

June 13, 2023

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Cathy Weiss
- Don Kettering

- Dennis Michael
- 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.**

**Bornitz – Rezone**

Applicant is requesting to rezone six lots in a Rural Transition District to a Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 section 2003. Said properties are legally described as Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of 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 – **(Utica South)**

**7:10 P.M.**

**Kozak – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, as platted in Book S20, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 West 8<sup>th</sup> St, Yankton, South Dakota – **(Utica South)**

**7:15 P.M.**

**Mace – Conditional Use Permit**

Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Yankton County, South Dakota, as per plats recorded in Book S20, page 413. – **(Utica South)**

**7:20 P.M.**

**Plats**

**Olivier** - Plat of Lot 11 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota – **(Utica South)**

**Olivier** - A Replat of Lot 16, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota,  
Hereafter to be known as:

lot 16A, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota – **(Utica South)**

**Kolberg** - Plat of Tracts 1 and 2, Kolberg's Addition, in the E1/2 of the SW1/4 and in the SE1/4 of Section 5, T93N, R54W of the 5th P.M., Yankton County, South Dakota. – **(Gayville)**

**White Crane Estates** - Plat of Lots 17, 18, 19, 77, 78, and 79, Crestview Homes Subdivision, in the NE1/4 of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota – **(Utica South)**

**LL Cwach LLC** – Plat of Tract 1, L and L Cwach Addition, in the SE1/4 of the NE1/4 of Section 30, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota – **(Utica North)**

**DLK&M, LLC** - Plat of Tract 1, Kronaizl Addition, in the NW1/4 of Section 1, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota – **(Ziskov South)**

**Yankton Thrive** - Plat of tracts 2, 3, and 4 of Law Addition in the N1/2 of the SE1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., City and County of Yankton, South Dakota  
Containing 1,222,443 SQ. FT (28.06 Acres) More or less **(City ETJ)**

**7:25 P.M.**

**Discussion regarding Building Height, Small Acre Lots, and Solar Farms**

**7:30 P.M.**

**Public Comment**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 5/9/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

CALL:

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

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

APPROVAL OF AGENDA: MOTION BY: Michael SECOND BY: Loest

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

**Nelson requested to add discussion of solar farms to agenda – approved as part of agenda**

AGENDA ITEM: **Hines Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 16’ sidewalls. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota (Ziskov South)

COMMENTS: **Jason Larson – Morton Buildings (for applicant)**

MOTION: **Approve as presented  
Passed 7-0**

APPROVAL: MOTION BY: Kettering SECOND BY: loest

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Hines Plat**

ADDRESS/LEGAL: Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE ¼ of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. (Portions of Lot B-36, the South 108 Feet of Lot B-37, Lot B-42, Lot B-43 and the South 30 Feet of Lot B-41 which borders and is adjacent only to the North Line of Lot B-43, Far View Heights, located in Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota recorded in Book S3 of Plats on Page 100) Containing 2.37 Acres more or less. (Ziskov South)

COMMENTS: None

MOTION: **Approve as presented**  
**Passed 7-0**

APPROVAL: MOTION BY: Loest SECOND BY: Michael  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **PFJ, LLC Plat**

ADDRESS/LEGAL: Plat of Tract 1, Meadowlook Addition, in the SE 1/4 of the SW1/4 of Section 33, T95N, R57W of the 5th P.M., Yankton County, South Dakota (Lesterville)

COMMENTS: None

MOTION: **Approve as presented**  
**Passed 7-0**

APPROVAL: MOTION BY: Michael SECOND BY: Nelson  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Ledbetter Plat**

ADDRESS/LEGAL: Plat of Lot 13, Block 5, Oak Hills Addition NO.2, in the SE1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota (Formerly known as Lots 1, 2, and 11, Block 5, Oak Hills Addition NO.2 in the Se1/4 of the SW1/4 of Section 13, Township 93 North, Range 57 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota recorded in Book S4 of Plats on Page 6A) Containing 0.60 Acres more or less. (Ziskov South)

COMMENTS: None

MOTION: **Approve as presented**  
**Passed 7-0**

APPROVAL: MOTION BY: Kettering SECOND BY: Loest  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Pechous Plat**  
ADDRESS/LEGAL: Plat of Tract 1 of Pechous Addition in Lot 2 of the SW1/4 of Section 18, Township 94 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota. Containing 871,191 SQ. FT. (20.00 Acres) More or less (Ziskov North)  
COMMENTS: None

MOTION: **Approve as presented  
Passed 7-0**

APPROVAL: MOTION BY: Michael SECOND BY: Loest  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Discussion of solar farms**  
ADDRESS/LEGAL:  
COMMENTS:

MOTION: **No action taken**

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Public Comment**  
ADDRESS/LEGAL:  
COMMENTS: None

MOTION: **Adjourn  
Passed 7-0**

APPROVAL: MOTION BY: Michael SECOND BY: Loest  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM:  
ADDRESS/LEGAL:

COMMENTS:

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

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

APPROVAL:

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

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

PLANNING:

BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

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

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

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

APPROVAL:

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

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

PLANNING:

BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

Applicant

**Bornitz– Rezone**

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

LC – Lakeside Commercial  RT-Rural Transitional

Variance needed:

Section 513  Section 607  Section 705  Section 1709  Section 1723

Section 1809

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**NOTE:**

Applicant is requesting to rezone six lots in a Rural Transition District to a Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 section 2003. Said properties are legally described as Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of 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

PC: Article 18 Section 1809

CC: Article 18 Section 2003

**Planning Commission date:** 6/13/2023

**Time:** 7:05 PM

**Board of Adjustment date:**

**Time:**



### Yankton County

       Variance             Conditional Use        X   Rezoning

Owner: Connie J. Bornitz

Owners Address: 400 Marina Dell Ave.

Owners Phone: 605-553-6908

Applicants Name, if different from

Owner: Connie J. Bornitz

Applicants

Address: 400 Marina Dell Ave.

Job Address: TBD

Legal: LT 1 VALLEY WEST ADDN

Section, Township, Range: 4-93-56

Zoning Classification: RT

Affected Zoning Ordinance: 1809 2003 1809 2003

Reason for Request: Rezzone parcels 09.004.300.310, 09.004.300.320, 09.004.300.330, 09.004.300.340, 09.004.300.350, and 09.004.300.360 to Moderate

List Specific Hardships: \_\_\_\_\_

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 06/13/2023 7:05 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): \_\_\_\_\_

Application Fee: \$450.00 Check #: 1107 Receipt #: \_\_\_\_\_

*Connie Bornitz*

Signature: Connie J. Bornitz

Date: 05/14/2023

# Site Map



Parcel Number: 09.004.300.310

Site Description: The lot is currently used as a house and single family residence

**UTICA TOWNSHIP**

**SECTION 1N**

1. Siebrandt, Jacob etux 5

**SECTION 2N**

1. Kralicek, Melissa 11

**SECTION 2S**

1. Holdahl, Robert etux 5

**SECTION 3N**

1. Grate, Leo etux 11

**SECTION 3S**

1. Holtzmann Family Trust 7

**SECTION 4N**

1. Nedved, Mark 7

**SECTION 4S**

1. Larson, Robert 8

2. Brandt Trust, Merle etal 11

3. Zimmerman, Steve 20

4. List Trust, Robert 18

**SECTION 5S**

1. Batcheller, Jay 8

**SECTION 6N**

1. Town of Utica 6

**SECTION 6S**

1. Maska, Leann 5

2. Olivier, Curtis etux 6

3. Loecker, Mark etux 5

4. Blaha, Jon etux 5

**SECTION 7N**

1. Anthony, Craig etux 10

**SECTION 7S**

1. Phillips, Timothy etux 5

**SECTION 8N**

1. Christianson, David etux 6

2. Hughes, Scott etux 13

**SECTION 8S**

1. Fanta, Timothy etux 9

**SECTION 9S**

1. Rokahr, Steven 9

**SECTION 11S**

1. Heceky Trust, Terrance etux 11

2. 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. Kralicek, Frank etux 5

**SECTION 21S**

1. White Crane Estates LLC 18

**SECTION 22N**

1. Taggart, William etux 9

**SECTION 24**

1. Marquardt, Doug 13

2. Keller, Dallas etux 10

**SECTION 26**

1. Barnes, David etux 7

**SECTION 37**

1. Zimmerman Trust, Henry etal 12

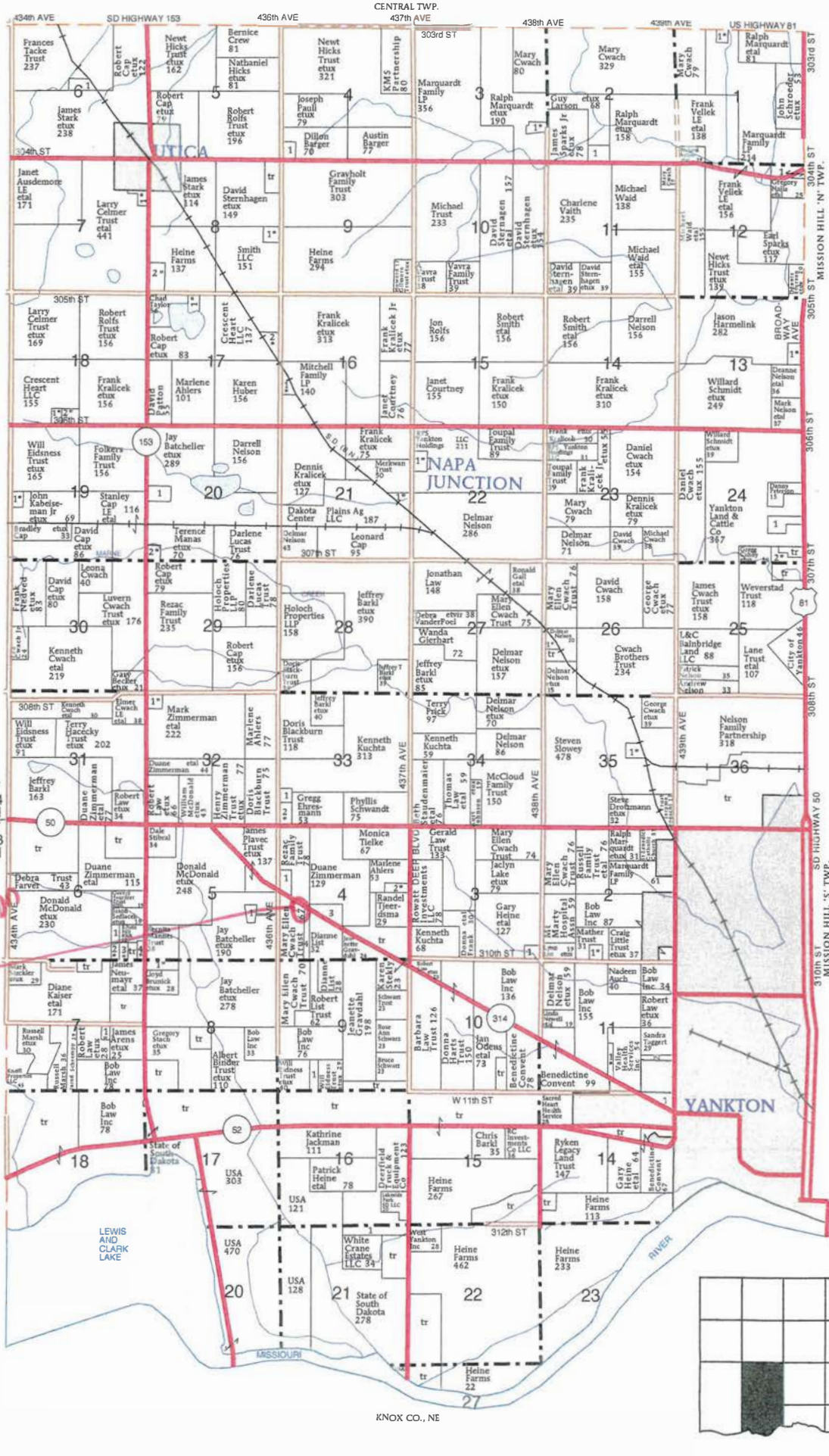
**SECTION 33**

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

**SECTION 35**

1. Slowey, Steven etux 14



Location

**FINDINGS OF FACT – REZONE**

**Bornitz– REZ-2023-91**

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state:  a. Special conditions and circumstances exist which require the land to be rezoned;  b. The special conditions and circumstances do not result from the actions of the applicant; and  c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area.	
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include:  a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone;	
b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;	
c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and	

<p>d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.</p>	
<p>6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.</p>	
<p>7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with:</p> <ul style="list-style-type: none"> <li>a. The Comprehensive Plan;</li> <li>b. Specific rules governing land uses;</li> <li>c. Zoning district regulations; and</li> <li>d. Satisfactory provision and arrangement has been made concerning the following, where applicable:</li> </ul>	
<ul style="list-style-type: none"> <li>1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations;</li> <li>2. Ingress and egress to property and 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;</li> <li>3. 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 amendment or rezone on adjoining properties and properties generally in the district;</li> <li>4. Refuse and service areas, with particular reference to the items in (A) and (B) above;</li> <li>5. Utilities, with reference to locations, availability,</li> </ul>	

<p>and compatibility;</p> <ol style="list-style-type: none"> <li>6. Screening and buffering with reference to type, dimensions, and character;</li> <li>7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;</li> <li>8. Required yards and other open spaces; and</li> <li>9. General compatibility with adjacent properties and other property in the district.</li> </ol>	
<ol style="list-style-type: none"> <li>8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.</li> </ol>	

**VERIFICATION OF APPROVAL  
YANKTON COUNTY, SOUTH DAKOTA**

I Jack Cwoach date this 25<sup>th</sup> day of May, 2023 am aware of the proposed Variance/CUP/Rezone being proposed by Connie Bornitz-Greckel at the property legally described as Lots one through six, Valley West Addition in the NW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 4, Township 93, Range 56 West of the 5<sup>th</sup> P.M., Yankton, County, South Dakota.

Jack Cwoach  
Signature

30954 436<sup>th</sup> Ave  
Address

Yankton, SD 57078  
City, State, Zip

1 913 999 3105  
Phone



09.004.400.303

09.004.400.305

09.004.400.306

09.004.400.307

09.004.400.300

09.004.400.308

09.004.400.309

09.004.400.310

09.004.400.311

09.004.300.350

09.004.300.350

09.004.300.340

09.004.300.330

TRACT A SOUTH  
25 1/2-36 W

09.004.300.320

09.004.300.310

09.004.300.300

SD HIGHWAY 314

09.004.300.150



Variance, Conditional Use and Rezoning Application

REZ-2023-91

Applicant  
Connie Bornitz

Fees Paid  
\$450.00

Created  
May 14, 2023

Number  
REZ-2023-91

09.004.300.310 | Connie J. Bornitz | TBD, Yankton, SD, 57078  
Submitted by cbgproperties on 5/14/2023



## Applicant

Connie Bornitz

6055536908

Cb7@sio.midco.net

Draft Building Permit Completed On 5/14/2023 10:42 AM EST by cbgproperties

Upload Draft Building Permit

Submit Completed On 5/14/2023 10:46 AM EST by cbgproperties

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

### Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

### Signature

Connie Bornitz

### Date

5/14/2023

Application Submitted Successfully Completed On 5/14/2023 10:46 AM EST by cbgproperties

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Parcel search Completed On 5/15/2023 9:16 AM EST by bconkling





Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.004.300.310			CWACH, MARY ELLEN FAMILY TRUST (D)	0.000

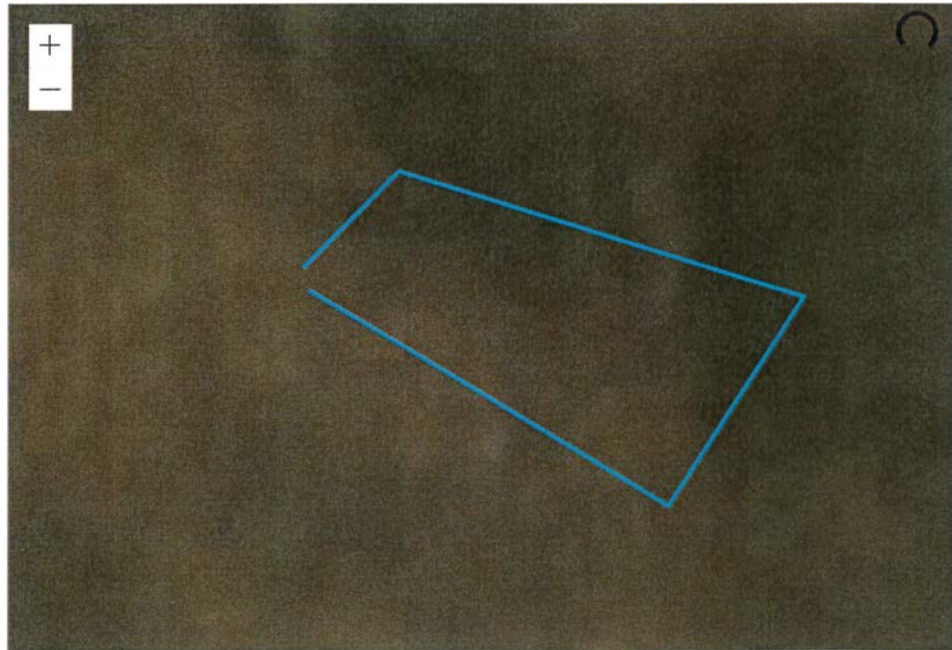
**Site Plan** Completed On 5/15/2023 9:17 AM EST by bconkling

**Map - Mark the location of structures and other necessary information.**

Sketch Layer

Reference Layer

Mapproxy



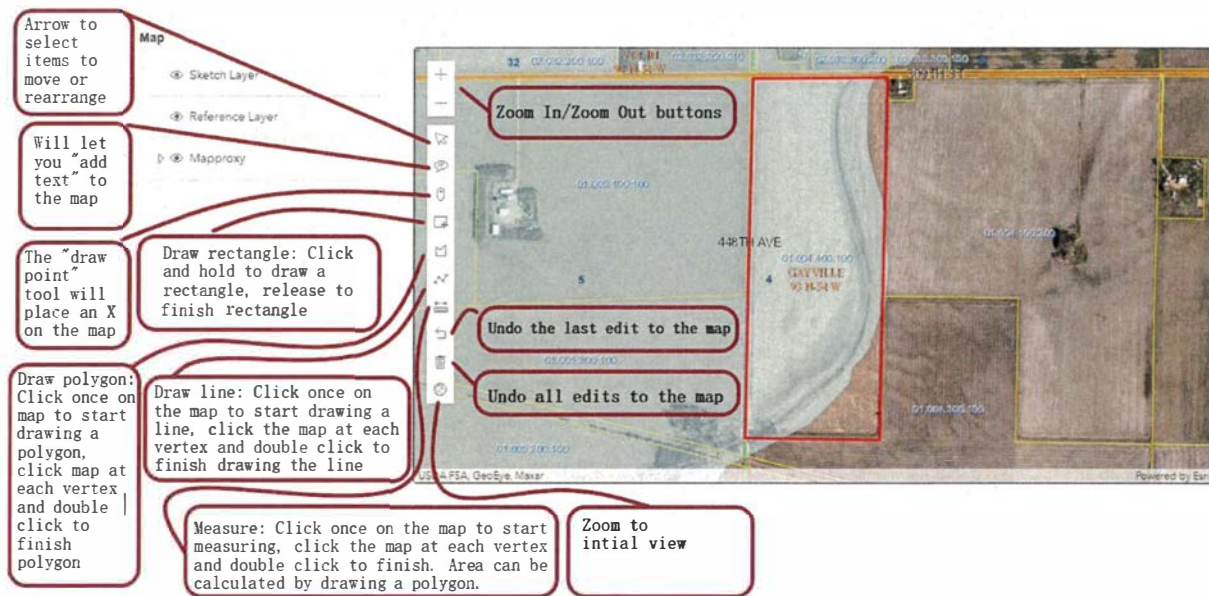
Maxar, Microsoft

Powered by Esri

**Describe the location and use of adjacent structures**

The lot is currently used as a house and single family residence

**Upload Site Plan and/or additional plans and documents**



Planning Review Completed On 5/15/2023 9:46 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting to Rezone two lots in a Rural Transitional District to Moderate Density Residential

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

1809 2003

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

1809 2003

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

Zoning Classification ⓘ

RT

Wave Fee

Notes ⓘ

Director Review Completed On 5/15/2023 9:55 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 5/18/2023 10:46 AM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

## Confirmation Data

Payment Method	Check
Confirmation Number	1107
Amount Paid	\$450.00

PC App Form Completed On 5/23/2023 10:32 AM EST by bconkling

[PC App Form](#)

PC Prep Completed On 5/25/2023 9:25 AM EST by bconkling

## Planning Commission Meeting

Planning Commission Meeting Date and Time

June 13th 2023, 7:05 pm CDT

Letters to be mailed 10 days prior to the public meeting:

06/03/2023 7:05 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

06/05/2023 7:05 PM

Place your zoning action sign 7 days prior to the public meeting:

06/06/2023 7:05 PM

Date to send email to applicant

05/30/2023

Upload PC Mailing Labels

[Bornitz labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Bornitz Notification Letter rezone.pdf](#)

Upload PC Newspaper Publication

[Legals 6-13-2023.pdf](#)

Permit Number

REZ-2023-91

Receipt Number

Request Information Completed On 5/25/2023 9:28 AM EST by bconkling

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

Rezone parcels 09.004.300.310, 09.004.300.320, 09.004.300.330, 09.004.300.340, 09.004.300.350, and 09.004.300.360 to Moderate D

List Specific Hardships

## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Connie J. Bornitz

**Applicant Address**

400 Marina Dell Ave.

**Applicant Phone**

605-553-6908

## Owner Information

**Owner Name**

Connie J. Bornitz

**Owner Address**

400 Marina Dell Ave.

**Owner Phone Number**

605-553-6908

## Property Information

**Parcel ID Number**

09.004.300.310

**Legal Description**

LT 1 VALLEY WEST ADDN

**Site Address**

TBD

**City**

Yankton

**Zip**

57078

**Section-Township-Range**

4-93-56

**Zoning District**

RT

**Zoning Description**

RT

# Beacon™ Yankton County, SD

## Summary

Parcel ID 09.017.400.210  
 Property Address 43516 SD HWY 52  
 Sec/Twp/Rng 17/93/56  
 Brief Tax Description LTS F4 & F5 FITZGERALD PARK  
 (Note: Not to be used on legal documents)  
 Comments  
 Class NAC  
 Tax District 09633Y  
 Gross Acres 0.00  
 \$/Acre N/A



## Owners

Deed Holder  
 BORNITZ-GRECKEL, CONNIE

PO BOX 708  
 YANKTON SD 57078

## Land

Lot Dimensions Regular Lot: 0 x 0.00  
 Lot Area 1.3940 Acres; 60723 SF

**DISCLAIMER: ALL LOT SIZES SHOULD BE VERIFIED WITH THE REGISTER OF DEEDS.**

## Buildings

**Residential Dwelling**  
 Occupancy Single family  
 Year Built 1974  
 Style 1 Story  
 Exterior Material Vinyl siding  
 Roof Type Hip  
 Roof Material Asphalt shingles  
 Interior Walls Drywall  
 Predominate Floor Cows Base Allowance  
 Stories/Floors 1  
 Above-Grade Living Area 1300 SF  
 Attic Type None  
 Number of Rooms 8  
 Number of Bedrooms 3  
 Basement Type Full Bsmt  
 Basement Area 1300 SF  
 Basement Finished Area 0 SF  
 Number of Bathrooms 2 Fix(1); 3 Fix(2);  
 Central Air Y  
 Fireplace N  
 Heat Type Forced hot air-gas  
 Porches  
 Decks 400 SF  
 Garages Attached: 528 SF;  
 Other Features

Other Building Information  
 Primary Use  
 Year Built  
 Building Type  
 Exterior Material  
 Roof Type  
 Roof Material  
 Interior Walls  
 Predominate Floor Covs  
 Stories/Floors  
 Above-Grade Living Area SF  
 Attic Type  
 Number of Rooms  
 Basement Type  
 Basement Area SF  
 Basement Finished Area SF  
 Number of Bathrooms  
 Central Air  
 Heat Type  
 Porches  
 Decks SF  
 Garages  
 Other Features Carport  
 Residential Shed - Small Utility

Other Building Information  
 Primary Use  
 Year Built  
 Building Type  
 Exterior Material  
 Roof Type  
 Roof Material  
 Interior Walls  
 Predominate Floor Covs  
 Stories/Floors  
 Above-Grade Living Area SF  
 Attic Type  
 Number of Rooms  
 Basement Type  
 Basement Area SF  
 Basement Finished Area SF  
 Number of Bathrooms  
 Central Air  
 Heat Type  
 Porches  
 Decks SF  
 Garages  
 Other Features Residential Detached Garage

**Valuation**

	2023	2022	2021	2020	2019	2018
+ NACO		\$25,800	\$25,800			
+ NAC10		\$115,900	\$115,900			
+ NAC1	\$131,400			\$115,900	\$115,900	\$115,900
+ NAC	\$25,800			\$25,800	\$25,800	\$25,800
= Total Value	\$157,200	\$141,700	\$141,700	\$141,700	\$141,700	\$141,700

DISCLAIMER: ALL VALUES ARE BASED ON FULL AND TRUE VALUES BEFORE COUNTY BOARD ADJUSTMENTS, ELDERLY FREEZE, DISCRETIONARY AND EXEMPTIONS.

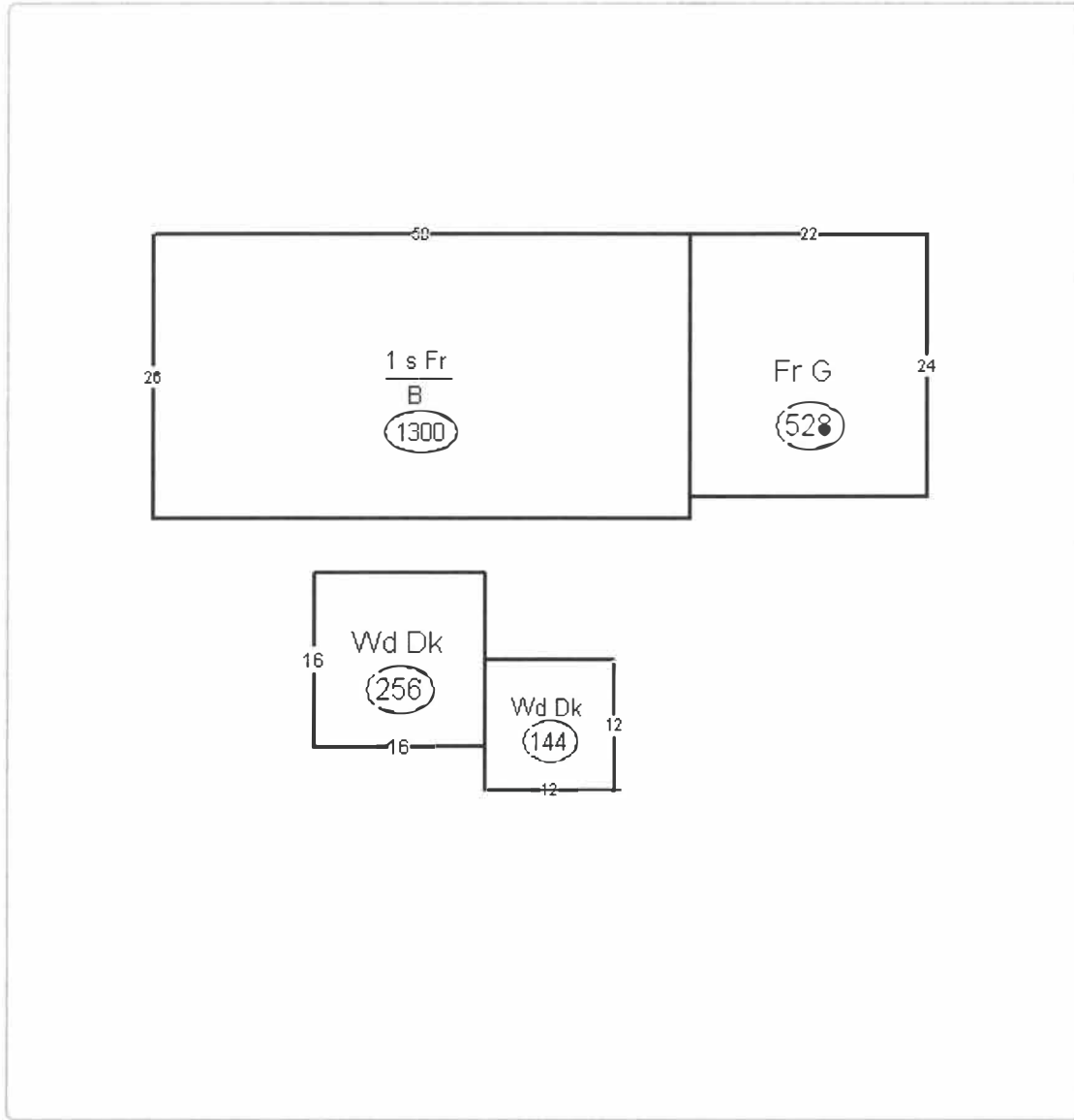


2018	1st Half	2nd Half	Full Year
Due Date	April 30, 2019	October 31, 2019	
Tax Billed	1,062.05	1,062.05	2,124.10
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,062.05	1,062.05	2,124.10
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/17/2019	10/17/2019	

Photos



Sketches



AFFIDAVIT OF MAILING

I, Connie Bognitz, hereby certify that on the 31<sup>st</sup> day of May, 2023, 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 31<sup>st</sup> day of May, 2023.

Connie Bognitz

(Name)

Affiant

Subscribed and sworn to before me this 31<sup>st</sup> day of May, 2023.

Marilyn Heyna

Notary Public - South Dakota

My commission expires: 06/09/24

(SEAL)

## NOTIFICATION

May 30, 2023

Applicant:  
Connie Bornitz-Greckel  
400 Marina Dell  
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 1320 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 13th day of June, 2023 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 to rezone six lots in a Rural Transition District to a Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 section 2003. Said properties are legally described as Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of 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*

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,  
Connie Bornitz-Greckel  
Petitioner

BATCHELLER, JAY (D)  
30967 436 AVE  
YANKTON SD 57078

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

CBG PROPERTIES LLC (D)  
PO BOX 708  
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, JOHNI (D)  
4700 SD HWY 314  
YANKTON SD 57078

JACKSON, BRYANT MERTEN (D)  
4710 SD HWY 314  
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 J (D)  
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

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

MARQUARDT, RALPH J (D)  
1317 GOLF VIEW LN  
YANKTON SD 57078

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

PLAVEC, JAMES T REV TRUST (D)  
30930 SD HWY 314  
YANKTON SD 57078

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

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

VER HEUL, BECKY ANN (D)  
4900 SD HWY 314  
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 County, South Dakota

# Receipt

**Paid by**  
Connie Bornitz  
Cb7@sio.midco.net

**Payment number**  
**Date paid**  
**Payment method**

1107  
May 18, 2023 10:46 AM  
Check

**\$450.00 paid on May 18, 2023**

Variance, Conditional Use and Rezoning Application  
**Application ID:** REZ-2023-91

Description	Amount
Fee	\$450.00

## NOTICE OF ADOPTION

ORDINANCE NO. **23-ZN-02** ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. **23-ZN-02** establishing permanent zoning regulations for Yankton County, South Dakota. Applicant is requesting to rezone a property from Article 12 Rural Transitional District (RT) to Article 7 Moderate Density Residential (MD): Said property is described as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of 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

Yankton County is adopting this ordinance and map in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commission on the **18<sup>th</sup> day of July, 2023**, and will become effective on the **17<sup>th</sup> day of August, 2023**.

