



Planning Commission 4-27-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 27, 2026

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: April 13, 2026**
- 6. Schedule Next Meeting: May 11, 2026**
- 7. Conditional Use Permit: Chelsey Prusha**

Chelsey Prusha has applied for a conditional use permit for family residential daycare; located at 1008 E 7th Ave, legally described as Lot 13, Block 3 Robert Wilkinson’s Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
- 8. Conditional Use Permit: JTRT Advertising**

JTRT Advertising has applied for a conditional use permit for 10-6B-3-Off premises signs over 300 square feet to a maximum of 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green’s Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
- 9. Variance Permit: JTRT Advertising**

JTRT Advertising has applied for a variance permit for 9-4-6-4-C for an off premise digital sign over 300 square feet but under 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green’s Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
- 10. Hearing and Recommendation: An Ordinance Amending 10-9H, Ridgeview on Foster Planned Unit Development District**

Ethan Coop Lumber is requesting to amend 10-9H Ridgeview on Foster Planned Unit Development District. They are requesting 10-9H Name, be amended by deleting “Ridge View on Foster” and adding “Lakeridge”; 10-9H-3-F: Maximum Building Height, be amended by deleting “two and one half (2 ½) stories or”; deleting “twenty-two feet (22’); adding “twenty-five feet (25’).”
- 11. Plat: Boyd Reimnitz**

Lots 1 and 2 of Square 9, Weaver's Squares, an Addition to the City of Mitchell in the

NW 1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

12. Plat: Paul & Barbara Wilson, Teresa Wilson & Joan Jerke

Plat of Wilson Tracts 3, 4, and 5 in the East Half of Section 25, Township 103 North, Range 61 West of the 5th Principal Meridian, Davison County, South Dakota

13. Other Business:

14. 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.

15. 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 4-13-26
City Council Chambers, City Hall, 612 N. Main Street
April 13, 2026

1. Call to Order

Chairperson Genzlinger called the April 13, 2026 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: Bathke, Genzlinger, Helleloid, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Gunkel.

Staff Present: Dammann, Hegg, Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests

Sonne item #8.

4. Approve Agenda

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

5. Approval of Previous Minutes: March 23, 2026

Motion by Schreurs, seconded by Osterloo to approve the proposed minutes of the March 23, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: April 27, 2026

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission Meeting for April 27, 2026. All present voted aye; motion carried.

7. Plat: Jean & Scott Stewart

Plat of Tract A of Stewart's Addition, in the N 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He noted this is outside the city limits and the ETJ but within 3 miles of city limits. The county has heard and approved the plat. The property was described by measurements and the applicants were unable to apply for a building permit until it was platted. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Sonne to approve the plat. All present voted aye; motion carried.

8. Plan Approval: Mabee Eye Care Clinic

Jenniges gave an overview of the area using GIS. He said the property is zoned Highway Oriented Business District and the applicant would like to apply for a building permit at 1301 S Burr St. Jenniges reminded the board that this was the location of Perkins. He went over the plans as provided in the packet. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Schreurs to approve the plan. All present voted aye with Sonne abstaining; motion carried.

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:05 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, 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 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 \$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: Family Residential Daycare

Plat Application \$100 application fee due with application

This Application is for the following described real property:

Legal Description: **Lot 13, Block 3 Robert Wilkinson's Addition, City of Mitchell, Davison County, South Dakota**

Property Address: **1008 E 7th Ave**

Dated this **30** of **March**, 2026

APPLICANT

A handwritten signature in black ink, appearing to read "Chelsey Prusha", is written over the printed name.

Chelsey Prusha
OWNER



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 Chelsey Prusha has applied for a conditional use permit for 10-5E-3-family residential daycare; located at 1008 E 7th Ave, legally described as Lot 13, Block 3 Robert Wilkinson's Addition, 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, April 27, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 4, 2026 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 9th day of April, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 15th day of April, 2026

Approximate Cost:

Chelsey Prusha
1008 E 7th Ave
Mitchell, SD 57301

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

Douglas Stewart
936 E 7th Ave
Mitchell, SD 57301

Debra Eilts
1000 E 7th Ave
Mitchell, SD 57301

Dakota Land & Property Management
PO Box 673
Mitchell, SD 57301

James Stern
Alicia Walton
1014 E 7th Ave
Mitchell, SD 57301

Matthew Heidinger
1020 E 7th Ave
Mitchell, SD 57301

Tara Klunder
Scott Weber
929 E 7th Ave
Mitchell, SD 57301

Brian & Ann Reichelt
935 E 7th Ave
Mitchell, SD 57301

Joshua Williams
1005 E 7th Ave
Mitchell, SD 57301

Bradley Clark
PO Box 93
Mitchell, SD 57301

Marilyn Wise Vollbracht
Revoc Trust
PO Box 67
Mitchell, SD 57301



April 15, 2026

TO WHOM IT MAY CONCERN:

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YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, April 27, 2026, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, May 4, 2026 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.

