

February 11, 2025

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Chris Barkl
- Dan Clark

- Lauren Nelson

**7:00 P.M.**

- Call Meeting to Order
- Roll Call
- Approve Minutes from previous meetings
- Items to be added to Agenda
- Approval of Agenda
- Conflict of Interest Declarations

**7:05 P.M.**

**Zimmerman – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7') of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.

**7:10 P.M.**

**Payer – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Huston’s Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4210 West 8<sup>th</sup> St., Yankton, South Dakota.

**7:15 P.M.**

**Plat**

**Lacroix** - A Replat of Lots 13C and 14A, Thon’s Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

Hereafter to be known as;

Lots 13D and 14B, Thon’s Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

**Grotenhuis** - Plat of Lots 1, 1A, 2, 3, 3A and 4, JTG Addition, in the NE1/4 of the NE1/4 of Section 2, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Becker** - A replat of Tract 1, Becker’s Addition, in the NE1/4 of Section 9, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Hereafter to be known as;

Tract 2, Becker’s Addition, in the NE1/4 of Section 9, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**7:20 P.M.**

**Discussion on proposed ordinance changes**

**7:25 P.M.**

**Public Comment**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 1/14/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Hummel SECOND BY: Loest

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Welsh

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** Discussion on definitions, including “utility facilities” and “large wind energy conversion systems”

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: None

MOTION: No Action Taken

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** Discussion on setbacks, lot sizes, and residence requirements in Article 5

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: None

MOTION: No Action Taken

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** Discussion on other potential ordinance changes

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: None

MOTION: **No Action Taken**

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** Request for maps from BY Water  
**ADDRESS/LEGAL:** \_\_\_\_\_  
**COMMENTS:** Director Vetter – request has been submitted

MOTION: **No Action Taken**

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** Public Comment  
**ADDRESS/LEGAL:** \_\_\_\_\_  
**COMMENTS:** Matt Conway

MOTION: **Adjourn  
Passed 7-0**

APPROVAL: MOTION BY: Hummel SECOND BY: Kettering  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_  
**ADDRESS/LEGAL:** \_\_\_\_\_  
**COMMENTS:** \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING: \_\_\_\_\_

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING: \_\_\_\_\_

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING: \_\_\_\_\_

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**Yankton County Planning Commission**  
Yankton County Board of Adjustment

Applicant

**Steve Zimmerman**

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**District type:**  AG  R1-Low  R2-Moderate  R3-High  C-Comm.

LC – Lakeside Commercial  RT-Rural Transitional

CUP needed:

Section 507  Section 607  Section 707  Section 807

Section 1805  Section 1905

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**NOTE:**

**Conditional Use Permit**

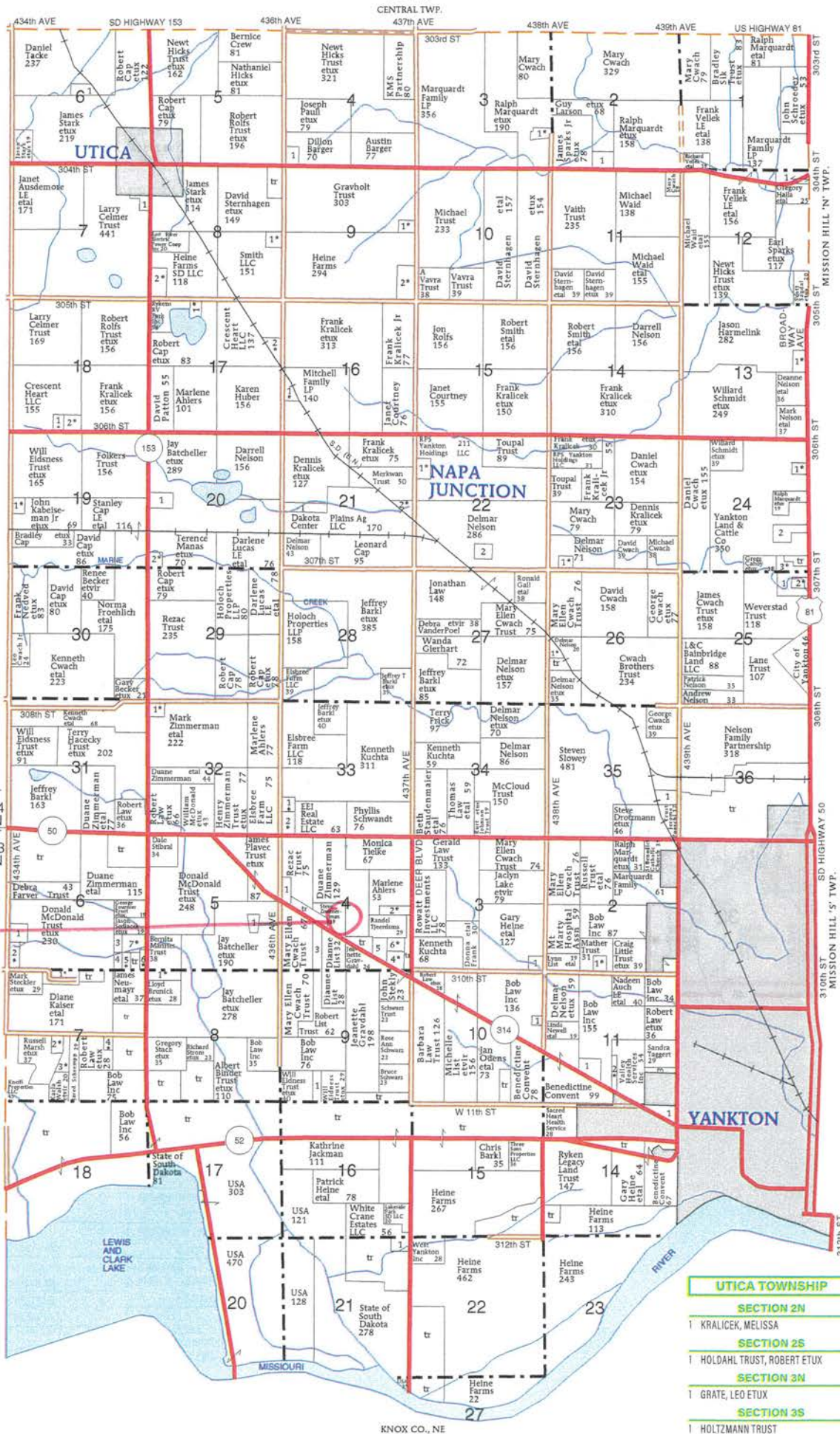
Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7') of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.

PC: Article 18 Section 1805  
BOA: Article 19 Section 1905

Planning Commission date:  
2-11-2025

Board of Adjustment date:  
3/11/2025

Time:  
7:05  
PM  
Time:  
6:30  
PM



<b>SECTION 4N</b>		
1	NEDVED, MARK	7
<b>SECTION 4S</b>		
1	MARQUARDT, RALPH	8
2	BRANDT TRUST, MERLE ETAL	11
3	LIST TRUST, ROBERT	18
4	SWEDLUND, JERALD ETUX	14
5	HAMBERGER, BRIAN	8
6	SMITH, NATHAN ETUX	8
<b>SECTION 5S</b>		
1	BATCHELLER, JAY	8
<b>SECTION 6N</b>		
1	TOWN OF UTICA	6
<b>SECTION 6S</b>		
1	GILMORE, TONJA	10
2	VAN MAANEN, TODD ETUX	11
3	MASKA, LEANN	5
4	KOZAK, KARLEE	6
5	LOCKER, MARK ETUX	5
6	BLAHA, JON ETUX	5
7	HILL, EDWIN ETUX	12
<b>SECTION 7N</b>		
1	BOLD PURSUITS LLC	10
<b>SECTION 7S</b>		
1	GUITRON, MARIA ETAL	13
2	ROBB, RUSSELL ETUX	7
3	LIVINGSTON, CARL ETUX	10
4	PHILIPS, TIMOTHY ETUX	5
<b>SECTION 8N</b>		
1	CHRISTIANSON, DAVID ETUX	6
2	HUGHES, SCOTT ETUX	13
<b>SECTION 8S</b>		
1	FANTA, TIMOTHY ETUX	9
<b>SECTION 9N</b>		
1	KILBURN, REX ETUX	7
2	GILMORE TRUST, HOWARD ETUX	17
<b>SECTION 9S</b>		
1	ROKAHR, STEVEN	9
<b>SECTION 10S</b>		
1	HEJNA, JAMIE	5
<b>SECTION 11S</b>		
1	BILLION, ERIKA	12
2	HECKY TRUST, TERRANCE ETUX	11
3	AFFORDABLE SELF STORAGE LLC	8
<b>SECTION 12N</b>		
1	MARQUARDT FAMILY LP	6
<b>SECTION 13N</b>		
1	COTTON, JEFFREY ETUX	8
<b>SECTION 14S</b>		
1	YANKTON MEDICAL CLINIC PC	12
<b>SECTION 16N</b>		
1	ANSTINE, RODNEY ETUX	7
<b>SECTION 17N</b>		
1	SCHENKEL, DARRELL ETUX	8
2	TACKE, WM ETUX	13
<b>SECTION 18N</b>		
1	CAP LE, STANLEY ETAL	5
2	CAP, ROBERT ETUX	7
<b>SECTION 19S</b>		
1	SCHENKEL, DANIEL ETUX	7
<b>SECTION 20N</b>		
1	YANKTON CO SHARPSHOOTERS ASSN	12
2	JOHNSON, MICHAEL ETUX	9
<b>SECTION 21N</b>		
1	YANKTON PROTEIN LLC	12
2	KRALICEK, FRANK ETUX	5
<b>SECTION 21S</b>		
1	WHITE CRANE ESTATES LLC	8
<b>SECTION 22N</b>		
1	TAGGART, WILLIAM ETUX	9
2	NELSON TRUST, FLOYD	12
<b>SECTION 23N</b>		
1	POSPISHIL, SCOTT ETAL	7
<b>SECTION 24</b>		
1	MARTS, LUCAS ETUX	7
2	MARQUARDT, DOUG	13
3	KELLER, DALLAS ETUX	10
<b>SECTION 25S</b>		
1	SLOWEY TRUST	15
2	WOHL, TOBY ETAL	7
<b>SECTION 26S</b>		
1	BARNES, DAVID ETUX	7
<b>SECTION 32</b>		
1	ZIMMERMAN TRUST, HENRY ETAL	12
<b>SECTION 33</b>		
1	DELOZIER, DARRIK ETAL	6
2	WADDELL, EDWARD ETUX	8
<b>SECTION 35S</b>		
1	HOLTZMANN TRUST	7
1	YAGGIES INC	10



**FINDINGS OF FACT – CONDITIONAL USE PERMIT**

**Zimmerman – CUP-259**

<p>Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,</p>	<p>Yes</p>
<p>Are the requirements of Section 1729 met? (all fees paid at time of application)</p>	<p>Yes</p>
<p>Section 1805:</p>	
<p>1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested</p>	<p>Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905</p>
<p>2. Was notice of public hearing given per Section 1803 (3-5)?</p>	<p>Mailed – Published –</p>
<p>3. Attend the public hearing</p>	
<p>4. Planning Commission: Make a recommendation to include:  a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use</p>	
<p>5. Planning Commission must make written findings certifying compliance with specific rules including:  a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:</p>	
<p>b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;</p>	
<p>c. Refuse and service areas, with particular reference to the items in (A) and (B) above;</p>	
<p>d. Utilities, with reference to locations, availability, and compatibility;</p>	
<p>e. Screening and buffering with reference to type, dimensions, and character;</p>	
<p>f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;</p>	
<p>g. Required yards and other open spaces; and</p>	

h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	
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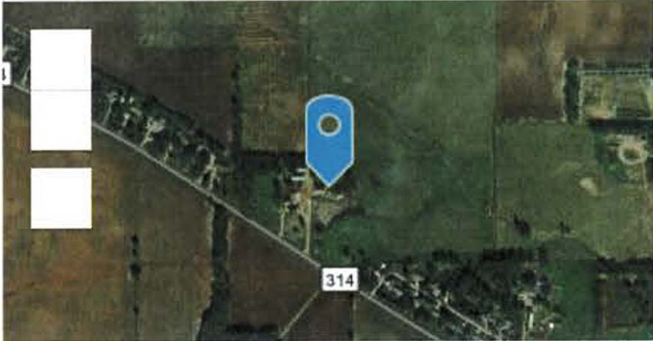
# CUP MANAGER

Submitted by: Anonymous user

Submitted time: Jan 5, 2025, 9:06:22 AM

Point

Lat: 42.899277 Lon: -97.467061



Maxar | Esri Community Maps Contributors, Nebraska Game & Parks Commission, South Dakota Game Fish and Parks, Esri, T. Powered by Esri

Longitude

**-97.4670605343888**

Latitude

**42.89927731204768**

Permit Number

**CUP259**

Parcel Number

**09.004.300.100**

Permit Status

**Approved Active**

Permit Fee

**300**

Total Due

**300**

Was fee paid?