First Reading: **July 5, 2023**

Second Reading: **July 18, 2023**

Publication Date: **July 21, 2023**  
(First Notice of Adoption)

Effective Date: **August 17, 2023**  
(20 days after 2<sup>nd</sup> Notice of Adoption)

Dated this **18<sup>th</sup> day of July, 2023**.

---

Don Kettering, Yankton County Commission Chair

ATTEST:

---

Patty Hojem, Yankton County Auditor

## 2<sup>nd</sup> NOTICE OF ADOPTION

ORDINANCE NO. 23-ZN-02 ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 23-ZN-02 establishing permanent zoning regulations for Yankton County, South Dakota. Applicant is requesting to rezone a property from Article 12 Rural Transitional District (RT) to Article 7 Moderate Density Residential (MD): Said property is described as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of 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

Yankton County is adopting this ordinance and map in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commission on the 18<sup>th</sup> day of July, 2023, and will become effective on the 17<sup>th</sup> day of August, 2023.

First Reading: July 5, 2023

Second Reading: July 18, 2023

Publication Date: July 28, 2023  
(Second Notice of Adoption)

Effective Date: August 17, 2023  
(20 days after 2<sup>nd</sup> Notice of Adoption)

Dated this 18<sup>th</sup> day of July, 2023.

---

Don Kettering, Yankton County Commission Chair

ATTEST:

---

Patty Hojem, Yankton County Auditor



## 2010 Legal and Public Notices

report are available at <https://dnr.sd.gov/public> or contact Ron Duval for this information, or other information, at the Water Rights Program address provided below.

Any person interested in opposing this application or recommendation shall allege that the application, upon approval, will cause injury to the person that is unique from any injury suffered by the public in general. The injury must concern a matter either within the regulatory authority found in SDCL 46-2A-9 for approval or denial of the application, or other matter concerning the application within the regulatory authority of the board to act upon as defined by SDCL 46-2-9 and 46-2-11, or both. Any person meeting the petitioner requirements and wishing to be a party of record in a contested case hearing shall file a written petition to oppose the application with BOTH the applicant and Chief Engineer. A petition opposing the application shall be filed on a form provided by the Chief Engineer. The petition form is available online at <https://dnr.sd.gov/public> or by contacting the Chief Engineer at the Water Rights Program, Foss Building, 523 E Capitol, Pierre SD 57501 or call (605) 773-3352. The applicant's mailing address is given above. If contesting the Chief Engineer's recommendation, the applicant shall also file a petition. A petition filed by either an interested person or the applicant must be filed by June 12, 2023.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

Any interested person may file a comment on the application with the Chief Engineer. The comment shall be filed on a form provided by the Chief Engineer and is available online at <https://dnr.sd.gov/public> or by calling (605) 773-3352 or writing the Chief Engineer at the address provided above. Filing a comment does not make the commenter a party of record or a participant in any hearing that may be held. Any comment must be filed by June 12, 2023.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board. If a petition opposing the application or contesting the recommendation is filed, then a hearing will be scheduled, and the Water Management Board will consider this application. Notice of the hearing will be given to the applicant and any person filing a petition.

Published once at the total approximate cost of \$44.16 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on June 2, 2023.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure with 16 sidewalls per Article 7 Section 707. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE¼ of the SE¼ of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota.

Published twice at the total approximate cost of \$20.44 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on May 26 & June 2, 2023.

## NOTICE OF PUBLIC HEARING

## 2010 Legal and Public Notices

Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M. as plated in Book S20, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 West 8th St, 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 7:15 P.M. on the 13th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plats recorded in Book S20, page 413.

Published twice at the total approximate cost of \$53.28 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com)

Published on June 2 & 9, 2023.

## Notice to Bidders

Wood doors to be 20 minute U.L. rated where required. Plain sliced red oak factory pre-finished 1-3/4" doors. New ball bearing hinges, schlage commercial lever locksets and falcon door closers. Each gym and classroom door are to have a 4" x 25" visible glass with 1/4" polished mirror wired glass.

Five pairs, twenty-eight classrooms, one janitor door, one laundry door, and six multi-purpose room doors. Seven rest-room doors and one kitchen dutch door not rated.

Thirteen Closet doors and transoms. To be 1-3/8" pre-finished plain sliced red oak doors. Hinges and passage levers (no locks). Not rated one janitor storage door to be 1-3/8" hollow metal in lieu of wood due to water exposure. Complete with hinges and passage lever at gym door #211-0a one hollow metal frame is included. Since the frame is all wood, new framing is only 5-3/4" deep so some new trim work may be required to finish off on the inside when done.

All doors with locks to be keyed and master keyed, and installed in lieu of the existing.

Please send bids and questions to:

Jeffrey Messersmith  
Superintendent  
jmessersmith@bfdbees.org  
402-373-4800

Published fourteen times at the approximate cost of \$202.86 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on May 19, 20, 23, 24, 25, 26, 27, 30, 31, June 1, 2, 3, 6, and 7, 2023.

[WWW.YANKTON.NET](http://WWW.YANKTON.NET)

## Border

From Page 1

members soon after. The deployment cost \$1.45 million, according to records obtained by Citizens for Responsibility and Ethics in Washington, through a Freedom of Information Act lawsuit.

At the time, Noem said the troops would stop drug smug-

## Nebraska

## On Final Day Of Session, Voter ID, Tax Break Bills Approved

BY PAUL HAMMEL  
© 2023, Nebraska Examiner

LINCOLN, Neb. — State senators ended a tumultuous 2023 session Thursday, giving a final OK to bills concerning voter identification, tax breaks for economic development and criminal justice reform.

The 90-day session ended two days early and will be remembered for historic tax cuts, hard feelings aired during floor debate, and an almost session-long string of filibusters mounted in protest of a bill that banned gender-affirming procedures for minors.

State Sen. Tom Briese of Albion, a key player in the legislation that delivered income tax cuts and property tax relief, summed it up best: It was a "momentous session" for what got done and for how hard it was to get those things done.

The time-sucking filibusters, led by Omaha Sens. Machaela Cavanaugh and Megan Hunt, forced legislators to get creative to get bills passed.

Instead of several individual bills being advanced for debate, "Christmas tree" bills, containing up to 30 pieces of legislation, became the norm.

In the end, only 56 bills were passed, but those measures contained 291 separate bills. That compares favorably with the most recent 90-day sessions, in which 281 bills were passed in 2021 and 322 were passed in 2019.

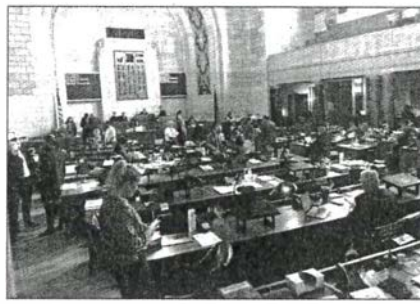
The perception that state lawmakers weren't getting anything done because of the filibusters was incorrect, said the Speaker of the Legislature, Sen. John Arch of LaVista.

"We have done the work we were sent to do despite all the challenges before us," Arch said. Cavanaugh, who helped set a new record for filibusters, said it was a disappointing session in which income tax cuts that mostly benefit the wealthiest Nebraskans and out-of-state corporations were passed, but little for average Nebraskans.

"We had record revenue and we did next to nothing to ease the economic struggles of everyday Nebraskans," she said.

COVID-19 era food stamp and childcare credits were extended for two years, but not increased, Cavanaugh said, despite increased need at a time of record inflation.

Omaha Sen. Mike McDonnell struck a note of optimism, saying



PAUL HAMMEL/NEBRASKA EXAMINER  
State senators work on the final day of the 2023 session of the Nebraska Legislature.

that toward the end of the 2023 session, floor debates became more substantive, instead of readings of recipes and news stories during the lengthy filibusters.

"By the end of the session, people were trying to work together," he said. "I think that may carry over to the 60-day session (next year)."

Gov. Jim Pillen, in his first legislative session, labeled as "historic" and "transformational" the income tax and property tax bills passed this year.

"This is one of the most impactful sessions in Nebraska history," Pillen said in a speech at the end of the session.

Said Pillen, "In the face of extraordinary challenges, the will of the people of Nebraska has prevailed and our state has implemented once-in-a-generation conservative policies."

He said lawmakers passed a fiscally conservative budget that raised spending by 2%, provided low-income students a chance to attend a private school via the "Opportunity Scholarships Act" and boosted spending on K-12 education. Also passed was a stricter, 12-week (gestational) ban on abortion, as well as the ban on certain gender-affirming procedures for minors.

Legislative Bill 754, sponsored by Elkhorn Sen. Lou Ann Linehan, will drop the state's top two income tax brackets, and the corporate income tax rate, to 3.99% by tax year 2027.

The bill also provides a total exemption on Social Security benefits a year early, in 2024, and provides tax credits related to childcare.

A companion measure, LB 243, increases state property tax relief credits and removes

sor, has said the tax break to Nebraska Crossing could help it transform into a regional destination for shoppers and youth sports tournaments like the "Legends" development in Kansas City.

The bill also expands the state's turnback tax to benefit an expansion of the CHI Health Center in Omaha, a new convention center in Lincoln and concert halls in downtown Omaha and LaVista.

LB 50, a package of criminal justice reforms fashioned by Omaha Sen. Justin Wayne out of recommendations made a year ago by the Crime and Justice Institute, a think tank that has helped several states reduce spending.

The bill, the topic of several negotiations with county prosecutors, the Attorney General's Office and the Pillen administration, is aimed at reducing the number of inmates who "jam out" of prison without undergoing some rehabilitation programming.

Wayne, who chairs the Legislature's Judiciary Committee, said his main goal was ensuring public safety while trying to reduce the need for Nebraska to build two new prisons.

He said the bill should make the state's criminal justice system more "efficient and effective."

One aspect of the bill, promoted by Brewer, would provide Keivar protective vests for state correctional officers.

The need for such protective gear came into stark focus Wednesday after five prison guards were stabbed during an altercation with inmates armed with homemade weapons at the Reception and Treatment Center in Lincoln.

The union that represents state corrections officers have long sought the stab-resistant vests.

Nebraska Examiner reporters Aaron Sanderford and Zach Wendling contributed to this report.

Nebraska Examiner is part of

States Newroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. Nebraska Examiner maintains editorial independence. Contact Editor Cate Folsom for questions: info@nebraskaxaminer.com. Follow Nebraska Examiner on Facebook and Twitter.

## People With Felony Convictions Can Now Vote In Minnesota; Secretary Of State Celebrates

BY TRISHA AHMED  
Associated Press/Report for America

ST. PAUL, Minn. (AP)—At a celebration of Minnesota's new law that restores voting rights to people who have left prison, Democratic Secretary of State Steve Simon registered newly eligible voters Thursday, when the law went into effect.

"It is the largest single act of enfranchisement in over 50 years" for the state, Simon said at Arlington Hills Community Center in St. Paul, where dozens of people wearing purple T-shirts that said "Restore the Vote" clapped and cheered.

The new law allows people with felony convictions to vote as long as they are not currently incarcerated. It expands voting rights to at least 55,000 people in Minnesota, said Simon, the state's chief election official.

Antonio Williams, a formerly incarcerated person and nonprofit director, spoke at the ceremony before registering himself to vote.

"After spending years registering other people to vote, I will now be able to register myself!" Williams said to a round of spirited applause.

In an interview with The Associated Press, Williams said he spent 14 years in prison for second-degree murder. Since leaving prison in 2020, he has worked as a canvasser on several political campaigns. He also started a nonprofit called Tone Up to help other formerly incarcerated people find housing, jobs and healing.

Democratic Rep. Cedric Frazier, of New Hope, championed the legislation in the House and spoke at the celebration. He said Democratic lawmakers decided early in the session that passing this law would be a top priority.

"Because what we know is, strong and enduring democracies — they allow for the voices of the people to be heard," Frazier said.

Democrats took full control of state government when the Legislature convened for its 2023 session, marking the first time in eight years they have held the Senate, the House and the governor's office. With that power, they passed a long list of legislative priorities that the previous Senate Republican majority had blocked.

Supporters of the new law have said it restores rights to people whom the courts have

already working, raising families and paying taxes in the community. Opponents have said the new law is not tough enough on people who have committed crimes.

Twenty-two other states restore voting rights when they place felony convictions leave prison, according to the National Conference of State Legislatures. That includes Republican-controlled North Dakota, Indiana and Utah.

In some places — including Maine, Vermont and the District of Columbia — people with felony convictions can vote while they're still in prison.

Restoring the voting rights of former felons drew national attention after Florida lawmakers weakened a voter-approved constitutional amendment and after a new election police unit championed by Republican Gov. Ron DeSantis arrested 20 former felons.

Several of them said they were confused by the arrests because they had been allowed to register to vote.

Attempts like those to discourage ex-felons from voting appear to be an outlier among the states, even as some Republican-led states continue to restrict voting access in



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

Applicant

**Kristen Kozak – 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 1403  Section 1805  Section 1905

**NOTE:**

**Conditional Use Permit**

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M. as platted in Book S20, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 West 8<sup>th</sup> St, Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:  
6/13/2023

Board of Adjustment date:

Time:

Time:

**Yankton County**

       Variance        X   Conditional Use             Rezoning

Owner: McAllister TD

Owners Address: 4002 w 8th

Owners Phone: 9188515063

Applicants Name, if different from

Owner: Kristen Kozak

Applicants

Address: 3804 W. 8th St

Job Address: 3804 WEST 8 ST

Legal: LT 25 L&C BUSINESS CTR

Section, Township, Range: 16-93-56

Zoning Classification: LC

Affected Zoning

Ordinance: Section 180514031403

Reason for Request: lighted sign

List Specific Hardships: \_\_\_\_\_

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 06/13/2023 7:10 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): \_\_\_\_\_

Application Fee: \$300.00 Check #: 226271248 Receipt #: \_\_\_\_\_

Signature: Kristen Kozak

Date: 05/25/2023

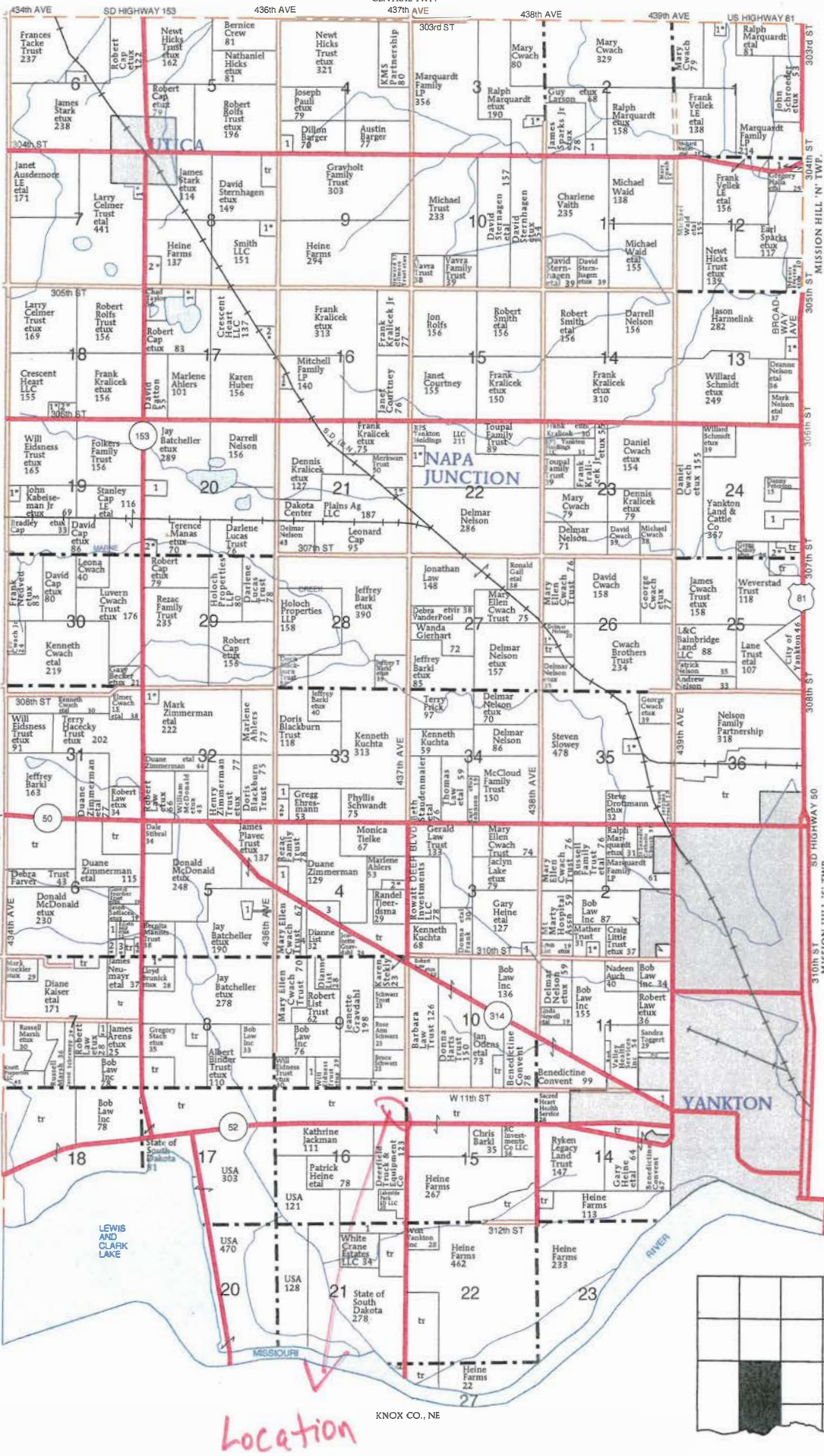
# Site Map



Parcel Number: 09.016.100.183

Site Description:

(Landowners)  
CENTRAL TWP.



**UTICA TOWNSHIP**

**SECTION 1N**

- 1. Siebrandt, Jacob etux 5

**SECTION 2N**

- 1. Kralicek, Melissa 11

**SECTION 2S**

- 1. Holdahl, Robert etux 5

**SECTION 3N**

- 1. Grate, Leo etux 11

**SECTION 3S**

- 1. Holtzmann Family Trust 7

**SECTION 4N**

- 1. Nedved, Mark 7

**SECTION 4S**

- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11

- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18

**SECTION 5S**

- 1. Batcheller, Jay 8

**SECTION 6N**

- 1. Town of Utica 6

**SECTION 6S**

- 1. Maska, Leann 5
- 2. Olivier, Curtis etux 6
- 3. Loecker, Mark etux 5
- 4. Blaha, Jon etux 5

**SECTION 7N**

- 1. Anthony, Craig etux 10

**SECTION 7S**

- 1. Phillips, Timothy etux 5

**SECTION 8N**

- 1. Christianson, David etux 6
- 2. Hughes, Scott etux 13

**SECTION 8S**

- 1. Fanta, Timothy etux 9

**SECTION 9S**

- 1. Rokahr, Steven 9

**SECTION 11S**

- 1. Hecky Trust, Terrance etux 11
- 2. 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. Kralicek, Frank etux 5

**SECTION 21S**

- 1. White Crane Estates LLC 18

**SECTION 22N**

- 1. Taggart, William etux 9

**SECTION 24**

- 1. Marquardt, Doug 13
- 2. Keller, Dallas etux 10

**SECTION 26**

- 1. Barnes, David etux 7

**SECTION 32**

- 1. Zimmerman Trust, Henry etal 12

**SECTION 33**

- 1. Delozier, Darrik 6
- 2. Waddell, Edward etux 8

**SECTION 35**

- 1. Slowey, Steven etux 14

**SECTION 21N**

- 1. Kralicek, Frank etux 5

**SECTION 21S**

- 1. White Crane Estates LLC 18

**SECTION 22N**

- 1. Taggart, William etux 9

**SECTION 24**

- 1. Marquardt, Doug 13
- 2. Keller, Dallas etux 10

**SECTION 26**

- 1. Barnes, David etux 7

**SECTION 32**

- 1. Zimmerman Trust, Henry etal 12

**SECTION 33**

- 1. Delozier, Darrik 6
- 2. Waddell, Edward etux 8

**SECTION 35**

- 1. Slowey, Steven etux 14

**SECTION 33**

- 1. Delozier, Darrik 6
- 2. Waddell, Edward etux 8

**SECTION 35**

- 1. Slowey, Steven etux 14

**FINDINGS OF FACT – CONDITIONAL USE PERMIT**

**Kozak– CUP-2023-93**

<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 in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403</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:</p>	
<p>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.	
--	--



VERIFICATION OF APPROVAL  
YANKTON COUNTY, SOUTH DAKOTA

I, Luke McAllister date this 25 day of MAY, 2023 am aware of the  
proposed Variance/CUP/Rezone being proposed by KRISTEN KOZAK at the property legally  
described as 3804 W 8TH.  
LT 25 L+C BUSINESS CNTR

Luke McAllister  
Signature

208 VIOLET DR.  
Address

Yankton SD 57078  
City, State, Zip

918-851-5063  
Phone

Variance, Conditional Use and Rezoning Application CUP-2023-93  
 Applicant Kristen Kozak  
 Fees Paid \$300.00  
 Created May 25, 2023

Number CUP-2023-93  
 09.016.100.183 | McAllister TD | 3804 WEST 8 ST, YANKTON, SD, 57078  
 Submitted by fireandice on 5/25/2023



## Applicant

Kristen Kozak

6053500207

fireandiceyankton@gmail.com

Parcel search Completed On 5/25/2023 10:24 AM EST by Anonymous



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.016.100.183	3804 WEST 8 ST	YANKTON	MCALLISTER TD LLC (D)	0.000

Request Information Completed On 5/25/2023 10:42 AM EST by fireandice

### Type of Request

Conditional Use

### Fee

\$300.00

### Reason for Request

lighted sign

List Specific Hardships

## Applicant Information

Are you the owner of the property?

No

Applicant Name

Kristen Kozak

Applicant Address

3804 W. 8th St

Applicant Phone

6053500207

## Owner Information

Owner Name

McAllister TD

Owner Address

4002 w 8th

Owner Phone Number

9188515063

## Property Information

Parcel ID Number

09.016.100.183

Legal Description

LT 25 L&C BUSINESS CTR

Site Address

3804 WEST 8 ST

City

YANKTON

Zip

57078

Section-Township-Range

16-93-56

Zoning District

LC

Zoning Description

LC

Existing Use of Property

**Property Owner Verification of Approval** Completed On 5/25/2023 10:51 AM EST by fireandice

Applicants who are not the property owner must provide consent by the owner for the proposed request. Please download/print the [Verification of Approval](#) document here. Fill out the form and attach below.

Upload signed document here

[CUP.pdf](#)

**Draft Building Permit** Completed On 5/25/2023 10:51 AM EST by fireandice

Upload Draft Building Permit 

**Draft Building Permit Form** Completed On 5/25/2023 10:53 AM EST by fireandice

Job Address

3804 WEST 8 ST

Legal Description of Construction Site

LT 25 L&C BUSINESS CTR

Owner Name

MCALLISTER TD LLC (D)

Owner Address

4002 w 8th st

Owner Phone

9188515063

Contractor

self

**Contractor Mailing Address**

3804 W. 8th St

**Contractor Phone**

6056895555

**Architect or Designer**

self

**Architect or Designer Mailing Address**

**Architect or Designer Phone**

**Type and Use of Building**

**Class of Work**

Addition

**Describe Work**

Lighted retail sign

**Valuation of Work**

\$0

**Generate Draft Building Permit** Completed On 5/25/2023 10:53 AM EST by fireandice

[Generate Draft Building Permit](#)

**Submit** Completed On 5/25/2023 10:53 AM EST by fireandice

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

**Applicant Agreement**

Please check the box to confirm you have read and agree to the notices above.

**Signature**

*Konf. 4/5*

Date

5/25/2023

Application Submitted Successfully Completed On 5/25/2023 10:53 AM EST by fireandice

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Site Plan Completed On 5/25/2023 11:07 AM EST by bconkling

Map - Mark the location of structures and other necessary information.

- Sketch Layer
- Reference Layer
- Mapproxy



Maxar, Microsoft

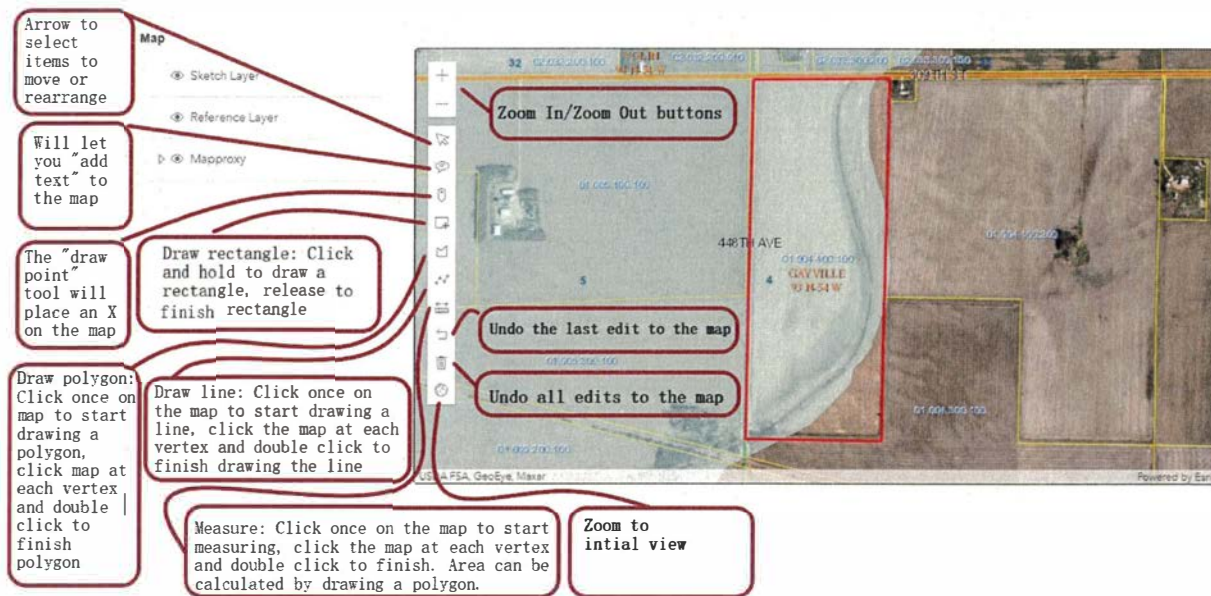
Powered by Esri

Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[FIRE AND ICE SIGN ON BUILDING 1.pdf](#)

[FIRE AND ICE SIGN 2.pdf](#)



Planning Review Completed On 5/25/2023 11:09 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling.

Planning Commission Code Reference

Section 1805

Other Planning Commission Code Reference ⓘ

1403

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

1403

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

Zoning Classification ⓘ

LC

Wave Fee

Notes ⓘ

Director Review Completed On 5/25/2023 1:35 PM EST by gvetter

**Zoning Director Review**

Approve

Payment Completed On 5/25/2023 2:26 PM EST by fireandice

**Fees Paid**

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

**Confirmation Data**

Payment Method	Online
Confirmation Number	226271248
Amount Paid	\$300.00

PC Prep Completed On 5/25/2023 2:38 PM EST by bconkling

**Planning Commission Meeting**

**Planning Commission Meeting Date and Time**

June 13th 2023, 7:10 pm CDT

Letters to be mailed 10 days prior to the public meeting:

06/03/2023 7:10 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

06/05/2023 7:10 PM

Place your zoning action sign 7 days prior to the public meeting:

06/06/2023 7:10 PM

Date to send email to applicant

05/29/2023



Upload PC Mailing Labels

[Kozak Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 6-13-2023.pdf](#)

Permit Number

CUP-2023-93

Receipt Number

PC App Form Completed On 5/25/2023 2:38 PM EST by bconkling

[PC App Form](#)

External Notes

Documents

Internal Notes

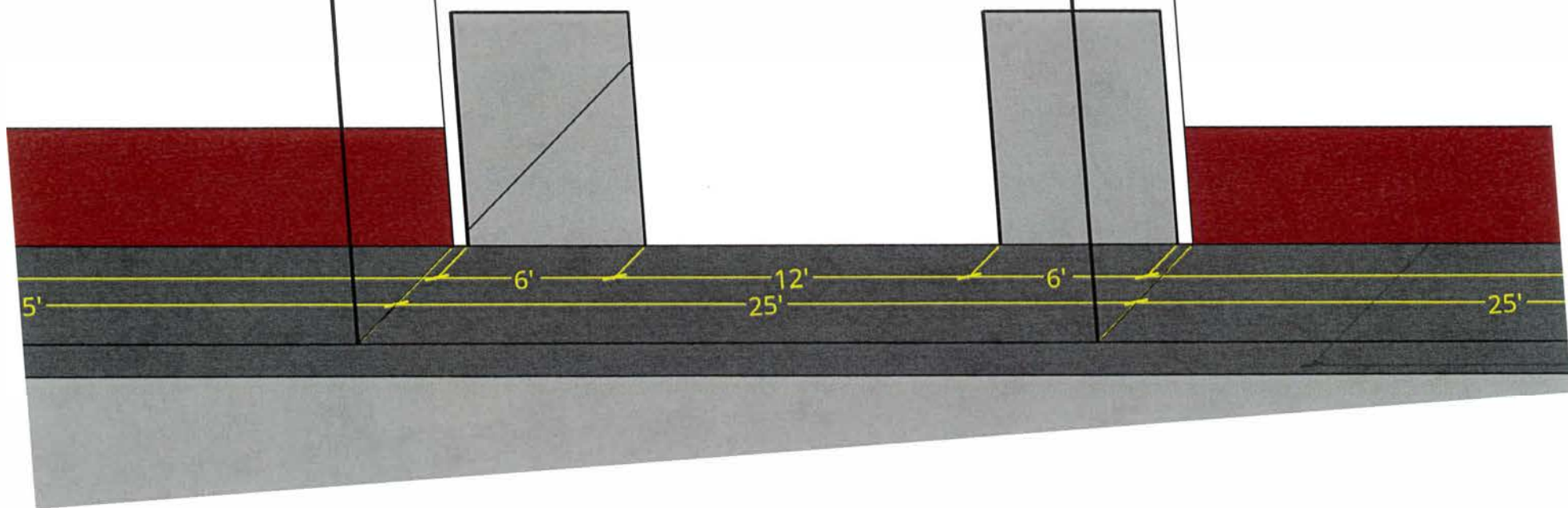
Documents

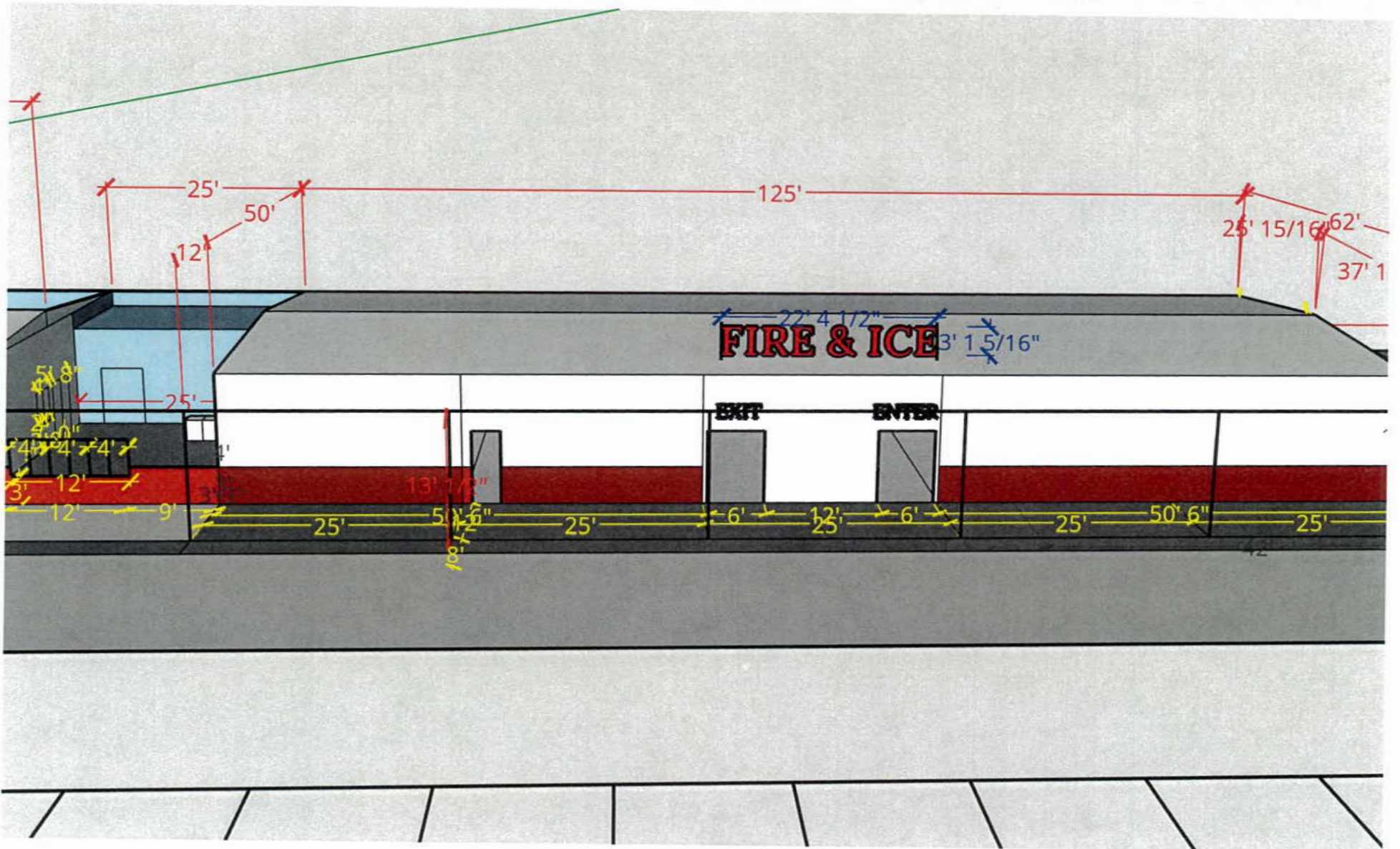
22' 4 1/2"  
**FIRE & ICE**

3' 1 5/16"

**EXIT**

**ENTER**





AFFIDAVIT OF MAILING

I, Kristen Krcak, hereby certify that on the 30<sup>th</sup> day of May, 2023, 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.

