



Planning Commission 5-27-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
May 27, 2025

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: May 12, 2025**
- 6. Schedule Next Meeting: June 9, 2025**
- 7. Variance Permit: LifeQuest Inc**

LifeQuest Inc has applied for a Variance Permit for the following; front yard setback of 10' vs 25', rear yard setback of 20' vs 25' and both side yard setbacks of 3' vs 5'. This is located in the 1000 Block of E 8th Ave, legally described as Lot R-1 in the NE 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

8. Rezone Hearing & Recommendation: Legacy Links LLC

Ronald L. Kristensen & Legacy Links LLC is requesting the following property legally described as; Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (2400 Block of Dean Drive)

9. Plat: Mitchecll School District 17-2

Plat of North Winsor Street, a subdivision of a portion of previously vacated North Winsor Street Right-of-Way and portions of Lots 4 and 5, Block 4, Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

10. Plat: Firestell Links LLC

Plat of Lot A of Tract I, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

11. Other Business:

12. Public Input:

If you need to address the Board 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.

13. Adjourn

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.



Planning Commission 5-12-25
City Council Chambers, City Hall, 612 N. Main Street
May 12, 2025

1. Call to Order

Chairperson Genzlinger called the May 12, 2025 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: Doescher, Genzlinger, Gunkel, Osterloo, Schreurs, Sonne.

Absent: Havlik, Schmitz.

Staff Present: Boehmer, Dammann, Ellwein, Mayor Hanson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Sonne item #7.

4. Approve Agenda

Motion by Sonne, seconded by Osterloo to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: April 28, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the April 28, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: May 27, 2025

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for May 27, 2025. All present voting aye; motion carried.

7. Plan Approval: Jensen Capital & Development LLC

Jensen Capital & Development LLC would like to build some business suits or a contractor's storage yard. This is located at 1303 S Ohlman St and zoned Highway Oriented Business District. These would be called Lux Lockers. The intent is to build and sell individual units to the contractors. There would be an HOA for lawn care, parking lot maintenance and snow removal. SPN is working on the drainage plan for the project. An overall sight plan was provided as well as an individual first unit layout. The water and sewer would run along the north side of the property. The applicant was present to answer questions.

Jensed said he has owned the property for three years. There is easy access to I-90 from this location. This will be an independent business park. He has the first unit under contract.

Motion by Schreurs, seconded by Osterloo to approve the plan. Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – absent, Osterloo – aye, Schmitz – absent, Schreurs – aye, Sonne – abstain. 4 aye, 0 nay, 2 absent, 1 abstain; motion carried.

8. Conditional Use Permit: Shayna Loecker

Shayna Loecker has applied for a conditional use permit to operate a Family Residential Daycare; located at 710 N Kittridge St, legally described as Lot A in Block 2 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. He received a complaint about a daycare being run without a Conditional Use Permit at this location. There was one response in favor with no comments that did not make the packet. Jenniges said that he talked to 1028 E 7th and 1015/1017 E 8th Ave, and they did not have an issue with the daycare. They both just had safety concerns with high school kids speeding in the area and the possibility of needing a fence. The applicant was not present to answer questions.

Traci Loecker stated she had just recently purchased the property and was there to represent her daughter, the applicant. She said they have not noticed any speeding traffic in the area but maybe a slowdown sign in the area could be possible. They have been cleaning up the property. They have taken down trees and are reseeding the grass. They have moved all the toys to the backyard and intend to put up a fence in the front yard and possibly the backyard.

Motion by Osterloo, seconded by Sonne to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. All present voting aye; motion carried.

9. Conditional Use Permit: First Presbyterian Church

First Presbyterian Church has applied for a conditional use permit to install and operate an electric message center in a residential district located at 500 E 5th Ave, legally described as Lots 7-11, Block 8, C.S. Burr's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor returned that made the packet and one that was in favor with no comment that did not make the packet. The applicant was not present to answer questions.

Jenniges said the applicant would like to replace the interior of one of their monument signs with an electric message center. Because it's in a residential zone, the sign code requires the CUP. The interior of the sign will be the same size as the existing box.

Motion by Osterloo, seconded by Schreurs to recommend approval of the conditional use. All

present voting aye; motion carried.

10. Rezone Hearing & Recommendation: Gold Key Properties LLC

Gold Key Properties LLC is requesting the following property legally described as; N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4; the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4; and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD; be changed from R4 High Density Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were no responses in favor or opposition that made the packet, but one response that didn't make the packet that is opposed to the rezone and was handed out at the meeting with drainage and flooding his property as a concern. This area was rezoned from TWC to R4 in 2014. The applicant was present to answer questions.