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 Debra Erilts

1000 E 7th Ave
OWNER
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:



April 15, 2026

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① We *Douglas A. Stewart*
OWNER
936 E 7th Ave
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:



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 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 \$150 application fee due with application.

- Description of Variance: 9-4-6-4-C off premise digital sign over 300 square feet but under 600 square feet.
- Description of Hardship: Would like to install 16' x 24' digital billboards.

Conditional Use Permit \$150 application fee due with application

- Description of Conditional Use: 10-6B-3- Off premises signs over three hundred (300) square feet to a maximum of six hundred (600) square feet

Plat Application \$100 application fee due with application

This Application is for the following described real property:

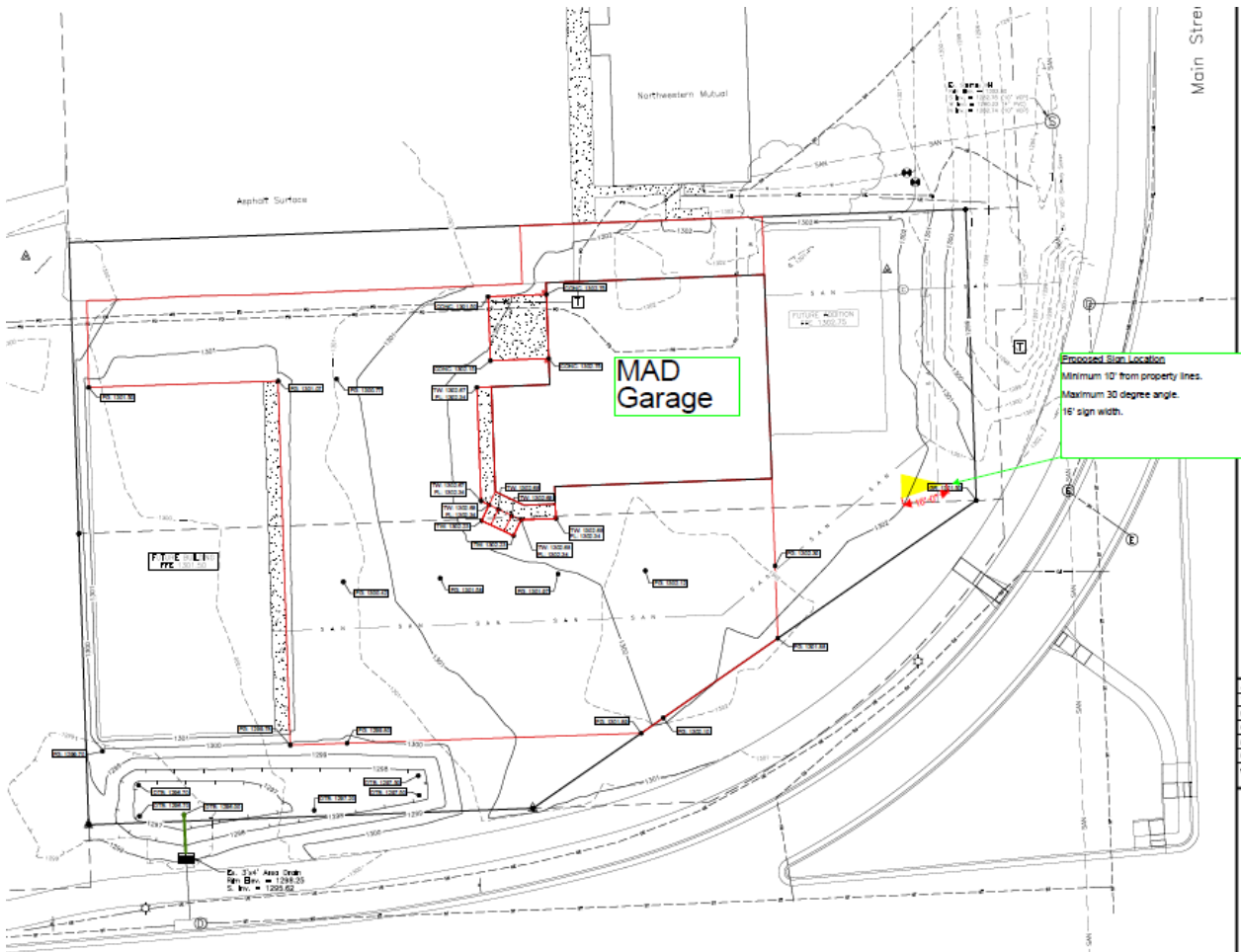
Legal Description: OUTLOTS 20 AND 21 LESS AND EXCEPT LOTS H1 AND LOTS H2 OF GREEN'S OUTLOTS IN THE NW ¼ OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Property Address: **2101 N Main St**

Dated this 8th of April, 2026.