**Yes**

Receipt Number

**8040**

Planning Commission Action Date

**Feb 11, 2025, 9:15:24 AM**

Planning Commission Action Time

**7:05 PM**

Board Adjustment Action Date

**Mar 4, 2025, 9:15:33 AM**

Board\_Adjustment Action Time

**6:30 PM**

Application Accepted By

**Bill Conkling**

Checked By

**BILL GARY**

Existing Zoning

**MODERATE DENSITY RESIDENTIAL**

Affected Zoning Ordinance

**7-707 18-1805 19-1905**

Is location in floodplain?

**No**

Applicant Name

**Steve Zimmerman c**

Applicant Phone

**6056616194**

Applicant Address

**4412 sd hwy 314 Yankton sd 57078**

Applicant Email Address

**stevenzimmerman6194@gmail.com**

Owner Name

**Steve Zimmerman**

Owner Phone

**6056616194**

Owner Address

**4412 sd hwy 314 Yankton sd 57078**

Owner Email Address

**stevenzimmerman6194@gmail.com**

Property Address

**4412 SD HWY 314**

Reason for Request

**30x30 ft. Garage**

Height of Building

**12 ft side walls with a 4/12 pitch on roof**

Total Square Feet of Building

**900**

Legal Description

**E689.7' NE4 SW4 N/HWY**

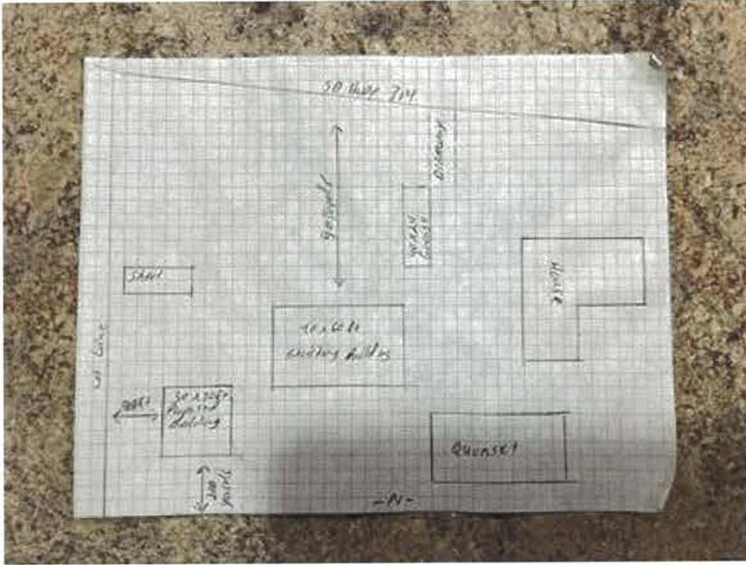
Date of Application Submission

Jan 1, 2025, 12:00:00 PM

Section Township Range

4-93-56

Attachments:



D596470E-C9CE-4455-BD3D-2F47846D2283.jpeg

A handwritten signature in black ink, appearing to read "Steve Jones". The signature is written in a cursive, flowing style.

signature-20250105090611732.jpg

A second handwritten signature in black ink, identical to the one above, appearing to read "Steve Jones".

signature-20250105090611746.jpg

AFFIDAVIT OF MAILING

I, Steve Zimmerman, hereby certify that on the 29 day of Jan., 2025, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

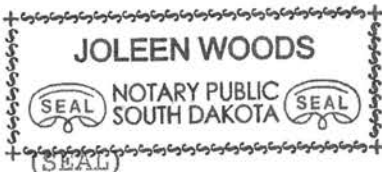
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 29 day of Jan, 2025.

[Signature]  
(Name)  
Affiant

Subscribed and sworn to before me this 29 day of Jan, 2025



[Signature]  
Notary Public - South Dakota  
My commission expires: 1-30-29

## NOTIFICATION

January 27, 2025

Applicant:  
Steve Zimmerman  
4412 SD HWY 314  
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1,320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7') of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.*

The application may be reviewed at the Zoning Administrators office, Yankton County Government Center, 321 West Third St., Yankton, S.D. or online at the Yankton County Website.

Sincerely,  
Steve Zimmerman

Petitioner



BARKL, CHRISTOPHER CHARLES (D)  
3009 WEST 8 ST  
YANKTON SD 57078

BOHNET, BRADLEY A (C)  
4608 SD HWY 314  
YANKTON SD 57078

BUXCEL, VIRGIL (D)  
4300 HERMANS LOOP  
YANKTON SD 57078

CBG PROPERTIES LLC (D)  
PO BOX 708  
YANKTON SD 57078

CROSS, MARY ELLEN (D)  
4210 HERMANS LOOP  
YANKTON SD 57078

CWACH, MARY ELLEN FAMILY TRUST (I  
% JACK JOE CWACH, TRUSTEE  
2665 WEST 162 ST  
STILWELL KS 66085

CWACH, MARY ELLEN FAMILY TRUST (I  
30954 436 AVE  
YANKTON SD 57078

EBELING, JOHNIE (D)  
4700 SD HWY 314  
YANKTON SD 57078

FAERBER, NEIL L (D)  
4305 HERMANS LOOP  
YANKTON SD 57078

GRAMKOW, WILLIS (D)  
4313 HERMANS LOOP  
YANKTON SD 57078

GRAVDAHL, JEANETTE (D)  
45830 116 ST  
SISSETON SD 57262

HAMBERGER, BRIAN J (D)  
4200 HERMANS LOOP  
YANKTON SD 57078

HILSON, MICHAEL T (D)  
4301 HERMANS LOOP  
YANKTON SD 57078

JACKSON, BRYANT MERTEN (D)  
4710 SD HWY 314  
YANKTON SD 57078

JANSSEN, TRAVIS D (D)  
712 BROADWAY AVE  
YANKTON SD 57078

JUEDEN FAMILY PROTECTION TRUST (I  
4306 HERMANS LOOP  
YANKTON SD 57078

KEEGAN, MARTY J (D)  
4806 SD HWY 314  
YANKTON SD 57078

KLUG, TIFFANY R (D)  
4606 SD HWY 314  
YANKTON SD 57078

KUCHTA, ELMER FAMILY REV TRUST (C  
4810 SD HWY 314  
YANKTON SD 57078

LIST, DIANNE R (D)  
PO BOX 689  
YANKTON SD 57078

LIST, ROBERT L TESTAMENTARY TR (D)  
% DIANNE LIST, TRUSTEE  
PO BOX 689  
YANKTON SD 57078

MAINS, WILLIAM LYNN REV TRUST (D)  
4202 HERMANS LOOP  
YANKTON SD 57078

MARIENAU, MARK (D)  
4906 SD HWY 314  
YANKTON SD 57078

MEHRMAN REVOCABLE TRUST (D)  
4712 SD HWY 314  
YANKTON SD 57078

MULLOY, SEAN (D)  
4209 HERMANS LOOP  
YANKTON SD 57078

REZAC FAMILY REVOCABLE TRUST (D)  
30776 435 AVE  
YANKTON SD 57078

SACCENTO-GLOVER, LEANNA KAY (D)  
4207 HERMANS LOOP  
YANKTON SD 57078

SCHLOSS, BARRY (D)  
4206 HERMAN LOOP  
YANKTON SD 57078

SCHURMAN, DANIEL (D)  
4302 HERMANS LOOP  
YANKTON SD 57078

SOUKUP, EDWARD (D)  
4400 HERMANS LOOP  
YANKTON SD 57078

STARZL, ANDREW (D)  
4106 SD HWY 314  
YANKTON SD 57078

STECKELBERG, KEVIN R (D)  
4706 SD HWY 314  
YANKTON SD 57078

TIELKE, MONICA M (D)  
% MONICA HORAK  
2905 N CONWAY AVE UNIT #11  
MISSION TX 78574

TJEERDSMA, RANDY FAMILY TRUST (D)  
2601 DEER BLVD  
YANKTON SD 57078

VER HEUL, BECKY ANN (D)  
4900 SD HWY 314  
YANKTON SD 57078

ZAVADIL, ROBERT (D)  
4203 HERMANS LOOP  
YANKTON SD 57078

ZIMMERMAN, DUANE G (D)  
2717 DEER BLVD  
YANKTON SD 57078

ZIMMERMAN, STEVEN A (D)  
4412 SD HWY 314  
YANKTON SD 57078



# YANKTON DAILY PRESS & DAKOTAN

www.yankton.net/classifieds

# CLASSIFIEDS

to place an ad call 605-665-7811 or email ads@yankton.net

**1101 Announcements Events**

2025 CITYWIDE RUMMAGE DATES

SPRING  
APRIL 25, 26 & 27

FALL  
AUGUST 22, 23 & 24

**1200 Cars**

\*All Junk cars, pickups, vans, running or not WE BUY!

FREE PICKUP

McLean Auto Salvage  
402-360-0756

**1270 Utility Trailers**

For Sale: Road King 7 Ton 20 foot car hauler. Restored wheels, 5 new 14 ply tires. \$4,100.00 Call 605-660-7184.



**1335 Other Employment**

**1555 Dogs - Puppies**

**AKC MINIATURE POODLE**  
3-year old male poodle, Friendly, great with other dogs, loves people. Shots, dewormed, dactyls, socialized. Non-shedding. 35lbs. Father of 3-litters. Tripp, SD S200. 605-505-0007.

**PRESS & DAKOTAN Classifieds**

In Print & Online

319 Walnut St., Yankton  
605-665-7811  
www.yankton.net

**Job Announcement**  
**Bloomfield Community Schools Business Manager**

Due to a pending retirement, Bloomfield Community Schools are taking immediate applications for a Business Manager. Salary \$60,000+, Full Family Health Ins and NE Public Employees Retirement. Job details are available on the NDE Teach in NE website at:  
<https://www.nebraskaeducationjobs.ne.gov/jobs/bloomfield-community-schools/business-manager-177>

**Accounting Manager Needed**

John A. Conkling Distributing Company in Yankton is looking for an Accounting Manager. This full-time position will be responsible for leading and managing all aspects of our accounting operations, including inventory, accounts payable (AP), accounts receivable (AR), payroll and other responsibilities.

Qualified and interested candidates should submit their resume and cover letter outlining their education and experience to [heathlanson@midconetwork.com](mailto:heathlanson@midconetwork.com)

**Local restaurant is looking for Servers:** 11:30am to 5pm Tuesday through Friday  
**Bartenders:** 5pm-9pm Friday through Sunday. Send resume to [ar@yankton.net](mailto:ar@yankton.net)

**1435 Carpentry**

**A Full-time Carpenter Available.** Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-8651.

**For All of Your Carpentry**

**1600 Other Real Estate**

**EQUAL HOUSING OPPORTUNITY**  
All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, in the sale, rental or financing of housing or an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18.

**1705 Items \$100 or Less**

Single Roll-a-way bed on wheels. \$15.00. Encore 7' lighted christmas tree w/ stand. \$20.00  
Call 605-681-9338.

**2010 Legal and Public Notices**

ADVERTISEMENT FOR BIDS  
B-Y Water District  
Tabor, SD 57063  
Segment 3 - Transmission Improvements

General Notice  
B-Y Water District (Owner) is requesting Bids for the construction of the following Project:

Segment 3 - Transmission Improvements  
Yankton, South Dakota  
SEI No. 24041

Bids for the construction of the Project will be received at the B-Y Water District located at 31039 428th Street, Tabor, SD 57063, until Monday, February 10th at 2:00 pm local time. At that time the Bids received will be publicly opened and read. No bids will be received after the specified hour and date, and Bids which are not prepared and filed in accordance with "Instructions to Bidders" may be rejected. The Project includes the following Work:

In general, the project consists of installing 3 miles of water transmission main, pressure reducing valves, a meter station, and air release manholes on the north side of Yankton, SD. The following trade work is anticipated: traffic control; erosion control; installation of water main; trenchless construction; and an in-ground premanufactured structure for pressure reducing valves and a meter station with communications & electric service.  
Bids are requested for the following Contract: Segment 3 - Transmission Improvements  
Owner anticipates that the Project's total bid price will be approximately \$5,000,000. The Project has an expected duration of 200 days.  
Obtaining the Bidding Documents Information and Bidding Documents for the Project can be found at the following designated website: [www.stockwellengineers.com](http://www.stockwellengineers.com)  
Bidding Documents may be downloaded from the designated website. Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.  
Prospective Bidders may examine the Bidding Documents at the following locations on Monday through Friday between the hours of 8:00 am to 5:00 pm.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Wayne Payer is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Hustins Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 4210 West 8th St., Yankton, South Dakota.