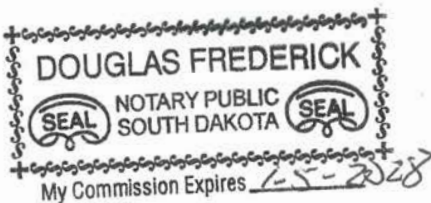
Dated the 30<sup>th</sup> day of May, 2023.

Kristen Krcak  
(Name)  
Affiant

Subscribed and sworn to before me this 30<sup>th</sup> day of May, 2023.

[Signature]  
Notary Public - South Dakota  
My commission expires: 1-5-2028

(SEAL)



# NOTIFICATION

May 29, 2023

Applicant:  
Kristen Kozak  
3804 W. 8th 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 13th day of June, 2023 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 in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M. as platted in Book S20, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 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,  
Kristen Kozak

Petitioner

5A BOAT & RV STORAGE LLC (D)  
3909 WEST 8TH ST  
YANKTON SD 57078

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

ASPS LLC (D)  
3609 WEST 8 ST  
YANKTON SD 57078

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

BLOM, COLE S (D)  
517 LOCUST ST  
YANKTON SD 57078

DAHLIN DRYWALL INC (D)  
3703 WEST 7 ST  
YANKTON SD 57078

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

DOERING, HENRY L (D)  
902 BEEMER AVE  
YANKTON SD 57078

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

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

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

JEREN PROPERTIES LLC (D)  
47001 MONA ST STE 5  
TEA SD 57064

KALTSULAS, THOMAS C (D)  
188 MARINA DELL AVE  
YANKTON SD 57078

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

LANGE FAMILY PROTECTION TRUST (D)  
827 HEMI DR  
YANKTON SD 57078

LAW, BARBARA M IRREV TRUST (D)  
1501 WEST ST  
YANKTON SD 57078

LEADER, LARRY F (D)  
43459 KAISER RD  
YANKTON SD 57078

LEFEBVERE, ROBERT G (D)  
601 MAPLE ST  
YANKTON SD 57078

LEMONADE STAND LLC (THE) (D)  
2800 BROADWAY AVE  
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

LOCKWOOD LEASING LLC (D)  
PO BOX 561  
VIBORG SD 57070

LOECKER PROPERTIES LLC (C)  
3702 LEADER LN  
YANKTON SD 57078

LUKEN CONSTRUCTION LLC (D)  
605 DOUGLAS AVE  
YANKTON SD 57078

MABEE, TAMARA F (D)  
3803 WEST 11 ST  
YANKTON SD 57078

MACY FAMILY TRUST (D)  
115 BROADWAY SUITE 1  
YANKTON SD 57078

MAU, ANTHONY LIVING TRUST (D)  
3701 WEST 11 ST  
YANKTON SD 57078

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

MCALLISTER TD LLC (D)  
4002 WEST 8 ST  
YANKTON SD 57078

MCHENRY, CRYSTAL (D)  
600 DEER BLVD  
YANKTON SD 57078

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

MUELLENBERG, JASON (D)  
703 DEER BLVD  
YANKTON SD 57078

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

PAYER, WAYLON (D)  
3406 WEST 8 ST  
YANKTON SD 57078

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

PHIL SPADY CHRYSLER-JEEP-DODGE  
316 CAPITOL ST  
YANKTON SD 57078

RE PROPERTIES LLC (D)  
802 EASTRIDGE ST  
NORFOLK NE 68701

RYKEN LEGACY LAND TRUST (D)  
%RUSSELL RYKEN  
19597 EAST 70 ST N  
OWASSO OK 74055

SAT ENTERPRISES LLC (D)  
3703 WEST 8 ST  
YANKTON SD 57078

SCHAEFFER, HAROLD D (D)  
701 DEER BLVD  
YANKTON SD 57078

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

SCHWARZ, BRUCE W (D)  
43076 LAKE PORT RD  
YANKTON SD 57078

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

SIMONSEN, THOMAS L (D)  
% MC STORAGE  
3702 LEADER LN  
YANKTON SD 57078

SIMONSEN, THOMAS L (D)  
3702 LEADER LN  
YANKTON SD 57078

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

TJEERDSMA, JEREMY (D)  
406 S DEER BLVD  
YANKTON SD 57078

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

WALSH CONSTRUCTION (C)  
1107 EAST 19 ST  
YANKTON SD 57078

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

WRIGHT, RICHARD A (D)  
31111 434 AVE  
YANKTON SD 57078

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

YANKTON'S EXEC STORAGE LLC (D)  
1900 EAST 2 ST  
HARTFORD SD 57033

YEAGER, RICHARD G (D)  
3703 WEST 11 ST  
YANKTON SD 57078

# Yankton County, South Dakota

# Receipt

**Paid by**  
Kristen Kozak  
fireandiceyankton@gmail.com

**Payment number**  
**Date paid**  
**Payment method**

226271248  
May 25, 2023 02:26 PM  
Online

**\$300.00 paid on May 25, 2023**

Variance, Conditional Use and Rezoning Application  
Application ID: CUP-2023-93

Description	Amount
Fee	\$300.00



## 2010 Legal and Public Notices

reports are available at <https://danr.sd.gov/public> or contact Ron Duval at this information, or other information, at the Water Rights Program address provided below.

Any person interested in opposing this application or recommendation shall allege that the application, upon approval, will cause injury to the person that is unique from any injury suffered by the public in general. The injury must concern a matter either within the regulatory authority found in SDCL 46-2A-9 for approval or denial of the application, or other matter concerning the application within the regulatory authority of the board to act upon as defined by SDCL 46-2-9 and 46-2-11, or both. Any person meeting the petitioner requirements and wishing to be a party of record in a contested case hearing shall file a written petition to oppose the application with BOTH the applicant and Chief Engineer. A petition opposing the application shall be filed on a form provided by the Chief Engineer. The petition form is available online at <https://danr.sd.gov/public> or by contacting the Chief Engineer. The Chief Engineer's address is "Water Rights Program, Foss Building, 523 E Capitol, Pierre SD 57501" or call (605) 773-3352. The applicant's mailing address is given above. If contesting the Chief Engineer's recommendation, the applicant shall also file a petition. A petition filed by either an interested person or the applicant must be filed by June 12, 2023.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

Any interested person may file a comment on the application with the Chief Engineer. The comment shall be filed on a form provided by the Chief Engineer and is available online at <https://danr.sd.gov/public> or by calling (605) 773-3352 or writing the Chief Engineer at the address provided above. Filing a comment does not make the commenter a party of record or a participant in any hearing that may be held. Any comment must be filed by June 12, 2023.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board. If a petition opposing the application or contesting the recommendation is filed, then a hearing will be scheduled, and the Water Management Board will consider this application. Notice of the hearing will be given to the applicant and any person filing a petition.

Published once at the total approximate cost of \$44.16 and can be viewed free of charge at [www.sdpblicnotices.com](http://www.sdpblicnotices.com).

Published on June 2, 2023.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure with 16 sidewalls per Article 7 Section 707. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE 1/4 of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota.

Published twice at the total approximate cost of \$20.44 and can be viewed free of charge at [www.sdpblicnotices.com](http://www.sdpblicnotices.com).

Published on May 26 & June 2, 2023.

## NOTICE OF PUBLIC HEARING

members soon after.

The deployment cost \$1.45 million, according to records obtained by Citizens for Responsibility and Ethics in Washington, through a Freedom of Information Act lawsuit.

At the time, Noem said the troops would stop drug smug-

## 2010 Legal and Public Notices

Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M. as plated in Book 520, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 West 8th St, 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 7:15 P.M. on the 13th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M. Yankton County, South Dakota, as per plats recorded in Book 520, page 413.

Published twice at the total approximate cost of \$53.28 and can be viewed free of charge at [www.sdpblicnotices.com](http://www.sdpblicnotices.com).

Published on June 2 & 9, 2023.

## Notice to Bidders

Wood doors to be 20 minute U.L. rated where required. Plain sliced red oak factory pre-finished 1-3/4" doors. New hall bearing hinges, hinges commercial lever locksets and falcon door closers. Each gym and classroom door are to have a 4" x 25" visible glass kit with 1/4" polished micro wired glass.

Five pairs, twenty-eight classrooms, one janitor door, one laundry door, and six multi-purpose room doors. Seven rest-room doors and one kitchen dutch door not rated.

Thirteen Closet doors and transoms. To be 1-3/8" pre-finished plain sliced red oak doors. Hinges and passage levers (no locks). Not rated one janitor storage door to be 1-3/8" hollow metal in lieu of wood due to water exposure. Complete with hinges and passage lever at gym door #211-0 a new hollow metal frame is included. Since the frame is all wood, new framing is only 5-3/4" deep so some new trim work may be required to finish off on the inside when done.

All doors with locks to be keyed and master keyed, and installed in lieu of the existing.

Please send bids and questions to:

Jeffrey Messersmith  
Superintendent  
jmessersmith@blfibeers.org  
402-373-4800

Published fourteen times at the approximate cost of \$202.86 and can be viewed free of charge at [www.sdpblicnotices.com](http://www.sdpblicnotices.com).

Published on May 19, 20, 23, 24, 25, 26, 27, 30, 31, June 1, 2, 3, 6, and 7, 2023.

**WWW.YANKTON.NET**

**Border**

From Page 1

members soon after.

The deployment cost \$1.45 million, according to records obtained by Citizens for Responsibility and Ethics in Washington, through a Freedom of Information Act lawsuit.

At the time, Noem said the troops would stop drug smug-

## Nebraska

# On Final Day Of Session, Voter ID, Tax Break Bills Approved

BY PAUL HAMMEL  
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LINCOLN, Neb. — State senators ended a tumultuous 2023 session Thursday, giving a final OK to bills concerning voter identification, tax breaks for economic development and criminal justice reform.

The 90-day session ended two days early and will be remembered for historic tax cuts, hard feelings aired during floor debate, and an almost session-long string of filibusters mounted in protest of a bill that banned gender-affirming procedures for minors.

State Sen. Tom Briese of Albion, a key player in the legislation that delivered income tax cuts and property tax relief, summed it up best: It was a "momentous session" for what got done and for how hard it was to get those things done.

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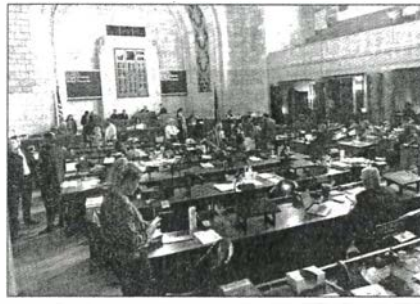
"We have done the work we were sent to do despite all the challenges before us," Arch said.

Cavanaugh, who helped set a new record for filibusters, said it was a disappointing session in which income tax cuts that mostly benefit the wealthiest Nebraskans and out-of-state corporations were passed, but little for average Nebraskans.

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Said Pillen, "In the face of extraordinary challenges, the will of the people of Nebraska has prevailed and our state has implemented once-in-a-generation conservative policies."

He said lawmakers passed a fiscally conservative budget that raised spending by 2%, provided low-income students a chance to attend a private school via the "Opportunity Scholarships Act" and boosted spending on K-12 education. Also passed was a stricter, 12-week (gestational) ban on abortion, as well as the ban on certain gender-affirming procedures for minors.

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Linehan, the main sponsor,

has said the tax break to Nebraska Crossing could help it transform into a regional destination for shoppers and youth sports tournaments like the "Legends" development in Kansas City.

The bill also expands the state's turnback tax to benefit an expansion of the CHI Health Center in Omaha, a new convention center in Lincoln and concert halls in downtown Omaha and LaVista.

• LB 50, a package of criminal justice reforms fashioned by Omaha Sen. Justin Wayne out of recommendations made a year ago by the Crime and Justice Institute, a think tank that has helped several states reduce spending.

The bill, the topic of several negotiations with county prosecutors, the Attorney General's Office and the Pilsen administration, is aimed at reducing the number of inmates who "jam out" of prison without undergoing some rehabilitation programming.

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Nebraska Examiner reporters Aaron Sanderford and Zach Wendling contributed to this report.

*Nebraska Examiner is part of States Neuron, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. Nebraska Examiner maintains editorial independence. Contact Editor Cate Folsom for questions: info@nebraskaxaminer.com. Follow Nebraska Examiner on Facebook and Twitter.*

## People With Felony Convictions Can Now Vote In Minnesota; Secretary Of State Celebrates

BY TRISHA AHMED  
Associated Press/Report for America

ST. PAUL, Minn. (AP) — At a celebration of Minnesota's new law that restores voting rights to people who have left prison, Democratic Secretary of State Steve Simon registered newly eligible voters Thursday, when the law went into effect.

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"After spending years registering other people to vote, I will now be able to register myself," Williams said to a round of spirited applause.

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Attempts like those to discourage felons from voting appear to be an outlier among the states, even as some Republican-led states continue to restrict voting access in

vised by the Chief Engineer. The petition form is available online at <https://danr.sd.gov/public> or by contacting the Chief Engineer. The Chief Engineer's address is "Water Rights Program, Foss Building, 523 E Capitol, Pierre SD 57501" or call (605) 773-3352. The applicant's mailing address is given above. If contesting the Chief Engineer's recommendation, the applicant shall also file a petition. A petition filed by either an interested person or the applicant must be filed by June 12, 2023.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

Any interested person may file a comment on the application with the Chief Engineer. The comment shall be filed on a form provided by the Chief Engineer and is available online at <https://danr.sd.gov/public> or by calling (605) 773-3352 or writing the Chief Engineer at the address provided above. Filing a comment does not make the commenter a party of record or a participant in any hearing that may be held. Any comment must be filed by June 12, 2023.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board. If a petition opposing the application or contesting the recommendation is filed, then a hearing will be scheduled, and the Water Management Board will consider this application. Notice of the hearing will be given to the applicant and any person filing a petition.

Published once at the total approximate cost of \$44.16 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on June 2, 2023.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 16 sidewalks per Article 7 Section 707. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE 1/4 of the SE 1/4 of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota.

Published twice at the total approximate cost of \$20.44 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on May 26 & June 2, 2023.

**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 13th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to rezone six lots in a Rural Transition District to a Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 section 2003. Said properties are legally described as Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, 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 13th day of June 2023 at the Yankton County

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Published twice at the total approximate cost of \$53.28 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on June 2 & 9, 2023.

**Notice to Bidders**

Wood doors to be 20 minute U.L. rated where required. Plain sliced red oak factory pre-finished 1-3/4" doors. New ball bearing hinges, schlage commercial lever lockets and falcon door closers. Each gym and classroom door are to have a 4" x 25" visible glass kit with 1/4" polished micro wired glass.

Five pairs, twenty-eight classrooms, one janitor door, one laundry door, and six multi-purpose room doors. Seven rest-room doors and one kitchen dutch door not rated.

Thirteen Closet doors and transoms. To be 1-3/8" pre-finished plain sliced red oak doors. Hinges and passage levers (no locks). Not rated one janitor storage door to be 1-3/8" hollow metal in lieu of wood due to water exposure. Complete with hinges and passage lever at gym door #211-0 a new hollow metal frame is included. Since the frame is all wood, new framing is only 5-3/4" deep so some new trim work may be required to finish off on the inside when done.

All doors with locks to be keyed and master keyed, and installed in lieu of the existing.

Please send bids and questions to:

Jeffrey Messersmith  
Superintendent  
[jmessersmith@blfibeers.org](mailto:jmessersmith@blfibeers.org)  
402-373-4800

Published fourteen times at the approximate cost of \$202.86 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on May 19, 20, 23, 24, 25, 26, 27, 30, 31, June 1, 2, 3, 6, and 7, 2023.

**WWW.YANKTON.NET**

**Border**

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members soon after. The deployment cost \$1.45 million, according to records obtained by Citizens for Responsibility and Ethics in Washington, through a Freedom of Information Act lawsuit. At the time, Noem said the troops would stop drug smugglers and human traffickers. However, the records obtained by CREW and reported on by The Associated Press showed that in the first two months of deployment, the troops didn't seize any drugs, and mission logs did not contain any confirmed encounters with "transnational criminals." Some days, the records showed, the troops had little if anything to do. Noem's spokesperson, Jan Fury, did not reply to a request for comment Thursday. Noem's news release about the new deployment did not say how much it will cost or how it will be funded.

*South Dakota Searchlight is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: [info@southdakotasearchlight.com](mailto:info@southdakotasearchlight.com). Follow South Dakota Searchlight on Facebook and Twitter.*

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PAUL HAMMEL/NEBRASKA EXAMINER

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## Tranq

From Page 1

injuries that can lead to necrosis or death of that tissue, and amputations. According to the report, xylazine itself is addictive to humans and reportedly causes more severe withdrawal symptoms than heroin, including sharp chest pains and seizures.

"It is a drug that causes flesh eating, it causes amputations and it causes death," Jackley said. "Anything that we can do to spread the awareness (of this), I think could help save a life."

The first step is to arm those who will be on the front lines of this battle with tools that work, he said.

In an interview with The Associated Press, Williams said he spent 14 years in prison for second-degree murder. Since leaving prison in 2020, he has worked as a canvasser on several political campaigns. He also started a non-profit called Tone Up to help other formerly incarcerated people find housing, jobs and healing.

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Attempts like those to discourage ex-felons from voting appear to be an outlier among the states, even as some Republican-led states continue to restrict voting access in other ways.

"Even though we don't have a reversal agent yet, hopefully with medicine and technology, we can help their awareness," Jackley said. "So, when that overdose comes in, there's something they can do."

From a legal perspective, though xylazine is not approved for human use, it isn't illegal, because it is not a controlled substance, traffickers can't be prosecuted for using it. "It's important for us to be able to prosecute, especially those that are bringing it into our state," he said. "Ingestion, that's typically a misdemeanor. If a drug dealer comes in and they haven't ingested it, I can't prosecute them."

In May, the National Association of Attorneys General sent a letter to U.S. House and Senate representatives requesting

they support passage of the Combating Illicit Xylazine Act that would essentially make it a controlled substance on par with opioids.

The 39 attorneys general who signed the letter were from: Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Illinois, Indiana, Kentucky, Louisiana, Maryland, Michigan, Minnesota, Missouri, Nevada, New Hampshire, New Mexico, New York, North Carolina, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin and South Dakota.

"Congress has had 39 Republican and Democrat attorneys general — and we don't

always agree on stuff — say, 'Hey, we need this.' And they still haven't acted," Jackley said. "We've urged them, and I've said publicly, if they don't act soon, I will be going to the South Dakota Legislature and asking for help. It's that significant."

South Dakota was one of the last states to detect this off-label use of xylazine, he said, which he noted has long been used in South Dakota appropriately on farm animals. "We've started to test for it because we've seen what's happened elsewhere in the country, which is why we know it's here; people have tested positive for it," Jackley said. "It's being used, especially with fentanyl, and we're going to start seeing overdose deaths and we need to do something about it."

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

Applicant

**Mike Mace – 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 1805  Section 1905

---

**NOTE:**

**Conditional Use Permit**

Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota, as per plats recorded in Book S20, page 413.

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:  
6/13/2023

Board of Adjustment date:

Time:

Time:

### Yankton County

       Variance        X   Conditional Use             Rezoning

Owner: Michael Mace / VK & Associates LLC

Owners Address: 3013 Broadway Ave Ste 8-124 Yankton, SD 57078

Owners Phone: 605-760-0370

Applicants Name,  
if different from

Owner: Michael Mace / VK & Associates LLC

Applicants

Address: 3013 Broadway Ave Ste 8-124 Yankton, SD 57078

Job Address: Lot 29 Lilac Lane

Legal: LT 29 CRESTVIEW HOMES S/D

Section,

Township, Range: 21-93-56

Zoning

Classification: MD

Affected Zoning

Ordinance: Section 707Section 707

Reason for Construction of New Twin Homes

Request: \_\_\_\_\_

List Specific

Hardships: \_\_\_\_\_

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 06/13/2023 7:15 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): \_\_\_\_\_

Application Fee: \$300.00      Check #: 226269921      Receipt #: \_\_\_\_\_

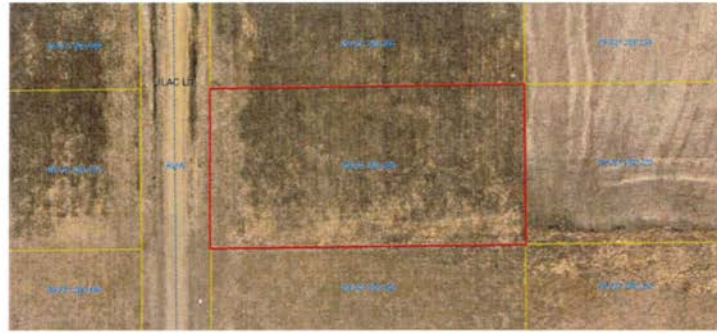
Date:



Signature: Michael Mace / VK &

05/25/2023

# Site Map



Parcel Number: 09.021.200.290

Site Description: Twin Homes 2Br/2Ba/3CarGarage - Approx Frontage setback - 24' / Distance off of adjacent lots - 24'. Overall Width 102' Overall Depth 52'

Variance, Conditional Use and Rezoning Application CUP-2023-92  
 Applicant Michael Mace  
 Fees Paid \$300.00  
 Created May 24, 2023

Number CUP-2023-92  
 09.021.200.290 | Michael Mace / VK & Associates LLC | Lot 29 Lilac Lane, Yankton, SD, 57078  
 Submitted by mike@vkandassociatesllc.com on 5/24/2023



## Applicant

Michael Mace

6057600370

mike@vkandassociatesllc.com

Parcel search Completed On 5/24/2023 6:39 AM EST by mike@vkandassociatesllc.com



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.021.200.290			R&R PROPERTIES LTD (D)	0.000

Draft Building Permit Completed On 5/24/2023 7:01 AM EST by mike@vkandassociatesllc.com

Upload Draft Building Permit

Generate Draft Building Permit Completed On 5/25/2023 12:38 PM EST by mike@vkandassociatesllc.com

[Generate Draft Building Permit](#)

Submit Completed On 5/25/2023 12:39 PM EST by mike@vkandassociatesllc.com

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

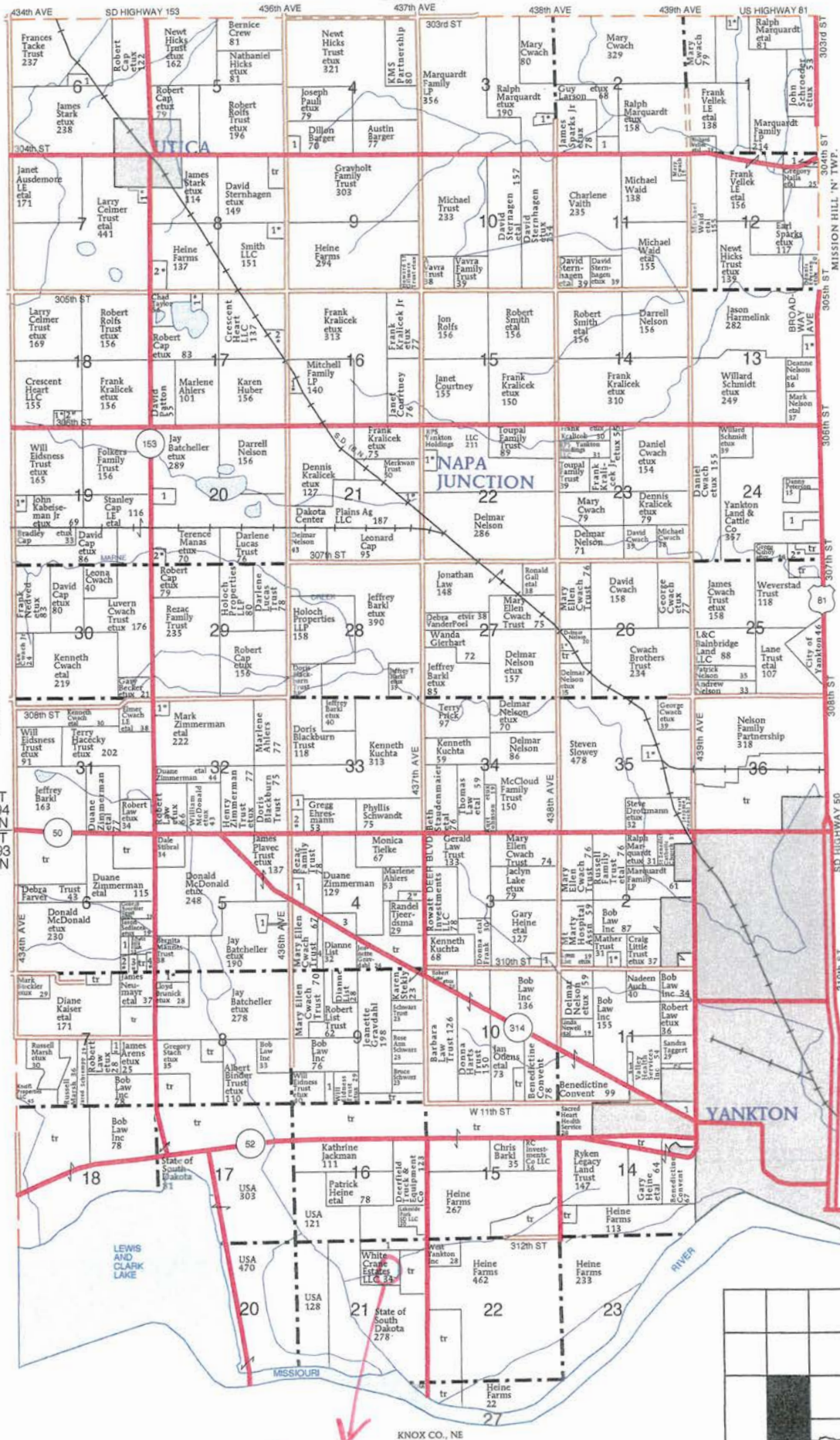
### Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

### Signature

(Landowners)

CENTRAL TWP.



**UTICA TOWNSHIP**

**SECTION 1N**

- 1. Siebrandt, Jacob etux 5

**SECTION 2N**

- 1. Kralicek, Melissa 11

**SECTION 2S**

- 1. Holdahl, Robert etux 5

**SECTION 3N**

- 1. Grate, Leo etux 11

**SECTION 3S**

- 1. Holtzmann Family Trust 7

**SECTION 4N**

- 1. Nedved, Mark 7

**SECTION 4S**

- 1. Larson, Robert 8

- 2. Brandt Trust, Merle etal 11

- 3. Zimmerman, Steve 20

- 4. List Trust, Robert 18

**SECTION 5S**

- 1. Batcheller, Jay 8

**SECTION 6N**

- 1. Town of Utica 6

**SECTION 6S**

- 1. Maska, Leann 5

- 2. Olivier, Curtis etux 6

- 3. Loecker, Mark etux 5

- 4. Blaha, Jon etux 5

**SECTION 7N**

- 1. Anthony, Craig etux 10

**SECTION 7S**

- 1. Philips, Timothy etux 5

**SECTION 8N**

- 1. Christianson, David etux 6

- 2. Hughes, Scott etux 13

**SECTION 8S**

- 1. Fanta, Timothy etux 9

**SECTION 9S**

- 1. Rokahr, Steven 9

**SECTION 11S**

- 1. Heceky Trust, Terrance etux 11

- 2. 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. Kralicek, Frank etux 5

**SECTION 21S**

- 1. White Crane Estates LLC 18

**SECTION 22N**

- 1. Taggart, William etux 9

**SECTION 24**

- 1. Marquardt, Doug 13

- 2. Keller, Dallas etux 10

**SECTION 26**

- 1. Barnes, David etux 7

**SECTION 32**

- 1. Zimmerman Trust, Henry etal 12

**SECTION 33**

- 1. Delozier, Darrik 6

- 2. Waddell, Edward etux 8

**SECTION 35**

- 1. Slowey, Steven etux 14

Location

**FINDINGS OF FACT – CONDITIONAL USE PERMIT**

**Mace – CUP-2023-92**

<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 applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707</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 use will not adversely affect the public interest.</p>	



# PURCHASE AGREEMENT

**THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND IT, SEEK LEGAL ADVICE.**

## 1. PARTIES TO THE CONTRACT

Purchaser and Seller acknowledge that Broker is  is not  the limited agent of both parties to this transaction.