JTRT Advertising APPLICANT *Jeff Teruel* JEFF TERUELEN

Spencer Maeschen
OWNER



LEGEND
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of South Dakota.

20x34 Aerial Scale	1" = 20'
10x17 Aerial Scale	1" = 40'
Drawn By	JS
Checked By	JDS
Date	11/20/2024
Project No.	18828
File Name	18828-Mad Garage

Project Name:
Mad Garage Site Improvements

Located at:
Mitchell, South Dakota



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 JTRT Advertising has applied for a conditional use permit for 10-6B-3-Off premises signs over 300 square feet to a maximum of 600 square feet and a variance permit for 9-4-6-4-C for an off premise digital sign over 300 square feet but under 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.

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Dated this 9th day of April, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 15th day of April, 2026
Approximate Cost:

Spencer Maeschen
706 N Kittridge St
Mitchell, SD 57301

JTRT Advertising
601 S Ohlman St
Mitchell, SD 57301

Ronald Randall
101 W 23rd Ave
Mitchell, SD 57301

Credit Leasing of Mitchell
PO Box 7
Mitchell, SD 57301

Mitchell Investment Properties LLC
219 E 1st Ave
Mitchell, SD 57301

Kyle Claussen
Timothy Bottum
PO Box 1025
Mitchell, SD 57301

Wiebelhaus Properties IV LLC
800 E Kay Ave
Mitchell, SD 57301

Mitchell Assembly of God
220 W 19th Ave
Mitchell, SD 57301

Wiebelhaus Properties I LLC
1816 Quiett Lane
Mitchell, SD 57301

Muth Properties LLC
PO Box 1384
Mitchell, SD 57301

Krohmer Properties LLC
401 S Ohlman St
Mitchell, SD 57301

SD Department of Transportation
700 E Broadway Ave
Pierre, SD 57501



April 15, 2026

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I/We Krohmer Properties, LLC
OWNER
1900 N. Main - Mitchell, SD
ADDRESS

 APPROVE

 X DISAPPROVE

COMMENTS:



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Property Address: **2101 N Main St**

Dated this 8th of April, 2026.

JTRT Advertising APPLICANT *Jeff Teruel* JEFF TERUELEN

Spencer Maeschen
OWNER



NOTICE OF HEARING

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

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Dated this 9th day of April, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 15th day of April, 2026
Approximate Cost:

Spencer Maeschen
706 N Kittridge St
Mitchell, SD 57301

JTRT Advertising
601 S Ohlman St
Mitchell, SD 57301

Ronald Randall
101 W 23rd Ave
Mitchell, SD 57301

Credit Leasing of Mitchell
PO Box 7
Mitchell, SD 57301

Mitchell Investment Properties LLC
219 E 1st Ave
Mitchell, SD 57301

Kyle Claussen
Timothy Bottum
PO Box 1025
Mitchell, SD 57301

Wiebelhaus Properties IV LLC
800 E Kay Ave
Mitchell, SD 57301

Mitchell Assembly of God
220 W 19th Ave
Mitchell, SD 57301

Wiebelhaus Properties I LLC
1816 Quiett Lane
Mitchell, SD 57301

Muth Properties LLC
PO Box 1384
Mitchell, SD 57301

Krohmer Properties LLC
401 S Ohlman St
Mitchell, SD 57301

SD Department of Transportation
700 E Broadway Ave
Pierre, SD 57501



April 15, 2026

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I/We Krohmer Properties, LLC
OWNER
1900 N. Main, Mitchell
ADDRESS

APPROVE
 DISAPPROVE

COMMENTS:



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Rezoning \$250 application due with the application.

- Applicant is request to amend portions of 10-9H PUD to include the name to Lakeridge Planned Development District and 10-9H-3-F removing 2 ½ stories as a qualifier for height of principal buildings and increasing height of detached accessory buildings to 25' instead of 22'.

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:

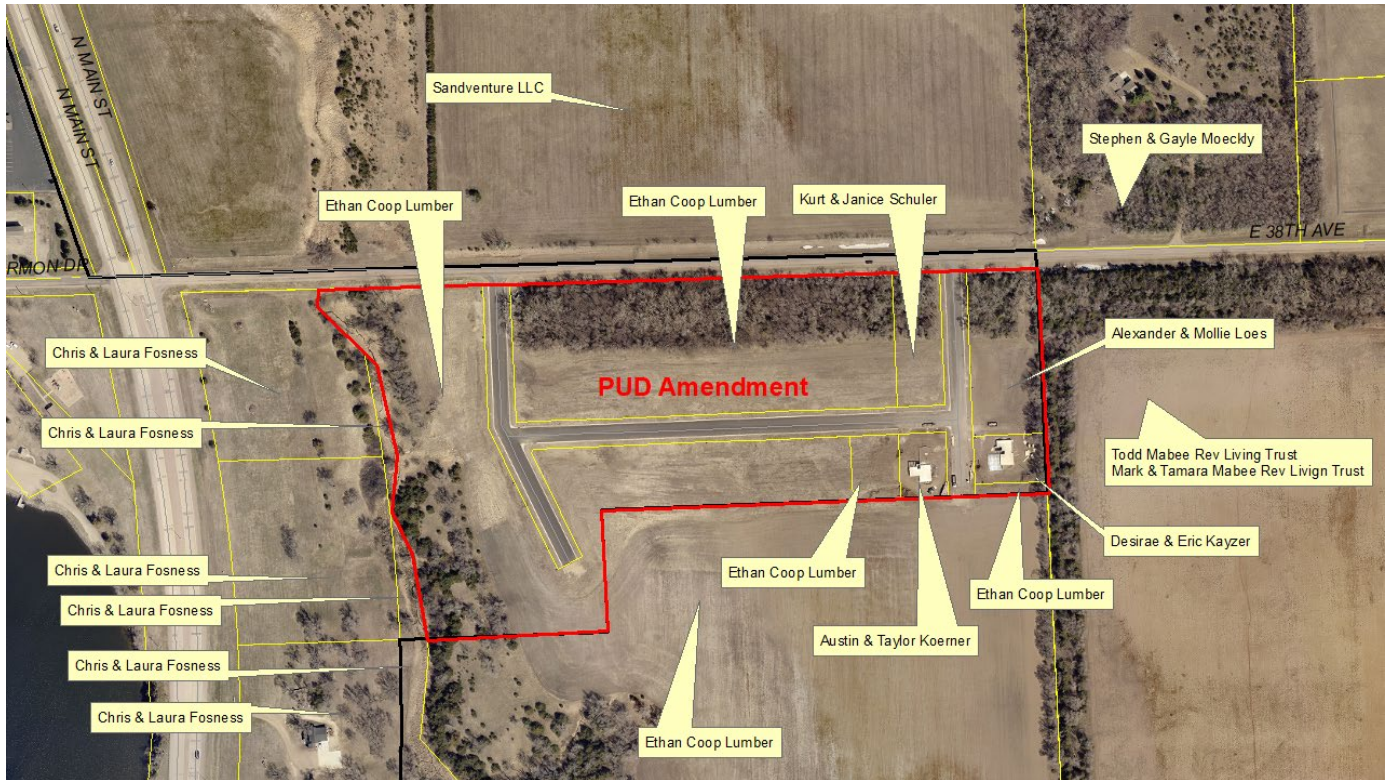
Legal Description: Blocks 1, 2, and 3, Lakeridge Addition, a subdivision of Irregular Tracts Nos. 1 and 2 in the NW1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Property Address: **Multiple**

Dated this 8th of April, 2026.

Ethan Coop Lumber
APPLICANT

Ethan Coop Lumber, Kurt & Janice Schuler, Alexander & Mollie Loes, Desiraie & Eric Kayser,
Austin & Taylor Koerner
OWNER



NOTICE OF HEARING

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

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on Monday, April 27, 2026 at 12:00 pm (Noon) and the City Council will consider first reading of the proposed ordinance on Monday, May 4, 2026 at 6:00 pm and consider second reading and final adoption on Monday, May 18, 2026 at 6:00 pm. All meetings will held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the hearings and provide testimony.

ORDINANCE O2026-

An Ordinance amending 10-9H Name, Ridge View on Foster Planned Development District and 10-9H-3-F, Maximum Building Height, Title 10 Zoning Regulations, City of Mitchell Municipal Code

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

Section 1.

That 10-9H: Name, be amended by deleting “Ridge View on Foster” and adding “Lakeridge”: so, to be read as follows:

ARTICLE H. LAKERIDGE PLANNED UNIT DEVELOPMENT DISTRICT

Section 2.

That 10-9H-3-F: Maximum Building Height, be amended by deleting “two and one half (2 ½) stories or”; deleting “twenty-two feet (22’)””; adding “twenty-five feet (25’)””: so, to be read as follows:

F. Maximum Building Height: No principal building shall exceed thirty-five feet (35’) in height and no detached accessory building shall exceed twenty-five feet (25’) in height.

Section 3.

The City Finance Officer shall cause notice of adoption of this ordinance to be published in the official newspaper and twenty (20) days after the completed publication, unless the referendum is invoked, this ordinance shall become effective.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2026.