Published twice at the total approximate cost of \$39.75 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31 & February 7, 2025.

STATE OF SOUTH DAKOTA )  
  )  
COUNTY OF YANKTON )

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

Estateof

**2010 Legal and Public Notices**

NOTICE OF INTENT TO FILE APPLICATION

B-Y Water District (B-Y) intends to file an application for federal financial assistance with the U. S. Department of Agriculture, Rural Development, Water and Environmental Program. The project includes installation of water lines to better serve its customers. The purpose of this notice is to inform citizens of the planned projects, and to allow interested individuals to comment on the project by attending a meeting of the Board of Directors on February 12, 2025, at 7:30 PM at the B-Y Water District office, 31039 428th Street, Tabor, SD or by contacting Terry Wootton, Manager at 605-463-2531

Published once at the total approximate cost of \$8.96 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31, 2025.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Steve Zimmerman is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7) of the Northwest Quarter of the Southwest Quarter (NE 1/4SW 1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Wayne Payer is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Hustins Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 4210 West 8th St., Yankton, South Dakota.

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Published January 31 & February 7, 2025.

STATE OF SOUTH DAKOTA )  
  )  
COUNTY OF YANKTON )

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

Estateof

**2010 Legal and Public Notices**

87572 HWY 81  
Wausa, NE 68786  
(402) 640-4250

/s/ **Barry Boeckman**  
Barry Boeckman  
104 Bird Dog Rd.  
Yankton, SD 57078  
(605) 665-7343

Jody Johanson  
Yankton County Clerk of Court  
410 Walnut St., Ste. 205  
Yankton, SD 57078  
(605) 668-3080

Sheila S. Woodward  
Marlow, Woodward & Huff, Prof. LLC  
PO Box 667  
Yankton, SD 57078-0667  
(605) 665-5009

Published three times at the total approximate cost of \$68.63 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31, February 7 & 14, 2025.

STATE OF SOUTH DAKOTA )  
  )  
COUNTY OF YANKTON )

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

YANKTON COUNTY, STATE OF SOUTH DAKOTA, A Political Subdivision,

PLAINTIFF,

**CROSSWORD**  
By THOMAS JOSEPH

**ACROSS**

44 River of Mississippi

45 Send a Dear John letter

46 Theatrical

**DOWN**

1 Saloon bill

2 Feasted

3 Aldous Huxley book

4 Sheet material

5 Compass point

6 "Nova" carrier

7 Didn't stay on topic

8 Aldous Huxley book

9 Magnet end

10 "Star Trek" role

16 Go downhill

18 Open a bit

19 Extra amount

21 A long time

23 "Nuts!"

24 Garr of "Tootsie"

25 Louver piece

27 Kenyan capital

30 Dict. entry

33 Gold unit

34 Jerry Herman musical

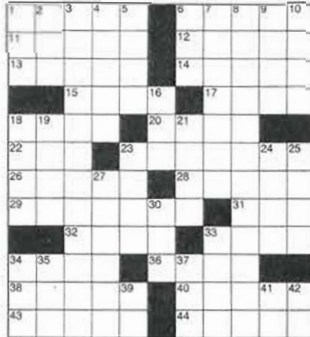
35 Frank

37 Puts down

39 D.C.

41 Marshy area

42 Tofu base



**Yankton County Planning Commission**  
Yankton County Board of Adjustment

Applicant

**Payer – Conditional Use Permit**

---

**District type:**  AG  R1-Low  R2-Moderate  R3-High  C-Comm.

LC – Lakeside Commercial  RT-Rural Transitional

CUP needed:

Section 507  Section 607  Section 707  Section 807

Section 1109  Section 1805  Section 1905

---

**NOTE:**

**Conditional Use Permit**

Applicant is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Huston's Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4210 West 8<sup>th</sup> St., Yankton, South Dakota.

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:  
2-11-2025

Board of Adjustment date:  
3/4/2025

Time:

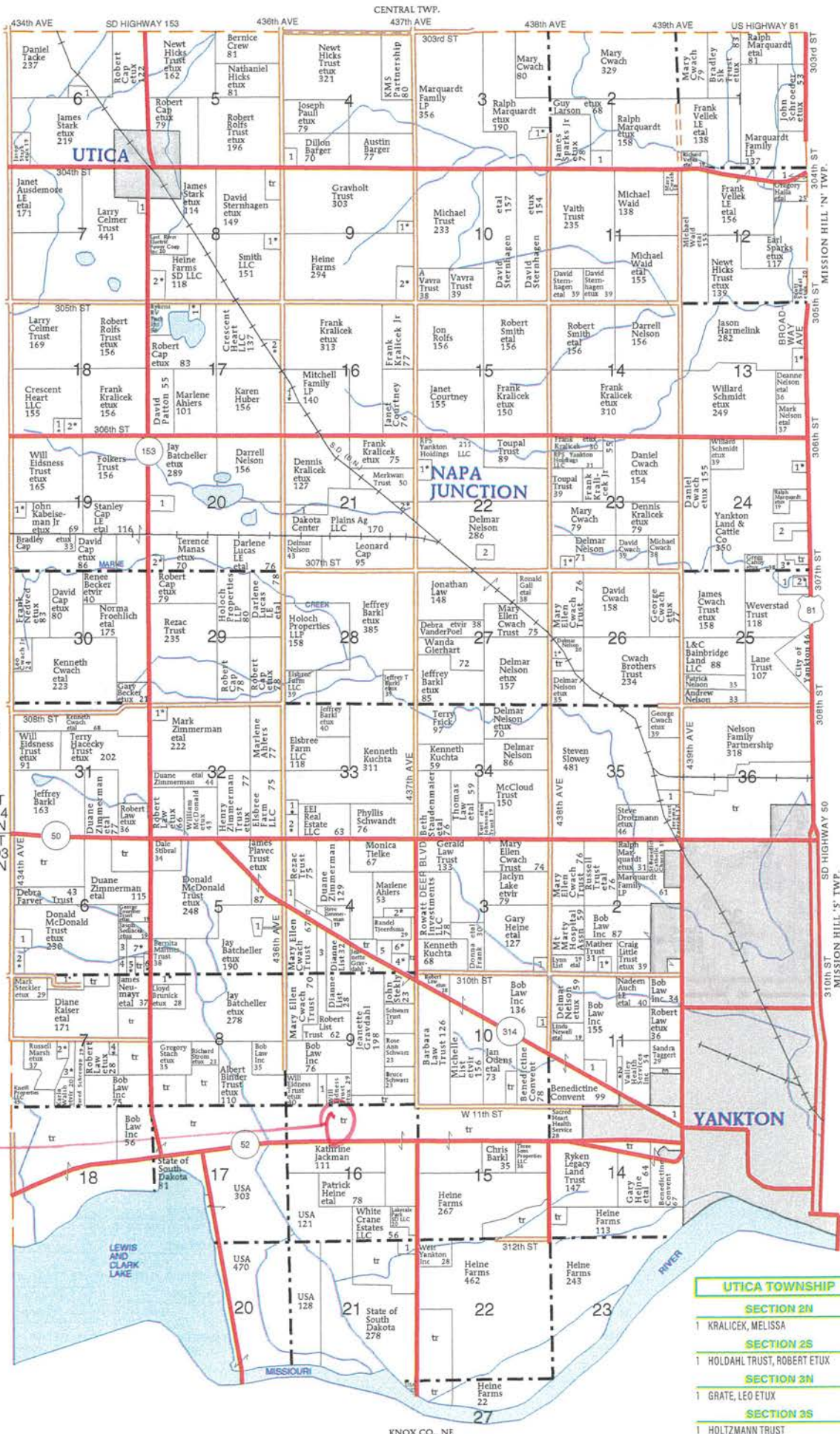
7:10

PM

Time:

6:35

PM



SECTION 4N	SECTION 4S	SECTION 5S	SECTION 6N	SECTION 6S	SECTION 7N	SECTION 7S	SECTION 8N	SECTION 8S	SECTION 9N	SECTION 9S	SECTION 10S	SECTION 11S	SECTION 12N	SECTION 13N	SECTION 14S	SECTION 16N	SECTION 17N	SECTION 18N	SECTION 19	SECTION 20N	SECTION 21N	SECTION 21S	SECTION 22N	SECTION 23N	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30	SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35																														
1 NEDVED, MARK	1 MARQUARDT, RALPH	1 BATCHELLER, JAY	1 TOWN OF UTICA	1 GILMORE, TONJA	1 BOLD PURSUITS LLC	1 GUITRON, MARIA ETAL	1 CHRISTIANSON, DAVID ETUX	1 FANTA, TIMOTHY ETUX	1 KILBURN, REX ETUX	1 ROKAHR, STEVEN	1 BILLION, ERIKA	1 MARQUARDT FAMILY LP	1 COTTON, JEFFREY ETUX	1 ANSTINE, RODNEY ETUX	1 SCHEMKEL, DANIEL ETUX	1 YANKTON CO SHARPSHOOTERS ASSN	1 SCHEMKEL, DANIEL ETUX	1 TAGGART, WILLIAM ETUX	1 POSPISIL, SCOTT ETAL	1 MARTS, LUCAS ETUX	1 SLOWEY TRUST	1 BARNES, DAVID ETUX	1 ZIMMERMAN TRUST, HENRY ETAL	1 DELOZIER, DARRIK ETAL	1 WAGGIES INC	1 WEDVED, MARK	2 BRANDT TRUST, MERLE ETAL	3 LIST TRUST, ROBERT	4 SWEDLUND, JERALD ETUX	5 HAMBERGER, BRIAN	6 SMITH, NATHAN ETUX	10 TOWN OF UTICA	11 VAN MAANEN, TODD ETUX	12 MASKA, LEANN	13 KOZAK, KARLEE	14 LOECKER, MARK ETUX	15 BLAHA, ION ETUX	16 HILL, EDWIN ETUX	17 DEANNE NELSON ETAL	18 HUGHES, SCOTT ETUX	19 GILMORE TRUST, HOWARD ETUX	20 ROKAHR, STEVEN	21 HEJNA, JAMIE	22 HECKEY TRUST, TERRANCE ETUX	23 AFFORDABLE SELF STORAGE LLC	24 MARQUARDT FAMILY LP	25 COTTON, JEFFREY ETUX	26 ANSTINE, RODNEY ETUX	27 SCHEMKEL, DANIEL ETUX	28 JOHNSON, MICHAEL ETUX	29 YANKTON PROTEIN LLC	30 KRALICEK, FRANK ETUX	31 WHITE CRANE ESTATES LLC	32 TAGGART, WILLIAM ETUX	33 NELSON TRUST, FLOYD	34 POSPISIL, SCOTT ETAL	35 MARTS, LUCAS ETUX	36 MARQUARDT, DOUG	37 KELLER, DALLAS ETUX	38 SLOWEY TRUST	39 WOELH, TOBY ETAL	40 BARNES, DAVID ETUX	41 ZIMMERMAN TRUST, HENRY ETAL	42 DELOZIER, DARRIK ETAL	43 WADDELL, EDWARD ETUX	44 YAGGIES INC

UTICA TOWNSHIP	
SECTION 2N	1 KRALICEK, MELISSA 11
SECTION 2S	1 HOLDAHL TRUST, ROBERT ETUX 5
SECTION 3N	1 GRATE, LEO ETUX 11
SECTION 3S	1 HOLTZMANN TRUST 7

Location

**FINDINGS OF FACT – CONDITIONAL USE PERMIT**

**Payer – CUP-2510**

<p>Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,</p>	<p>Yes</p>
<p>Are the requirements of Section 1729 met? (all fees paid at time of application)</p>	<p>Yes</p>
<p>Section 1805:</p>	
<p>1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested</p>	<p>Applicant is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905.</p>
<p>2. Was notice of public hearing given per Section 1803 (3-5)?</p>	<p>Mailed – Published –</p>
<p>3. Attend the public hearing</p>	
<p>4. Planning Commission: Make a recommendation to include:  a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use</p>	
<p>5. Planning Commission must make written findings certifying compliance with specific rules including:  a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:</p>	
<p>b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;</p>	
<p>c. Refuse and service areas, with particular reference to the items in (A) and (B) above;</p>	
<p>d. Utilities, with reference to locations, availability, and compatibility;</p>	
<p>e. Screening and buffering with reference to type, dimensions, and character;</p>	
<p>f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;</p>	
<p>g. Required yards and other open spaces; and</p>	
<p>h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional</p>	

use will not adversely affect the public interest.