Pam Bathke stated she has a purchase agreement for the three parcels contingent on the rezone being approved. She believes the desired buyer would like to put storage units on the parcels similar to what is to the east. The rezones are contiguous to TWC zoning.

Osterloo questioned why it was rezoned in 2014 and Bathke answered that it was for them to be able to get a conventional mortgage on the dwelling unit. With it zoned as a commercial property, it could not. They are leaving the house portion of the property as R4 to not create any issues for mortgages in the future on the dwelling.

Schroeder said that because this land is not over an acre, a drainage plan would not be required however, any building permits would have to follow the city code and show a site plan for where drainage will go and follow all South Dakota laws. The board is looking at the rezone portion, not the building permit portion.

Motion by Osterloo, seconded by Sonne to recommend approval of the rezone. All present voting aye; motion carried.

11. Variance Permit: Todd & Nancy Boyd

Todd & Nancy Boyd have applied for a Variance Permit for front yard setback (lake side) of 24' vs 35'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one in favor that made the packet, one in favor with no comments that didn't make the packet and one in favor that didn't make the packet but with comments and was handed out at the meeting. The applicant was present to answer questions.

Jenniges reminded the board that the applicant had recently been awarded a rear yard setback (road side). They are presenting the same plan as previously, but from the drawings to the real world layout, something isn't laying out correctly to meet the setbacks. The

applicant was digging footings and piers for their deck with a roof and realized it was too close to the front setback and stopped work on that portion until they could figure out what the issue was. They have been looking at their options for changing their roof lines or to have a partial or no-covered roof over the deck like originally planned.

Todd Boyd said he agreed with what Jenniges presented and that they stopped work once they found the issue and are waiting to see how to proceed based on the outcome of the variance for the covered deck.

Motion by Osterloo, seconded by Schreurs to recommend approval of the variance. All present voting aye; motion carried.

12. Conditional Use Permit: Koch Premeir Properties LLC

Van Buskirk Homes LLC, on behalf of Koch Premier Properties LLC, has applied for a conditional use permit for multifamily dwelling units between 5–12 units, located at 1517 Lakeview Ln, legally described as Lot 9 and 10 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two responses in favor and one opposed that made the packet. Jenniges also said he talked with one of the neighbors who was questioning how many units at each location and wanted more information. The applicant was present to answer questions.

Jordan Hefner of Van Buskirk Homes LLC said this would be another four-unit ranch town home mirrored on the north side of the property and use the existing access.

Chet Edinger of 1524 Lakeview Ln has concerns about the layout and access to them. The current road is narrow and has no storm sewer. He would like to see a looped system from the property to the south into this one. He also questioned who the clientele would be for these townhomes as there are currently older people that rent them out.

Hefner said at this time there are no plans to connect the two properties with a concrete loop and this property would use the existing driveway access. He could not speak to who would be renting them.

Jenniges noted that this parcel is actually two lots and when it was proposed to be more than 4 units, the idea of splitting the two lots to not require a conditional use permit was thought of. However, the lot would not be wide enough for four units and require a variance, so the route of a conditional use was sought.

Genzlinger questioned if the city had looked at developing the street at all. Schroeder said there has been no request yet to develop the street. If they did, it would most likely be done as a special assessment and the abutting landowner would have to pay for everything except what was already there. The city would pay to put that back in because the landowners were already assessed for that portion of the street.

Motion by Schreurs, seconded by Genzlinger to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – absent, Osterloo – aye, Schmitz –

absent, Schreurs – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

13. Conditional Use Permit: Koch Premeir Properties LLC

Van Buskirk Homes LLC, on behalf of Koch Premier Properties LLC, has applied for a conditional use permit for multifamily dwelling units between 5–12 units, located in the 100 Block of Lakeview Ln, legally described as Lot 13 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor and one opposed that made the packet. The applicant was present to answer questions.

Hafner stated this would be two four-unit ranch-style townhomes running north and south with a shared driveway access between the two buildings.

Motion by Osterloo, seconded by Schreurs to recommend approval of the conditional use. All present voting aye; motion carried.

14. Other Business:

None.

15. Public Input:

None.

16. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:38 P.M.

Kevin Genzlinger
Planning Commission Chairperson



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: Applicant is requesting a variance on four sides of the property to construct a micro home development consisting of 7 units for LifeQuest. Applicant requests the following variances: a 20-foot setback on the north side of the property; a 10-foot setback on the south of the property; and a 3-foot variance on the east & west sides of theh property. Attached hereto is the site plan. Please refer to highlighted portions on Page A101.

☐ **Conditional Use Permit** \$150 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

• Legal Description: Lot R-1 in the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township One Hundred Three (103), Range Sixty (60), in Mitchell, Davison County, South Dakota.