Jordan Hanson – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

Publish three times: April 15 & 22, 2026 and May 6, 2026

Approximate Costs:

ARTICLE H. ~~RIDGE VIEW ON FOSTER~~ LAKERIDGE PLANNED DEVELOPMENT DISTRICT

SECTION:

10-9H-1: Legal Description

10-9H-2: Purpose

10-9H-3: Scope Of Regulations

10-9H-1: LEGAL DESCRIPTION:

Blocks 1, 2, and 3, Lakeridge Addition, a subdivision of Irregular Tracts Nos. 1 and 2 in the NW1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. (Ord. O2020-02, 3-16-2020; Ord. O2021-05, 5-17-2021)

10-9H-2: PURPOSE:

This district is provide primarily single-family residential opportunities and provide densities, which reflect both cost and best utilization of the land. (Ord. O2020-02, 3-16-2020; Ord. O2021-05, 5-17-2021)

10-9H-3: SCOPE OF REGULATIONS:

The regulations in this article or set forth elsewhere in Title 10 of the City of Mitchell Municipal when referred to in this article are the district regulations that shall be governed by the Lakeridge Planned Development District.

A. Permitted Uses:

1. Single Family Dwellings.
2. Designated Open Space.
3. Parks and Playground.

B. Conditional Uses:

1. Home Occupations that do not comply with section 10-5G-2.
2. Childcare, Family residential.

C. Accessory Uses:

1. Home Occupations that do comply with section 10-5G-2.
2. Detached accessory buildings and structures commonly referred to garages.

D. Parking Regulations shall be regulated according to existing code within Title 10.

E. Sign Regulations shall be regulated according to Title 9.

F. Maximum Building Height: No principal building shall exceed ~~two and one half (2 ½) stories or~~ thirty-five feet (35') in height and no detached accessory building shall exceed ~~twenty-two feet (22')~~ twenty-five feet (25') in height.

G. Maximum Coverage: No more than forty-five percent (45%) of the zoning lot shall be covered with structures that have a roof.

H. Accessory Buildings: Detached accessory buildings shall not exceed two thousand (2,000) square feet.

I. Minimum Zoning Lot Area and Width: The minimum zoning lot area shall be at least ten thousand (10,000) square feet and the minimum zoning lot width of not less than seventy feet (70').

J. Minimum Yard Requirements (Setbacks):

1. Front Yard: Thirty feet (30').
2. Back Yard: Thirty feet (30').
3. Side Yard: Six feet (6').
4. Side Yard on a corner zoning lot: Fifteen feet (15'). (Ord. O2020- 02, 3-16-2020; Ord. O2021-05, 5-17-2021)

Ethan Coop Lumber
PO Box 167
Ethan, SD 57334

Chris & Laura Fosness
PO Box 357
Mitchell, SD 57301

Mitchell Sandventure LLC
25351 405th Ave
Mitchell, SD 57301

Stephen & Gayle Moeckly
PO Box 1174
Mitchell, SD 57301

Todd Mabee Rev Living Trust
Mark & Tamara Mabee Rev Living Tst
21535 Modoc LN
Bend, OR 97702

Kurt & Janice Schuler
608 Zeke Ave
Mitchell, SD 57301

Alexander & Mollie Loes
PO Box 167
Mitchell, SD 57301

Austin & Taylor Koerner
609 Zeke Ave
Mitchell, SD 57301

Desirae & Eric Kayser
3608 Hoppy Loop
Mitchell, SD 57301





1 Inch = 50 Feet

LEGEND

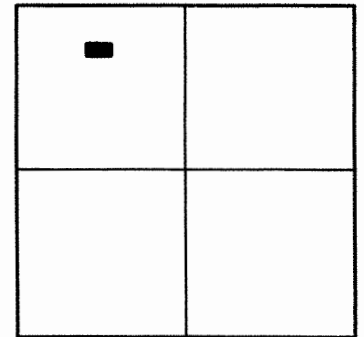
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