# CUP MANAGER

Submitted by: Anonymous user

Submitted time: Jan 6, 2025, 12:18:48 PM

Point

Lat: 42.876879 Lon: -97.464995



Maxar | Esri Community Maps Contributors, Nebraska Game & Parks Commission, South Dakota Game Fish and Parks, Esri, TomTom | Powered by Esri

Longitude

**-97.46499501050683**

Latitude

**42.87687911785995**

Permit Number

**CUP2510**

Parcel Number

**09.016.050.010**

Permit Status

**Approved Active**

Permit Fee

**300**

Total Due

**300**



Was fee paid?

**Yes**

Receipt Number

**00638760**

Planning Commission Action Date

**Feb 11, 2025, 12:50:49 PM**

Planning Commission Action Time

**7:10 PM**

Board Adjustment Action Date

**Mar 4, 2025, 12:50:59 PM**

Board\_Adjustment Action Time

**6:35 PM**

Application Accepted By

**Bill Conkling**

Checked By

**BILL GARY**

Existing Zoning

**LAKE SIDE COMMERCIAL**

Affected Zoning Ordinance

**11-1109, 18-1805, 19-1905**

Is location in floodplain?

**No**

Applicant Name

**waylon payer**

Applicant Phone

**6056606849**

Applicant Address

**4306 w 8th**

Applicant Email Address

**wjpayer@yahoo.com**

Owner Name

**waylon payer**

Owner Phone

**6056606849**

Owner Address

**4306 w 8th Yankton, SD 57078**

Owner Email Address

**wjpayer@yahoo.com**

Property Address

**4210 WEST 8 ST**

Reason for Request

**fireworks retail**

Height of Building

**20**

Total Square Feet of Building

**7,600**

Legal Description

**LT 1 HUSTON'S ADDN**

Date of Application Submission

**Jan 6, 2025, 12:00:00 PM**

Section Township Range

**16-93-56**

Attachments:



ApplicantSignature-.jpg



OwnerSignature-.jpg

**PDF** SKETCH-.pdf  
24.4KB

AFFIDAVIT OF MAILING

I, Waylon Payer, hereby certify that on the 27 day of January, 2025, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

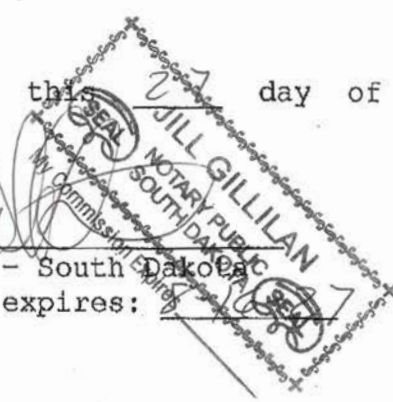
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 27 day of Jan, 2025.

Waylon Payer  
(Name)  
Affiant

Subscribed and sworn to before me this 27 day of January, 2025.

[Signature]  
Notary Public - South Dakota  
My commission expires: 7/2027



(SEAL)

# NOTIFICATION

January 27, 2025

Applicant:  
Waylon Payer  
4210 West 8<sup>th</sup> St.  
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1,320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Huston's Addition in Section Sixteen (16), Township Ninety-three (93) North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4210 West 8<sup>th</sup> St., Yankton, South Dakota.*

The application may be reviewed at the Zoning Administrators office, Yankton County Government Center, 321 West Third St., Yankton, S.D. or online at the Yankton County Website.

Sincerely,  
Waylon Payer

Petitioner

AFFORDABLE SELF-STORAGE 2 LLC (D)  
1505 WEST CITY LIMITS RD  
YANKTON SD 57078

AMON, ROBERT M (D)  
4500 WEST 8 ST  
YANKTON SD 57078

BENDER, FREDERICK REV TRUST (D)  
4402 HILLSIDE DR  
YANKTON SD 57078

DEERFIELD TRUCK & EQUIPMENT CO (D)  
PO BOX 805  
LAUREL NE 68745

EIDSNESS, WILL LIVING TRUST (D)  
254 PIONEER RD  
YANKTON SD 57078

FEJFAR, JEFF (D)  
407 DEER BLVD  
YANKTON SD 57078

FEJFAR, MARY REVOCABLE TRUST (D)  
43145 SD HWY 52  
YANKTON SD 57078

GOSHEN NATION LLC (D)  
605 EAST 4 ST STE 2  
YANKTON SD 57078

GRAVDAHL, JEANETTE (D)  
45830 116 ST  
SISSETON SD 57262

JACKMAN, KATHERINE (D)  
PO BOX 373  
YANKTON SD 57078

JOHNSON, GARY R (D)  
214 CAPITAL ST  
YANKTON SD 57078

KETTERING, DON REVOCABLE TRUST (D)  
4201 WEST 11 ST  
YANKTON SD 57078

KRALICEK, CASEY (D)  
4402 WEST 8 ST  
YANKTON SD 57078

KULBEL, THERESA M REV TRUST (D)  
4111 WEST 11 ST  
YANKTON SD 57078

LAMMERS, MELVIN J (LE) (D)  
4504 HILLSIDE DR  
YANKTON SD 57078

LEWIS & CLARK MEAT LODGE LLC (D)  
48129 266 ST  
BRANDON SD 57005

LEWIS & CLARK STORAGE LLC (D)  
403 JAMES PL  
YANKTON SD 57078

MCALLISTER TD LLC (D)  
208 VIOLET DR  
YANKTON SD 57078

MINES, SCOTT (D)  
275 MARINA DELL AVE  
YANKTON SD 57078

NEU, JOHN (C)  
3706 KRISTI LN  
YANKTON SD 57078

ONETWENTY YANKTON LLC (D)  
226 SCOTTSWOOD RD  
RIVERSIDE IL 60546

PANNING, COLETTE R (D)  
88677 544 AVE  
BLOOMFIELD NE 68718

PAYER, WAYLON (D)  
4306 WEST 8 ST  
YANKTON SD 57078

PAYER, WAYLON J (D)  
4306 WEST 8 ST  
YANKTON SD 57078

ROESLER, MERLIN (D)  
109 CEDAR ST  
YANKTON SD 57078

SCHREMPP ENTERPRISES LLC (D)  
88307 562 AVE  
HARTINGTON NE 68739

SCHREMPP, BRENT J (D)  
4404 WEST 8 ST  
YANKTON SD 57078

SD DEPT OF TRANSPORTATION (D)  
700 EAST BROADWAY AVE  
PIERRE SD 57501

SHULL, JUDIE REVOCABLE TRUST (D)  
4409 HILLSIDE DR  
YANKTON SD 57078

TJ LAND INC (D)  
% MCALLISTER TD, LLC  
4002 WEST 8 ST  
YANKTON SD 57078

TL REAL ESTATE LLC (D)  
3220 WEST 57 ST STE 212  
SIOUX FALLS SD 57108

WIESE, RODNEY (D)  
PO BOX 428  
YANKTON SD 57078

WIESELER, DALE (D)  
4005 WEST 11 ST  
YANKTON SD 57078

YANKTON MOTORSPORTS INC (D)  
4306 WEST 8 ST  
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)  
1900 EAST 2 ST  
HARTFORD SD 57033



# YANKTON DAILY PRESS & DAKOTAN

www.yankton.net/classifieds

# CLASSIFIEDS

to place an ad call 605-665-7811 or email ads@yankton.net

**1101 Announcements Events**

2025 CITYWIDE RUMMAGE DATES

SPRING  
APRIL 25, 26 & 27

FALL  
AUGUST 22, 23 & 24

**1200 Cars**

\*All junk cars, pickups, vans, running or not WE BUY!

FREE PICKUP

McLean Auto Salvage  
402-360-0756

**1270 Utility Trailers**

For Sale: Road King 7 Ton 20 foot car hauler. Restored wheels, 5 new 14 ply tires. \$4,100.00 Call 605-660-7164.

**Read and Recycle**

**1335 Other Employment**

**1555 Dogs - Puppies**

**AKC MINIATURE POODLE**  
3-year old male poodle. Friendly, great with other dogs, loves people. Shots, dewormed, dewclaws, socialized. Non-shedding. 35lbs. Father of 3-litters. Tripp, SD 2200. 605-505-0007.

**PRESS & DAKOTAN Classifieds**

In Print & Online

319 Walnut St., Yankton  
605-665-7811  
www.yankton.net

**Job Announcement Bloomfield Community Schools Business Manager**

Due to a pending retirement, Bloomfield Community Schools are taking immediate applications for a Business Manager. Salary \$60,000+, Full Family Health Ins and NE Public Employees Retirement. Job details are available on the NDE Teach in NE website at:

<https://www.nebraskaeducationjobs.ne.gov/jobs/bloomfield-community-schools-business-manager-17/>

**Accounting Manager Needed**

John A. Conkling Distributing Company in Yankton is looking for an Accounting Manager. This full-time position will be responsible for leading and managing all aspects of our accounting operations, including inventory, accounts payable (AP), accounts receivable (AR), payroll and other responsibilities.

Qualified and interested candidates should submit their resume and cover letter outlining their education and experience to [heathlarson@midconetwork.com](mailto:heathlarson@midconetwork.com)

**John A. CONKLING DISTRIBUTING**

**Local restaurant is looking for**  
Serves: 11:30am to 5pm  
Tuesday through Friday  
Bartenders: 5pm-9pm Friday through Sunday. Send resume to [ar@yankton.net](mailto:ar@yankton.net)

**1435 Carpentry**

A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-8651.

For All of Your Carpentry

**1600 Other Real Estate**

**EQUAL HOUSING OPPORTUNITY**  
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B-Y Water District  
31039 428th Street  
Tabor, SD 57063

Stockwell Engineers, Inc.  
201 Walnut Street  
Yankton, SD 57078

Instructions to Bidders.  
For all further requirements regarding bid submission, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

**1705 Items \$100 or Less**

Single Roll-a-way bed on wheels. \$15.00. Encore 7' lighted christmas tree w/ stand. \$20.00 Call 605-661-9338.

**2010 Legal and Public Notices**

ADVERTISEMENT FOR BIDS  
B-Y Water District  
Tabor, SD 57063  
Segment 3 - Transmission Improvements

General Notice  
B-Y Water District (Owner) is requesting Bids for the construction of the following Project:

Segment 3 - Transmission Improvements  
Yankton, South Dakota  
SEINo. 24041

Bids for the construction of the Project will be received at the B-Y Water District located at 31039 428th Street, Tabor, SD 57063, until Monday, February 10th at 2:00 pm local time. At that time the Bids received will be publicly opened and read. No bids will be received after the specified hour and date, and Bids which are not prepared and filed in accordance with "Instructions to Bidders" may be rejected. The Project includes the following Work:

In general, the project consists of installing 3 miles of water transmission main, pressure reducing valves, a meter station, and six air release manholes on the north side of Yankton, SD. The following trade work is anticipated: traffic control; erosion control; installation of water main; trenchless construction; and an in-ground premanufactured structure for pressure reducing valves and a meter station with communications & electric service.

Bids are requested for the following Contract: Segment 3 - Transmission Improvements  
Owner anticipates that the Project's total bid price will be approximately \$5,000,000. The Project has an expected duration of 200 days.

Obtaining the Bidding Documents Information and Bidding Documents for the Project can be found at the following designated website: [www.stockwellengineers.com](http://www.stockwellengineers.com)

Bidding Documents may be downloaded from the designated website Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

Prospective Bidders may examine the Bidding Documents at the following locations on Monday through Friday between the hours of 8:00 am to 5:00 pm.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:30 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Wayne Payer is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Husions Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 4210 West 8th St. Yankton, South Dakota.

Published twice at the total approximate cost of \$39.75 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31 & February 7, 2025.

STATE OF SOUTH DAKOTA )  
COUNTY OF YANKTON )  
IN CIRCUIT COURT  
FIRST JUDICIAL CIRCUIT

**2010 Legal and Public Notices**

NOTICE OF INTENT TO FILE APPLICATION

B-Y Water District (B-Y) intends to file an application for federal financial assistance with the U. S. Department of Agriculture, Rural Development, Water and Environmental Program. The project includes installation of water lines to better serve its customers. The purpose of this notice is to inform citizens of the planned projects, and to allow interested individuals to comment on the project by attending a meeting of the Board of Directors on February 12, 2025, at 7:30 PM at the B-Y Water District office, 31039 428th Street, Tabor, SD or by contacting Terry Wootton, Manager at 605-46-3-2531

Published once at the total approximate cost of \$8.96 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31, 2025.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Steve Zimmerman is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7) of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:30 P.M. on the 11th day of February, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Wayne Payer is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Husions Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 4210 West 8th St. Yankton, South Dakota.

