 1,495,142.41	$ -	$ 1,495,142.41	$ -	

Schedule #4 - Fiscal Impact Statement

Introduction

The Fiscal Impact Statement is intended to provide a succinct analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-13(4). It is not intended to rival the level of detail required by a detailed financial analysis. A fiscal impact statement shows the impact of the Tax Increment District, both until and after all obligations are repaid, upon all entities levying taxes upon property in the District.

Definitions

“Assumptions” - means factors or definitions used in the fiscal analysis. Assumptions may include facts and figures identified by the District and educated guesses that are sometimes necessary when not all of the information is available. Assumptions are often used to extrapolate an estimate. Assumptions may include an estimate of tax levies of each taxing entity, the school aid formula contribution, the value of the real property, etc.

"Base Revenues” -means the taxes collected on the base value.

“Fiscal Impact”- means the increase or decrease in revenues and generally refers to an impact to revenues caused by the district.

“Revenue”- means ad valorem taxes.

“Tax Increment District”-means City of Mitchell, Tax Increment District Number 28.

“Taxing Districts”- means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.

“Tax Increment Revenues" - means all revenues above the Base Revenues.

Assumptions

1. The property will have improvements which for tax purposed will be valued at a minimum of 4,598,669.47
2. The average tax levy of all taxing districts will be $21.25 per thousand dollars of taxable valuation. (2022)
3. Tax increment will start to be collected in 2024 and end in 2044.
4. The discretionary formula will be waived by the developer.
5. Loan obligations may be capitalized.

Fiscal Impact

The total fiscal impact upon the taxing entities during the term of the Tax Increment District will be an estimated $1,495,142

Value Assumptions	Base Full/True Value	Increase	Positive Increment
Land/Existing Improvements	$ 1,842,000.00		
Additional Improvements		$ 4,598,669.47	$ 4,598,669.47
Total Positive Increment		$ 4,598,669.47	$ 4,598,669.47

Section 5 Estimated Captured Taxable Values

As stated above the developer will be waiving their right to use the real property tax discretionary formula currently utilized by the city of Mitchell, South Dakota.

It is also assumed that for the purposes of this plan these improvements to the described property will be completed in the year 2023, are estimated to be assessed at taxable value of $ 4,598,669 and will generate approximately $65,669.00 in annual real property taxes.

Actual valuation shall depend upon the value determined by the Davison County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections are estimated to be at the maximum range of $ 1,182,042.00 covering a span of captured tax years not to exceed twenty (20). Collection is anticipated to begin in 2024, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

The following dollars per thousand rates are the current taxing rates of the local taxing jurisdictions:

Taxing Districts	Levy ($ Per 1000)
Davison County	$ 4.210
Mitchell School District	$ 11.219
City Of Mitchell	$ 5.758
JR Water	$ 0.063
Total Tax Levy	$ 21.250

Using the information regarding expected increment valuation and tax generation, it is possible to generate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan

TIF YEAR	Other (Commercial) Assessed	Total Other (Commercial) taxed at (85%)	Other (Commercial) Taxes	Yearly TIF Revenue	Interest	Principal Paid	Capitalized Interest	Principal Balance
2022								$1,495,142.41
2024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,495,142.41
2025	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,495,142.41
2026	$ 4,598,669.47	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,412,078.94
2027	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,329,015.48
2028	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,245,952.01
2029	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,162,888.54
2030	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 1,079,825.07
2031	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 996,761.61
2032	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 913,698.14
2033	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 830,634.67
2034	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 747,571.20
2035	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 664,507.74
2036	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 581,444.27
2037	$ -	$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 498,380.80
2038		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 415,317.34
2039		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 332,253.87
2040		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 249,190.40
2041		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 166,126.93
2042		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ 83,063.47
2043		$ 3,908,869.05	$ 83,063.47	$ 83,063.47	$ -	$ 83,063.47	$ -	$ (0.00)
	$ 4,598,669.47	$ 3,908,869.05	$ 1,495,142.41	$ 1,495,142.41	$ -	$ 1,495,142.41	$ -	