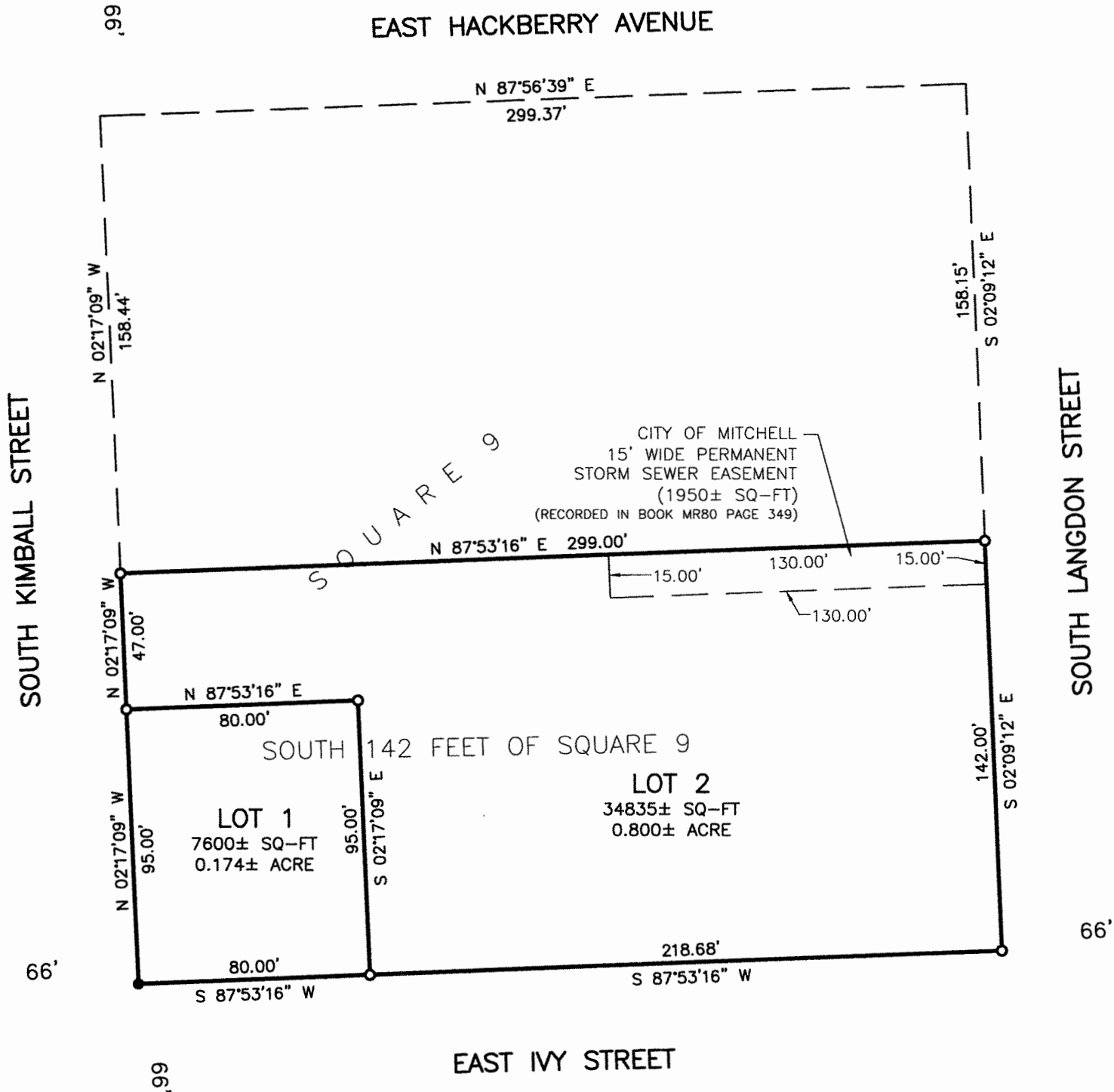
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOD 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SEC. 27, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 1 AND 2 OF SQUARE 9, WEAVER'S SQUARES, AN ADDITION TO THE CITY OF MITCHELL IN NW 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

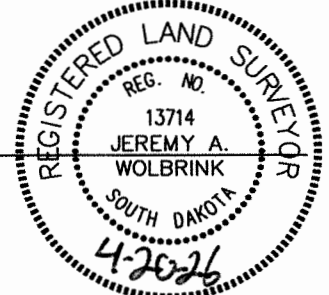
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Boyd A. Reimnitz, as owner, and under his direction for purposes indicated therein, I did on or prior to April 20, 2026, survey those parcels of land described as follows: LOTS 1 AND 2 OF SQUARE 9, WEAVER'S SQUARES, AN ADDITION TO THE CITY OF MITCHELL IN NW 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