Published twice at the total approximate cost of \$39.75 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31 & February 7, 2025.

STATE OF SOUTH DAKOTA )  
COUNTY OF YANKTON )  
IN CIRCUIT COURT  
FIRST JUDICIAL CIRCUIT

**2010 Legal and Public Notices**

875-72 HWY 81  
Wausa, NE 68786  
(402) 640-4250

**of Barry Boeckman**  
Barry Boeckman  
101 Bird Dog Rd.  
Yankton, SD 57078  
(605) 665-7343

Jody Johnson  
Yankton County Clerk of Court  
410 Walnut St., Ste. 205  
Yankton, SD 57078  
(605) 668-3080

Sheila S. Woodward  
Marlow, Woodward & Huff, Prof. LLC  
PO Box 667  
Yankton, SD 57078-0667  
(605)665-5009

Published three times at the total approximate cost of \$68.63 and can be viewed free of charge at [www.sd-publicnotices.com](http://www.sd-publicnotices.com)

Published January 31, February 7 & 14, 2025.

STATE OF SOUTH DAKOTA )  
COUNTY OF YANKTON )  
IN CIRCUIT COURT  
FIRST JUDICIAL CIRCUIT

YANKTON COUNTY, STATE OF SOUTH DAKOTA, A Political Subdivision,

PLAINTIFF,

**CROSSWORD**  
By THOMAS JOSEPH

**ACROSS**

44 River of Mississippi  
45 Send a Dear John letter  
46 Theatrical

**DOWN**

1 Saloon bill  
2 Feasted  
3 Aldous Huxley book  
4 Sheet material  
5 Compass point  
6 "Nova" carrier  
7 Didn't stay on topic  
8 Aldous Huxley book  
9 Magnet end

**2010 Legal and Public Notices**

MERVIN H. EIDE AND NORMA J. EIDE, AS TRUSTEES OF THE EIDE FAMILY TRUST, JAY EIDE, JANICE GOEDEN AND ALL PERSONS UNKNOWN WHO HAVE OR CLAIM TO HAVE ANY INTEREST OR ESTATE IN, OR LIEN OR ENCUMBRANCE UPON THE PREMISES DESCRIBED IN THE COMPLAINT.

DEFENDANTS.

CIV. 24-259

SUMMONS

THE STATE OF SOUTH DAKOTA SENDS CREETINGS TO THE ABOVE-NAMED DEFENDANTS.

To all persons who have or claim have any interest or estate in, or lien or encumbrance upon the premises described herein. You, and each of you, are hereby summoned and requested to answer the Complaint of the Plaintiff, which was filed in the office of the Clerk of this Court in Yankton County, South Dakota, and which pays for a judgment to foreclose hereinafter described property, or in the alternative, quieting the title to and the determination of all adverse claims against the premises described in the Complaint as the case may be, situated in said county, described as follows, to-wit:

South One-fourth (S1/4) of Parcel G, as platted in Book 54, page 70A, 10.

**Yesterday's answer**

10 "Star Trek" Kenyan capital  
16 Go 30 Dict. entry  
18 Open 33 Gold unit  
19 Extra a bit 34 Jerry Herman musical  
21 A long amount 35 Frank Putz  
23 "Nuts!" 37 down  
24 Garr of "Tootsie" 39 D.C. baseballer  
25 Louver area 41 Marshy 42 Tofu base

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 12/27/2024

Applicant

Lacroix - PLAT

**District type:**  AG  R1-Low  R2-Moderate  R3-High  C-Comm.

LC – Lakeside Commercial  RT-Rural Transitional

Variance needed:

**Section 513 (4) – Existing Farmstead/Home**  Section 515  Section 705

Section 715  Section 805

Other 605

North Side/ Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

East Side / Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

South Side / Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

West Side / Yard lot line \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

**NOTE:**

A Replat of Lots 13C and 14A, Thon’s Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

Hereafter to be known as;

Lots 13D and 14B, Thon’s Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

CENTRAL TWP.

SECTION 4N

1 NEDVED, MARK 7

SECTION 4S

1 MARQUARDT, RALPH 8  
 2 BRANDT TRUST, MERLE ETAL 11  
 3 LIST TRUST, ROBERT 18  
 4 SWEDLUND, JERALD ETUX 14  
 5 HAMBERGER, BRIAN 8  
 6 SMITH, NATHAN ETUX 8

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONIA 10  
 2 VAN MAAREN, TODD ETUX 11  
 3 MASKA, LEANN 5  
 4 KOZAK, KARLEE 6  
 5 LOECKER, MARK ETUX 5  
 6 BLAHA, JON ETUX 5  
 7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLD PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13  
 2 ROBB, RUSSELL ETUX 7  
 3 LIVINGSTON, CARL ETUX 10  
 4 PHILIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6

2 HUGHES, SCOTT ETUX 13

SECTION 8S

1 FANTA, TIMOTHY ETUX 9

SECTION 9N

1 KILBURN, REX ETUX 7

2 GILMORE TRUST, HOWARD ETUX 17

SECTION 9S

1 ROKAHR, STEVEN 9

SECTION 10S

1 HEJNA, JAMIE 5

SECTION 11S

1 BILLION, ERIKA 12

2 HECKY TRUST, TERRANCE ETUX 11

3 AFFORDABLE SELF STORAGE LLC 8

SECTION 12N

1 MARQUARDT FAMILY LP 6

SECTION 13N

1 COTTON, JEFFREY ETUX 8

SECTION 14S

1 YANKTON MEDICAL CLINIC PC 12

SECTION 16N

1 ANSTINE, RODNEY ETUX 7

SECTION 17N

1 SCHENKEL, DARRELL ETUX 8

2 TACKE, WM ETUX 13

SECTION 18N

1 CAP LE, STANLEY ETAL 5

2 CAP, ROBERT ETUX 7

SECTION 19

1 SCHENKEL, DANIEL ETUX 7

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN 12

2 JOHNSON, MICHAEL ETUX 9

SECTION 21N

1 YANKTON PROTEIN LLC 12

2 KRALICEK, FRANK ETUX 5

SECTION 21S

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9

2 NELSON TRUST, FLOYD 12

SECTION 23N

1 POSPISIL, SCOTT ETAL 7

SECTION 24

1 MARTS, LUCAS ETUX 7

2 MARQUARDT, DOUG 13

3 KELLER, DALLAS ETUX 10

SECTION 25

1 SLOWEY TRUST 15

2 WOHL, TOBY ETAL 7

SECTION 26

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

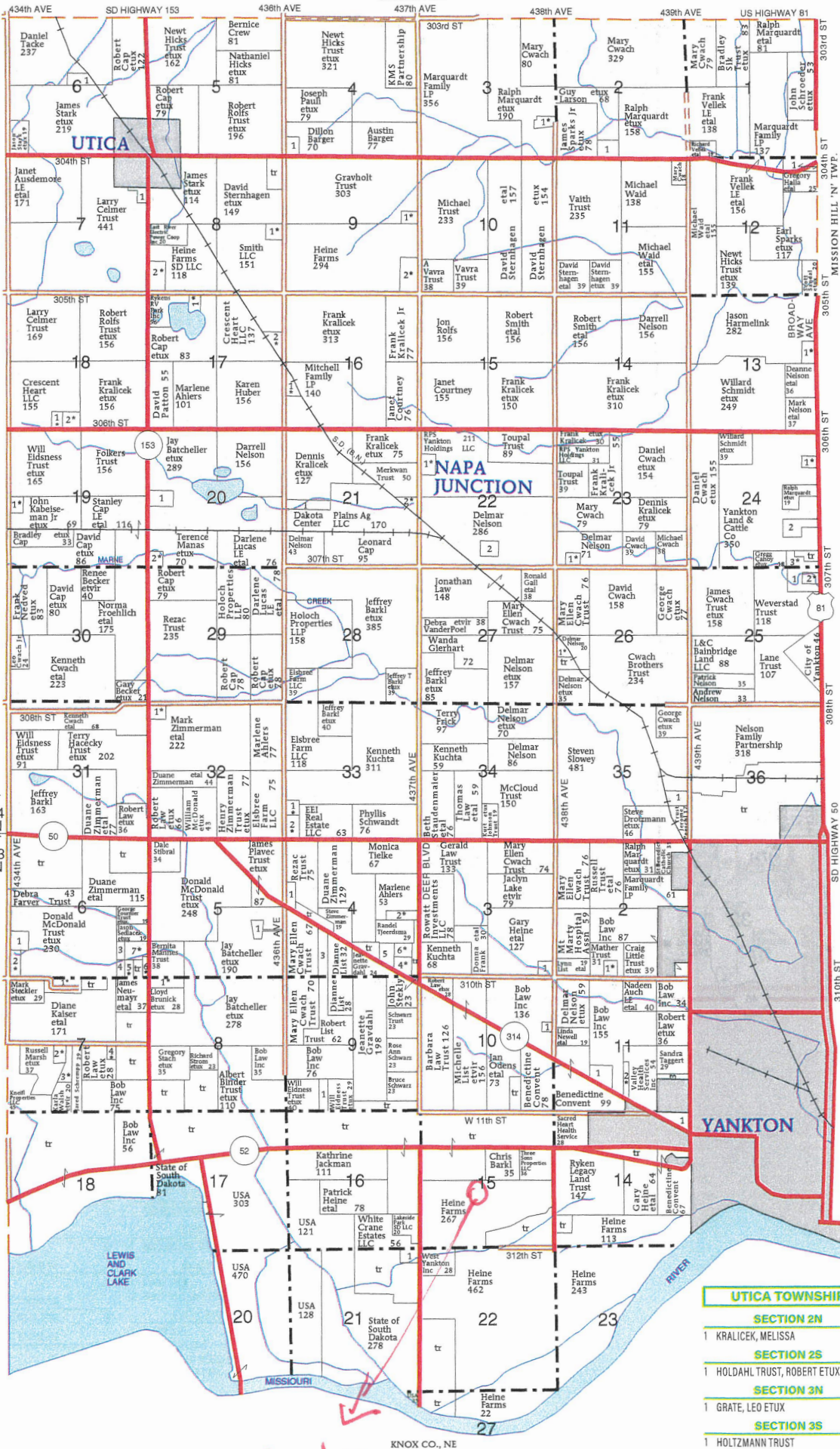
SECTION 33

1 DELOZIER, DARRIK ETAL 6

2 WADDELL, EDWARD ETUX 8

SECTION 35

1 YAGGIES INC 10



**UTICA TOWNSHIP**

**SECTION 2N**  
1 KRALICEK, MELISSA 11

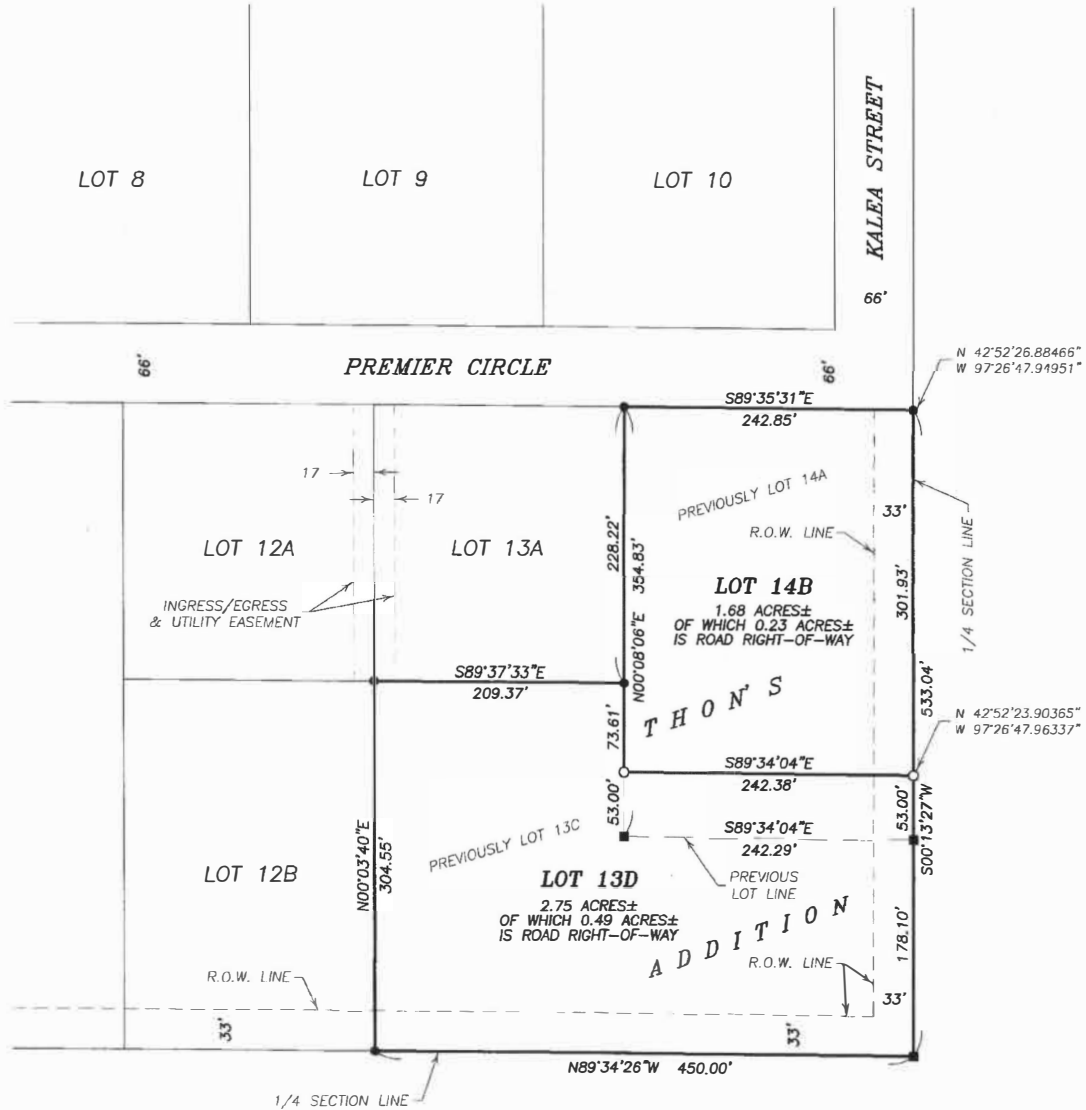
**SECTION 2S**  
1 HOLDAHL TRUST, ROBERT ETUX 5