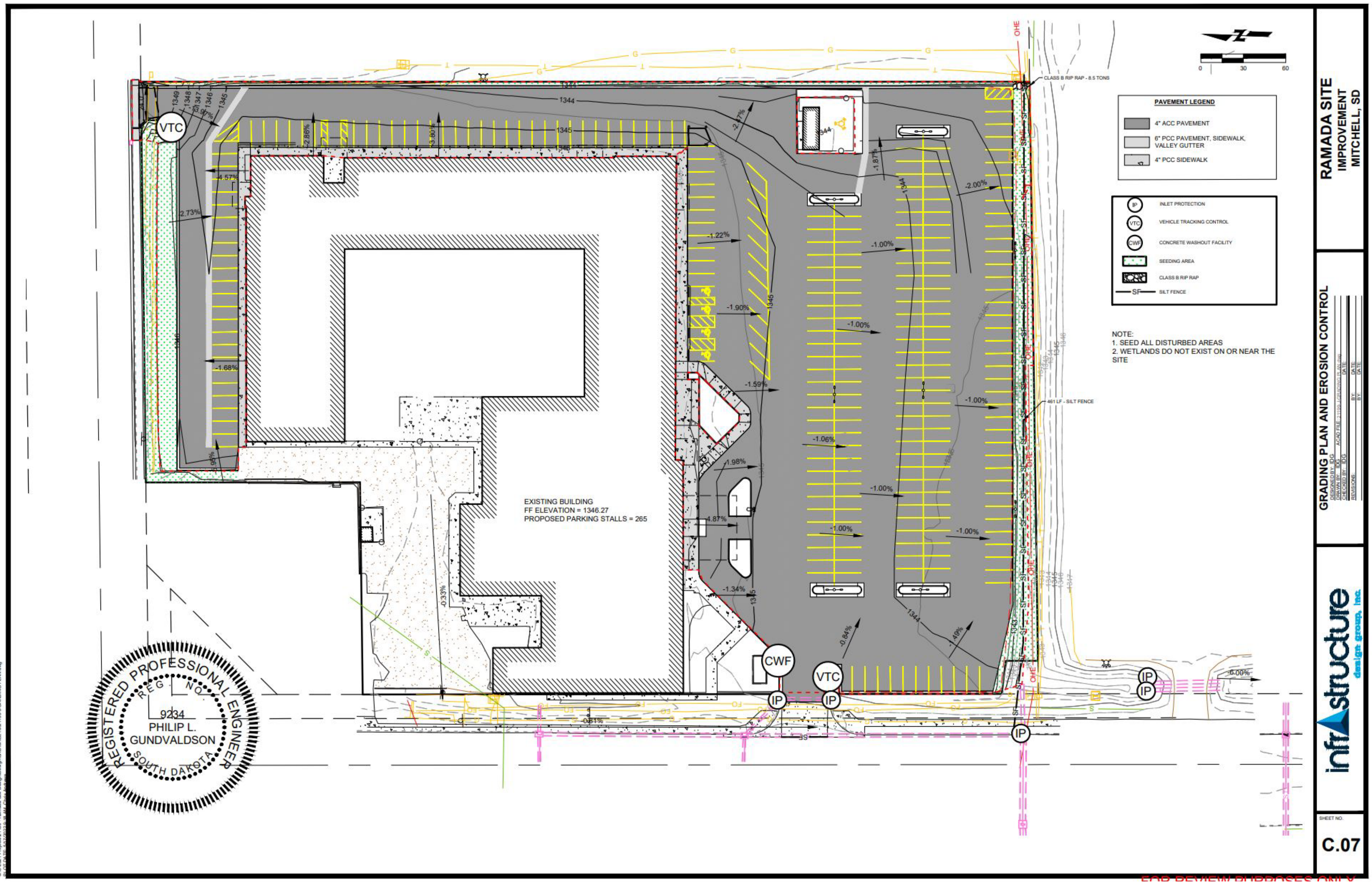
Attachment 1 - Description of Property

The Property within this tax increment district will include the former Ramada Hotel as well as the Rebel Rooster Bar and Grill and attached Convention Center.

Legal: BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EAST ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF; EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF; EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Attachment 2 – Current Conditions of The Proposed Location

Attachment 3- Site Plan



Attachment 4 – Zoning map