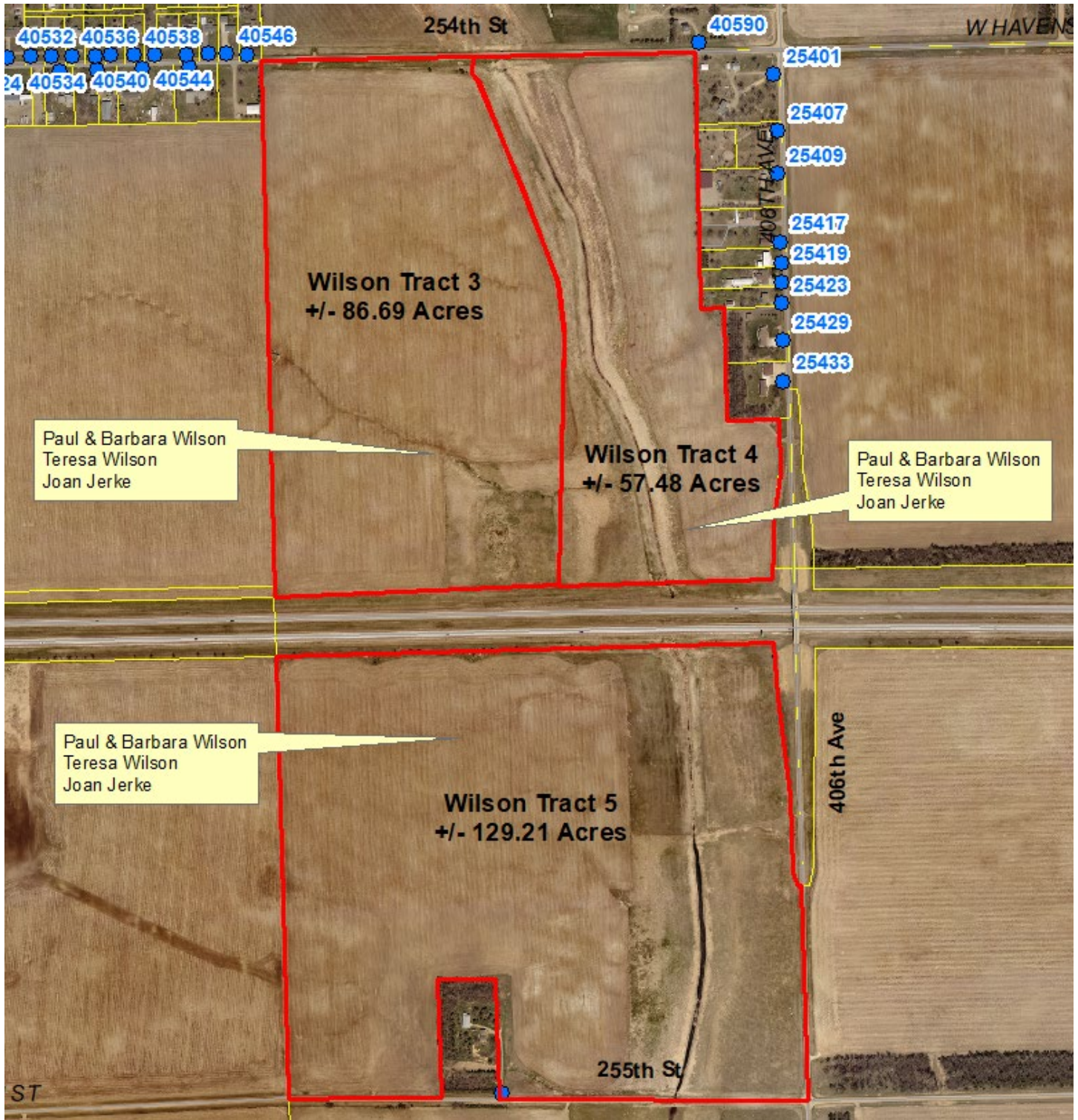
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 20th day of April, 2026.