**SECTION 3N**  
1 GRATE, LEO ETUX 11

**SECTION 3S**  
1 HOLTZMANN TRUST 7

A REPLAT OF LOTS 13C AND 14A, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS;

LOTS 13D AND 14B, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT RLS 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "KENNEDY LS 5350"

NOTE: BASIS OF BEARING BY GPS OBSERVATION

PREPARED BY: BRANDT LAND SURVEYING 1202 WILLOWDALE ROAD YANKTON, SD 57078 (605) 665-8455

A REPLAT OF LOTS 13C AND 14A, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS;

LOTS 13D AND 14B, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF LOTS 13C AND 14A, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

LOTS 13D AND 14B, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 18TH DAY OF DECEMBER, 2024.

*John L. Brandt*  
JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, MARLIN R. LACROIX, MEMBER OF YANKTON STORAGE, LLC, DO HEREBY CERTIFY THAT YANKTON STORAGE, LLC, IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT 13C, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 63.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MARLIN R. LACROIX, MEMBER  
YANKTON STORAGE, LLC

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARLIN R. LACROIX, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF YANKTON STORAGE, LLC, AND THAT HE AS MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, ANDREA FISCHER, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT 14A, THON'S ADDITION, IN THE SE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 63.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANDREA FISCHER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ANDREA FISCHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF YANKTON

I, FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FINANCE OFFICER, CITY OF YANKTON

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY AUDITOR

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

REGISTER OF DEEDS

# PLAT PERMIT

Longitude

**-97.4472945205181**

Latitude

**42.87311034919511**

Permit Number

**PLAT2422**

Parcel Number

**09.015.450.136**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**100cash**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**LAKE SIDE COMMERCIAL**

Size of the Current Parcel

**1**

Current Legal Description

**LT 13C THON'S ADDN SE4 NW4**

Applicant Name

**Marlin Lacroix**

Applicant Phone

**6056617862**

Applicant Address

**2202 Burleigh St Yankton, SD 57078**

Applicant Email Address

**jackbrandt@vyn,midco.net**

Name of the Surveyor / Engineer

**Jack Brandt**

Surveyor / Engineer Address

**1202 Willowdale Rd, Yankton**

Surveyor / Engineer Phone

**6056658455**

Surveyor / Engineer Email

**jackbrandt@vyn.midco.net**

Surveyor / Engineer Contact Person

**Jack Brandt**

Owner Name

**Marlin Lacroix**

Owner Phone

**6056617862**

Owner Address

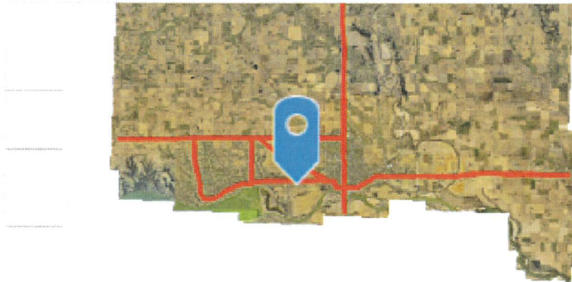
**2202 Burleigh St Yankton, SD 57078**

Owner Email Address

**jackbrandt@vyn.midco.net**

Location of Property

**Lat: 42.87311 Lon: -97.447295**



Powered by Esri

Section Township Range

**15-93-56**

Tract or Lot Number

**13D 14B**

Number of Acres Being Platted

**1**

Addition Name

**Thon's addition**

How is the Property Currently Being Used

**Lakeside commercial**

How Will the Property Be Used

**Lakeside commercial**

Is this Property an Existing Farmstead

**No**

If a Farmstead, How Many Acres Surround it

**0**

Has the Plat Been Approved By the City of Yankton

**Yes**

Is Owner Signature Notarized

**Yes**

Do you have Signatures and Approval from the Road Authority

**Yes**

Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

**PDF** [PLAT-.pdf](#)  
149.1KB



Applicant Signature

A handwritten signature in black ink, appearing to read "M. J. Turner".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "D. J. Smith".

OwnerSignature-.jpg

Date of Application Submission

**Dec 27, 2024**

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 1/16/2025

Applicant

Grotenhuis - PLAT

**District type:**  AG  R1-Low  R2-Moderate  R3-High  C-Comm.

LC – Lakeside Commercial  RT-Rural Transitional  City ETJ

Variance needed:

**Section 513 (4) – Existing Farmstead/Home**  Section 515  Section 705

Section 715  Section 805

Other 605

North Side/ Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

East Side / Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

South Side / Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

West Side / Yard lot line \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

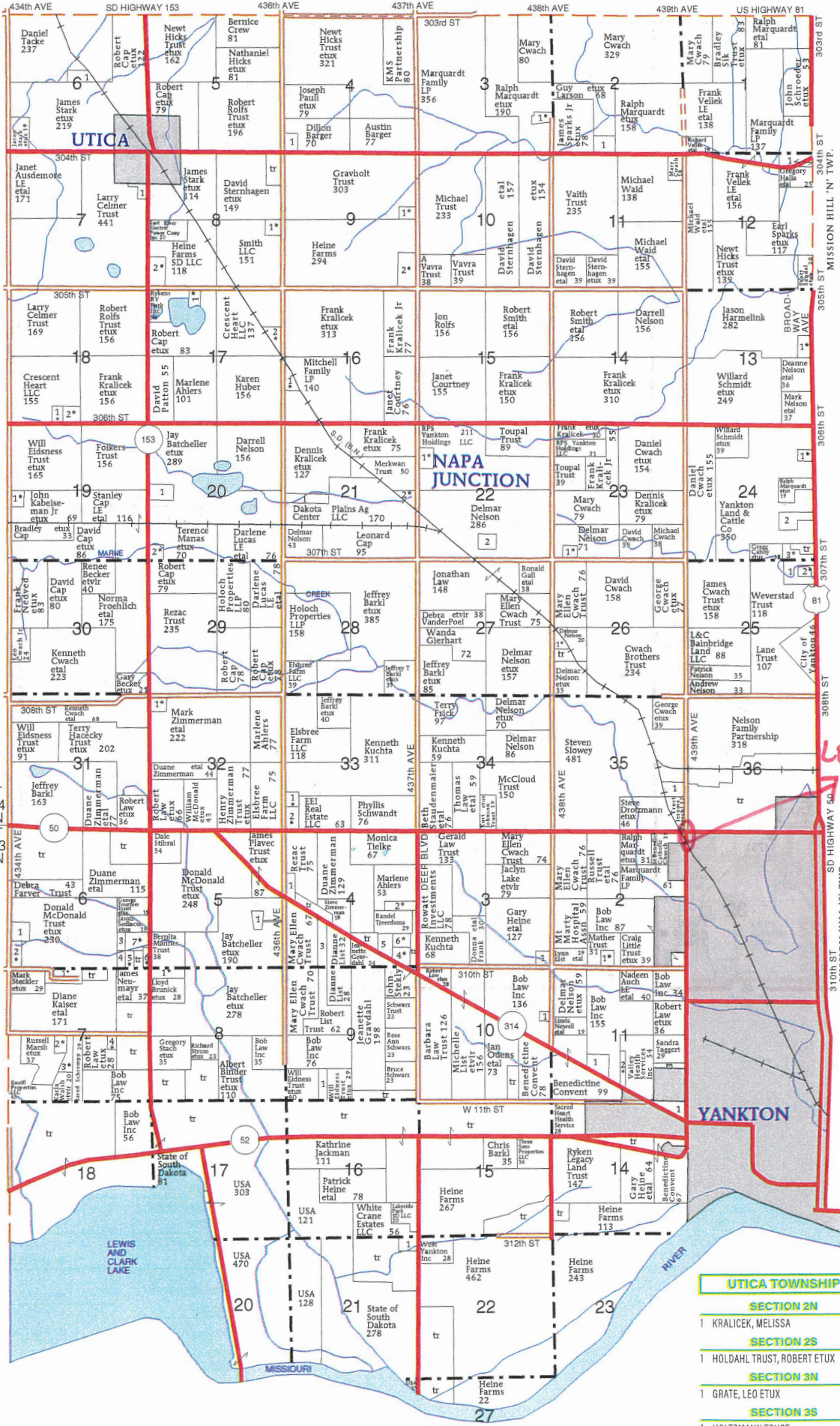
Affects Section:

**NOTE:**

Plat of Lots 1, 1A, 2, 3, 3A and 4, JTG Addition, in the NE1/4 of the NE1/4 of Section 2, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

(Landowners)

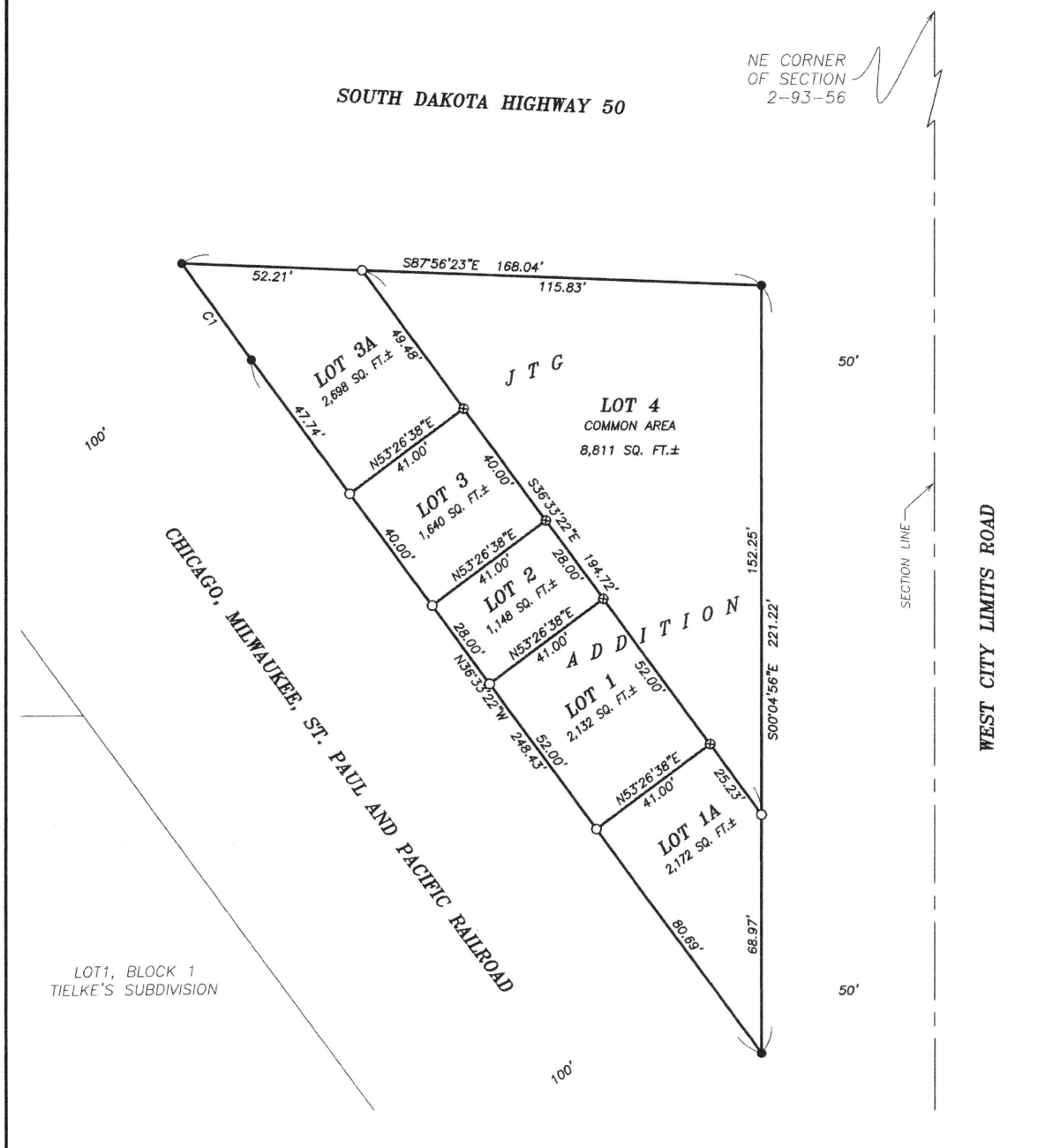
CENTRAL TWP.