VK and Associates LLC and/or Assigns, hereinafter referred to as Purchaser.

R&R Properties LTD, hereinafter referred to as Seller.

Purchaser offers and agrees to purchase upon the terms and conditions set forth, the property legally described as:

Lot 29 Crestview Homes, City and County of Yankton, South Dakota

Parcel: 09.21.200.290

Also known as: Lot 29 Lilac Lane, Crestview Homes S/D, Yankton, SD, 57078

## 2. EARNEST MONEY DEPOSIT

Earnest Money in the amount of (\$ 1000.00 ) One thousand and no/100 Dollars shall be made payable to and delivered to Listing company on the next legal banking day after acceptance of this offer and credited at closing. If an accepted Purchase Agreement does not close, regardless of the circumstances, both Purchaser and Seller must agree in writing prior to release of earnest money or in the alternative, pursuant to court order in accordance with SDCL 36-21A-81.

## 3. FUNDING

**This is a cash offer not contingent upon financing.** The remaining balance due at closing shall be paid by certified check.

Verification of funds from 1st Interstate Bank will be delivered by May 12, 2023 (date) or this agreement, at the option of the Seller, without notice to the Purchaser, will be voided.

**This offer is contingent upon Purchaser obtaining financing** for a \_\_\_\_\_ type of loan. A letter of Purchaser's loan status will be delivered by \_\_\_\_\_ (date). Within \_\_\_\_\_ legal banking days after acceptance of this Purchase Agreement, Purchaser will make written formal application for and diligently and in good faith endeavor to secure a loan, pay all application fees, and sign all financing documents without delay. Purchaser reserves the right to obtain alternative financing so long as there are no increase cost to the Seller.

**Contract for Deed.** See attached addendum.

## 4. APPRAISAL

This Purchase Agreement is  is not  subject to the property appraising for the at least the purchase price. If the appraisal report reveals any deficiencies that must be corrected, Purchaser and Seller may negotiate in good faith to correct such deficiencies.

## 5. PROPERTY CONTINGENCY

**This offer is contingent** upon the Seller's property purchase and closing.

**This offer is not contingent** upon the sale or close of property owned by the Purchaser. If Purchaser is obtaining financing this must be stated on loan status letter.

**This offer is contingent** upon the sale and close of the Purchaser's property commonly known as:  
(full address) \_\_\_\_\_

within time specified for closing Seller Property. Seller shall have the right to continue to offer the property for sale and accept any offer subject to the rights of the Purchaser. Should Seller receive another acceptable offer, Seller will give Purchaser written notice of that fact. Purchaser will provide a written waiver of this contingency within \_\_\_\_\_ hours of receipt of Seller notice or this agreement will terminate without further notice and Earnest Money will be returned according to paragraph 2 of this agreement. Upon waiver of this contingency, Purchaser warrants and will provide written proof that the funds needed for closing will be available and Purchaser's ability to obtain financing is not contingent upon the sale and/or close of any property.

## 6. SELLERS PROPERTY DISCLOSURE

**Before signing** this agreement Purchaser acknowledges receipt of Seller's Property Condition Disclosure Statement dated \_\_\_\_\_ as required by SDCL43-4-38 through 43-4-43.

**Purchaser acknowledges that no disclosure statement** is required for the following reason

land lot

INITIALS: PURCHASER \_\_\_\_\_

SELLER \_\_\_\_\_



**7. LEAD-BASED PAINT DISCLOSURE**

Purchaser acknowledges receipt of the pamphlet "Protect Your Family From Lead In Your Home" and Seller's Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form according to the Residential Lead-Based Hazard Reduction Act of 1992. This applies to properties built prior to 1978.

**8. INSPECTION OF PHYSICAL CONDITION OF PROPERTY**

Purchaser acknowledges that it is recommended that Purchaser engage, at Purchaser's expense, the service of professionals, acting within the scope of their professional license, to inspect the property. Purchaser and Seller understand the purpose of property inspections is to inform and educate the Purchaser on conditions and future maintenance of the property and is not designed to be a point of re-negotiation of purchase price.

This offer **is not** contingent upon any inspections.

This offer **is** contingent upon Purchaser, at Purchaser's expense, obtaining property inspection report(s).

- A. Offer is contingent upon structural, mechanical, or electrical inspection(s).  Yes  Waived
- B. Offer is contingent upon radon, environmental, or geological inspection(s).  Yes  Waived
- C. Offer is contingent upon pest infestation and/or damage inspection(s).  Yes  Waived
- D. Offer is contingent upon lead-based paint inspection(s).  Yes  Waived

All inspections will be completed and Purchaser shall provide to the Listing Broker a copy of relevant pages of any inspection report(s) and written requests detailing any unsatisfactory components on or before \_\_\_\_\_ (date). The parties will have until on or before \_\_\_\_\_ (date) to negotiate repairs in good faith. If negotiations fail and if the parties cannot agree, the agreement will be terminated. If Purchaser fails to specifically disapprove any inspections and report to the Listing Broker within the specified date, Purchaser shall be deemed to have approved and accepted property in its present condition. All Licensees are held harmless with regard to any inspections or inspection periods related to this transaction.

**9. SURVEY**

Purchaser acknowledges that it is recommended that a survey be obtained. Bank financing or Title Insurance Policies may require a survey. Confirmation of boundaries may be determined by one of the following.

Mortgage Inspection Survey, if required  Boundary/Staked Survey  Purchaser Waives Survey

Other **as required by title company**

The cost, if any, shall be paid as follows: Purchaser 100% Seller \_\_\_\_\_

**10. TAXES/PRORATIONS**

Purchaser is aware that property taxes may or may not be based upon "Owner Occupied Status". All Special Assessments are to be paid by Seller unless otherwise specified in this agreement.

- Taxes to be  prorated through the date of closing.  prorated through \_\_\_\_\_ date.  Not to be prorated.
- Tax proration amount will be based on  most current county information.  Other \_\_\_\_\_
- Rents, Road Maintenance, Water, Sewer and Homeowner's Association Fees, if any are to be:  prorated through the date of closing.  prorated through \_\_\_\_\_ date.  Not to be prorated.  NA

**11. TITLE**

Merchantable title shall be conveyed by Warranty Deed or other sufficient conveyance instrument, acceptable to Purchaser, subject to conditions, zoning, restrictions, and easements of record, if any, which do not interfere with or restrict the existing use of the property. An Owner's Policy of title insurance up to the amount of the purchase price will be furnished with the cost to be paid as follows: Purchaser 50% Seller 50%

Additional coverage shall be paid by Purchaser.

**12. PERSONAL PROPERTY**

Any personal property, free of any liens and without warranty of condition, shall be transferred to Purchaser by a separate Bill of Sale. Purchaser **will**  **will not**  **n/a**  compensate Seller for fuel (oil/propane) remaining on date of closing. Proration will be based upon the price of the fuel within 72 hours of closing as quoted by last known provider.

**13. CLOSING AND POSSESSION**

The Closing date will be on or before Jul 07, 2023 (date) with possession to be given to Purchaser at time of closing. Seller agrees to maintain the property in a condition comparable to its present condition and agrees that Purchaser will have the opportunity for a personal inspection by walk through prior to closing.

The fee charged to close the transaction, if any, shall be paid as follows: Purchaser 50% Seller 50%

**14. RESPONSIBILITY OF INSURANCE AND RISK OF LOSS**

Seller shall insure the property for fire, wind, hail, explosion, water or any other cause at no less than the purchase price until closing. Risk of loss or damage to Property, prior to closing, shall be the responsibility of Seller.

INITIALS: PURCHASER / SELLER

**15. HOME PROTECTION PLANS**

A home protection plan  is  is NOT part of this agreement.

Purchaser and Seller acknowledge that home protection plans are available from third party providers. Protection plans are not in any way a warranty of condition of the property.

If a plan is to be purchased, it shall be provided by \_\_\_\_\_ (company name) with the following options \_\_\_\_\_.

Purchaser and Seller acknowledge that compensation may be paid to a Broker.

The cost of the home protection plan shall be paid as follows: Purchaser \_\_\_\_\_ Seller \_\_\_\_\_

**16. OTHER PROVISIONS: If none, state none.**

Offer is contingent on approval of twin-home construction on subject lot

**17. PROPERTY CONDITION UPON CLOSING**

All personal property including refuse, not included in the purchase, shall be removed by the Seller prior to closing. Property shall be left in neat and clean condition. Lawn shall be mowed and snow removed. Purchaser shall have all utilities transferred into their name on or before the day of closing.

**18. ADDENDA TO THIS PURCHASE AGREEMENT: If none, state none.**

The following documents are addenda to this contract and are attached and become part of this contract by reference.

none

**19. PURCHASE PRICE**

The total purchase price is to be: (\$ 41,500.00 ) Forty-one thousand five hundred and no/100 Dollars

After Earnest Money herein is credited, the remaining balance is to be paid by Purchaser at closing.

**20. EXPIRATION**

This agreement is void if not accepted by the 13 day of May, 2023 by 5:00  am  pm

**21. THE LAWS OF SOUTH DAKOTA GOVERN THIS TRANSACTION**

**22. TIME IS OF THE ESSENCE**

Dated this 12 day of May, 2023 at 3:30  am  pm

Purchaser

Purchaser

Address: \_\_\_\_\_

On this 13 day of May 2023, at 4:00  am  pm the forgoing offer is:

~~ACCEPTED~~

NOT ACCEPTED

COUNTERED

Seller

Seller

Address: \_\_\_\_\_

**THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY**

The Move Group

Selling Company

Kerry Woehl

Selling Licensee

Lewis & Clark

Listing Company

Leslie Kuntz

Listing Licensee



**Date**

5/25/2023

Application Submitted Successfully Completed On 5/25/2023 12:39 PM EST by mike@vkandassociatesllc.com

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Request Information Completed On 5/25/2023 1:01 PM EST by bconkling

**Type of Request**

Conditional Use

**Fee**

\$300.00

**Reason for Request**

Construction of New Twin Homes

**List Specific Hardships**

## Applicant Information

**Are you the owner of the property?**

Yes

**Applicant Name**

Michael Mace / VK & Associates LLC

**Applicant Address**

3013 Broadway Ave Ste 8-124 Yankton, SD 57078

**Applicant Phone**

605-760-0370

## Owner Information

**Owner Name**

Michael Mace / VK & Associates LLC

**Owner Address**

3013 Broadway Ave Ste 8-124 Yankton, SD 57078

**Owner Phone Number**

605-760-0370

## Property Information

**Parcel ID Number**

09.021.200.290

**Legal Description**

LT 29 CRESTVIEW HOMES S/D

**Site Address**

Lot 29 Lilac Lane

**City**

Yankton

**Zip**

57078

**Section-Township-Range**

21-93-56

**Zoning District**

MD

**Zoning Description**

MD

**Existing Use of Property**

MD

**Draft Building Permit Form** Completed On 5/25/2023 1:05 PM EST by bconkling

**Job Address**

Lot 29 Lilac Lane, Yankton

**Legal Description of Construction Site**

LT 29 CRESTVIEW HOMES S/D

**Owner Name**

VK & Associates LLC / Michael Mace

**Owner Address**

3013 Broadway Ave Ste 8-124 Yankton, SD 570748

**Owner Phone**

605-760-0370

**Contractor**

Quality Home Improvements

**Contractor Mailing Address**

2200 Douglas Ave #57 Yankton, SD 57078

**Contractor Phone**

6055006577

**Architect or Designer**

Kaden Lammers - Mead Lumber

**Architect or Designer Mailing Address**

2409 Broadway Ave Yankton, SD 57078

**Architect or Designer Phone**

402-360-5886

**Type and Use of Building**

Residential

**Class of Work**

New

**Describe Work**

Twin Homes built on Slab, 2Br/2Ba/3Car, 1367 Sqft livable Per Residence.

**Valuation of Work**

\$365000

**Planning Review** Completed On 5/25/2023 1:14 PM EST by bconkling

Continue with application

Continue

**Describe what the applicant is requesting**

Applicant is requesting a Conditional Use Permit to construct a twin home in a Moderate Density Residential District

**Planning Commission Code Reference**

Section 707

**Other Planning Commission Code Reference** ⓘ

**Board of Adjustment Code Reference**

Section 707

**Other Board of Adjustment Code Reference** ⓘ

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

**Zoning Classification** ⓘ

MD

**Wave Fee**

**Notes** ⓘ

**Director Review** Completed On 5/25/2023 1:37 PM EST by gvetter

**Zoning Director Review**

Approve

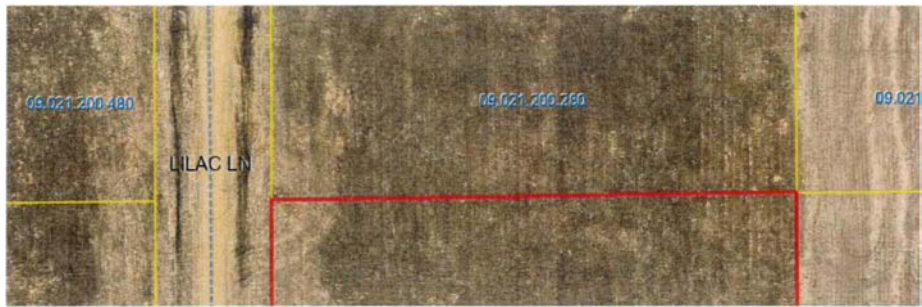
**Site Plan** Completed On 5/25/2023 1:54 PM EST by bconkling

**Map - Mark the location of structures and other necessary information.**

Sketch Layer +

Reference Layer -

Mapproxy



Maxar, Microsoft

Powered by Esri

**Describe the location and use of adjacent structures**

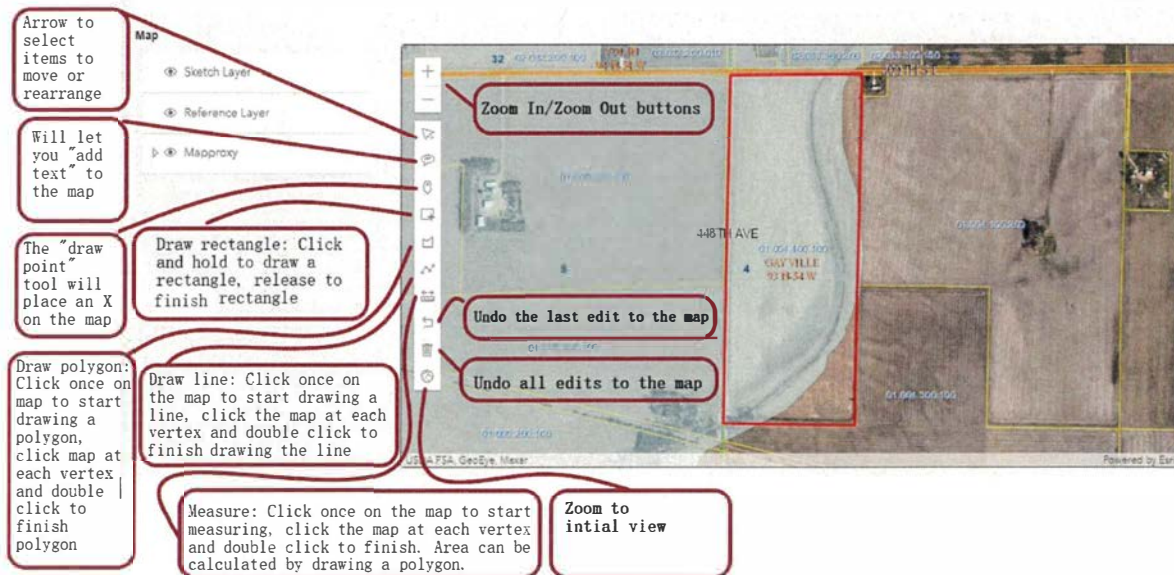
Twin Homes 2Br/2Ba/3CarGarage - Approx Frontage setback - 24' / Distance off of adjacent lots - 24'. Overall Width 102' Overall Depth 52'

**Upload Site Plan and/or additional plans and documents**

[mike main.pdf](#)

[Lilac 29 Elevation 2 Car Garage.pdf](#)

[mike mace 3 car garage.pdf](#)



Payment Completed On 5/25/2023 2:15 PM EST by mike@vkandassociatesllc.com

**Fees Paid**

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

**Confirmation Data**

Payment Method	Online
Confirmation Number	226269921
Amount Paid	\$300.00

PC Prep Completed On 5/25/2023 2:24 PM EST by bconkling



# Planning Commission Meeting

## Planning Commission Meeting Date and Time

June 13th 2023, 7:15 pm CDT

## Letters to be mailed 10 days prior to the public meeting:

06/03/2023 7:15 PM

## Additional instructions for PC email

## Return the affidavit 8 days prior to the public meeting:

06/05/2023 7:15 PM

## Place your zoning action sign 7 days prior to the public meeting:

06/06/2023 7:15 PM

## Date to send email to applicant

05/29/2023

## Upload PC Mailing Labels

[Mace labels.pdf](#)

## Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

## Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

## Upload PC Newspaper Publication

[Legals 6-13-2023.pdf](#)

## Permit Number

CUP-2023-92

## Receipt Number

PC App Form Completed On 5/25/2023 2:24 PM EST by bconkling

[PC App Form](#)

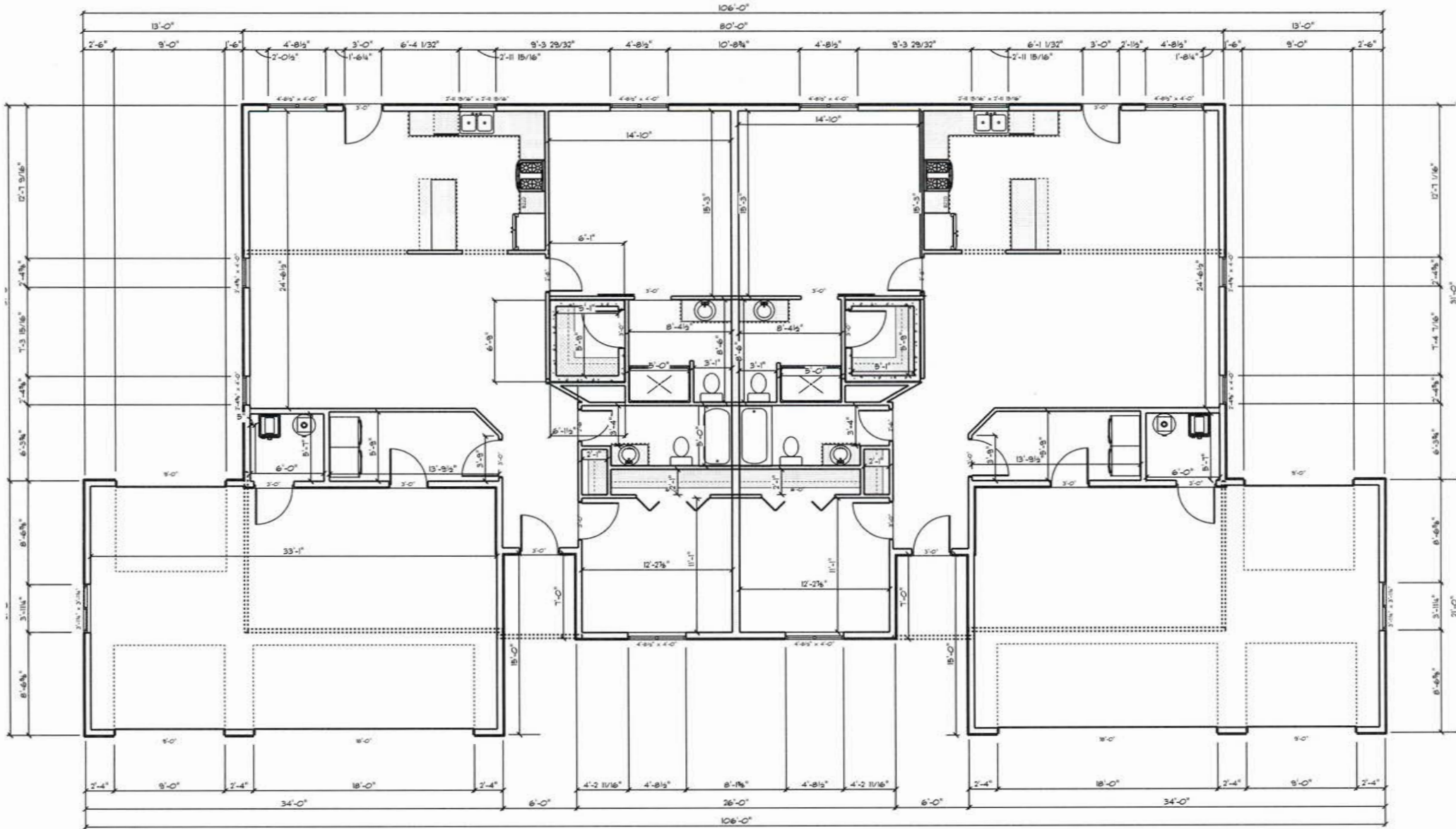
External Notes

Documents

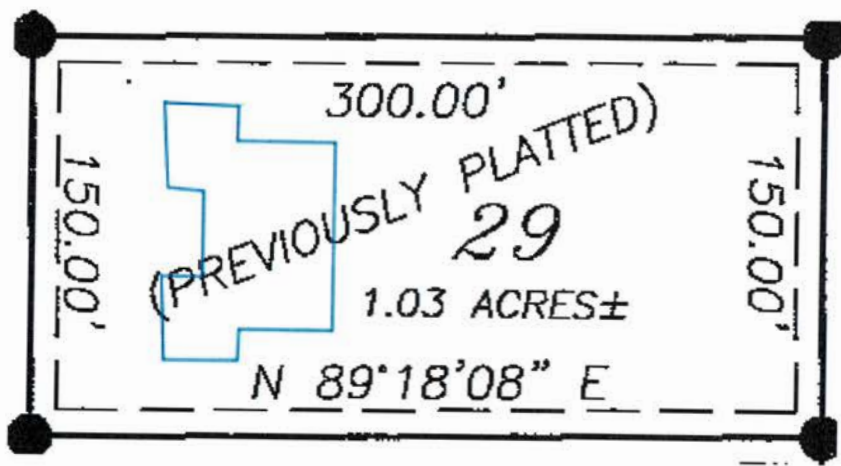
Internal Notes

Documents





Lilac LN



AFFIDAVIT OF MAILING

I, MICHAEL MACE, hereby certify that on the 30 day of MAY, 2023, 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.

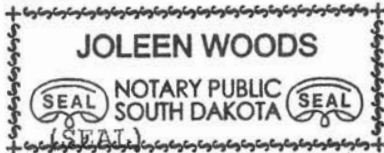
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 30 day of MAY, 2023.

  
(Name)  
Affiant

Subscribed and sworn to before me this 30 day of May, 2023.



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

# NOTIFICATION

April 29, 2023

Applicant:  
Mike Mace  
3013 Broadway Ave Ste 8-124  
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 7:15 P.M. on the 13th day of June, 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Yankton County, South Dakota, as per plats recorded in Book S20, page 413.*

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,  
Mike Mace

Petitioner

ADAM, ROGER P (D)  
109 VIOLET DR  
YANKTON SD 57078

ADAM, ROLAND A (D)  
317 S DEER BLVD  
YANKTON SD 57078

ALLEN, DAVID (D)  
PO BOX 39  
YANKTON SD 57078

AMENT, DAVID (D)  
112 CURLIES ST  
YANKTON SD 57078

BEEM, JOSEPH (D)  
309 TULIP LN  
YANKTON SD 57078

BRIGHTWAY ELECTRIC LLC (D)  
PO BOX 216  
YANKTON SD 57078

BROWN, WALLACE D (D)  
311 LILAC LN  
YANKTON SD 57078

BUNKERS, BEAU (D)  
108 CURLIES AVE  
YANKTON SD 57078

CAMERON, BENJAMIN LEE (D)  
308 TULIP LN  
YANKTON SD 57078

CAMPBELL, KARLA M REV LVNG TR (D)  
211 TULIP LN  
YANKTON SD 57078

CHARTIER, RYAN (D)  
401 TULIP LN  
YANKTON SD 57078

CLAY'S CONSTRUCTION LLC (D)  
56217 887 RD  
HARTINGTON NE 68739

DEGROFF, PERRY C (D)  
403 LILAC LN  
YANKTON SD 57078

DENTLER, GREIGG (D)  
801 SPRUCE ST  
YANKTON SD 57078

DIEFENDERFER, TERRY (D)  
102 VIOLET DR  
YANKTON SD 57078

DIMMER, BENJAMIN M (D)  
113 CURLIES ST  
YANKTON SD 57078

DITMAR, CHARLES REV TRUST (D)  
112 TOOTYS AVE  
YANKTON SD 57078

DOGGETT, LORI ANN (D)  
4879 BARN OWL DR  
FREDERICK CO 80504

DROTZMAN, JACOB (D)  
111 VIOLET DR  
YANKTON SD 57078

DROTZMAN, MICHAEL J (D)  
402 LILAC LN  
YANKTON SD 57078

EILERS, CHRISTOPHER N (D)  
403 TULIP LANE  
YANKTON SD 57078

EKEREN, LONNIE (D)  
119 CURLIES ST  
YANKTON SD 57078

ENGELHAUPT, KIM R (D)  
305 LILLY LN  
YANKTON SD 57078

FILLAUS, JENNIFER A (D)  
307 TULIP LN  
YANKTON SD 57078

FOXHOVEN, TIMOTHY G (D)  
101 VIOLET DR  
YANKTON SD 57078

FRANZ, GREGORY (D)  
307 LILAC LN  
YANKTON SD 57078

GEDNALSKE, TIMOTHY M (D)  
306 LILLY LN  
YANKTON SD 57078

GUTHMILLER, KEVIN D (D)  
105 VIOLET DR  
YANKTON SD 57078

HAAS, TIMOTHY A (D)  
104 VIOLET DR  
YANKTON SD 57078

HEGDAHL, ROBERT G (D)  
206 VIOLET DR  
YANKTON SD 57078



HEIER, JEFF A JR (AKA JEFFREY) (D)  
107 CURLIES ST  
YANKTON SD 57078

HINKER, DUSTIN ROBERT (D)  
110 VIOLET DR  
YANKTON SD 57078

HINZ, SETH FREDRIC (D)  
310 TULIP LN  
YANKTON SD 57078

HIXSON, LARRY (D)  
304 TULIP LN  
YANKTON SD 57078

HOFFMAN, CHRISTOPHER (D)  
116 CURLIES ST  
YANKTON SD 57078

HUBBARD, JOHN ARTHUR (D)  
104 CURLIES ST  
YANKTON SD 57078

HUBER, MARLON (D)  
407 TULIP LN  
YANKTON SD 57078

HUCHTMEIER, JUDY (D)  
400 TULIP LN  
YANKTON SD 57078

JONES, BRADY W (D)  
302 LILAC LN  
YANKTON SD 57078

K CONSTRUCTION LLC (D)  
1603 LOCUST ST  
YANKTON SD 57078

KISTLER, JUDITH M (D)  
201 VIOLET DR  
YANKTON SD 57078

KLEINSASSER, KEVIN JAY (D)  
2403 WEST CITY LIMITS RD #318  
YANKTON SD 57078

KORTAN, LINDSAY M (D)  
100 CURLIES ST  
YANKTON SD 57078

KRAMER, JOSHUA DAVID (D)  
109 CURLIES ST  
YANKTON SD 57078

KRAUSE, STEVEN E FAMILY TRUST (D)  
305 LILAC LN  
YANKTON SD 57078

KUEHLER, MARK E (D)  
100 VIOLET DR  
YANKTON SD 57078

KUNTZ, LEE (AKA LEON) (D)  
207 VIOLET DR  
YANKTON SD 57078

LAKESIDE PARK SD LLC (D)  
% RANDY SKILLIN  
639 E MCKINLEY  
FRESNO CA 93728

LEE, MARK A (D)  
2128 DASHER DR  
LUSBY MD 20657

LESHER, DAVID E (D)  
301 LILLY LN  
YANKTON SD 57078

LICHTY, KYLE V (D)  
110 CURLIES ST  
YANKTON SD 57078

MACKEY, CHARLES J (D)  
307 LILLY LN  
YANKTON SD 57078

MALLOY, MATTHEW JOHN (D)  
108 VIOLET DR  
YANKTON SD 57078

MASKA, RICHARD D (D)  
108 TOOTY'S AVE  
YANKTON SD 57078

MCALLISTER, LUKE EDWARD (D)  
208 VIOLET DR  
YANKTON SD 57078

MERCHANT, BRITNI (D)  
3203 DOVER DR  
NORFOLK NE 68701

MERKEL, BENJAMIN J (D)  
118 TOOTY'S AVE  
YANKTON SD 57078

MINES, HALEY J (D)  
2403 WEST CITY LIMITS RD #103  
YANKTON SD 57078

O'GORMAN, JOSHUA (D)  
404 LILAC LN  
YANKTON SD 57078

PEKAREK, CURT J (D)  
511 EAST 9 ST  
MORRIS MN 56267

PEPPER, SARA L (D)  
107 VIOLET DR  
YANKTON SD 57078

PERK, BARBARA M-ZDENEK (D)  
118 CURLIE ST  
YANKTON SD 57078

PFEIFER, SCOTT M (D)  
84803 US HWY 81  
NORFOLK NE 68701

R&R PROPERTIES LTD (D)  
10937 WEST PROGRESS PL  
LITTLETON CO 80127

RAMES, AARON LEE (D)  
206 EAST 29 ST  
YANKTON SD 57078

RETTIG, MARK L (D)  
114 CURLIES ST  
YANKTON SD 57078

RETZLAFF, MIKE (D)  
111 CURLIES ST  
YANKTON SD 57078

RODRIGUEZ ROSA, GENARO (D)  
1403 OAKWOOD DR #7  
YANKTON SD 57078

RUSHER, RYAN R (D)  
311 LILLY LN  
YANKTON SD 57078

SATTER, ANGIE (D)  
2130 SW CAMELOT CT APT 46  
PORTLAND OR 97225

SCHNABEL, NICOLE IRENE (D)  
401 LILAC LN  
YANKTON SD 57078

SCHOENFELDER, AARON (D)  
116 TOOTY'S AVE  
YANKTON SD 57078

SCHOENFELDER, DEAN (D)  
308 LILLY LN  
YANKTON SD 57078

SD DEPT OF GAME FISH & PARKS (D)  
523 EAST CAPITOL AVE  
PIERRE SD 57501

SHERRATT, CHAD T (D)  
110 TOOTY'S AVE  
YANKTON SD 57078

SIEBERT, MATTHEW RAWLAND (D)  
406 LILAC LN  
YANKTON SD 57078

SIELER, DUANE D (D)  
114 TOOTY'S AVE  
YANKTON SD 57078

SKELHOUSE 1 LLC (D)  
11707 ASTER WAY  
WOODBURY MN 55125

SLADE, DANIEL J (D)  
411 TULIP LN  
YANKTON SD 57078

SMITH, EDWARD (D)  
115 CURLIES ST  
YANKTON SD 57078

SOPHECK, SENG (D)  
2405 WEST CITY LIMITS RD #314  
YANKTON SD 57078

STAUFFACHER, CHAD (D)  
311 TULIP LN  
YANKTON SD 57078

STEINBERG, AUSTIN J (D)  
408 TULIP LN  
YANKTON SD 57078

STEINBERG, MICHAEL J (D)  
402 TULIP LANE  
YANKTON SD 57078

STEINER, CODY (D)  
303 LILLY LN  
YANKTON SD 57078

STOCK, LYLE L (D)  
203 VIOLET DR  
YANKTON SD 57078

STODDARD, CHARLES A (D)  
105 CURLIES ST  
YANKTON SD 57078

TIERNEY, LARRY (D)  
405 LILAC LN  
YANKTON SD 57078

TOMPKINS, APRIL D (D)  
302 TULIP LN  
YANKTON SD 57078

WALTERS, NICK (D)  
612 KENNEDY ST  
VERMILLION SD 57069

WARFEL, JEFFREY D (D)  
117 CURLIES ST  
YANKTON SD 57078

WEBB, ROSE S (D)  
106 CURLIES ST  
YANKTON SD 57078

WHITE CRANE ESTATES LLC (D)  
PO BOX 805  
LAUREL NE 68745

WISE, LAURIE A (D)  
106 VIOLET DR  
YANKTON SD 57078

# Yankton County, South Dakota

**Paid by**

Michael Mace  
mike@vkandassociatesllc.com

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

226269921  
May 25, 2023 02:15 PM  
Online

## \$300.00 paid on May 25, 2023

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2023-92

Description	Amount
Fee	\$300.00

2010 Legal and Public Notices

report are available at https://dandr.sd.gov/public or contact Ron Duval for this information, or other information, at the Water Rights Program address provided below.