- Property Address: 804 North Mentzer, Mitchell, SD 57301

Dated this 24th day of April, 2025.

Pam Hanna

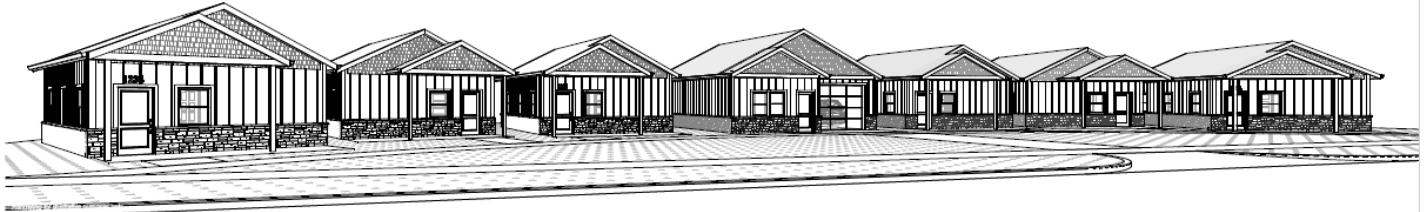
Applicant

Pam Hanna

Owner



APRIL 07, 2025



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 LifeQuest Inc has applied for a Variance Permit for the following; front yard setback of 10' vs 25', rear yard setback of 20' vs 25' and both side yard setbacks of 3' vs 5'. This is located in the 1000 Block of E 8th Ave, legally described as Lot R-1 in the NE 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Tuesday, May 27, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 2, 2025 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 this 8th day of May, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 14th day of May, 2025

Approximate Cost:

Lifquest Inc
804 N Mentzer St
Mitchell, SD 57301

Toshiba America Business
Solutions Inc
25530 Commercentre Dr
Lake Forest, CA 92630

Sherylin Schuldt
937 E 8th Ave
Mitchell, SD 57301

Sarah Ludwig
The Faith Home & School
1009 E 6th Ave
Mitchell, SD 57301

Palmer Place LLC
3313 N Ohlman St
Mitchell, SD 57301

Ralph Woodraska
1009 E 8th Ave
Mitchell, SD 57301

John & Judith Magstadt
1015 E 8th Ave
Mitchell, SD 57301



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, plats being the exception.

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** *\$250 application fee due with the application.*

- Applicant is request to rezone property from R4 District to CN District.

☐ **Variance** *\$150 application fee due with application.*

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

☐ **Conditional Use Permit** *\$150 application fee due with application*

- Description of Conditional Use: Click or tap here to enter text.

☐ **Plat Application** *\$100 application fee due with application*

This Application is for the following described real property:

Legal Description: Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota

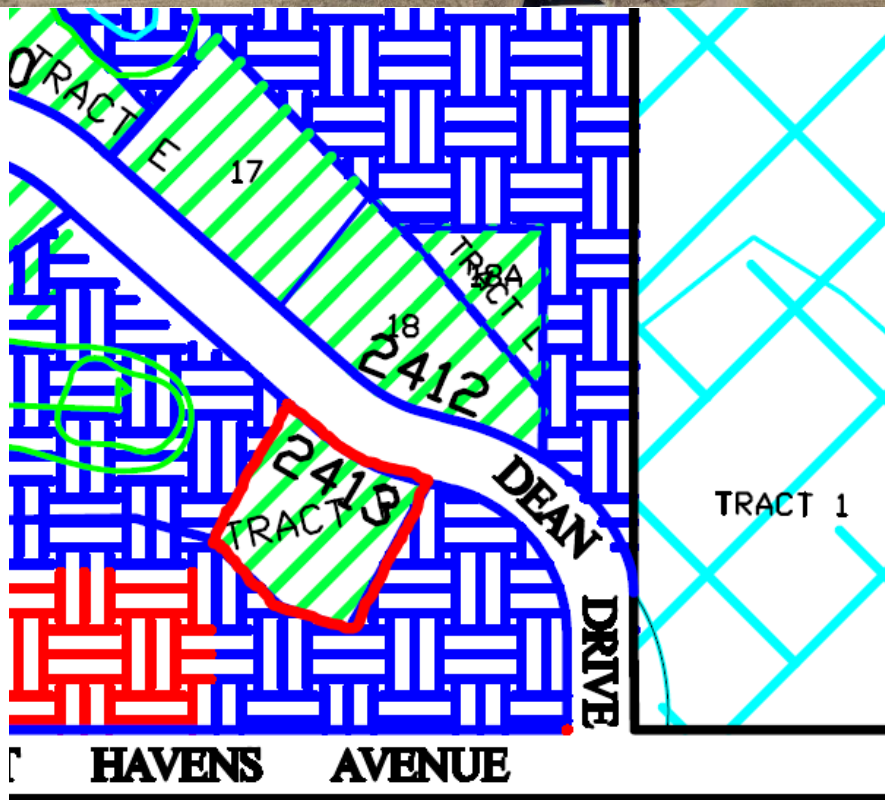
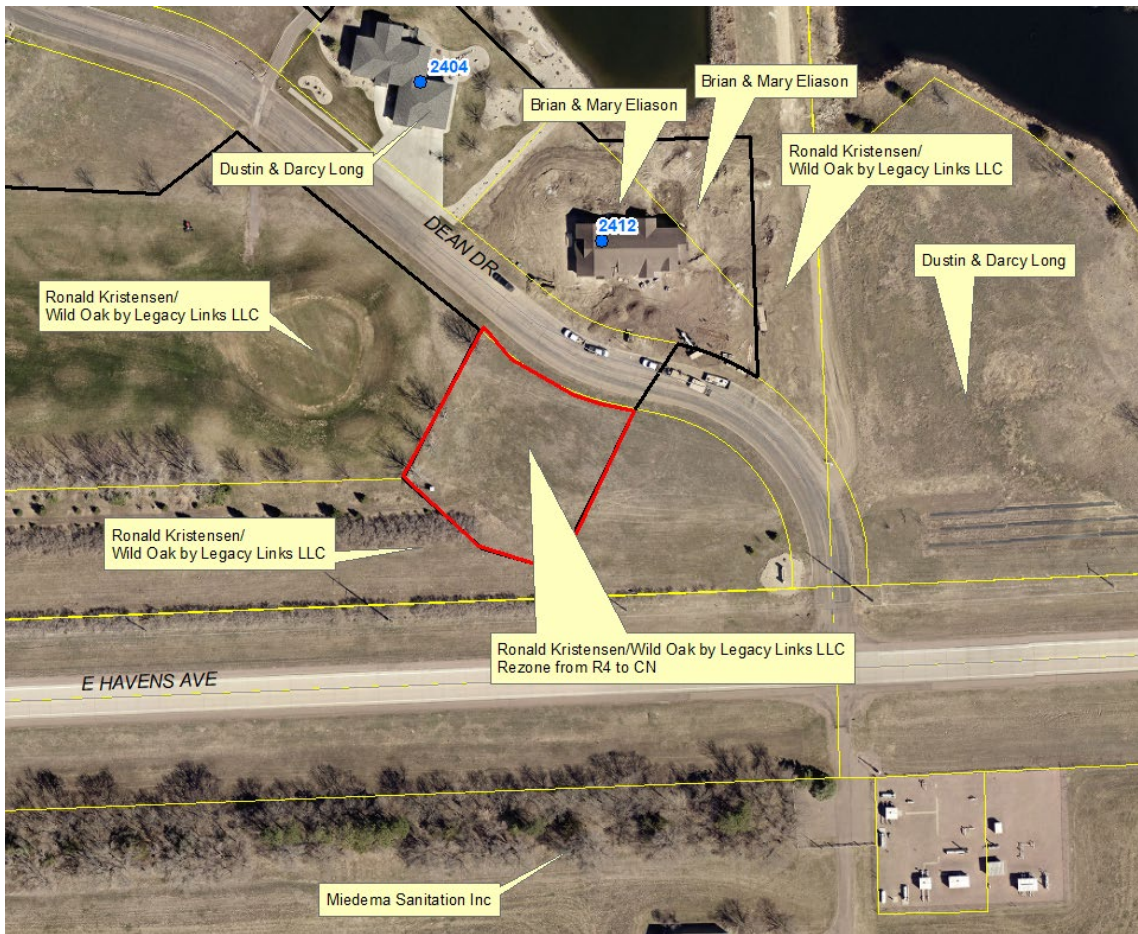
Property Address: **2400 Block of Dean Dr**

Dated this 30th of April , 2025.

APPLICANT

A handwritten signature in blue ink, appearing to read "Chase Kristensen", is written over a horizontal line.