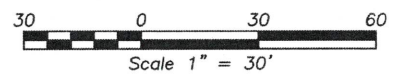
SECTION 4N	1	NEDVED, MARK	7
<b>SECTION 4S</b>	1	MARQUARDT, RALPH	8
	2	BRANDT TRUST, MERLE ETAL	11
	3	LIST TRUST, ROBERT	18
	4	SWEDLUND, JERALD ETUX	14
	5	HAMBERGER, BRIAN	8
	6	SMITH, NATHAN ETUX	8
<b>SECTION 5S</b>	1	BATCHELLER, JAY	8
<b>SECTION 6N</b>	1	TOWN OF UTICA	6
<b>SECTION 6S</b>	1	GILMORE, TONIA	10
	2	VAN MAANEN, TODD ETUX	11
	3	MASKA, LEANN	5
	4	KOZAK, KARLEE	6
	5	LOCKER, MARK ETUX	5
	6	BLAHA, JON ETUX	5
	7	HILL, EDWIN ETUX	12
<b>SECTION 7N</b>	1	BOLD PURSUITS LLC	10
<b>SECTION 7S</b>	1	GUITRON, MARIA ETAL	13
	2	ROBB, RUSSELL ETUX	7
	3	LIVINGSTON, CARL ETUX	10
	4	PHILIPS, TIMOTHY ETUX	5
<b>SECTION 8N</b>	1	CHRISTIANSON, DAVID ETUX	6
	2	HUGHES, SCOTT ETUX	13
<b>SECTION 8S</b>	1	FANTA, TIMOTHY ETUX	9
<b>SECTION 9N</b>	1	KILBURN, REX ETUX	7
	2	GILMORE TRUST, HOWARD ETUX	17
<b>SECTION 9S</b>	1	ROKAHR, STEVEN	9
<b>SECTION 10S</b>	1	HEJNA, JAMIE	5
<b>SECTION 11S</b>	1	BILLION, ERIKA	12
	2	HECKY TRUST, TERRANCE ETUX	11
	3	AFFORDABLE SELF STORAGE LLC	8
<b>SECTION 12N</b>	1	MARQUARDT FAMILY LP	6
<b>SECTION 13N</b>	1	COTTON, JEFFREY ETUX	8
<b>SECTION 14S</b>	1	YANKTON MEDICAL CLINIC PC	12
<b>SECTION 16N</b>	1	ANSTINE, RODNEY ETUX	7
<b>SECTION 17N</b>	1	SCHENKEL, DARRELL ETUX	8
	2	TACKE, WM ETUX	13
<b>SECTION 18N</b>	1	CAP LE, STANLEY ETAL	5
	2	CAP, ROBERT ETUX	7
<b>SECTION 19</b>	1	SCHENKEL, DANIEL ETUX	7
<b>SECTION 20N</b>	1	YANKTON CO SHARPSHOOTERS ASSN	12
	2	JOHNSON, MICHAEL ETUX	9
<b>SECTION 21N</b>	1	YANKTON PROTEIN LLC	12
	2	KRALICEK, FRANK ETUX	5
<b>SECTION 21S</b>	1	WHITE CRANE ESTATES LLC	8
<b>SECTION 22N</b>	1	TAGGART, WILLIAM ETUX	9
	2	NELSON TRUST, FLOYD	12
<b>SECTION 23N</b>	1	POSPISHIL, SCOTT ETAL	7
<b>SECTION 24</b>	1	MARTS, LUCAS ETUX	7
	2	MARQUARDT, DOUG	13
	3	KELLER, DALLAS ETUX	10
<b>SECTION 25</b>	1	SLOWY TRUST	15
	2	WOEHL, TOBY ETAL	7
<b>SECTION 26</b>	1	BARNES, DAVID ETUX	7
<b>SECTION 32</b>	1	ZIMMERMAN TRUST, HENRY ETAL	12
<b>SECTION 33</b>	1	DELOZIER, DARRIK ETAL	6
	2	WADDELL, EDWARD ETUX	8
<b>SECTION 35</b>	1	YAGGIES INC	10
<b>UTICA TOWNSHIP</b>			
<b>SECTION 2N</b>	1	KRALICEK, MELISSA	11
<b>SECTION 2S</b>	1	HOLDAHL TRUST, ROBERT ETUX	5
<b>SECTION 3N</b>	1	GRATE, LEO ETUX	11
<b>SECTION 3S</b>	1	HOLTZMANN TRUST	7

Location

PLAT OF LOTS 1, 1A, 2, 3, 3A AND 4, JTG ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2864.79'	34.33'	0°41'12"	S36°12'47"E	34.33'

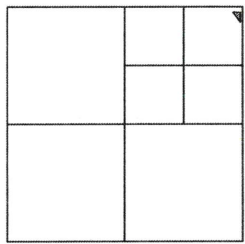


**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- ⊗ CALCULATED CORNER AT FRONT FACE OF BUILDING

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

PREPARED BY:  
BRANDT LAND SURVEYING  
1202 WILLOWDALE ROAD  
YANKTON, SD 57078  
(605) 665-8455



LOCATION (N.T.S.)  
SECTION 2-93-56

PLAT OF LOTS 1, 1A, 2, 3, 3A AND 4, JTG ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOTS 1, 1A, 2, 3, 3A AND 4, JTG ADDITION, IN THE NE1/4 OF THE NE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 9TH DAY OF DECEMBER, 2024.



JOHN L. BRANDT REG. NO. 5349

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, AT THE REGULAR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY AUDITOR

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLANNING COMMISSION

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO WEST CITY LIMITS ROAD IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS 10th DAY OF January, 2025.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF YANKTON

I, FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS 10th DAY OF January, 2025.

FINANCE OFFICER, CITY OF YANKTON



COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE 13 DAY OF January, 2025, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

REGISTER OF DEEDS

# PLAT PERMIT

Longitude

**-97.41764001764952**

Latitude

**42.90829402505659**

Permit Number

**PLAT2523**

Parcel Number

**78.990.002.015**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**00638842**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**City ETJ**

Size of the Current Parcel

**1**

Current Legal Description

**TRIANGULAR PARCEL NE/RR ROW NE4 NE4**

Applicant Name

**James grotenhuis**

Applicant Phone

**6056658455**

Applicant Address

**2409 Burleigh St., Yankton**

Applicant Email Address

**jackbrandt@vyn.midco.net**

Name of the Surveyor / Engineer

**Brandt Land Surveying**

Surveyor / Engineer Address

**1202 Willowdale Rd., Yankton**

Surveyor / Engineer Phone

**6056658455**

Surveyor / Engineer Email

**jackbrandt@vyn.midco.net**

Surveyor / Engineer Contact Person

**Jack Brandt**

Owner Name

**James grotenhuis**

Owner Phone

**6056658455**

Owner Address

**2409 Burleigh St., Yankton**

Owner Email Address

**jackbrandt@vyn.midco.net**

Location of Property

**Lat: 42.908294 Lon: -97.41764**



Powered by Esri

Section Township Range

**2-93-56**

Tract or Lot Number

**1, 1A, 2, 3, 3A, 4**

Number of Acres Being Platted

**1**

Addition Name

**JTG Addition**



How is the Property Currently Being Used

**City ETJ**

How Will the Property Be Used

**City ETJ**

Is this Property an Existing Farmstead

**No**

If a Farmstead, How Many Acres Surround it

**0**

Has the Plat Been Approved By the City of Yankton

**Yes**

Is Owner Signature Notarized

**Yes**

Do you have Signatures and Approval from the Road Authority

**Yes**

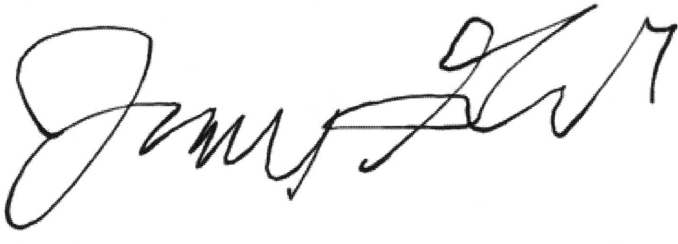
Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

**PDF** PLAT-.pdf  
1.6MB

Applicant Signature

A handwritten signature in black ink, appearing to read "James". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "James". The signature is simpler and more direct than the applicant's, with a clear "J" and "ames" following.

OwnerSignature-.jpg

Date of Application Submission

**Jan 16, 2025**

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 1/23/2025

Applicant

Becker - PLAT

District type:  AG  R1-Low  R2-Moderate  R3-High  C-Comm.

LC – Lakeside Commercial  RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home  Section 515  Section 705

Section 715  Section 805

Other 605

North Side/ Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

East Side / Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

South Side / Yard lot line: \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

West Side / Yard lot line \_\_\_\_ feet or no closer than \_\_\_\_ feet to the \_\_\_\_ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

**NOTE:**

A replat of Tract 1, Becker's Addition, in the NE1/4 of Section 9, T95N, R56W of the 5<sup>th</sup> P.M.,  
Yankton County, South Dakota,

Hereafter to be known as;

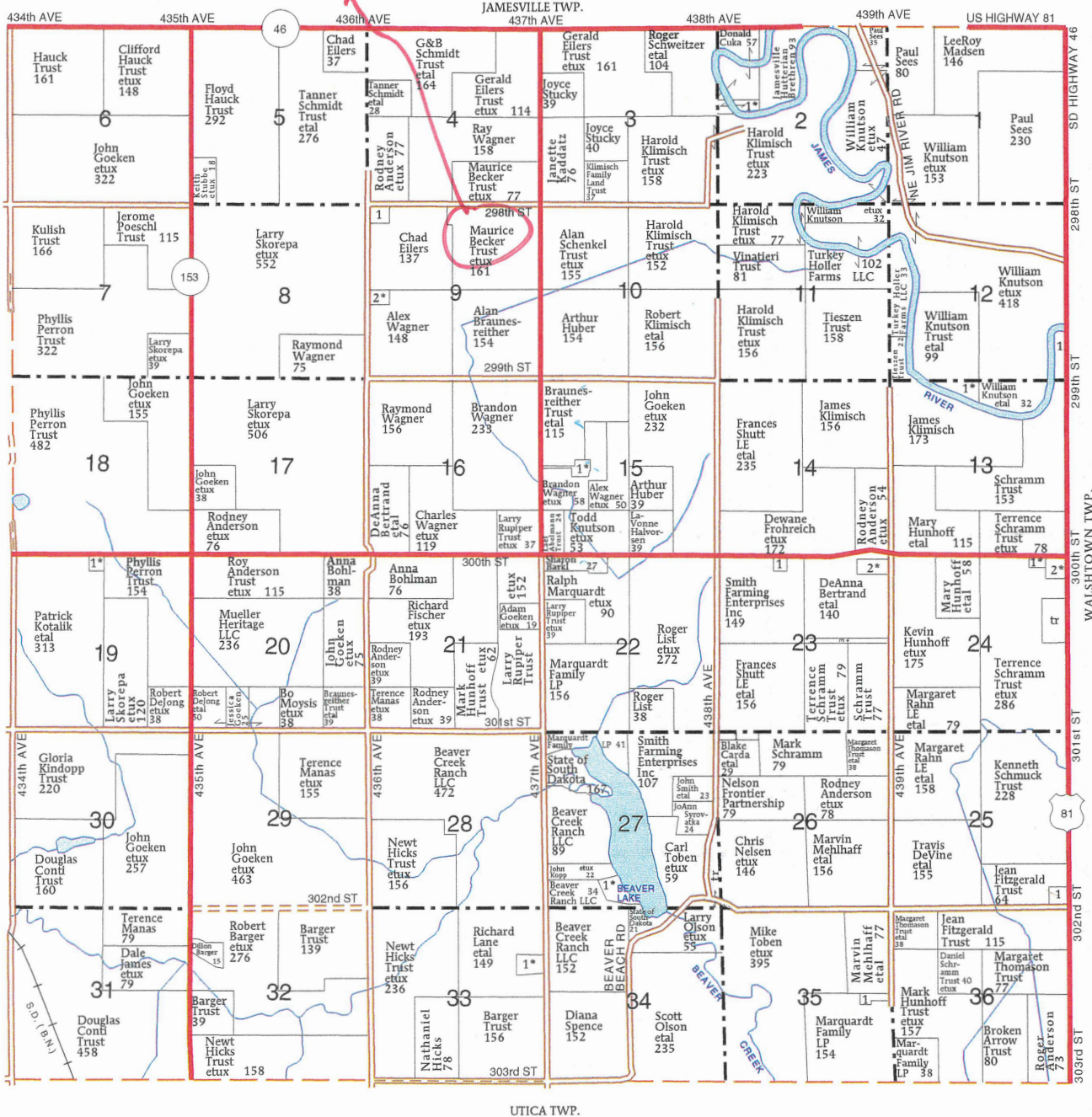
Tract 2, Becker's Addition, in the NE1/4 of Section 9, T95N, R56W of the 5<sup>th</sup> P.M., Yankton  
County, South Dakota,