Any person interested in opposing this application or recommendation shall allege that the application, upon approval, will cause injury to the person that is unique from any injury suffered by the public in general. The injury must concern a matter either within the regulatory authority found in SDCL 46-2A-9 for approval or denial of the application, or other matter concerning the application within the regulatory authority of the board to act upon as defined by SDCL 46-2-9 and 46-2-11, or both.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner's, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

Any interested person may file a comment on the application with the Chief Engineer. The comment shall be filed on a form provided by the Chief Engineer and is available online at https://dandr.sd.gov/public or by calling (605) 773-3352 or writing the Chief Engineer at the address provided above.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board.

Published once at the total approximate cost of \$44.16 and can be viewed free of charge at www.sdpublicnotices.com.

Published on June 2, 2023.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewalk height of 14 feet.

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NOTICE OF PUBLIC HEARING

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2010 Legal and Public Notices

Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling.

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 7:15 P.M. on the 13th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707.

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Published on June 2 & 9, 2023.

Notice to Bidders

Wood doors to be 20 minute U.L. rated where required. Plain sliced red oak factory pre-finished 1-3/4" doors. New ball bearing hinges, schlage commercial lever locks and lakon door closers.

Five pairs, twenty-eight classrooms, one janitor door, one laundry door, and six multi-purpose room doors. Seven rest-room doors and one kitchen dutch door not rated.

Thirteen Closet doors and transoms. To be 1-3/8" pre-finished plain sliced red oak doors. Hinges and passage levers (no locks). Not rated one janitor storage door to be x-3/8" hollow metal in lieu of wood due to water exposure.

All doors with locks to be keyed and master keyed, and installed in lieu of the existing.

Please send bids and questions to:

Jeffrey Messersmith Superintendent jmessersmith@blfibeas.org 402-373-4800

Published fourteen times at the approximate cost of \$202.86 and can be viewed free of charge at www.sdpublicnotices.com.

Published on May 19, 20, 23, 24, 25, 26, 27, 30, 31, JUNE 1, 2, 3, 6, and 7, 2023.

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Border

From Page 1

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Nebraska

On Final Day Of Session, Voter ID, Tax Break Bills Approved

BY PAUL HAMMEL © 2023, Nebraska Examiner

LINCOLN, Neb. — State senators ended a tumultuous 2023 session Thursday, giving a final OK to bills concerning voter identification, tax breaks for economic development and criminal justice reform.

The 90-day session ended two days early and will be remembered for historic tax cuts, hard feelings aired during floor debate, and an almost session-long string of filibusters mounted in protest of a bill that banned gender-affirming procedures for minors.

State Sen. Tom Briese of Albion, a key player in the legislation that delivered income tax cuts and property tax relief, summed it up best: It was a "momentous session" for what got done and for how hard it was to get those things done.

The time-sucking filibusters, led by Omaha Sens. Machaela Cavanaugh and Megan Hunt, forced legislators to get creative to get bills passed.

Instead of several individual bills being advanced for debate, "Christmas tree" bills, containing up to 30 pieces of legislation, became the norm.

In the end, only 56 bills were passed, but those measures contained 291 separate bills. That compares favorably with the most recent 90-day sessions, in which 281 bills were passed in 2021 and 322 were passed in 2019.

The perception that state lawmakers weren't getting anything done because of the filibusters was incorrect, said the Speaker of the Legislature, Sen. John Arch of LaVista.

"We have done the work we were sent to do despite all the challenges before us," Arch said. Cavanaugh, who helped set a new record for filibusters, said it was a disappointing session in which income tax cuts that mostly benefit the wealthiest Nebraskans and out-of-state corporations were passed, but little for average Nebraskans.

"We had record revenue and we did next to nothing to ease the economic struggles of everyday Nebraskans," he said.

COVID-19 era food stamp and childcare credits were extended for two years, but not increased, Cavanaugh said, despite increased need at a time of record inflation.

Omaha Sen. Mike McDonnell struck a note of optimism, saying



PAUL HAMMEL/NEBRASKA EXAMINER State senators work on the final day of the 2023 session of the Nebraska Legislature.

that toward the end of the 2023 session, floor debates became more substantive, instead of readings of recipes and news stories during the lengthy filibusters.

"By the end of the session, people were trying to work together," he said. "I think that may carry over to the 60-day session (next year)."

Gov. Jim Pillen, in his first legislative session, labeled as "historic" and "transformational" the income tax and property tax bills passed this year.

"This is one of the most impactful sessions in Nebraska history," Pillen said in a speech at the end of the session.

Said Pillen, "in the face of extraordinary challenges, the will of the people of Nebraska has prevailed and our state has implemented once-in-a-generation conservative policies."

He said lawmakers passed a fiscally conservative budget that raised spending by 2%, provided low-income students a chance to attend a private school via the "Opportunity Scholarships Act" and boosted spending on K-12 education. Also passed was a stricter, 12-week (gestational) ban on abortion, as well as the ban on certain gender-affirming procedures for minors.

Legislative Bill 754, sponsored by Elkhorn Sen. Lou Ann Linehan, will drop the state's top two income tax brackets, and the corporate income tax rate, to 3.99% by tax year 2027.

The bill also provides a total exemption on Social Security benefits a year early, in 2024, and provides tax credits related to childcare.

A companion measure, LB 243, increases state property tax relief credits and removes

community colleges from the property tax rolls.

Altogether, the two measures, along with the impact of increased state aid to K-12 schools, are expected to provide \$6.4 billion in tax relief over the next six years.

"(This) tax package puts Nebraska back on track to become competitive nationally," Pillen said at a press conference Wednesday.

Among the measures gaining final-round approval on Thursday were:

• LB 514, which implements voter ID in Nebraska, following voter approval of a state constitutional amendment in 2022 requiring voters to show a photo ID.

The bill overcame a one-woman filibuster by Dunbar Sen. Julie Slama, who was pushing for a "more conservative vision" of voter ID.

Gordon Sen. Tom Brewer, who chairs the Government, Military and Veterans Affairs Committee, said the panel picked the "narrower, more focused" approach on voter ID when no compromise could be found between Slama and Nebraska Secretary of State Bob Eymen.

• LB 514 requires voters to show ID when voting in person. It makes exceptions for religious objectors to being photographed and people with disabilities.

• LB 727, an omnibus tax credit bill that offers breaks for everything from biodiesel to waste incinerators to expansion of the Nebraska Crossing shopping mall. The measure also would allow bond financing of state freeway projects and would end a controversial "home equity theft" procedure.

Linehan, the main spon-

sor, has said the tax break to Nebraska Crossing could help it transform into a regional destination for shoppers and youth sports tournaments like the "Legends" development in Kansas City.

The bill also expands the state's turnback tax to benefit an expansion of the CHI Health Center in Omaha, a new convention center in Lincoln and concert halls in downtown Omaha and LaVista.

• LB 50, a package of criminal justice reforms fashioned by Omaha Sen. Justin Wayne out of recommendations made a year ago by the Crime and Justice Institute, a think tank that has helped several states reduce spending.

The bill, the topic of several negotiations with county prosecutors, the Attorney General's Office and the Pillen administration, is aimed at reducing the number of inmates who "jam out" of prison without undergoing some rehabilitation programming.

Wayne, who chairs the Legislature's Judiciary Committee, said his main goal was ensuring public safety while trying to reduce the need for Nebraska to build two new prisons.

He said the bill should make the state's criminal justice system more "efficient and effective."

One aspect of the bill, promoted by Brewer, would provide Kevlar protective vests for state correctional officers.

The need for such protective gear came into stark focus Wednesday after five prison guards were stabbed during an altercation with inmates armed with homemade weapons at the Reception and Treatment Center in Lincoln.

The union that represents state corrections officers has long sought the stab-resistant vests.

Nebraska Examiner reporters Aaron Sanderford and Zach Wendling contributed to this report.

Nebraska Examiner is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c3) public charity. Nebraska Examiner maintains editorial independence. Contact Editor Cate Folsom for questions: info@nebraskaxaminer.com. Follow Nebraska Examiner on Facebook and Twitter.

People With Felony Convictions Can Now Vote In Minnesota; Secretary Of State Celebrates

BY TRISHA AHMED Associated Press/Report for America

ST. PAUL, Minn. (AP) — At a celebration of Minnesota's new law that restores voting rights to people who have left prison, Democratic Secretary of State Steve Simon registered newly eligible voters Thursday, when the law went into effect.

"It is the largest single act of enfranchisement in over 50 years" for the state, Simon said at Arlington Hills Community Center in St. Paul, where dozens of people wearing purple T-shirts that said "Restore the Vote" clapped and cheered.

The new law allows people with felony convictions to vote as long as they are not currently incarcerated. It expands voting rights to at least 55,000 people in Minnesota, said Simon, the state's chief election official.

Antonio Williams, a formerly incarcerated person and nonprofit director, spoke at the ceremony before registering himself to vote.

"After spending years registering other people to vote, I will now be able to register myself!" Williams said to a round of spirited applause.

In an interview with The Associated Press, Williams said he spent 14 years in prison for second-degree murder. Since leaving prison in 2020, he has worked as a canvasser on several political campaigns. He also started a nonprofit called Tone Up to help other formerly incarcerated people find housing, jobs and healing.

Democratic Rep. Cedric Frazier, of New Hope, championed the legislation in the House and spoke at the celebration. He said Democratic lawmakers decided early in the session that passing this law would be a top priority.

"Because what we know is, strong and enduring democracies — they allow for the voices of the people to be heard," Frazier said.

Democrats took full control of state government when the Legislature convened for its 2023 session, marking the first time in eight years they have held the Senate, the House and the governor's office. With that power, they passed a long list of legislative priorities that the previous Senate Republican majority had blocked.

Supporters of the new law have said it restores rights to people whom the courts have

already working, raising families and paying taxes in the community. Opponents have said the new law is not tough enough on people who have committed crimes.

Twenty-two other states restore voting rights when people with felony convictions leave prison, according to the National Conference of State Legislatures. That includes Republican-controlled North Dakota, Indiana and Utah.

In some places — including Maine, Vermont and the District of Columbia — people with felony convictions can vote while they're still in prison.

Restoring the voting rights of former felons drew national attention after Florida lawmakers weakened a voter-approved constitutional amendment and after a new election police unit championed by Republican Gov. Ron DeSantis arrested 20 former felons. Several of them said they were confused by the arrests because they had been allowed to register to vote.

Attempts like those to discourage ex-felons from voting appear to be an outlier among the states, even as some Republican-led states continue to restrict voting access in

vided by the Chief Engineer. The petition form is available online at <https://danr.sd.gov/public> or by contacting the Chief Engineer. The Chief Engineer's address is "Water Rights Program, Foss Building, 523 E Capitol, Pierre SD 57501" or call (605) 773-3352. The applicant's mailing address is given above. If contesting the Chief Engineer's recommendation, the applicant shall file a petition. A petition filed by either an interested person or the applicant must be filed by June 12, 2023.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

Any interested person may file a comment on the application with the Chief Engineer. The comment shall be filed on a form provided by the Chief Engineer and is available online at <https://danr.sd.gov/public> or by calling (605) 773-3352 or writing the Chief Engineer at the address provided above. Filing a comment does not make the commenter a party of record or a participant in any hearing that may be held. Any comment must be filed by June 12, 2023.

If the applicant does not contest the recommendation of the Chief Engineer and no petition to oppose the application is received, the Chief Engineer shall act on the application pursuant to the recommendation with no hearing held before the Water Management Board. If a petition opposing the application or contesting the recommendation is filed, then a hearing will be scheduled, and the Water Management Board will consider this application. Notice of the hearing will be given to the applicant and any person filing a petition.

Published once at the total approximate cost of \$44.16 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on June 2, 2023.

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure with 16 sidewalks per Article 7 Section 707. Said property is legally described as Plat of Lots B-47 and B-48 of Far View Heights located in the NE1/4 of the SE 1/4 of Section 13, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota. E911 address is 43384 SD HWY 52, Yankton, South Dakota.

Published twice at the total approximate cost of \$20.44 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on May 26 & June 2, 2023.

#### 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 133th day of June 2023 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to rezone six lots in a Rural Transition District to a Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 section 2003. Said properties are legally described as Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, 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 133th day of June 2023 at the Yankton County

Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plats recorded in Book S20, page 413.

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Published on June 2 & 9, 2023.

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Five pairs, twenty-eight classrooms, one janitor door, one laundry door, and six multi-purpose room doors. Seven rest-room doors and one kitchen dutch door not rated.

Thirteen Closet doors and transoms. To be 1-3/8" pre-finished plain sliced red oak doors. Hinges and passage levers (no locks). Not rated one janitor storage door to be 1-3/8" hollow metal in lieu of wood due to water exposure. Complete with hinges and passage lever at gym door #211-a new hollow metal frame is included. Since the frame is all wood, new framing is only 5/4" deep so some new trim work may be required to finish off on the inside when done.

All doors with locks to be keyed and master keyed, and installed in lieu of the existing.

Please send bids and questions to:

Jeffrey Messersmith  
Superintendent  
jmessersmith@blfdees.org  
402-373-4800

Published fourteen times at the approximate cost of \$202.86 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published on May 19, 20, 23, 24, 25, 26, 27, 30, 31, June 1, 2, 3, 6, and 7, 2023.

#### WWW.YANKTON.NET

## Border

From Page 1

members soon after.

The deployment cost \$1.45 million, according to records obtained by Citizens for Responsibility and Ethics in Washington, through a Freedom of Information Act lawsuit.

At the time, Noem said the troops would stop drug smugglers and human traffickers. However, the records obtained by CREW and reported on by The Associated Press showed that in the first two months of deployment, the troops didn't seize any drugs, and mission logs did not contain any confirmed encounters with "transnational criminals." Some days, the records showed, the troops had little if anything to do.

Noem's spokesperson, Ian Fury, did not reply to a request for comment Thursday. Noem's news release about the new deployment did not say how much it will cost or how it will be funded.

South Dakota Searchlight is part of *States Newsroom*, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: [info@southdakotasearchlight.com](mailto:info@southdakotasearchlight.com). Follow South Dakota Searchlight on Facebook and Twitter.

In protest of a bill that banned gender-affirming procedures for minors.

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PAUL HAMMEL-NEBRASKA EXAMINER

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Gordon Sen. Tom Brewer, who chairs the Government, Military and Veterans Affairs Committee, said the panel picked the "narrower, more focused" approach on voter ID when no compromise could be found between Slama and Nebraska Secretary of State Bob Evers.

- LB 514 requires voters to show ID when voting in person. It makes exceptions for religious objectors to being photographed and people with disabilities.

- LB 727, an omnibus tax credit bill that offers breaks for everything from biodiesel to waste incinerators to expansion of the Nebraska Crossing shopping mall. The measure also would allow bond financing of state freeway projects and would end a controversial "home equity theft" procedure.

Linehan, the main sponsor

recommendations made a year ago by the Crime and Justice Institute, a think tank that has helped several states reduce spending.

The bill, the topic of several negotiations with county prosecutors, the Attorney General's Office and the Pillen administration, is aimed at reducing the number of inmates who "jam out" of prison without undergoing some rehabilitation programming.

Wayne, who chairs the Legislature's Judiciary Committee, said his main goal was ensuring public safety while trying to reduce the need for Nebraska to build two new prisons.

He said the bill should make the state's criminal justice system more "efficient and effective."

One aspect of the bill, promoted by Brewer, would provide Kevlar protective vests for state correctional officers.

The need for such protective gear came into stark focus Wednesday after five prison guards were stabbed during an altercation with inmates armed with homemade weapons at the Reception and Treatment Center in Lincoln.

The union that represents state corrections officers has long sought the stab-resistant vests.

Nebraska Examiner reporter Aaron Sanderford and Zach Wendling contributed to this report.

Nebraska Examiner is part of *States Newsroom*, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. Nebraska Examiner maintains editorial independence. Contact Editor Cate Folsom for questions: [info@nebraskaxaminer.com](mailto:info@nebraskaxaminer.com). Follow Nebraska Examiner on Facebook and Twitter.

# People With Felony Convictions Can Now Vote In Minnesota; Secretary Of State Celebrates

BY TRISHA AHMED  
Associated Press/Report for America

ST. PAUL, Minn. (AP) — At a celebration of Minnesota's new law that restores voting rights to people who have left prison, Democratic Secretary of State Steve Simon registered newly eligible voters Thursday, when the law went into effect.

"It is the largest single act of enfranchisement in over 50 years" for the state, Simon said at Arlington Hills Community Center in St. Paul, where dozens of people wearing purple T-shirts that said "Restore the Vote" clapped and cheered.

The new law allows people with felony convictions to vote as long as they are not currently incarcerated. It expands voting rights to at least 55,000 people in Minnesota, said Simon, the state's chief election official.

Antonio Williams, a formerly incarcerated person and nonprofit director, spoke at the ceremony before registering himself to vote.

"After spending years registering other people to vote, I will now be able to register myself," Williams said to a round of spirited applause.

## Tranq

From Page 1

injuries that can lead to necrosis or death of that tissue, and amputations. According to the report, xylazine itself is addictive to humans and reportedly causes more severe withdrawal symptoms than heroin, including sharp chest pains and seizures.

"It is a drug that causes flesh eating, it causes amputations and it causes death," Jackley said. "Anything that we can do to spread the awareness (of this), I think could help save a life."

The first step is to arm those who will be on the front lines of this battle with tools that work, he said.

In an interview with The Associated Press, Williams said he spent 14 years in prison for second-degree murder. Since leaving prison in 2020, he has worked as a canvasser on several political campaigns. He also started a nonprofit called Tone Up to help other formerly incarcerated people find housing, jobs and healing.

Democratic Rep. Cedric Frazier, of New Hope, championed the legislation in the House and spoke at the celebration. He said Democratic lawmakers decided early in the session that passing this law would be a top priority.

"Because what we know is, strong and enduring democracies — they allow for the voices of the people to be heard," Frazier said.

Democrats took full control of state government when the Legislature convened for its 2023 session, marking the first time in eight years they have held the Senate, the House and the governor's office. With that power, they passed a long list of legislative priorities that the previous Senate Republican majority had blocked.

Supporters of the new law have said it restores rights to people whom the courts have found safe to release and those people are

already working, raising families and paying taxes in the community. Opponents have said the new law is not tough enough on people who have committed crimes.

Twenty-two other states restore voting rights when people with felony convictions leave prison, according to the National Conference of State Legislatures. That includes Republican-controlled North Dakota, Indiana and Utah.

In some places — including Maine, Vermont and the District of Columbia — people with felony convictions can vote while they're still in prison.

Restoring the voting rights of former felons drew national attention after Florida lawmakers weakened a voter-approved constitutional amendment and after a new election police unit championed by Republican Gov. Ron DeSantis arrested 20 former felons. Several of them said they were confused by the arrests because they had been allowed to register to vote.

Attempts like those to discourage ex-felons from voting appear to be an outlier among the states, even as some Republican-led states continue to restrict voting access in other ways.

"Even though we don't have a reversal agent yet, hopefully with medicine and technology, we can help their awareness," Jackley said. "So, when that overdose comes in, there's something they can do."

From a legal perspective, though xylazine is not approved for human use, it isn't illegal and, because it is not a controlled substance, traffickers can't be prosecuted for using it.

"(It's important) for us to be able to prosecute, especially those that are bringing it into our state," he said. "Ingestion, that's typically a misdemeanor. If a drug dealer comes in and they haven't ingested it, I can't prosecute them."

In May, the National Association of Attorneys General sent a letter to U.S. House and Senate representatives requesting

they support passage of the Combating Illicit Xylazine Act that would essentially make it a controlled substance on par with opioids.

The 39 attorneys general who signed the letter were from: Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Illinois, Indiana, Kentucky, Louisiana, Maryland, Michigan, Minnesota, Missouri, Nevada, New Hampshire, New Mexico, New York, North Carolina, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin and South Dakota.

"Congress has had 39 Republican and Democrat attorneys general — and we don't

always agree on stuff — say, 'Hey, we need this.' And they still haven't acted," Jackley said. "We've urged them, and I've said publicly, if they don't act soon, I will be going to the South Dakota Legislature and asking for help. It's that significant."

South Dakota was one of the last states to detect this off-label use of xylazine, he said, which he noted has long been used in South Dakota appropriately on farm animals.

"We've started to test for it because we've seen what's happened elsewhere in the country, which is why we know it's here; people have tested positive for it," Jackley said. "It's being used, especially with fentanyl, and we're going to start seeing overdose deaths and we need to do something about it."

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/16/2023

Applicant

Olivier Lot 11 Block 6 - 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:**

Plat of Lot 11 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 6/13/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----**Development Information**-----

Plat Name: Plat of Lot 11 of Block 6, Law

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 49.63

How is the property currently being used? MD

What is the proposed use of the property? MD

-----**Surveyor/Engineer Information**-----

Firm Name: Brandt Land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

-----**Property Owner Information**-----

Name: Curt Olivier

Address: 184 Oak Hills Dr

City: Yankton State: Sd Zip: 57078

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 1.37 Acres

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No

If yes: Single Family Dwelling

Name, address and phone number of contractor(s)

-----**Owner certification**-----

This is to certify that Curt Olivier  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Curt Olivier  
Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_

County Commission Date: \_\_\_\_\_



Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

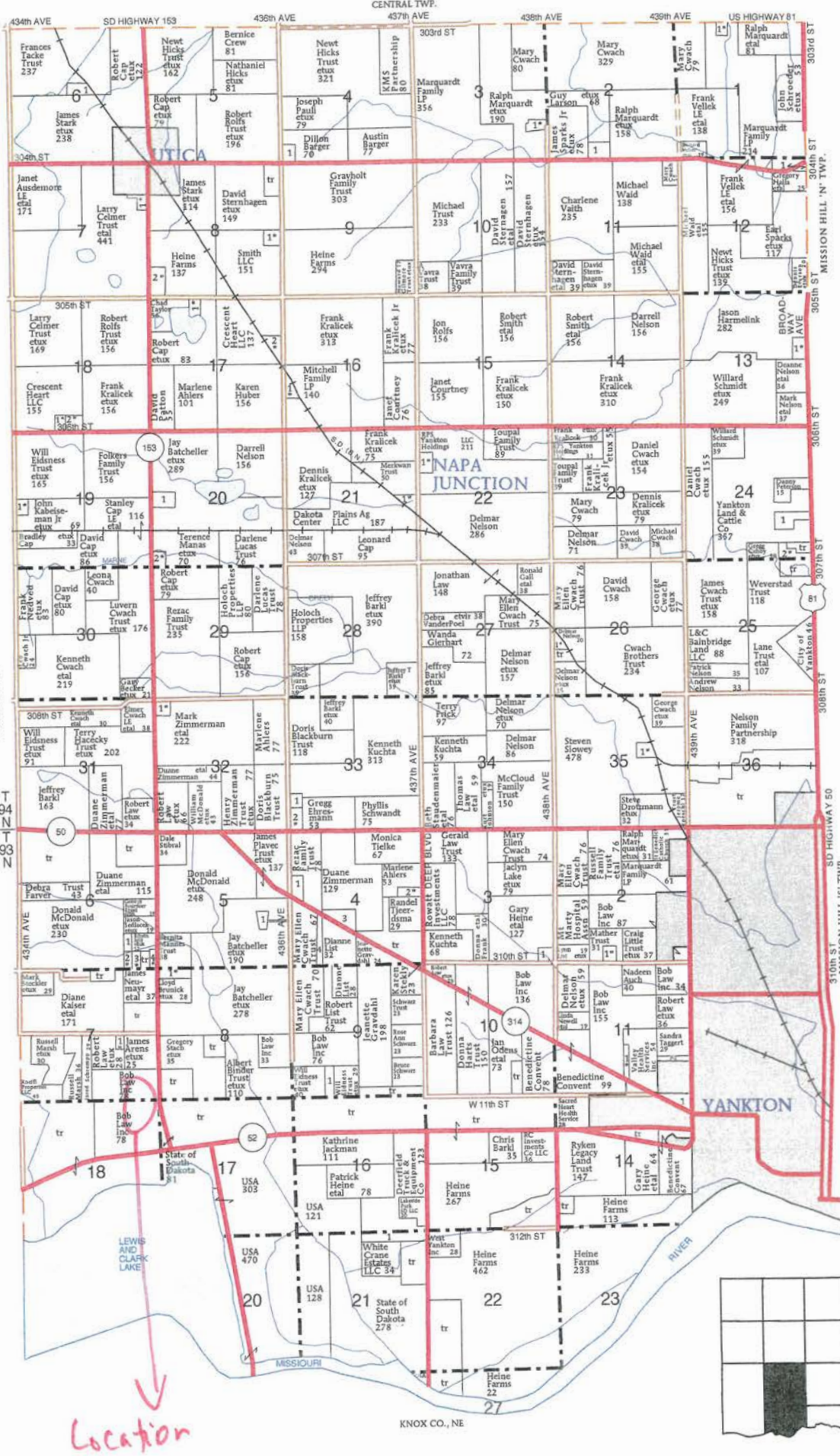
In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023

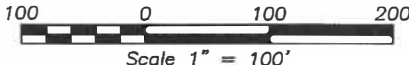
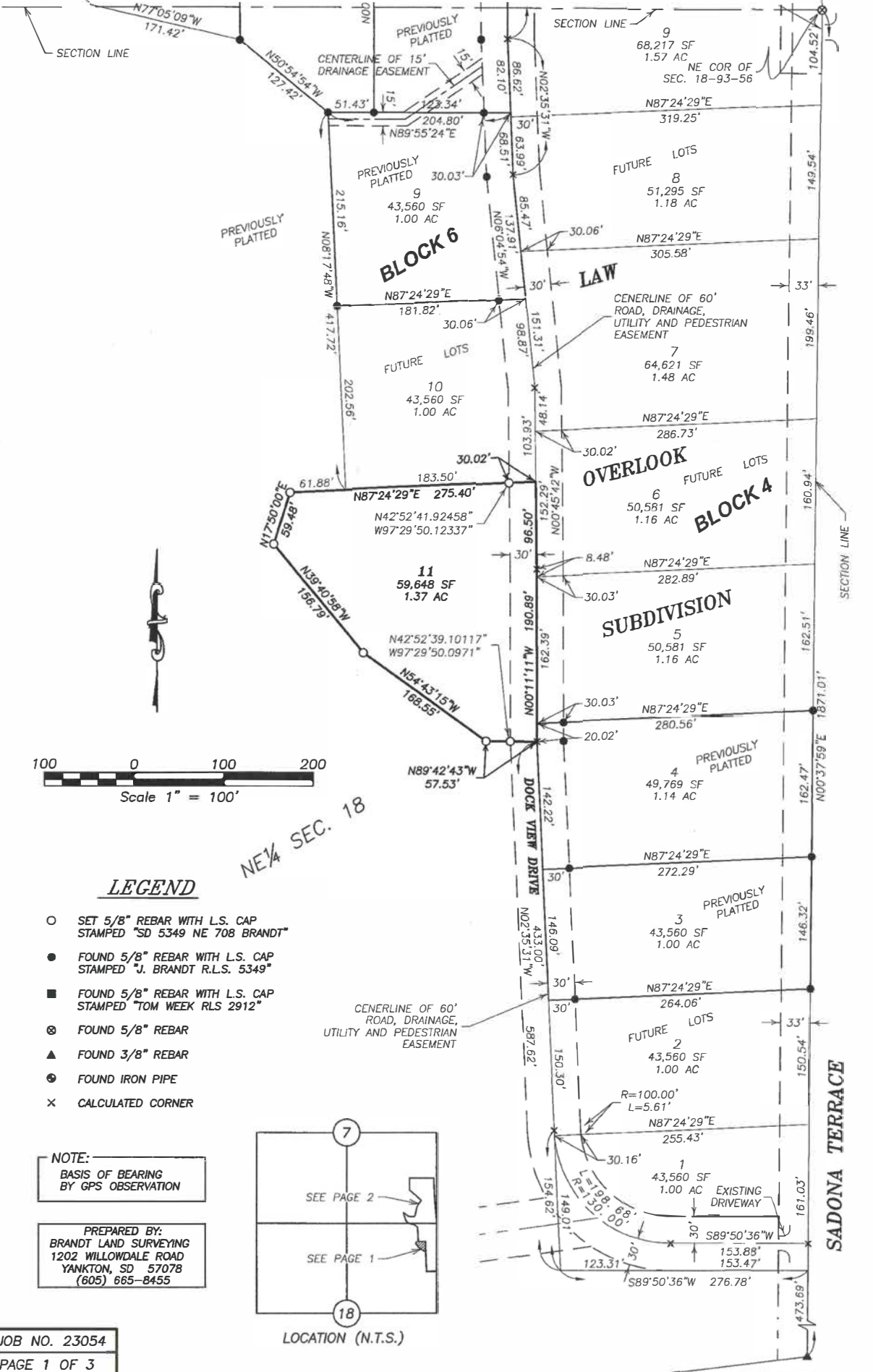
Board of Adjustment date: \_\_\_\_\_