[Signature]
Registered Land Surveyor #SD13714

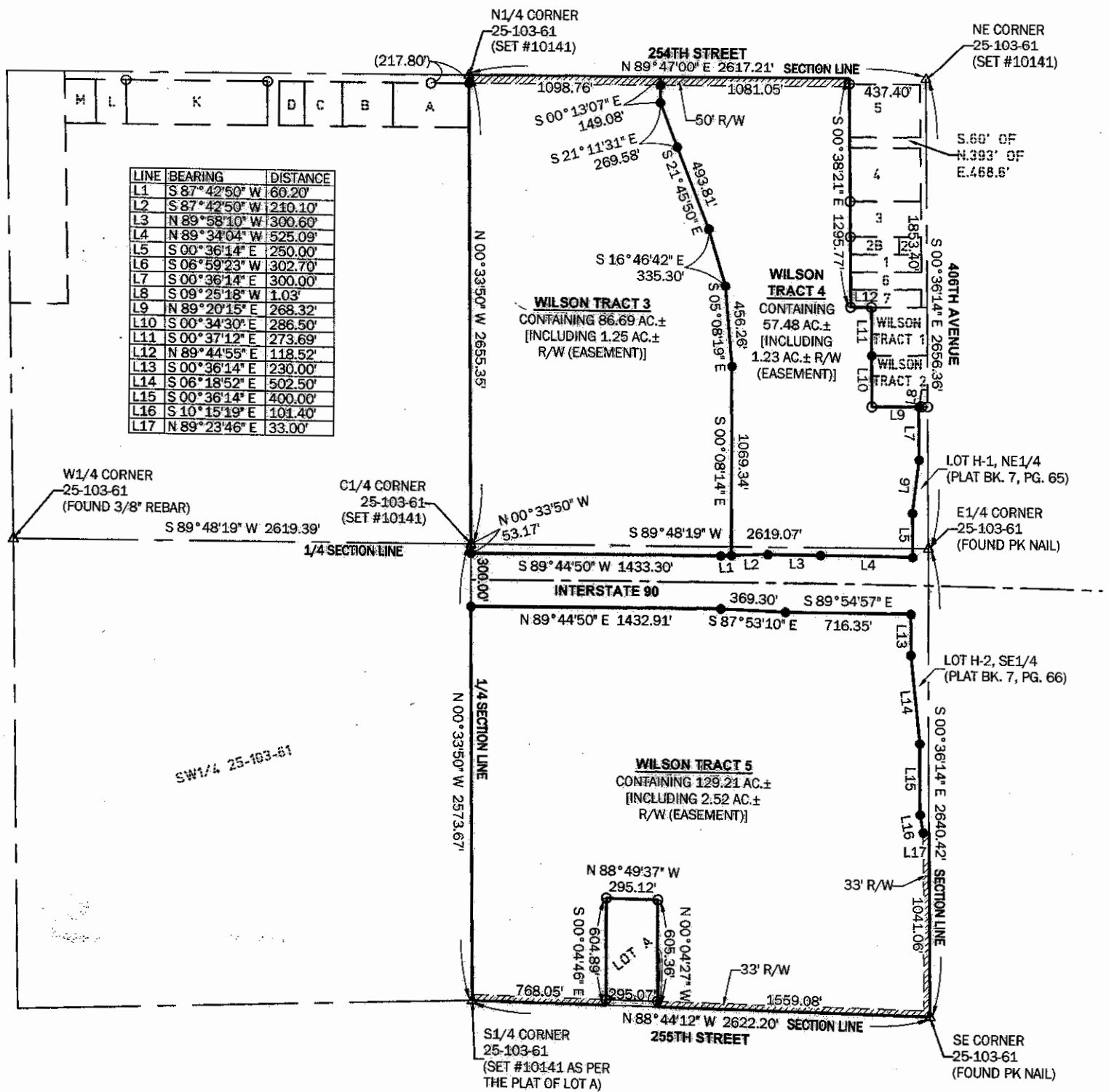


SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



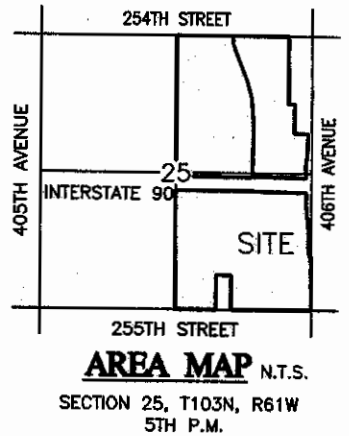
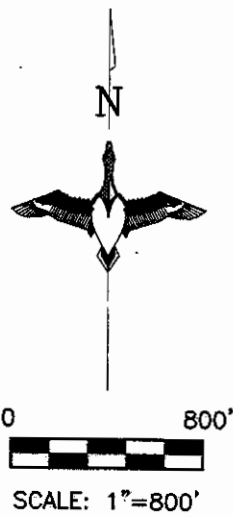
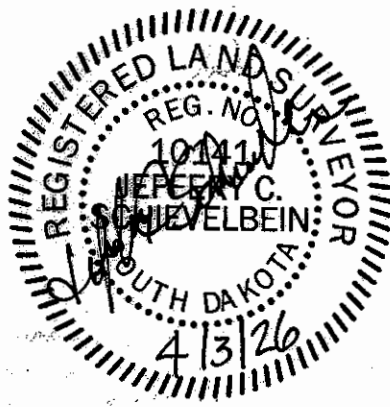
A PLAT OF WILSON TRACTS 3, 4, AND 5

IN THE EAST HALF OF SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.



LEGEND:

- SET 5/8" REBAR W/CAP #10141
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- AC. ACRES
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE



NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

A PLAT OF WILSON TRACTS 3, 4, AND 5

IN THE EAST HALF OF SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH
PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

We, the undersigned, 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 purposes of locating, monument, and platting the same, and the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control laws, ordinances, and regulations. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously dedicated for the purposes indicated thereon.

Dated this 30th day of March, 2026

Paul Vern Wilson
Paul Vern Wilson

Barbara Jean Wilson
Barbara Jean Wilson

State of South Dakota
County of Davison

On this the 30th day of March, 2026 before me, the undersigned officer, personally appeared Paul Vern Wilson and Barbara Jean Wilson, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Kevin L. Wieman
Notary Public - State of South Dakota
My Commission Expires: 3-12-32



Dated this 30th day of March, 2026

Teresa Lucille Wilson
Teresa Lucille Wilson

State of South Dakota
County of Davison

On this the 30th day of March, 2026 before me, the undersigned officer, personally appeared Teresa Lucille Wilson, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Kevin L. Wieman
Notary Public - State of South Dakota
My Commission Expires: 3-12-32



OWNER'S CERTIFICATE

Dated this 13th day of April, 2026

Joan L. Jerke
Joan L. Jerke

State of Colorado
County of Grand

On this the 13th day of April, 2026 before me, the undersigned officer, personally appeared Joan L. Jerke, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Donna Jean Duddleson
Notary Public - State of Colorado
My Commission Expires: 9/26/2030