T-95-N

# CENTRAL PLAT

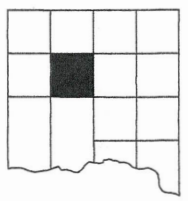
R-56-W

(Landowners)

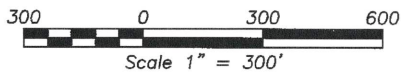
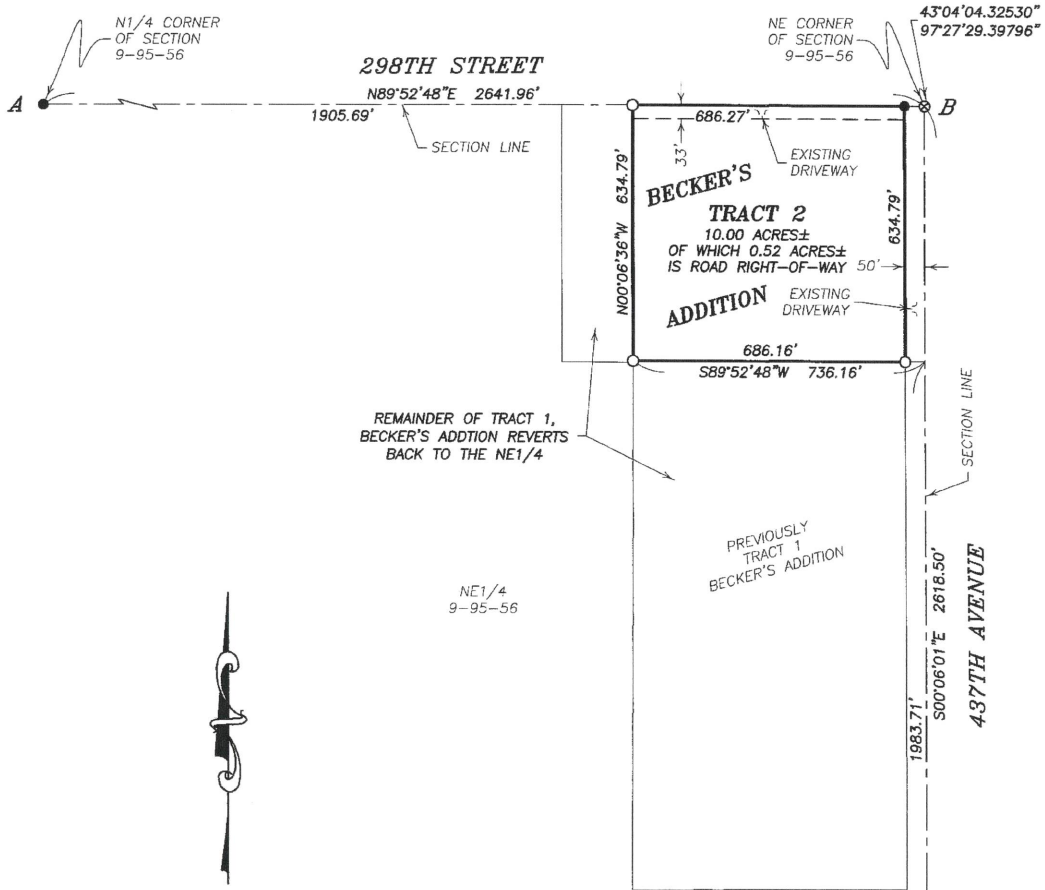


CENTRAL TOWNSHIP	
<b>SECTION 2</b>	
1 SCHWEITZER, ROGER ETAL	9
<b>SECTION 9</b>	
1 BECKER-JERRED, DAWN	11
2 WAGNER, RAYMOND ETAL	8
<b>SECTION 12</b>	
1 STATE OF SOUTH DAKOTA	6
<b>SECTION 13</b>	
1 KNUTSON TRUST, WILLIAM ETUX	15
<b>SECTION 15</b>	
1 KLIMISCH, DANIEL ETUX	10
<b>SECTION 19</b>	
1 KOTALIK, STEVEN ETUX	5
<b>SECTION 23</b>	
1 THALKEN, SAMUEL	6
2 HUNHOFF, TROY ETUX	11
3 SCHRAMM TRUST	5

<b>SECTION 24</b>	
1 GINSBACH, CHARLES ETUX	5
2 HEIRIGS, MARK ETUX	10
<b>SECTION 25</b>	
1 KERR, JAMES	8
<b>SECTION 26</b>	
1 LAVELLE, JASON	10
<b>SECTION 27</b>	
1 LIST, ROGER ETUX	18
<b>SECTION 33</b>	
1 KORTAN, DOUGLAS ETUX	9
<b>SECTION 35</b>	
1 JORGENSEN, TYLER	6



A REPLAT OF TRACT 1, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS;  
 TRACT 2, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



**LEGEND**

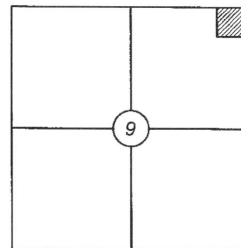
- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- ⊗ FOUND MAG NAIL

NOTE:  
 BASIS OF BEARING  
 BY GPS OBSERVATION

PREPARED BY:  
 BRANDT LAND SURVEYING  
 1202 WILLOWDALE ROAD  
 YANKTON, SD 57078  
 (605) 665-8455

**CORNER REFERENCE TIES**

- A. NORTH 1/4 CORNER OF SEC. 9, T95N, R56W
  1. 39.03' NE TO A NAIL & WASHER IN A BRACE POST.
  2. 41.15' SE TO A NAIL & WASHER IN A GATE POST.
  3. 33.14' S TO A NAIL & WASHER IN A GATE POST.
- B. NORTHEAST CORNER OF SEC. 9, T95N, R56W
  1. 59.31' SE TO A NAIL & WASHER IN A CORNER POST.
  2. 64.76' SW TO A NAIL & WASHER IN A CORNER POST.
  3. 93.83' WNW TO A NAIL & WASHER IN A GATE POST.
- C. EAST 1/4 CORNER OF SEC. 9, T95N, R56W
  1. 49.54' W TO A NAIL & SHINER IN A CORNER POST.
  2. 51.32' E TO A NAIL & SHINER IN A CORNER POST.
  3. 52.72' ENE TO A NAIL & SHINER IN A BRACE POST.



LOCATION (N.T.S.)  
 9-95-56

A REPLAT OF TRACT 1, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS;  
TRACT 2, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND REPLAT OF TRACT 1, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

TRACT 2, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 23RD DAY OF JANUARY, 2025.



JOHN L. BRANDT REG. NO. 5349

ZONING ADMINISTRATOR'S CERTIFICATE

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF HUTCHINSON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT AND HAS BEEN APPROVED.

\_\_\_\_\_  
ZONING ADMINISTRATOR

COUNTY AUDITOR CERTIFICATE

I, THE UNDERSIGNED, COUNTY AUDITOR OF HUTCHINSON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT, INCLUDING THE SIGNATURE THEREON.

\_\_\_\_\_  
COUNTY AUDITOR

OWNER'S CERTIFICATE

I, DOYLE BECKER, CO-TRUSTEE OF THE MAURICE F. BECKER AND CAROL ANN BECKER REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 11TH, 2012, DO HEREBY CERTIFY THAT THE MAURICE F. BECKER AND CAROL ANN BECKER REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 11TH, 2012, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES TRACT 1, BECKER'S ADDITION, IN THE NE1/4 OF SECTION 9, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 465.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DOYLE BECKER  
CO-TRUSTEE, MAURICE F. BECKER AND CAROL ANN  
BECKER REVOCABLE LIVING TRUST AGREEMENT  
DATED APRIL 11TH, 2012

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DOYLE BECKER, WHO ACKNOWLEDGED HIMSELF TO BE CO-TRUSTEE OF THE MAURICE F. BECKER AND CAROL ANN BECKER REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 11TH, 2012, AND THAT HE AS CO-TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 298TH STREET AND 437TH AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

\_\_\_\_\_  
HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAVE BEEN PAID IN FULL.

\_\_\_\_\_  
COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M., AND RECORDED IN BOOK \_\_\_\_\_ OF  
PLATS ON PAGE \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS

# PLAT PERMIT

Longitude

**-97.4602549368287**

Latitude

**43.06710107270295**

Permit Number

**PLAT2524**

Parcel Number

**11.009.125.100**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**30165**

Application Accepted By

**Bill Conkling**

Site Plan Checked By

**Gary Vetter**

Is location in floodplain?

**No**

Existing Zoning

**AGRICULTURE**

Size of the Current Parcel

**32**

Current Legal Description

**TR 1 BECKER'S ADDN**

Applicant Name

**Maurice Becker Trust**

Applicant Phone

**6056658455**

Applicant Address

**2409 Burleigh St., Yankton**

Applicant Email Address

**jackbrandt@vyn.midco.net**

Name of the Surveyor / Engineer

**Brandt Land Surveying**

Surveyor / Engineer Address

**1202 Willowdale Rd, Yankton**

Surveyor / Engineer Phone

**6056658455**

Surveyor / Engineer Email

**jackbrandt@vyn.midco.net**



Surveyor / Engineer Contact Person

**Jack Brandt**

Owner Name

**Maurice Becker Trust**

Owner Phone

**6056658455**

Owner Address

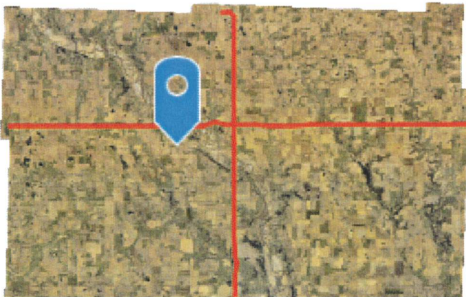
**2409 Burleigh St., Yankton**

Owner Email Address

**jackbrandt@vyn.midco.net**

Location of Property

**Lat: 43.067101 Lon: -97.460255**



Powered by Esri

Section Township Range

**9-95-56**

Tract or Lot Number

**Tract 2**

Number of Acres Being Platted

**10**

Addition Name

**Becker's**

How is the Property Currently Being Used

**AG**

How Will the Property Be Used

**AG**

Is this Property an Existing Farmstead

**Yes**

If a Farmstead, How Many Acres Surround it

**10**

Has the Plat Been Approved By the City of Yankton

**No**

Is Owner Signature Notarized

**Yes**

Do you have Signatures and Approval from the Road Authority

**Yes**

Do you have the County Treasurer's Signature

**Yes**

Insert Plat Here

**PDF** [Maurice Becker Trust plat.pdf](#)  
129.6KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Jim Reed". The signature is written in a cursive style with a large initial "J" and "R".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be a stylized name or initials. The signature is written in a cursive style with a large initial "S" and "u".

OwnerSignature-.jpg

Date of Application Submission

**Jan 23, 2025**