**UTICA TOWNSHIP**

- SECTION 1N**
- 1. Siebrandt, Jacob et ux 5
- SECTION 2N**
- 1. Kralicek, Melissa 11
- SECTION 2S**
- 1. Holdahl, Robert et ux 5
- SECTION 3N**
- 1. Grate, Leo et ux 11
- SECTION 3S**
- 1. Holtzmann Family Trust 7
- SECTION 4N**
- 1. Nedved, Mark 7
- SECTION 4S**
- 1. Larson, Robert 8
- 2. Brandt Trust, Merle et ux 11
- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18
- SECTION 5S**
- 1. Batcheller, Jay 8
- SECTION 6N**
- 1. Town of Utica 6
- SECTION 6S**
- 1. Maska, Leann 5
- 2. Olivier, Curtis et ux 6
- 3. Loecker, Mark et ux 5
- 4. Blaha, Jon et ux 5
- SECTION 7N**
- 1. Anthony, Craig et ux 10
- SECTION 7S**
- 1. Phillips, Timothy et ux 5
- SECTION 8N**
- 1. Christianson, David et ux 6
- 2. Hughes, Scott et ux 13
- SECTION 8S**
- 1. Fanta, Timothy et ux 9
- SECTION 9S**
- 1. Rokahr, Steven 9
- SECTION 11S**
- 1. Heceky Trust, Terrance et ux 11
- 2. Affordable Self Storage LLC 8
- SECTION 12N**
- 1. Marquardt Family LP 6
- SECTION 13N**
- 1. Cotton, Jeffrey et ux 8
- SECTION 14S**
- 1. Yankton Medical Clinic PC 12
- SECTION 16N**
- 1. Anstine, Rodney et ux 7
- SECTION 17N**
- 1. Schenkel, Darrell et ux 8
- 2. Tacke, WM et ux 13
- SECTION 18N**
- 1. Cap LE, Stanley et ux 5
- 2. Cap, Robert et ux 7
- SECTION 19**
- 1. Schenkel, Daniel et ux 7
- SECTION 20N**
- 1. Yankton Co Sharpshooters Assn 12
- 2. Johnson, Michael et ux 9
- SECTION 21N**
- 1. Kralicek, Frank et ux 5
- SECTION 21S**
- 1. White Crane Estates LLC 18
- SECTION 22N**
- 1. Taggart, William et ux 9
- SECTION 24**
- 1. Marquardt, Doug 13
- 2. Keller, Dallas et ux 10
- SECTION 26**
- 1. Barnes, David et ux 7
- SECTION 32**
- 1. Zimmerman Trust, Henry et ux 12
- SECTION 33**
- 1. Delozier, Darrik 6
- 2. Waddell, Edward et ux 8
- SECTION 35**
- 1. Slowey, Steven et ux 14

PLAT OF LOT 11 OF BLOCK 6, LAW OVERLOOK SUBDIVISION,  
 IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,  
 ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

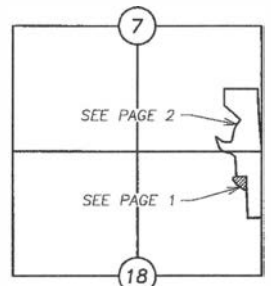


**LEGEND**

- 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 R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK RLS 2912"
- ⊗ FOUND 5/8" REBAR
- ▲ FOUND 3/8" REBAR
- ⊙ FOUND IRON PIPE
- × CALCULATED CORNER

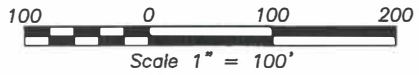
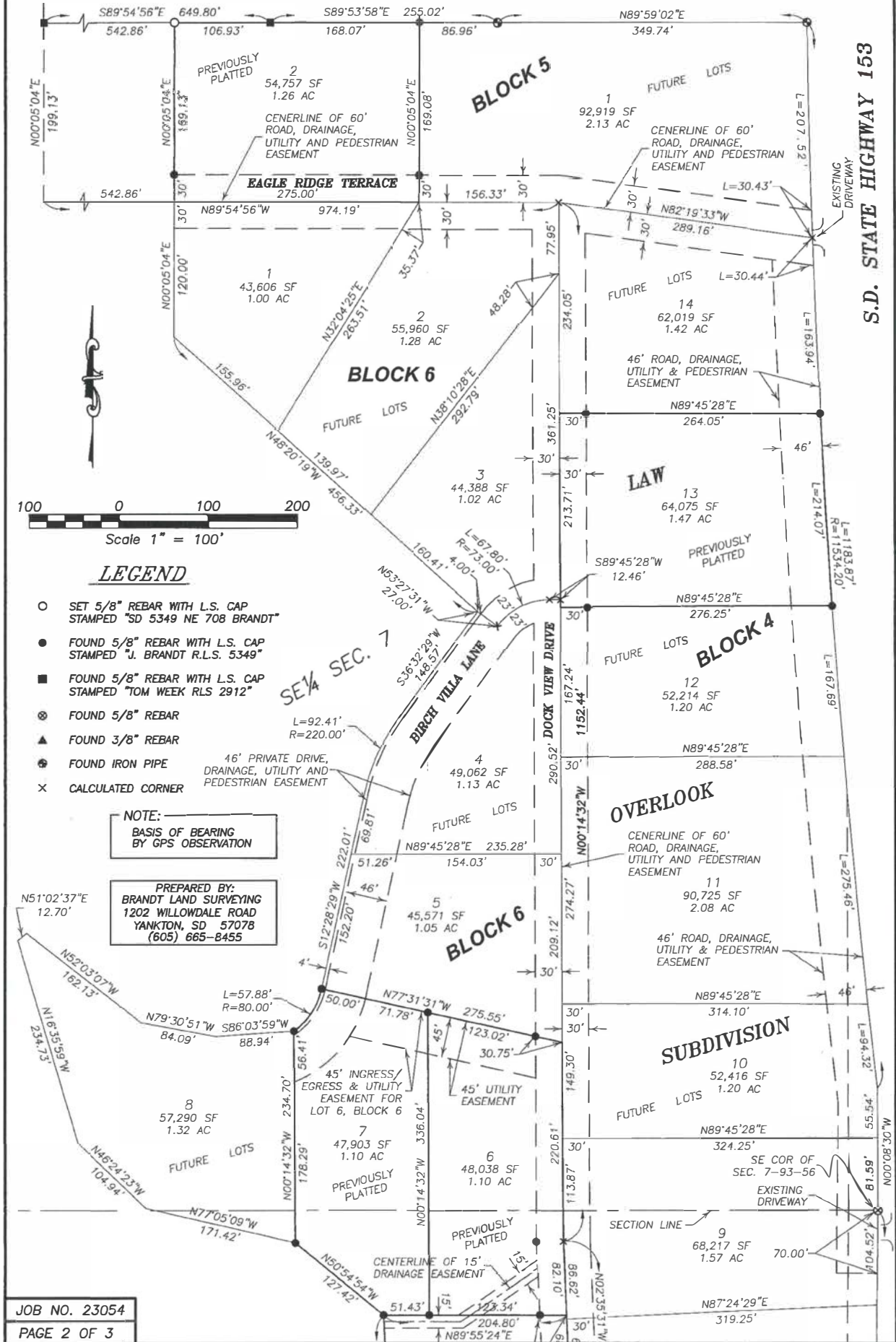
NOTE:  
 BASIS OF BEARING  
 BY GPS OBSERVATION

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



LOCATION (N.T.S.)

PLAT OF LOT 11 OF BLOCK 6, LAW OVERLOOK SUBDIVISION,  
 IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,  
 ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



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NOTE:  
 BASIS OF BEARING  
 BY GPS OBSERVATION

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

S.D. STATE HIGHWAY 153

**PLAT OF LOT 11 OF BLOCK 6, LAW OVERLOOK SUBDIVISION,  
IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,  
ALL IN 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 LOT 11 OF BLOCK 6, LAW OVERLOOK SUBDIVISION, IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18, ALL IN 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 14TH DAY OF MAY, 2023.

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



OWNER'S CERTIFICATE

I, CURTIS D. OLMIER, DO HEREBY CERTIFY THAT I AM 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.

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

\_\_\_\_\_  
CURTIS D. OLMIER

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. OLMIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

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

COUNTY PLANNING COMMISSION RESOLUTION

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 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO DOCK VIEW DRIVE 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 Approval Fees Paid  
 Application \$100.00  
 126850  
 Applicant Created  
 Bill Testing May 16, 2023

Number  
 126850

Final | Plat of Lot 11 of Block 6,  
 Law Overlook Subdivision, in  
 the SE1/4 of Section 7 and in  
 the NE1/4 of Section 18, All in  
 T93N, R56W of the 5th P.M.,  
 Yankton County, South Dakota |  
 Curt Olivier | 184 Oak Hills Dr |  
 09.018.100.100  
 Submitted by BillTesting on  
 5/16/2023

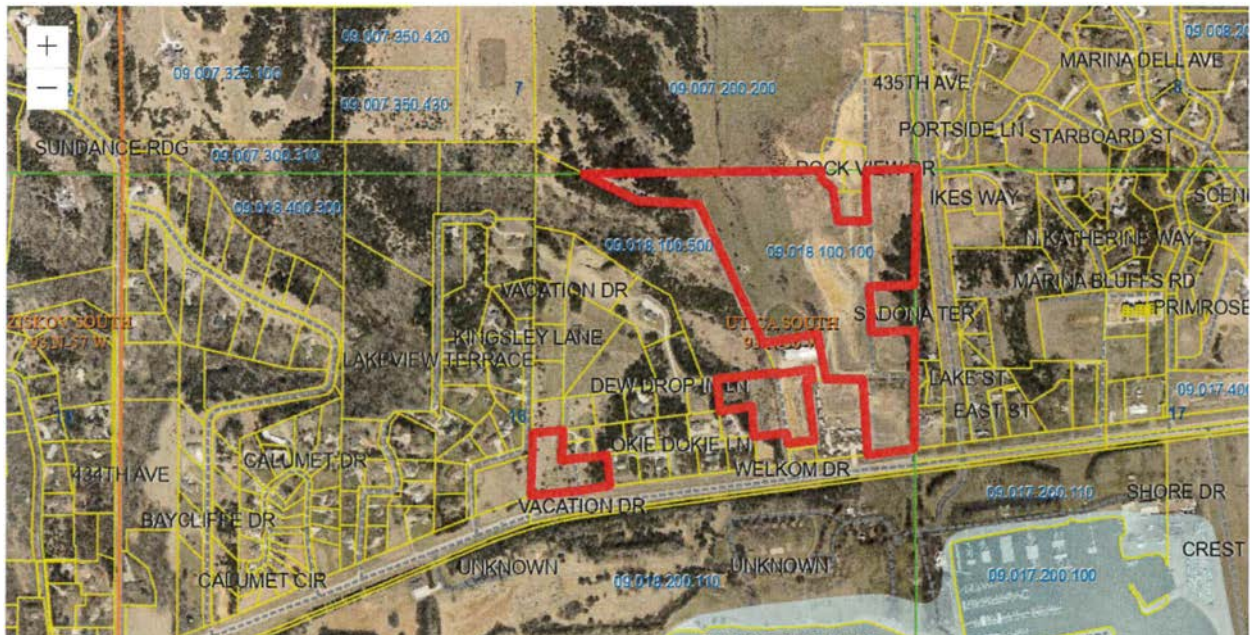


## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 5/16/2023 9:16 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.018.100.100			OLIVIER, CURTIS D (D)	49.630

Requested Information Completed On 5/16/2023 9:23 AM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name

**Section No:**

18

**Township No:**

93

**Range**

56

**Number of Lots/Tracts**

1

**Number of Acres**

49.63

**How is this property currently being used?**

MD

**What is the proposed use of the property?**

MD

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

John Brandt

**Phone**

6056658455

## Property Owner Information

**Owner Name**

Curt Olivier

**Address**

184 Oak Hills Dr

**City**

Yankton

**State**

Sd

**Zip**

57078

**Owner Phone**

6056658455

**Contact Person**

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

**Agent's Title**

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

**What is/are the lot size(s)**



1.37 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwelling

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 5/18/2023 11:52 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Olivier 11-6.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/18/2023 11:52 AM EST by bconkling

## Owner Certification

Owner(s)

Curt Olivier

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

*Carl Olson*

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/18/2023 4:29 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	3325
Amount Paid	\$100.00

Planning Commission Review Completed On 5/18/2023 4:29 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

06/13/2023

Plat Approval Application (Planning Commission) Completed On 5/18/2023 4:29 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

# Receipt

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

3325  
May 18, 2023 04:29 PM  
Check

**\$100.00 paid on May 18, 2023**

Plat Approval Application  
Application ID: 126850

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/8//2023

Applicant

**Curt Olivier- 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 Lot 16, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota,

Hereafter to be known as:

lot 16A, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota

Planning Commission date: 6/13/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----**Development Information**-----

Plat Name: A Replat of Lot 16, Block 3, Law

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 8.37

How is the property currently being used? LC

What is the proposed use of the property? LC

-----**Surveyor/Engineer Information**-----

Firm Name: Brandt Land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 605-665-8455

-----**Property Owner Information**-----

Name: Curt Olivier

Address: 184 Oak Hills dr

City: Yankton State: SD Zip: 57078

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 8.37

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No

If yes: Tiny Homes

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----**Owner certification**-----

This is to certify that Curt Olivier  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Curt Olivier

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

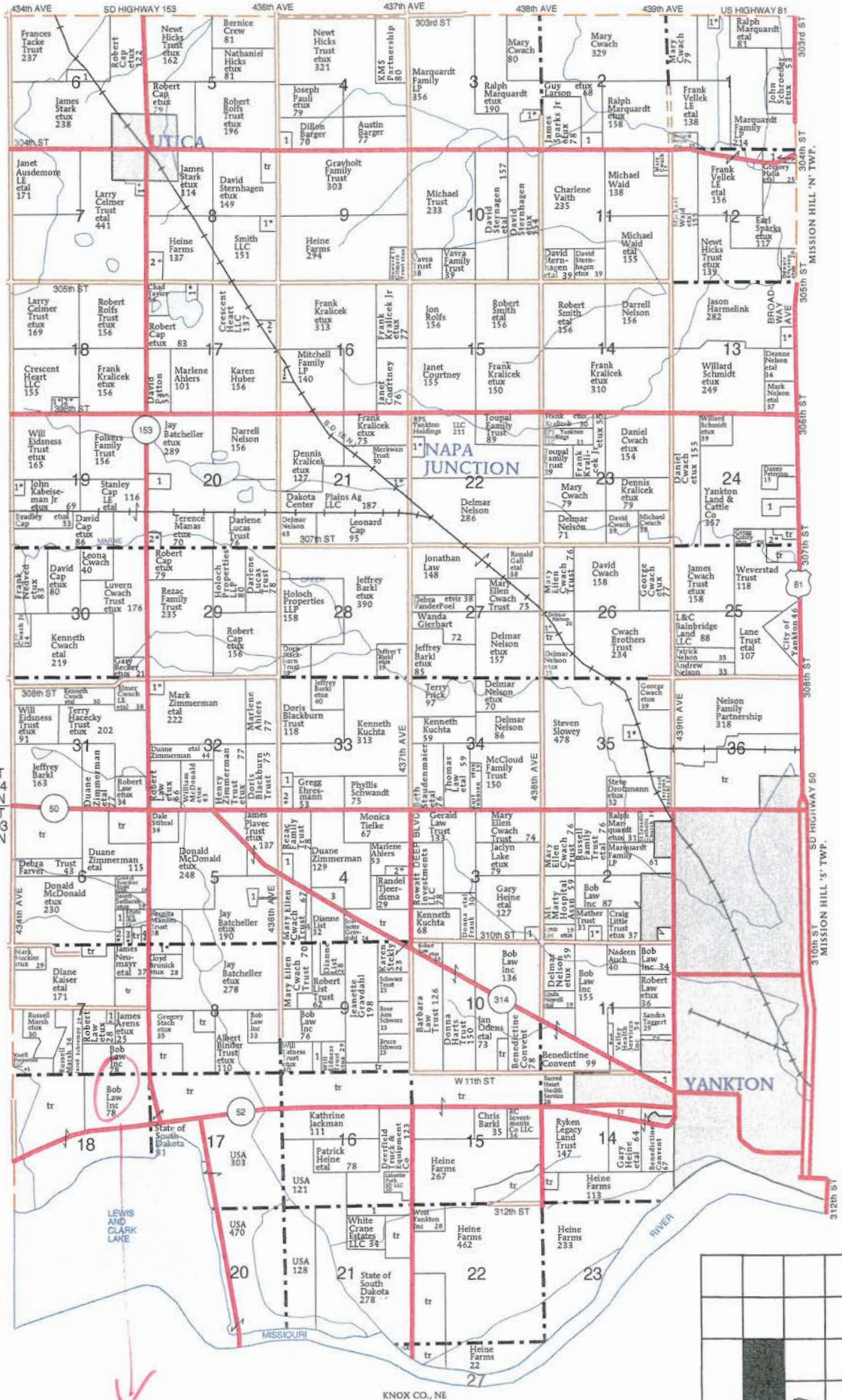
In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023  
Board of Adjustment date: \_\_\_\_\_

(Landowners)



**UTICA TOWNSHIP**

- SECTION 1N**  
1. Siebrandt, Jacob etux 5
- SECTION 2N**  
1. Kralicek, Melissa 11
- SECTION 2S**  
1. Holdahl, Robert etux 5
- SECTION 3N**  
1. Grate, Leo etux 11
- SECTION 3S**  
1. Holtzmann Family Trust 7
- SECTION 4N**  
1. Nedved, Mark 7
- SECTION 4S**  
1. Larson, Robert 8  
2. Brandt Trust, Merle etal 11  
3. Zimmerman, Steve 20  
4. List Trust, Robert 18
- SECTION 5S**  
1. Batcheller, Jay 8
- SECTION 6N**  
1. Town of Utica 6
- SECTION 6S**  
1. Maska, Leann 5  
2. Olivier, Curtis etux 6  
3. Loecker, Mark etux 5  
4. Blaha, Jon etux 5
- SECTION 7N**  
1. Anthony, Craig etux 10
- SECTION 7S**  
1. Phillips, Timothy etux 5
- SECTION 8N**  
1. Christianson, David etux 6  
2. Hughes, Scott etux 13
- SECTION 8S**  
1. Fanta, Timothy etux 9
- SECTION 9S**  
1. Rokahr, Steven 9
- SECTION 11S**  
1. Hecky Trust, Terrance etux 11  
2. 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. Kralicek, Frank etux 5
- SECTION 21S**  
1. White Crane Estates LLC 18
- SECTION 22N**  
1. Taggart, William etux 9
- SECTION 24**  
1. Marquardt, Doug 13  
2. Keller, Dallas etux 10
- SECTION 26**  
1. Barnes, David etux 7
- SECTION 32**  
1. Zimmerman Trust, Henry etal 12
- SECTION 33**  
1. Delozier, Darrik 6  
2. Waddell, Edward etux 8
- SECTION 35**  
1. Slowey, Steven etux 14

Location



**LEGEND**

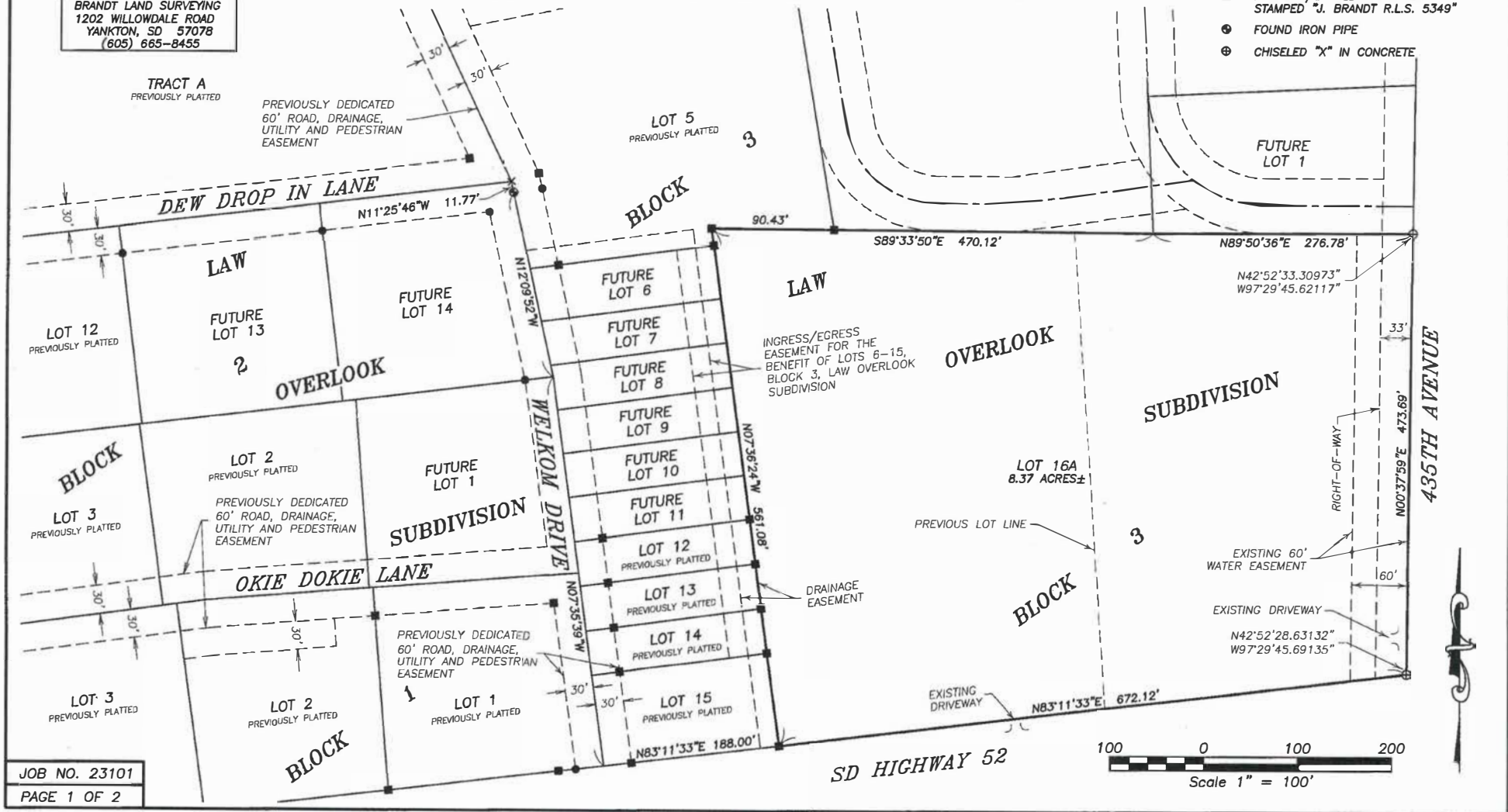
- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND IRON PIPE WITH CAP STAMPED "TJK RLS 6841"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- ⊕ FOUND IRON PIPE
- ⊕ CHISELED "X" IN CONCRETE

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

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

A REPLAT OF LOT 16, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W, OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

LOT 16A, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W, OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA



A REPLAT OF LOT 16, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W, OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS;

LOT 16A, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, 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 REPLAT OF LOT 16, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

LOT 16A, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, 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 1ST DAY OF MAY, 2023.



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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 52 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 435TH 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

OWNER'S CERTIFICATE

I, CURTIS D. OLIVER, DO HEREBY CERTIFY THAT I AM THE OWNER 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 16, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_.

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

CURTIS D. OLIVER

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. OLIVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

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

COUNTY PLANNING COMMISSION RESOLUTION

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

Plat Approval Fees Paid  
 Application \$100.00  
 122936  
 Applicant Created  
 Bill Testing May 8, 2023

Final | A Replat of Lot 16, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as: lot 16A, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota | Curt Olivier | 184 Oak Hills dr | 09.018.100.100  
 Submitted by BillTesting on 5/8/2023



Number  
 122936

## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 5/8/2023 8:59 AM EST by bconkling



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.018.100.100			OLIVIER, CURTIS D (D)	49.630

Requested Information Completed On 5/8/2023 9:04 AM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name

A Replat of Lot 16, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota,

Hereafter to be known as:

lot 16A, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota

**Section No:**

18

**Township No:**

93

**Range**

56

**Number of Lots/Tracts**

1

**Number of Acres**

8.37

**How is this property currently being used?**

LC

**What is the proposed use of the property?**

LC

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

John Brandt

**Phone**

605-665-8455

## Property Owner Information

**Owner Name**

Curt Olivier

**Address**

184 Oak Hills dr

**City**

Yankton

**State**

SD

**Zip**

57078

**Owner Phone**

605-665-8455

**Contact Person**

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

**Agent's Title**

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

8.37

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Tiny Homes

Construction contractor's Name, Address, and phone number (if applicable)

**Plat Approval Items** Completed On 5/18/2023 2:58 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[olivier lot 16A.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/18/2023 2:59 PM EST by bconkling

## Owner Certification

Owner(s)

Curt Olivier

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

Curt Olsen

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/18/2023 4:30 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	3325
Amount Paid	\$100.00

Planning Commission Review Completed On 5/18/2023 4:30 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

06/13/2023

Plat Approval Application (Planning Commission) Completed On 5/18/2023 4:30 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents



# Yankton County, South Dakota

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

3325  
May 18, 2023 04:30 PM  
Check

## \$100.00 paid on May 18, 2023

Plat Approval Application

**Application ID:** 122936

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/8//2023

Applicant

Kolberg Revocable Trust- 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:**

Plat of Tracts 1 and 2, Kolberg's Addition, in the E1/2 of the SW1/4 and in the SE1/4 of Section 5, T93N, R54W of the 5th P.M., Yankton County, South Dakota.

Planning Commission date: 6/13/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----**Development Information**-----

Plat Name: Plat of Tracts 1 and 2, Kolberg's

Section No: 5 Township No: 93

Range: 54 Number of Lots/Tracts: 2

Number of Acres: 110.2 and

How is the property currently being used? Ag

What is the proposed use of the property? Ag

-----**Surveyor/Engineer Information**-----

Firm Name: Brandt Land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 605-665-8455

-----**Property Owner Information**-----

Name: Kolberg Revocable trust - LEISA

Address: 3310 N 122 CIR

City: Omaha State: NE Zip: 68164

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 110.2 and 33.99

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? 33.99

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No  
If yes :

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----**Owner certification**-----

This is to certify that kolberg trust  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*John Brandt*

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

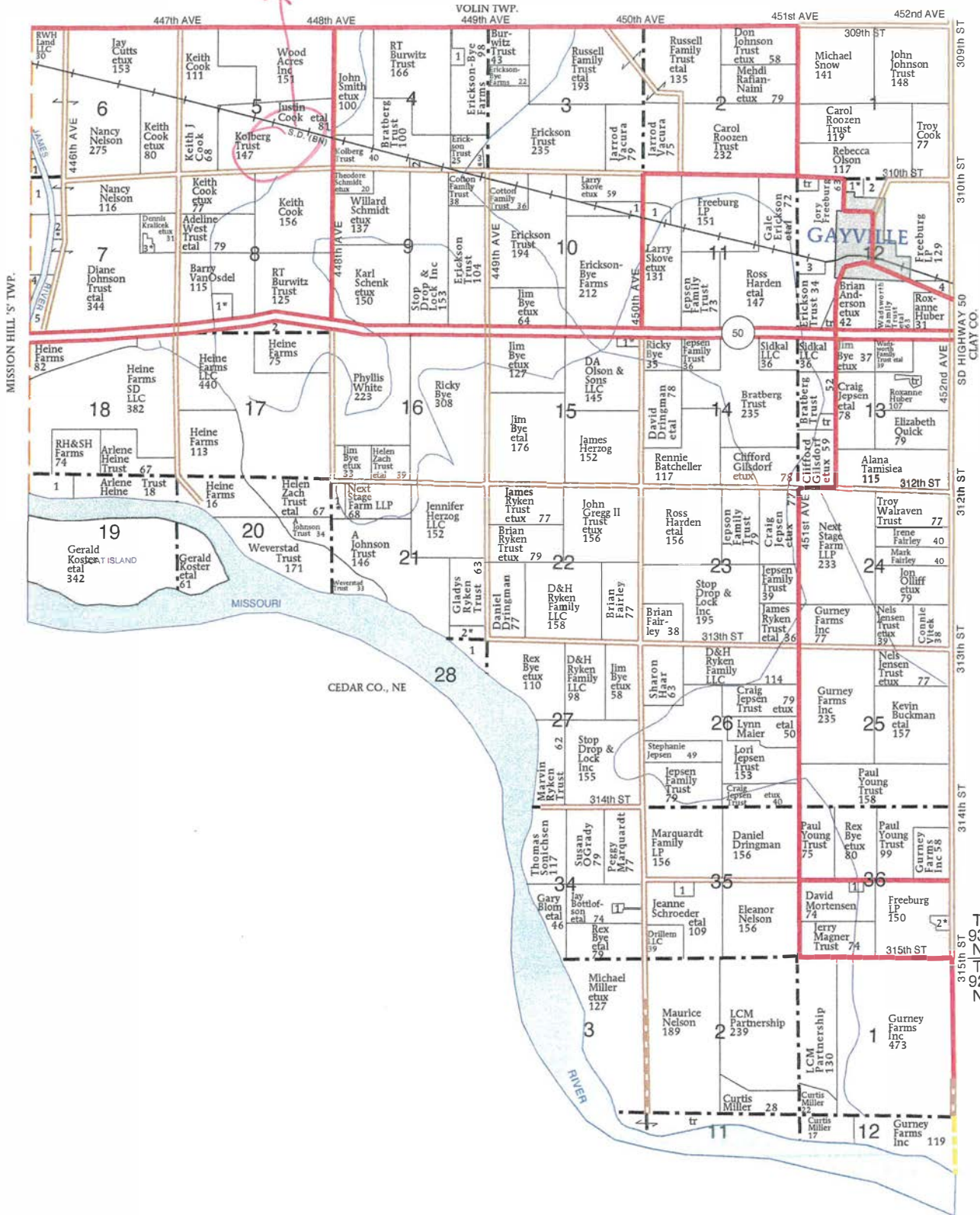
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023

Board of Adjustment date: \_\_\_\_\_

*location*

(Landowners)



**GAYVILLE TOWNSHIP**

**SECTION 4**

- 1. Kotalik, Heather 7
- 2. Stop Drop & Lock Inc 6
- 3. Schoenberner, Mark etux 12

**SECTION 6**

- 1. J&J Farming Company LLC 12

**SECTION 7**

- 1. J&J Farming Company LLC 23
- 2. Johnson, Jeffrey etal 7
- 3. Thorkildsen, Chris etux 8
- 4. Big Bucks LLC 7
- 5. Reichert, Sheri 6

**SECTION 8**

- 1. VanOsdal, Ben etal 14

**SECTION 25**

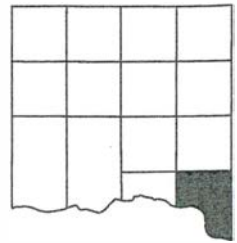
- 1. RRJ Enterprises LLC 9
- 1. Barnes Hay & Feed 9
- 1. Bye, Jim etux 5
- 2. Gayville-Volin School 11
- 3. Town of Gayville 14

**SECTION 28**

- 1. Valley Ag Supply Inc 14
- 1. Lansdowne, Beverly etal 5
- 1. RH&SH Farms 10
- 1. Zach Trust, Helen etal 9
- 2. Merkwan, Gary etux 13

**SECTION 15**

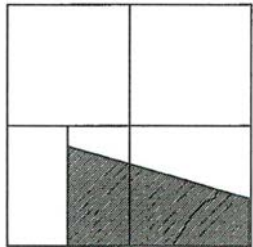
- 1. Ryken Trust, Marvin 150
- 1. Haas Family Trust 7
- 1. Dringman, Daniel 8
- 1. Deblauw, Christine 5
- 2. Nodding, Stephen etal 6



**PLAT OF TRACTS 1 AND 2, KOLBERG'S ADDITION, IN THE E1/2 OF THE SW1/4  
AND IN THE SE1/4 OF SECTION 5, T93N, R54W OF THE 5TH P.M.,  
YANKTON COUNTY, SOUTH DAKOTA.**

**CORNER REFERENCE TIES**

- A. NORTH 1/4 CORNER OF SEC. 5, T93N, R54W**
- 13.77' S TO A LANDSCAPE SPIKE.
  - 19.48' NW TO A LANDSCAPE SPIKE.
  - 70.48' NE TO A DOUBLE HEADED NAIL IN A POWER POLE.
- B. NORTHEAST CORNER OF SEC. 5, T93N, R54W**
- 60.44' NW TO A DOUBLE HEADED NAIL IN A POWER POLE.
  - 66.18' SW TO A DOUBLE HEADED NAIL IN A UTILITY POLE.
  - 81.76' WSW TO A DOUBLE HEADED NAIL IN A UTILITY POLE.
- C. WEST 1/4 CORNER OF SEC. 5, T93N, R54W**
- 42.61' NE TO A DOUBLE HEADED NAIL IN A POWER POLE.
  - 54.57' SE TO A DOUBLE HEADED NAIL IN A CORNER POST.
  - 32.13' WSW TO A DOUBLE HEADED NAIL IN A LONE POST.
- D. EAST 1/4 CORNER OF SEC. 5, T93N, R54W**
- 61.45' W TO A DOUBLE HEADED NAIL IN A FENCE POST.
  - 68.07' W TO A DOUBLE HEADED NAIL IN A FENCE POST.
  - 153.94' NNW TO A DOUBLE HEADED NAIL IN A POWER POLE.
- E. SOUTHWEST CORNER OF SEC. 5, T93N, R54W**
- 52.56' NNW TO A DOUBLE HEADED NAIL IN A BRACE POST.
  - 38.52' WNW TO A NAIL & BOTTLE CAP IN A CORNER POST.
  - 45.82' SW TO A NAIL & BOTTLE CAP IN A POWER POLE.
- F. SOUTH 1/4 CORNER OF SEC. 5, T93N, R54W**
- 80.44' WNW TO A DOUBLE HEADED NAIL IN A FENCE POST.
  - 31.09' N TO A DOUBLE HEADED NAIL IN A FENCE POST.
  - 81.85' ENE TO A DOUBLE HEADED NAIL IN A FENCE POST.
- G. SOUTHEAST CORNER OF SEC. 5, T93N, R54W**
- 61.95' WNW TO A DOUBLE HEADED NAIL IN A POWER POLE.
  - 58.77' WSW TO A DOUBLE HEADED NAIL IN A POWER POLE.
  - 60.92' SE TO A DOUBLE HEADED NAIL IN A UTILITY POLE.