Ronald L. Kristensen (owner) Chase Kristensen, Member of Legacy Links LLC (operator)
OWNER



NOTICE OF HEARING

TO: Mitchell City Planning Commission, City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Tuesday, May 27, 2025 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, June 2, 2025 at 6:00 p.m. and 2nd Reading and Adoption on Monday, June 16, 2025 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO. O2025-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the ____ day of _____, 2025.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: June 2, 2025
SECOND READING: June 16, 2025
ADOPTION: June 16, 2025

Published three times: May 14 and 21, 2025 and June 4, 2025

Approximate Costs:

Ronald Kristensen
PO Box 145
Plankinton, SD 57368

Wild Oak
Legacy Links LLC
2500 E 1st Ave
Mitchell, SD 57301

Dustin & Darcy Long
2404 Dean Dr
Mitchell, SD 57301

Brian & Mary Eliason
2412 Dean Dr
Mitchell, SD 57301

Miedema Sanitation Inc
PO Box 1165
Mitchell, SD 57301

May 14, 2025

TO WHOM IT MAY CONCERN:

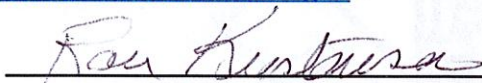
YOU ARE HEREBY NOTIFIED that Ronald L. Kristensen & Legacy Links LLC is requesting the following property legally described as; Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (2400 Block of Dean Drive)

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Tuesday, May 27, 2025 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, June 2, 2025 at 6:00 p.m. and 2nd Reading and Adoption on Monday, June 16, 2025 at 6:00p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov .

I/We



OWNER

ADDRESS



APPROVE

DISAPPROVE

DISAPPROVE

COMMENTS:

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



May 14, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Ronald L. Kristensen & Legacy Links LLC is requesting the following property legally described as; Tract F; Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (2400 Block of Dean Drive)

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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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civiclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We

Brian E. Mang Eliason
OWNER
2912 Dean Dr, Mitchell, SD 57301
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

Sounds great to us!

Outside expectations





1 Inch = 100 Feet

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - = SET NAIL
 - ▲ = SET SURVEY SPIKE
 - = FOUND NAIL
 - ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
 - WM = WITNESS MONUMENT

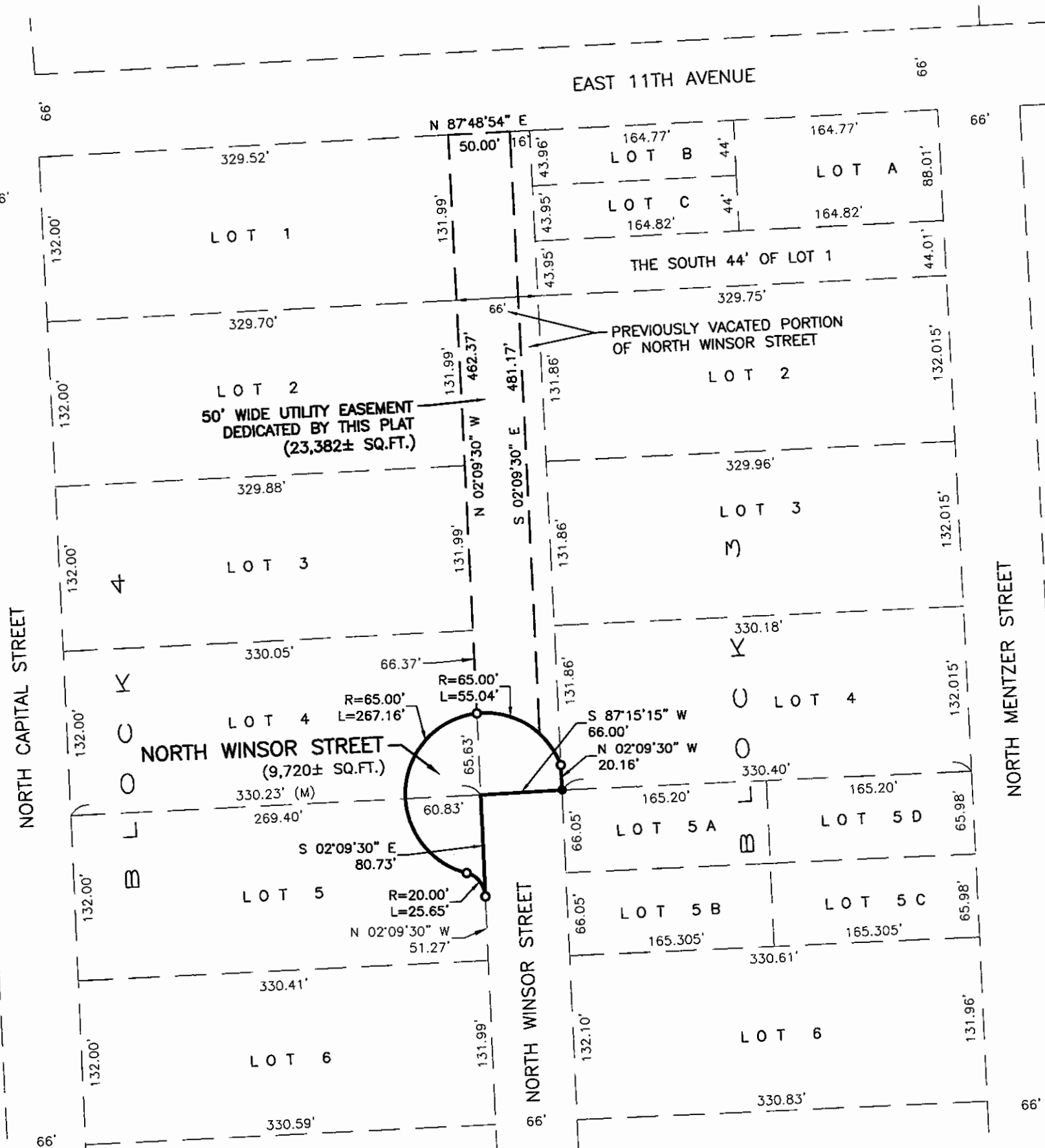
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SQUARE FOOTAGE BREAKDOWN:

PREVIOUSLY VACATED NORTH WINSOR STREET = 3,574± SQ.FT.
LOT 4, BLOCK 4 = 3,095± SQ.FT.
LOT 5, BLOCK 4 = 3,051± SQ.FT.



A PLAT OF NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

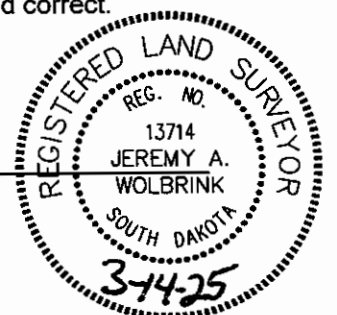
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owner as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under its direction for purposes indicated therein, I did on or prior to March 4, 2025, survey those parcels of land described as follows: NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE 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 14TH day of MARCH, 2025.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



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

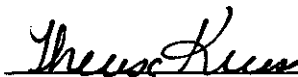
A PLAT OF NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that Mitchell School District No. 17-2, 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 A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Mitchell School District No. 17-2 and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; Mitchell School District No. 17-2 hereby dedicates to the public, for public use forever as such, the portion of North Winsor Street being platted; and that development of the land included within the boundaries of said North Winsor Street shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Winsor Street. 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, we have hereunto set our hands this 20th day of March, 2025.


 Joe Childs, Superintendent
 Mitchell School District No. 17-2

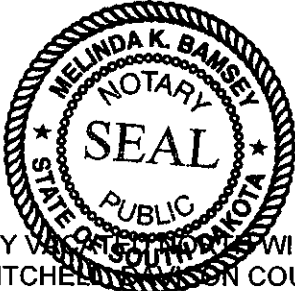

 Theresa Kriese, Business Manager
 Mitchell School District No. 17-2

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

On this, the 20th day of March, 2025, before me, Melinda Bamsey, the undersigned officer, personally appeared Joe Childs, as Superintendent of Mitchell School District No. 17-2, and Theresa Kriese, as Business Manager of Mitchell School District No. 17-2, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes contained within.

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

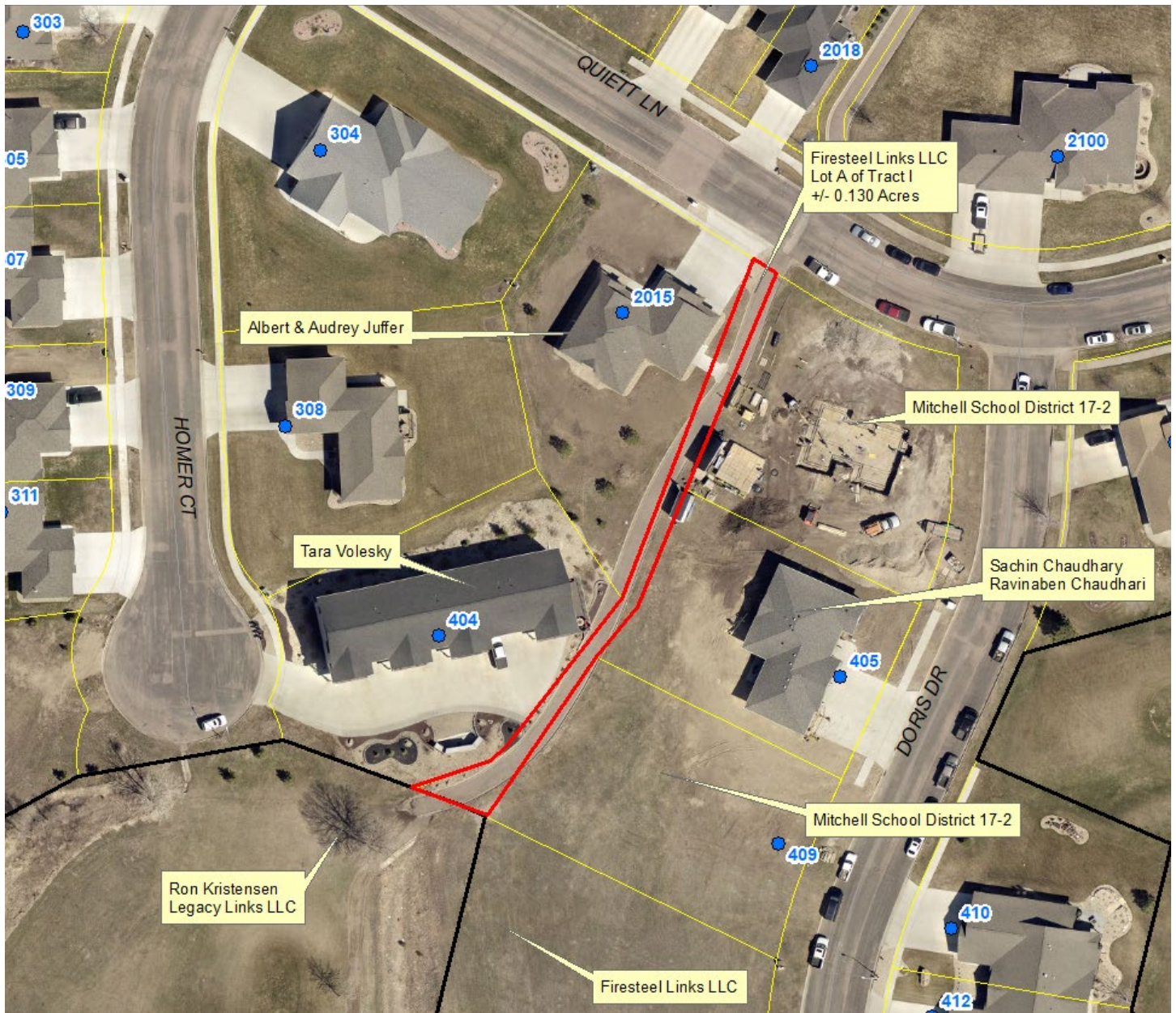

 Notary Public, South Dakota
 My Commission Expires: 6/30/2026



RESOLUTION OF CITY PLANNING COMMISSION

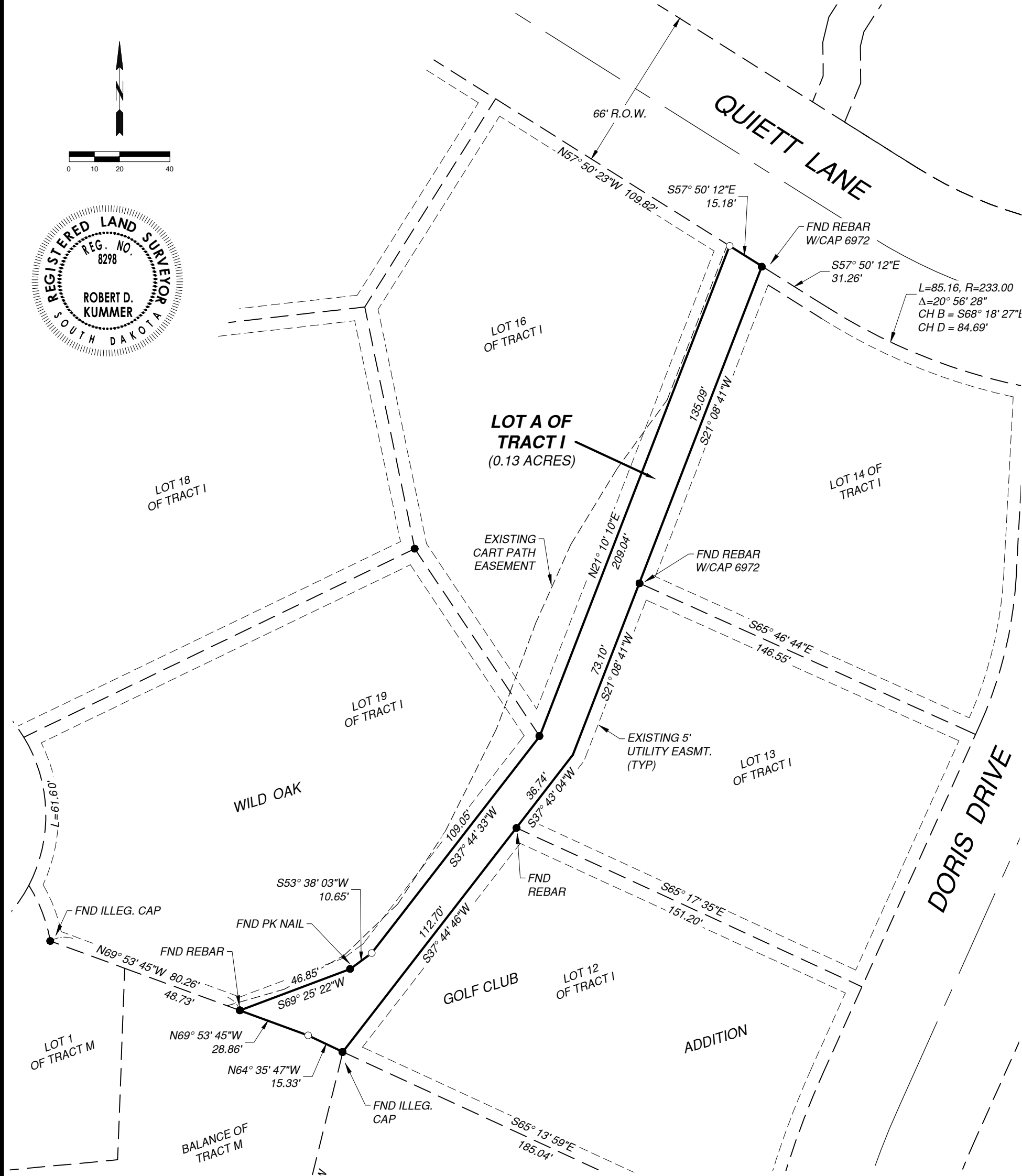
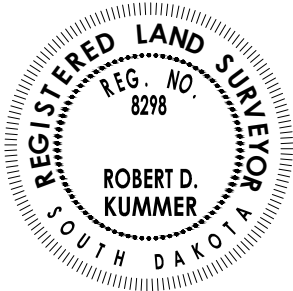
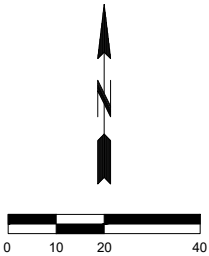
WHEREAS, the plat of NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and 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 NORTH WINSOR STREET, A SUBDIVISION OF A PORTION OF PREVIOUSLY VACATED NORTH WINSOR STREET RIGHT-OF-WAY AND PORTIONS OF LOTS 4 AND 5, BLOCK 4, HAMMER'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2025.

 Chairperson/Vice-Chairperson of the City Planning Commission



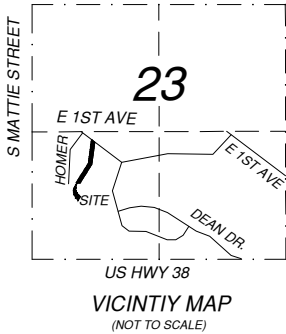
LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES

- 1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
- 2. ALL DISTANCES ARE GROUND.
- 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- FOUND BARE REBAR OR ILLEGIBLE CAP UNLESS NOTED OTHERWISE
- SET NO.5 REBAR W/CAP RLS NO. 8298
- D.E. DRAINAGE EASEMENT

PREPARED BY:



520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 05/21/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 1 OF 3

LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION

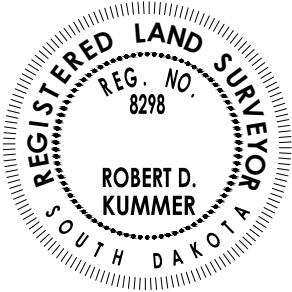
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MARCH 19, 2025, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY A PORTION OF TRACT I, WILD OAK GOLF CLUB ADDITION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

DATED THIS DAY OF , 2025.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. 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 WATER 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 REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT , INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS DAY OF , 2025.

FIRESTEEL LINKS, LLC, OWNER

STATE OF: SOUTH DAKOTA)
COUNTY OF:) :SS

ON THIS DAY OF , 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, , WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF FIRESTEEL LINKS, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH MEMBER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS A MEMBER.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

DAY OF , 2025.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES:

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 A OF TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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/VICE 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 , 2025.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

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 , 2025; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 A OF TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, , FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE DAY OF , 2025.

FINANCE OFFICER/DEP. FINANCE OFFICER

PREPARED BY:



520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017

DATE: 05/21/2025

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 2 OF 3

LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS DAY OF , 2025.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS DAY OF , 2025, AT

O'CLOCK __.M., AND RECORDED IN BOOK OF PLATS ON PAGE .

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:



520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOT A OF TRACT I, WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 25017
DATE: 05/21/2025
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 3 OF 3