LOCATION (N.T.S.)  
SECTION 5-93-54

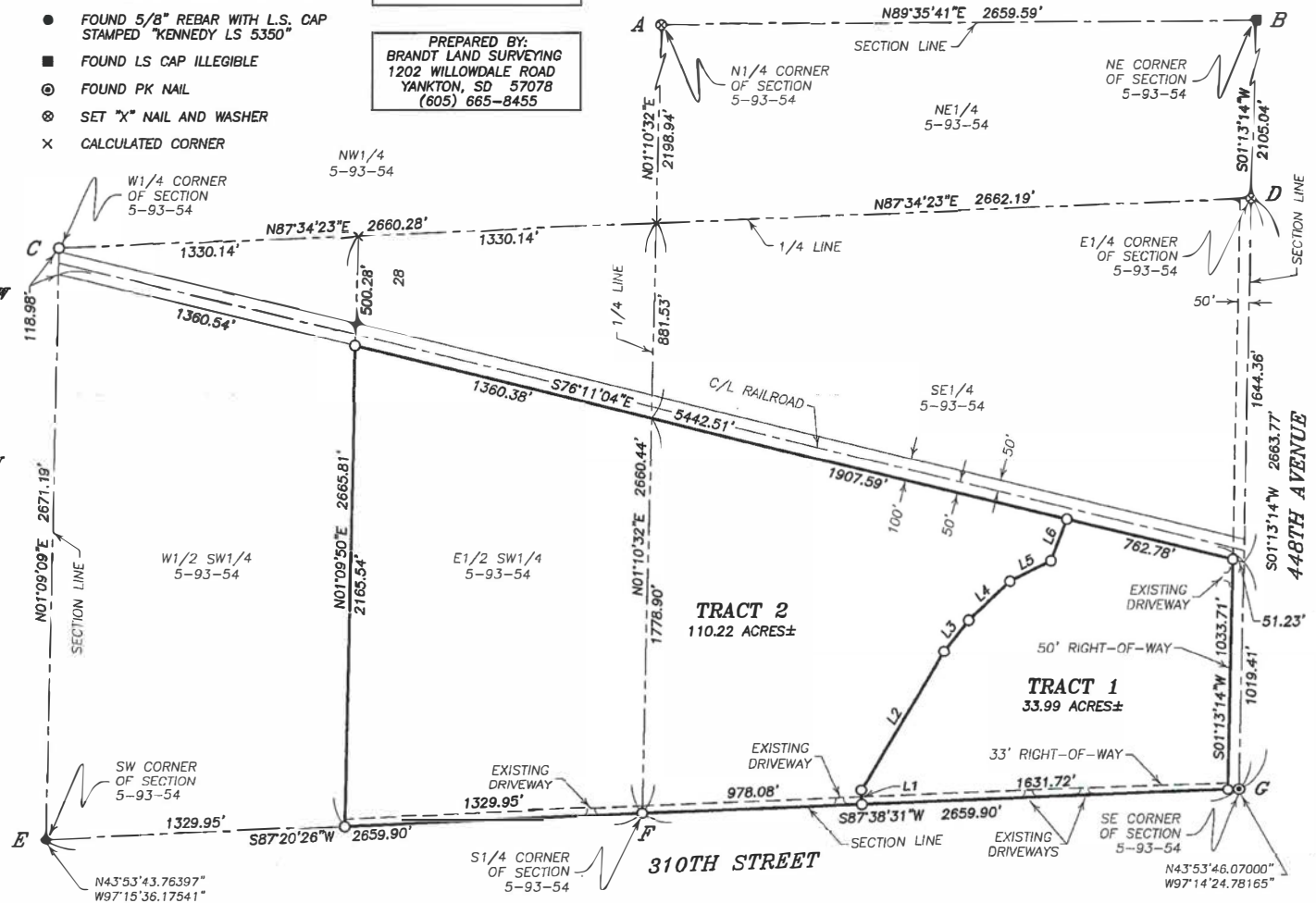
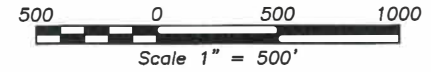


**LEGEND**

- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "KENNEDY LS 5350"
- FOUND LS CAP ILLEGIBLE
- ⊙ FOUND PK NAIL
- ⊗ SET "X" NAIL AND WASHER
- × CALCULATED CORNER

NOTE:  
BASIS OF BEARING  
BY GPS OBSERVATION

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



PLAT OF TRACTS 1 AND 2, KOLBERG'S ADDITION, IN THE E1/2 OF THE SW1/4 AND IN THE SE1/4 OF SECTION 5, T93N, R54W 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 TRACTS 1 AND 2, KOLBERG'S ADDITION, IN THE E1/2 OF THE SW1/4 AND IN THE SE1/4 OF SECTION 5, T93N, R54W 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 3RD DAY OF MAY, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, LEISA KOLBERG, TRUSTEE OF THE KOLBERG REVOCABLE LIVING TRUST DATED SEPTEMBER 20, 1994, DO HEREBY CERTIFY THAT THE KOLBERG REVOCABLE LIVING TRUST DATED SEPTEMBER 20, 1994, 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.

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

LEISA KOLBERG TRUSTEE, KOLBERG REVOCABLE LIVING TRUST

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LEISA KOLBERG, WHO ACKNOWLEDGED HERSELF TO BE TRUSTEE OF THE KOLBERG REVOCABLE LIVING TRUST DATED SEPTEMBER 20, 1994, AND THAT SHE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

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 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 310TH STREET 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 448TH 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 Approval Fees Paid  
 Application \$100.00  
 122942  
 Applicant Created  
 Bill Testing May 8, 2023

Number  
 122942

Final | Plat of Tracts 1 and 2,  
 Kolberg's Addition, in the E1/2  
 of the SW1/4 and in the SE1/4  
 of Section 5, T93N, R54W of the  
 5th P.M., Yankton County, South  
 Dakota. | Kolberg Revocable  
 trust - LEISA KOLBERG | 3310 N  
 122 CIR | 01.005.200.100  
 Submitted by BillTesting on  
 5/8/2023

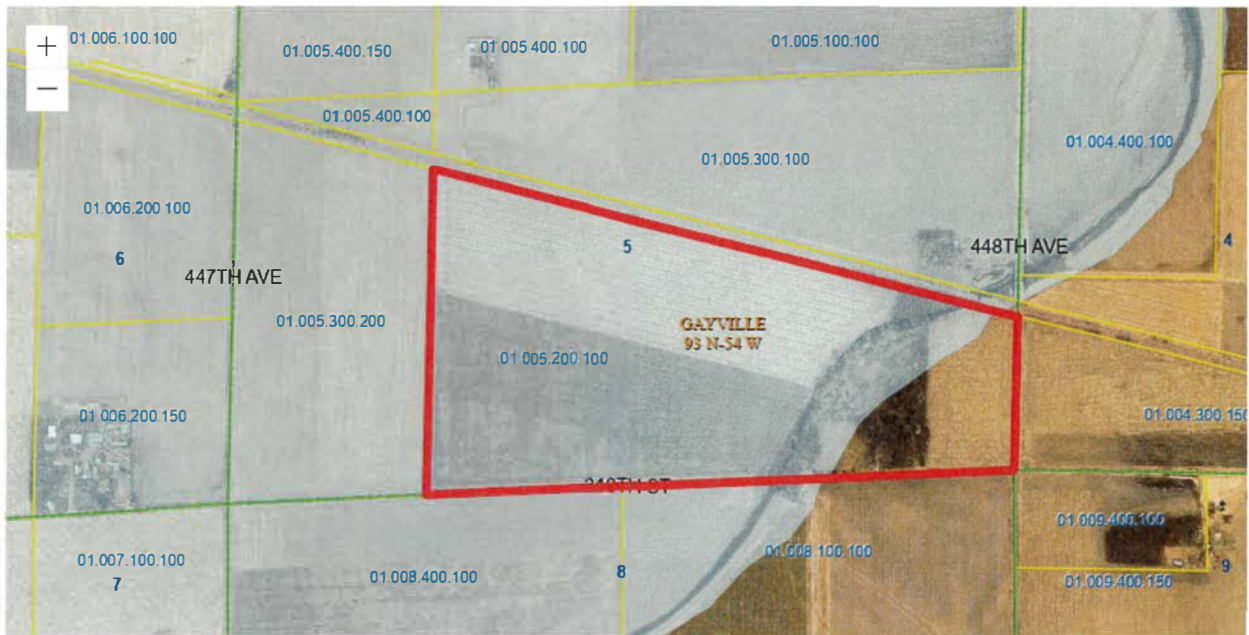


## Applicant

Bill Testing

test@test.com

Parcel search Completed On 5/8/2023 9:08 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
01.005.200.100	44784 310 ST	GAYVILLE	KOLBERG REVOCABLE LIV TRUST (D)	146.700

Requested Information Completed On 5/8/2023 9:12 AM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name



Plat of Tracts 1 and 2, Kolberg's Addition, in the E1/2 of the SW1/4 and in the SE1/4 of Section 5, T93N, R54W of the 5th P.M., Yankton County, South Dakota.

**Section No:**

5

**Township No:**

93

**Range**

54

**Number of Lots/Tracts**

2

**Number of Acres**

110.2 and 33.99

**How is this property currently being used?**

Ag

**What is the proposed use of the property?**

Ag

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

John Brandt

**Phone**

605-665-8455

## Property Owner Information

**Owner Name**

Kolberg Revocable trust - LEISA KOLBERG

**Address**

3310 N 122 CIR

**City**

Omaha

**State**

NE

**Zip**

68164

**Owner Phone**

6056658455

**Contact Person**

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

110.2 and 33.99

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

33.99

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 5/22/2023 1:52 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[kolberg plat.pdf](#)

**Plat Approval Applicant Checklist** 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/22/2023 1:52 PM EST by bconkling

## Owner Certification

Owner(s)

kolberg trust

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

*Karl Jura*

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/22/2023 1:52 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	17298
Amount Paid	\$100.00

Planning Commission Review Completed On 5/22/2023 1:53 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

06/13/2023

Plat Approval Application (Planning Commission) Completed On 5/22/2023 1:53 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County,  
South Dakota

Receipt

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

17298  
May 22, 2023 01:52 PM  
Check

\$100.00 paid on May 22, 2023

Plat Approval Application  
Application ID: 122942

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/22//2023

Applicant

White Crane Estates - 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:**

Plat of Lots 17, 18, 19, 77, 78, and 79, Crestview Homes Subdivision, in the NE1/4 of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

Planning Commission date: 6/13/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

**Development Information**

Plat Name: Plat of Lots 17, 18, 19, 77, 78, 79,

Section No: 21 Township No: 93

Range: 56 Number of Lots/Tracts: 6

Number of Acres: 5.53

How is the property currently being used? MD

What is the proposed use of the property? MD

**Surveyor/Engineer Information**

Firm Name: Brandt Land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

**Property Owner Information**

Name: White Crane Estates

Address: PO Box 805

City: Laurel State: NE Zip: 68745

Contact person: Dennis Breck

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 1.00 acre

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No

If yes: Single family dwellings

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner certification**

This is to certify that Crestview Estates  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*Dennis Breck*

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_



Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

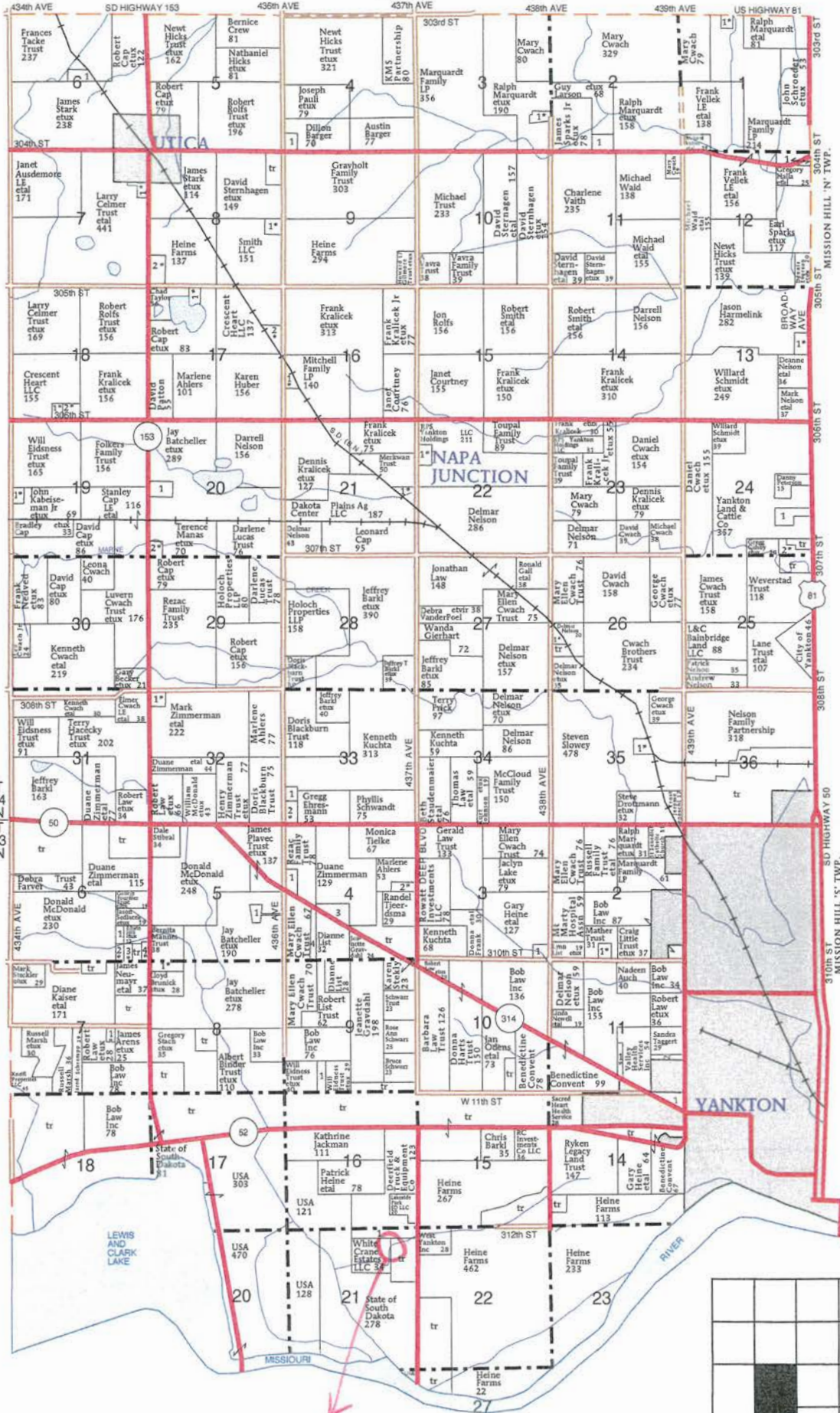
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023

Board of Adjustment date: \_\_\_\_\_

(Landowners)

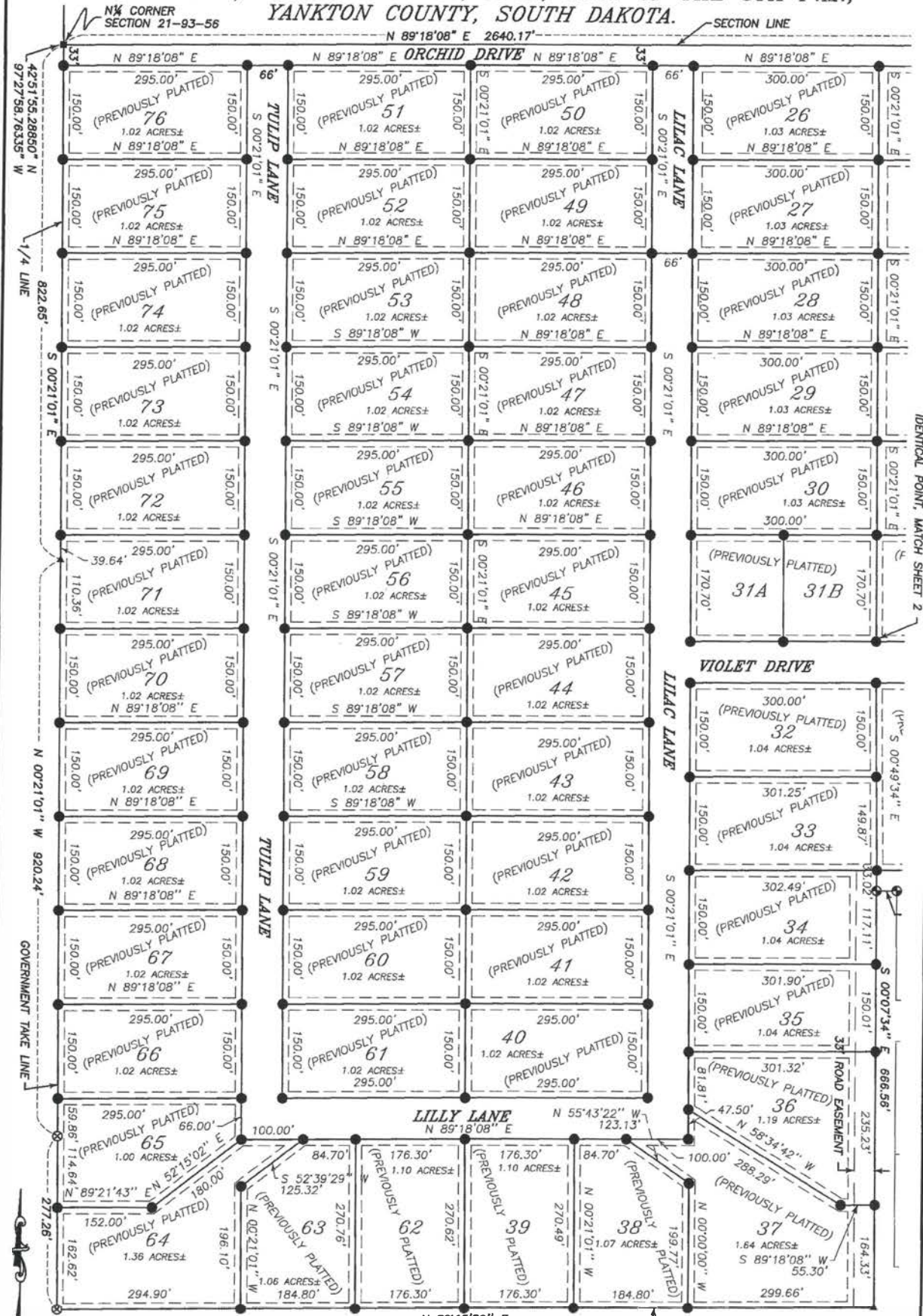


**UTICA TOWNSHIP**

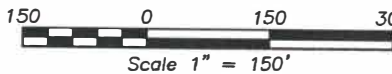
- SECTION 1N**
- 1. Siebrandt, Jacob etux 5
- SECTION 2N**
- 1. Kralicek, Melissa 11
- SECTION 2S**
- 1. Holdahl, Robert etux 5
- SECTION 3N**
- 1. Grate, Leo etux 11
- SECTION 3S**
- 1. Holtzmann Family Trust 7
- SECTION 4N**
- 1. Nedved, Mark 7
- SECTION 4S**
- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11
- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18
- SECTION 5S**
- 1. Batcheller, Jay 8
- SECTION 6N**
- 1. Town of Utica 6
- SECTION 6S**
- 1. Maska, Leann 5
- 2. Olivier, Curtis etux 6
- 3. Loecker, Mark etux 5
- 4. Blaha, Jon etux 5
- SECTION 7N**
- 1. Anthony, Craig etux 10
- SECTION 7S**
- 1. Phillips, Timothy etux 5
- SECTION 8N**
- 1. Christianson, David etux 6
- 2. Hughes, Scott etux 13
- SECTION 8S**
- 1. Fanta, Timothy etux 9
- SECTION 9S**
- 1. Rokahr, Steven 9
- SECTION 11S**
- 1. Hecky Trust, Terrance etux 11
- 2. 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. Kralicek, Frank etux 5
- SECTION 21S**
- 1. White Crane Estates LLC 18
- SECTION 22N**
- 1. Taggart, William etux 9
- SECTION 24**
- 1. Marquardt, Doug 13
- 2. Keller, Dallas etux 10
- SECTION 26**
- 1. Barnes, David etux 7
- SECTION 32**
- 1. Zimmerman Trust, Henry etal 12
- SECTION 33**
- 1. Delozier, Darrik 6
- 2. Waddell, Edward etux 8
- SECTION 35**
- 1. Slowey, Steven etux 14

Location

PLAT OF LOTS 17, 18, 19, 77, 78 AND 79, CRESTVIEW HOMES SUBDIVISION,  
 IN THE NE1/4 OF SECTION 21, T93N, R56W OF THE 5TH P.M.,  
 YANKTON COUNTY, SOUTH DAKOTA.

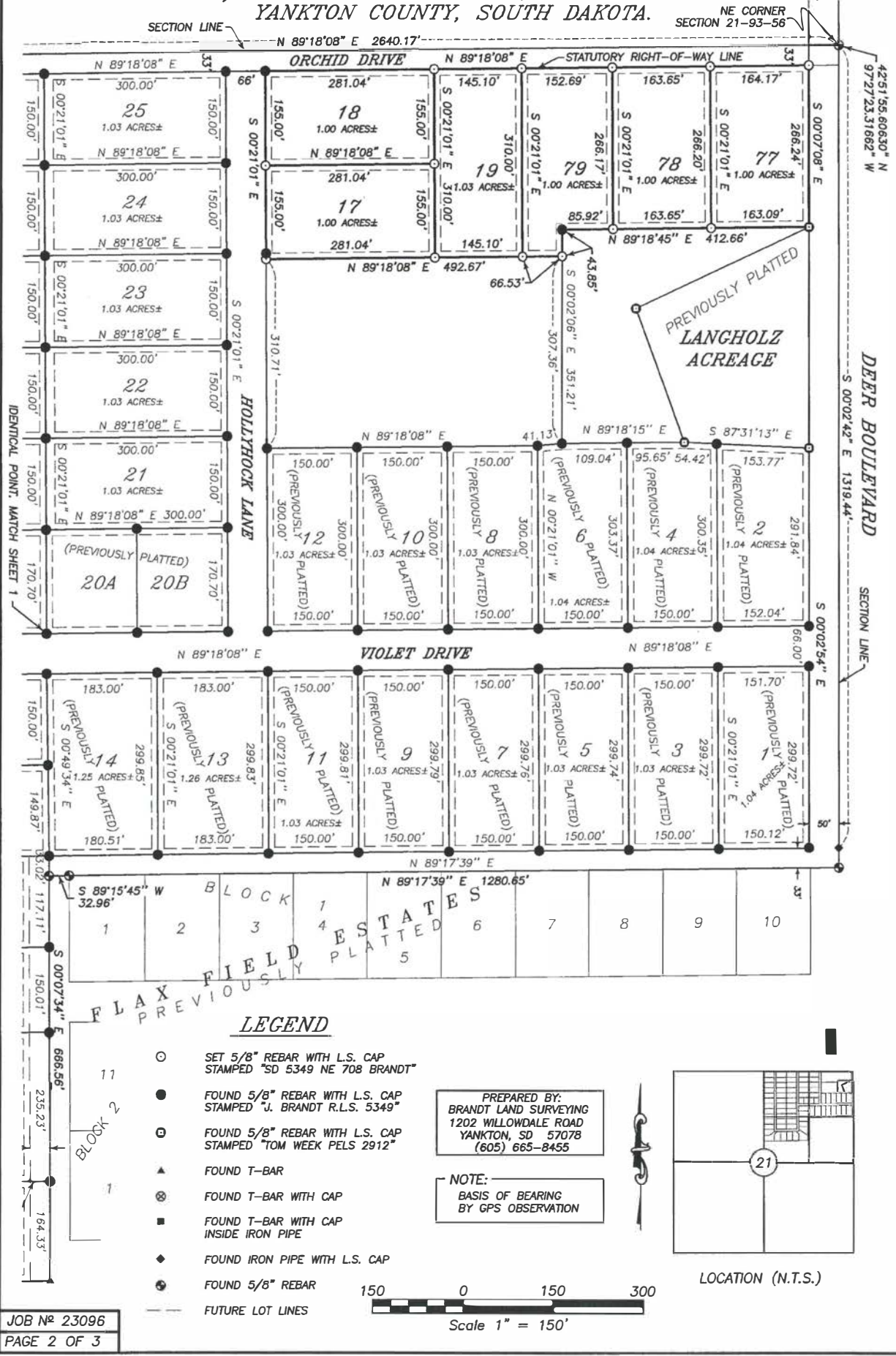


JOB N<sup>o</sup> 23096  
 PAGE 1 OF 3



GOVERNMENT TAKE LINE

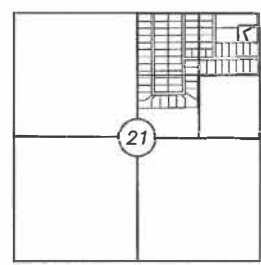
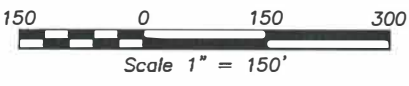
PLAT OF LOTS 17, 18, 19, 77, 78 AND 79, CRESTVIEW HOMES SUBDIVISION,  
 IN THE NE1/4 OF SECTION 21, T93N, R56W OF THE 5TH P.M.,  
 YANKTON COUNTY, SOUTH DAKOTA.



- 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 R.L.S. 5349"
  - ⊙ FOUND 5/8" REBAR WITH L.S. CAP  
STAMPED "TOM WEEK PELS 2912"
  - ▲ FOUND T-BAR
  - ⊗ FOUND T-BAR WITH CAP
  - FOUND T-BAR WITH CAP  
INSIDE IRON PIPE
  - ◆ FOUND IRON PIPE WITH L.S. CAP
  - ⊕ FOUND 5/8" REBAR
  - FUTURE LOT LINES

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

NOTE:  
 BASIS OF BEARING  
 BY GPS OBSERVATION



LOCATION (N.T.S.)

**PLAT OF LOTS 17, 18, 19, 77, 78 AND 79, CRESTVIEW HOMES SUBDIVISION,  
IN THE NE1/4 OF SECTION 21, 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 OF PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼), EXCEPT THE NORTH TWO HUNDRED NINETY-NINE AND TWENTY-EIGHT HUNDREDTHS FEET (N299.28') THEREOF, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼ NE¼), EXCEPT THE SOUTH SIX HUNDRED NINETEEN AND SEVENTY-TWO HUNDREDTHS FEET (S619.72') THEREOF, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼), EXCEPT THE NORTH TWO HUNDRED NINETY-NINE AND TWENTY-EIGHT HUNDREDTHS FEET (N299.28'), AND EXCEPT THE SOUTH THREE HUNDRED FIFTY-ONE AND TWENTY-FOUR HUNDREDTHS FEET (S351.24') OF THE NORTH SIX HUNDRED FIFTY AND FORTY-TWO HUNDREDTHS FEET (N650.42') OF THE EAST FOUR HUNDRED SIXTY-TWO AND TWENTY-EIGHT HUNDREDTHS FEET (E462.28') EXCEPT THE EAST FIFTY FEET (E50') THEREOF, AND EXCEPT LOTS 1-14, 20, 31-40, 60-66, CRESTVIEW HOMES SUBDIVISION, AND FURTHER EXCEPTING LANGHOLZ ACREAGE AS PLATTED IN BOOK S17, PAGE 52, SECTION TWENTY-ONE (21), TOWNSHIP NINETY-THREE NORTH (T93N), RANGE FIFTY-SIX WEST (R56W) OF THE 5TH P.M.; AND THE NORTH TWO HUNDRED NINETY-NINE AND TWENTY-EIGHT HUNDREDTHS FEET (N299.28') OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼) AND THE NORTH TWO HUNDRED NINETY-NINE AND TWENTY-EIGHT HUNDREDTHS FEET (N299.28') OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼), SECTION TWENTY-ONE (21), TOWNSHIP NINETY-THREE NORTH (T93N), RANGE FIFTY-SIX WEST (R56W) OF THE 5TH P.M., ALL LOCATED IN YANKTON COUNTY, SOUTH DAKOTA, TO BE HEREAFTER KNOWN AS: PLAT OF LOTS 17, 18, 19, 77, 78 AND 79, CRESTVIEW HOMES SUBDIVISION, IN THE NE¼ OF SECTION 21, 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 8TH DAY OF MAY, 2023.

JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, MATTHEW CHRISTENSEN, AS MANAGING MEMBER OF WHITE CRANE ESTATES, L.L.C., A SOUTH DAKOTA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT WHITE CRANE ESTATES, L.L.C. IS THE OWNER OF THE ABOVE SAID 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. I ALSO HEREBY DEDICATE THE UTILITY EASEMENTS AS SHOWN.

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

MATTHEW CHRISTENSEN, MANAGING MEMBER  
WHITE CRANE ESTATES, L.L.C.

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MATTHEW CHRISTENSEN, WHO ACKNOWLEDGED HIMSELF TO BE MANAGING MEMBER OF WHITE CRANE ESTATES, L.L.C. AND THAT HE AS MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

RESOLUTION BY THE CITY COMMISSION

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY, AND HAS SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

WHEREAS, SUCH PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR A REPORT AND RECOMMENDATIONS THEREON TO THE CITY COMMISSION AS REQUIRED BY LAW; NOW

THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND THE SAME IS HEREBY APPROVED. THE CITY FINANCE OFFICER IS AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

\_\_\_\_\_  
MAYOR, CITY OF YANKTON

I, \_\_\_\_\_, CITY FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY OF YANKTON, SOUTH DAKOTA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY FINANCE OFFICER

COUNTY PLANNING COMMISSION RESOLUTION

BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION 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.

\_\_\_\_\_  
PLANNING COMMISSION CHAIR

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

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

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

APPROVAL OF HIGHWAY AUTHORITY

ACCESS TO HOLLYHOCK LANE AND ORCHID DRIVE 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 OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED THE ABOVE AND FOREGOING PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

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

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF 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 Approval Fees Paid  
 Application \$100.00  
 128372  
 Applicant Created  
 Bill Conkling May 18, 2023

Number  
 128372

Final | Plat of Lots 17, 18, 19,  
 77, 78, 79, Crestview Homes  
 Subdivision, in the NE1/4 of  
 Section 21, T93N, R56W of the  
 5th P.M., Yankton County, South  
 Dakota | White Crane Estates |  
 PO Box 805 | 09.021.100.050  
 Submitted by bconkling on  
 5/18/2023



## Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 5/18/2023 1:37 PM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.021.100.050			WHITE CRANE ESTATES LLC (D)	5.530

Requested Information Completed On 5/18/2023 1:46 PM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name

**Section No:**

21

**Township No:**

93

**Range**

56

**Number of Lots/Tracts**

6

**Number of Acres**

5.53

**How is this property currently being used?**

MD

**What is the proposed use of the property?**

MD

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

John Brandt

**Phone**

6056658455

## Property Owner Information

**Owner Name**

White Crane Estates

**Address**

PO Box 805

**City**

Laurel

**State**

NE

**Zip**

68745

**Owner Phone**

6056611588

**Contact Person**

Dennis Breck

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

**Agent's Title**

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)



1.00 acre

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Single family dwellings

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 5/18/2023 1:46 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Crestview 17-19 77-79.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/18/2023 1:47 PM EST by bconkling

## Owner Certification

Owner(s)

Crestview Estates

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/23/2023 4:23 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	18302
Amount Paid	\$100.00

Planning Commission Review Completed On 5/23/2023 4:23 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

06/13/2023

Plat Approval Application (Planning Commission) Completed On 5/23/2023 4:23 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

**Paid by**  
Bill Conkling  
Bill@co.yankton.sd.us

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

18302  
May 23, 2023 04:23 PM  
Check

## \$100.00 paid on May 23, 2023

Plat Approval Application  
**Application ID:** 128372

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/10/2023

Applicant **LL Cwach, LLC - 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:**

Plat of Tract 1, L and L Cwach Addition, in the SE1/4 of the NE1/4 of Section 30, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

Planning Commission date:  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----**Development Information**-----

Plat Name: Plat of Tract 1, L and L Cwach

Section No: 30 Township No: 94

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 20

How is the property currently being used? AG

What is the proposed use of the property? AG

-----**Surveyor/Engineer Information**-----

Firm Name: Brandt Land Surveying  
Address: \_\_\_\_\_  
City: Yankton State: SD Zip: 57078  
Contact Person: John Brandt  
Phone: 6056658455

-----**Property Owner Information**-----

Name: LL CWACH LLC  
Address: 30793 435 AVE  
City: Yankton State: SD Zip: 57078  
Contact person: John Brandt  
If the property owner is represented by an authorized agent, please provide the following:  
Agent's name: \_\_\_\_\_  
Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No
2. What is/are the lot size(s) 20
3. Is this (plat) an existing farmstead?  Yes  No
4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_
5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No
6. Is this property to have construction on it?  Yes  No

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----**Owner certification**-----

This is to certify that Cwach LLC  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*John Brandt*

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

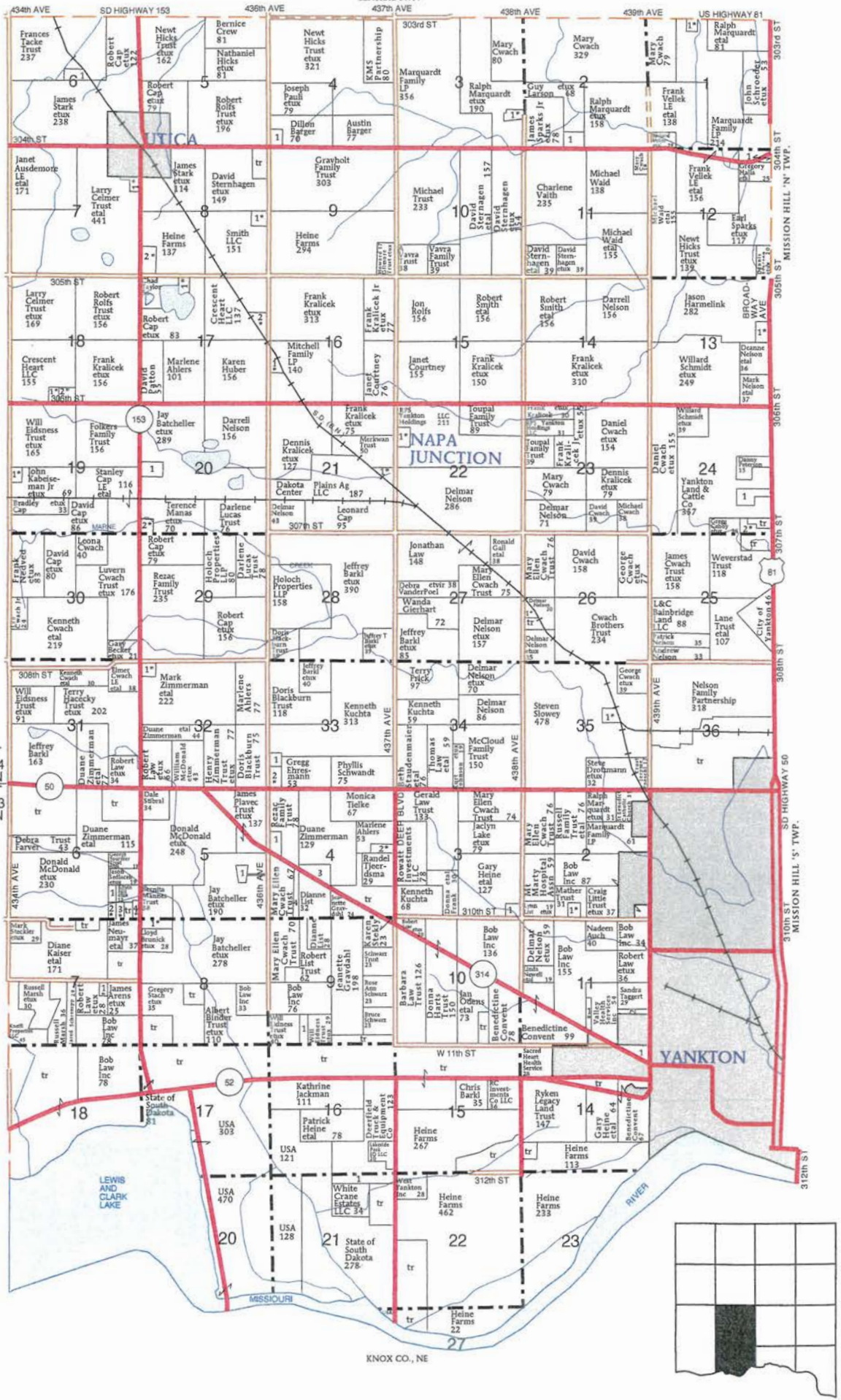
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023  
Board of Adjustment date: \_\_\_\_\_

(Landowners)

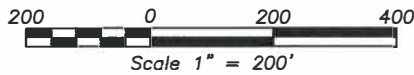
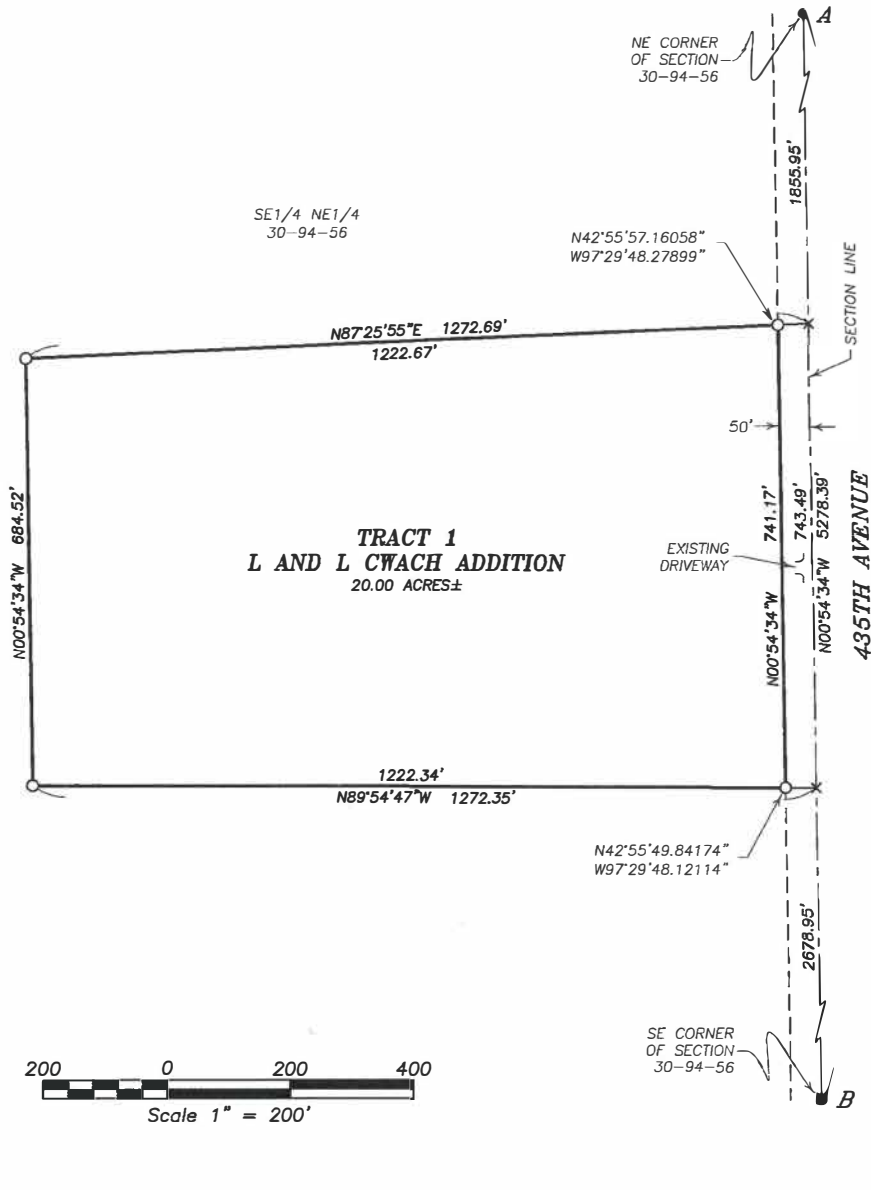
CENTRAL TWP.



- UTICA TOWNSHIP**
- SECTION 1N**  
1. Siebrandt, Jacob etux 5
- SECTION 2N**  
1. Kralicek, Melissa 11
- SECTION 2S**  
1. Holdahl, Robert etux 5
- SECTION 3N**  
1. Grate, Leo etux 11
- SECTION 3S**  
1. Holtzmann Family Trust 7
- SECTION 4N**  
1. Nedved, Mark 7
- SECTION 4S**  
1. Larson, Robert 8  
2. Brandt Trust, Merle etal 11  
3. Zimmerman, Steve 20  
4. List Trust, Robert 18
- SECTION 5S**  
1. Batcheller, Jay 8
- SECTION 6N**  
1. Town of Utica 6
- SECTION 6S**  
1. Maska, Leann 5  
2. Olivier, Curtis etux 6  
3. Loecker, Mark etux 5  
4. Blaha, Jon etux 5
- SECTION 7N**  
1. Anthony, Craig etux 10
- SECTION 7S**  
1. Phillips, Timothy etux 5
- SECTION 8N**  
1. Christianson, David etux 6  
2. Hughes, Scott etux 13
- SECTION 8S**  
1. Fanta, Timothy etux 9
- SECTION 9S**  
1. Rokahr, Steven 9
- SECTION 11S**  
1. Hecky Trust, Terrance etux 11  
2. 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. Kralicek, Frank etux 5
- SECTION 21S**  
1. White Crane Estates LLC 18
- SECTION 22N**  
1. Taggart, William etux 9
- SECTION 24**  
1. Marquardt, Doug 13  
2. Keller, Dallas etux 10
- SECTION 26**  
1. Barnes, David etux 7
- SECTION 32**  
1. Zimmerman Trust, Henry etal 12
- SECTION 33**  
1. Delozier, Darrik 6  
2. Waddell, Edward etux 8
- SECTION 35**  
1. Slowey, Steven etux 14



PLAT OF TRACT 1, L AND L CWACH ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 30, T94N, 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
- FOUND ALUMINUM CAP
- × CALCULATED CORNER

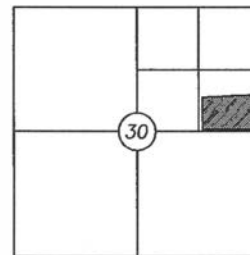
**NOTE:**

BASIS OF BEARING  
BY GPS OBSERVATION

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

**CORNER REFERENCE TIES**

- A. NORTHEAST CORNER OF SEC. 30, T94N, R56W**
1. 59.65' SW TO A DOUBLE HEADED NAIL IN A CORNER POST.
  2. 54.28' ENE TO A DOUBLE HEADED NAIL IN A POWER POLE.
  3. 52.28' E TO A DOUBLE HEADED NAIL IN A CORNER POST.
- B. SOUTHEAST CORNER OF SEC. 30, T94N, R56W**
1. 80.92' NW TO A DOUBLE HEADED NAIL IN A POWER POLE.
  2. 61.41' NE TO A DOUBLE HEADED NAIL IN A POWER POLE.
  3. 61.17' SE TO A DOUBLE HEADED NAIL IN A FENCE POST.



LOCATION (N.T.S.)  
SECTION 30-94-56

PLAT OF TRACT 1, L AND L CWACH ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 30, T94N, 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 PLAT OF TRACT 1, L AND L CWACH ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 30, T94N, 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 8TH DAY OF MAY, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, RENEE M. BECKER, MEMBER OF LL CWACH, LLC, DO HEREBY CERTIFY THAT LL CWACH, LLC, 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.

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

RENEE M. BECKER
LL CWACH, LLC

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RENEE M. BECKER, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF LL CWACH, LLC, AND THAT SHE 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, DONNA M. PETERSON, MEMBER OF LL CWACH, LLC, DO HEREBY CERTIFY THAT LL CWACH, LLC, 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.

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

DONNA M. PETERSON
LL CWACH, LLC

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONNA M. PETERSON, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF LL CWACH, LLC, AND THAT SHE 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, RUTH K. FRANK, MEMBER OF LL CWACH, LLC, DO HEREBY CERTIFY THAT LL CWACH, LLC, 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.

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

RUTH K. FRANK
LL CWACH, LLC

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RUTH K. FRANK, WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF LL CWACH, LLC, AND THAT SHE AS MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

JOB NO. 22223

PAGE 2 OF 2

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 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 435TH 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 Approval Application 130373  
 Applicant Bill Conkling  
 Fees Paid \$100.00  
 Created May 23, 2023

Number 130373

Final | Plat of Tract 1, L and L Cwach Addition, in the SE1/4 of the NE1/4 of Section 30, T94N, R56W of the 5th P.M., Yankton County, South Dakota | LL CWACH LLC | 30793 435 AVE | 10.030.100.100  
 Submitted by bconkling on 5/23/2023



## Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 5/23/2023 1:21 PM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
10.030.100.100	30741 435 AVE	YANKTON	LL CWACH LLC (D)	116.000

Requested Information Completed On 5/23/2023 1:23 PM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name

Plat of Tract 1, L and L Cwach Addition, in the SE1/4 of the NE1/4 of Section 30, T94N, R56W of the 5th P.M., Yankton County, South Dakota

**Section No:**

30

**Township No:**

94

**Range**

56

**Number of Lots/Tracts**

1

**Number of Acres**

20

**How is this property currently being used?**

AG

**What is the proposed use of the property?**

AG

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

Contact Person

John Brandt

Phone

6056658455

## Property Owner Information

Owner Name

LL CWACH LLC

Address

30793 435 AVE

City

Yankton`

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractor's Name, Address, and phone number (if applicable)

**Plat Approval Items** Completed On 5/23/2023 1:23 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Cwach Addition plat.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/23/2023 1:34 PM EST by bconkling

## Owner Certification

Owner(s)

Cwach LLC

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

*Rune Brown*

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/23/2023 3:24 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	1006
Amount Paid	\$100.00

Planning Commission Review Completed On 5/23/2023 3:24 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

06/13/2023

Plat Approval Application (Planning Commission) Completed On 5/23/2023 3:25 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents



# Yankton County, South Dakota

**Paid by**  
Bill Conkling  
Bill@co.yankton.sd.us

**Payment number**  
**Date paid**  
**Payment method**

# Receipt

1006  
May 23, 2023 03:24 PM  
Check

## \$100.00 paid on May 23, 2023

Plat Approval Application  
Application ID: 130373

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/10/2023

Applicant

**DLK&M, LLC - 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:**

Plat of Tract 1, Kronaizl Addition, in the NW1/4 of Section 1, T93N, R57W of the 5<sup>th</sup> P.M.,  
Yankton County, South Dakota

Planning Commission date: 6/13/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----Development Information-----

Plat Name: Plat of Tract 1, Kronaizl Addition, in

Section No: 1 Township No: 93

Range: 57 Number of Lots/Tracts: 1

Number of Acres: 5

How is the property currently being used? LD

What is the proposed use of the property? LD

-----Surveyor/Engineer Information-----

Firm Name: Brandt land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

-----Property Owner Information-----

Name: DLK&M LLC

Address: 130 MAIN ST

City: Scotland State: SD Zip: 57059

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 5

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No  
If yes :

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----Owner certification-----

This is to certify that DLK&M  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Brandt  
\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

\_\_\_\_\_  
Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

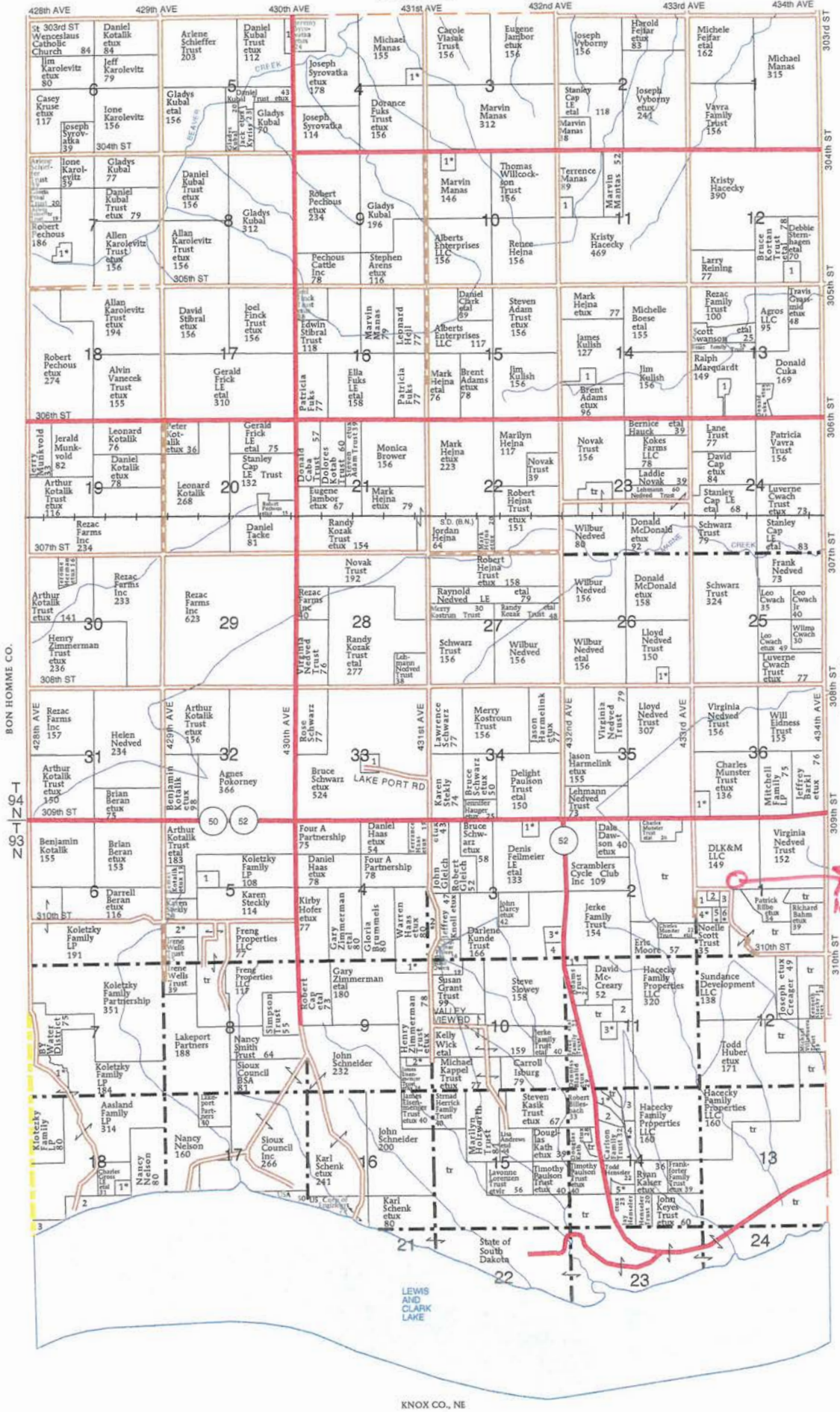
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023

Board of Adjustment date: \_\_\_\_\_

(Landscape)

LESTERVILLE TWP.



ZISKOV TOWNSHIP SECTION 1S

1. Barth, Chad 9
2. Fischer, Katrina 5
3. Gause, Janell 5
4. Taylor, Lynn etux 9
5. Scott, Bjaye etux 5
6. Kramer, Francis etal 5

SECTION 3S

1. Ausdemore, Robert etal 9
2. Haas, Warren etux 10
3. Mueller, James etux 8
4. Kunde, Darlene 8

SECTION 4N

1. Hoffman, RC etux 10
1. Polish Catholic Congregation 9

SECTION 5S

1. Willsie, Carol 11
2. Sedlacek, Kenneth etux 12

SECTION 7N

1. Pechous, Robert etux 10

SECTION 7S

1. Koletzky, lone etal 17

SECTION 9S

1. Jungemann, Jerry etux 15
2. Wostrel, Eldon etux 15

SECTION 10N

1. Manas, Terence etux 10

SECTION 11N

1. Cap, Daniel 11

SECTION 11S

1. Haberman, Adam etux 10
2. Konopasek Family Trust 10
3. Lyons, Sean etal 10

SECTION 12N

1. Hejna, Marilyn 9

SECTION 13N

1. Manas, Dylan 6

SECTION 14N

1. Sudbeck, Charlene 12
2. Peterson, Corey etal 9
3. Feimer Family Protection Trust 9
4. Colby, David 13
5. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

SECTION 18S

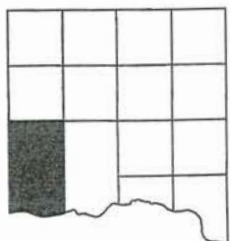
1. Lynch, Daniel etux 9
2. State of South Dakota Game Fish & Parks 66
3. Yonke Trust, Mark 5

SECTION 26

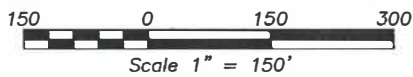
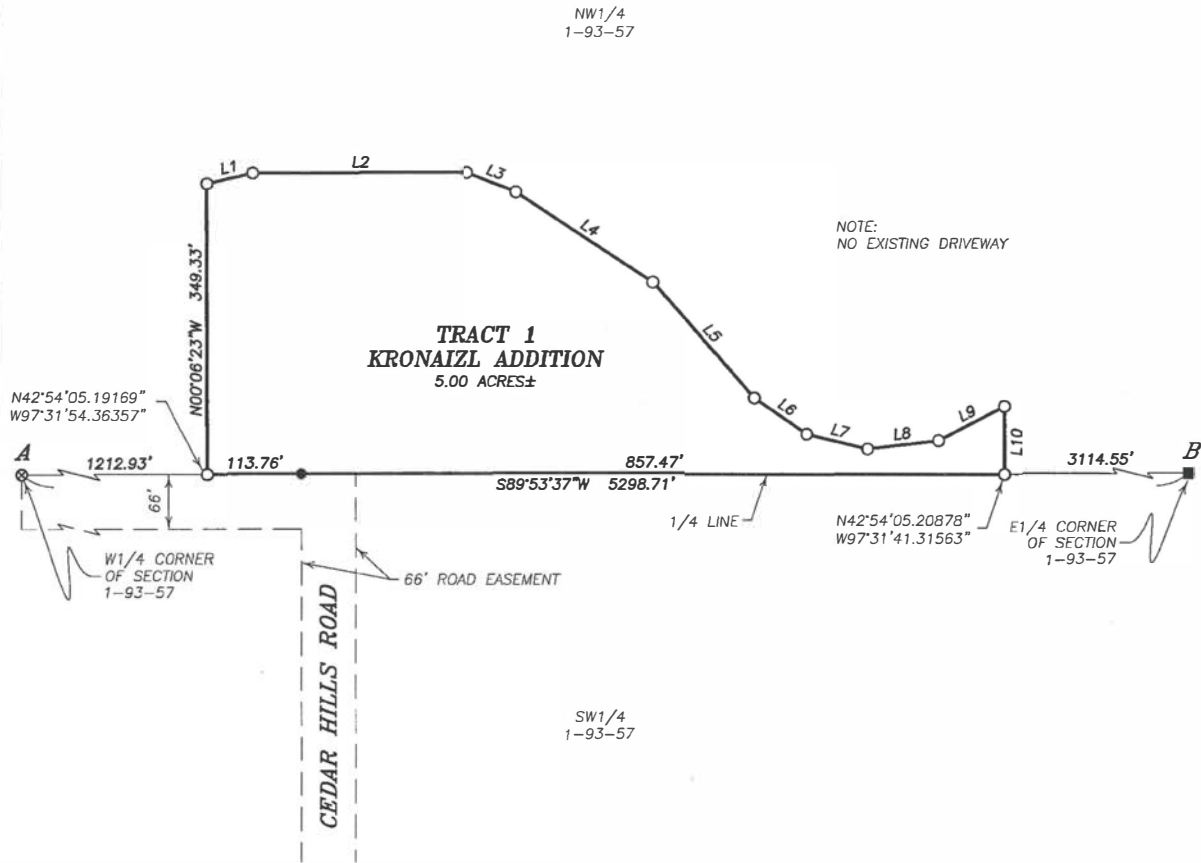
1. Martin, Nathan etux 6
1. St Wenceslaus Roman Catholic Church 10

SECTION 36

1. Koletzky, David etux 8



PLAT OF TRACT 1, KRONAIZL ADDITION, IN THE NW1/4 OF SECTION 1,  
T93N, R57W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°02'48"E	57.50'
L2	N89°49'45"E	260.34'
L3	S68°47'41"E	64.30'
L4	S56°54'33"E	198.65'
L5	S41°38'51"E	184.95'
L6	S55°50'35"E	77.28'
L7	S76°43'18"E	76.70'
L8	N83°13'17"E	87.62'
L9	N62°48'49"E	90.44'
L10	S00°06'23"E	81.93'

**LEGEND**

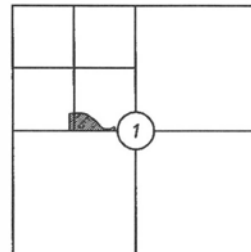
- SET 5/8" REBAR WITH L.S. CAP  
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP  
STAMPED "J. BRANDT RLS 5349"
- FOUND IRON PIPE
- ⊗ FOUND 5/8" REBAR

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. WEST 1/4 CORNER OF SEC. 1, T93N, R57W**
1. 43.38' NW TO A NAIL & SHINER IN A POWER POLE.
  2. 71.89' SSW TO A DOUBLE HEADED NAIL IN A CORNER POST.
  3. 149.52' SSW TO A DOUBLE HEADED NAIL IN A POWER POLE.
- B. EAST 1/4 CORNER OF SEC. 1, T93N, R57W**
1. 41.97' W TO A NAIL IN A CORNER POST.
  2. 30.90' E TO A NAIL IN A CORNER POST.
  3. 52.34' SE TO A NAIL IN A BRACE POST.



PLAT OF TRACT 1, KRONAIZL ADDITION, IN THE NW1/4 OF SECTION 1,  
T93N, R57W 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 TRACT 1, KRONAIZL ADDITION, IN THE NW1/4 OF SECTION 1, T93N, R57W 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 8TH DAY OF MAY, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, DENNIS L. KRONAIZL, AS MEMBER OF DLK&M, LLC, DO HEREBY CERTIFY THAT DLK&M, LLC, 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.

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

\_\_\_\_\_  
DENNIS L. KRONAIZL  
DLK&M, LLC

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DENNIS L. KRONAIZL, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF DLK&M, 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

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 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

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO CEDAR HILLS 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

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 Approval Fees Paid  
 Application \$100.00  
 131258  
 Applicant Created  
 Bill Conkling May 24, 2023

Number  
 131258

Final | Plat of Tract 1, Kronaizl  
 Addition, in the NW1/4 of  
 Section 1, T93N, R57W of the  
 5th P.M., Yankton County, South  
 Dakota | DLK&M LLC | 130  
 MAIN ST | 13.001.400.605  
 Submitted by bconkling on  
 5/24/2023



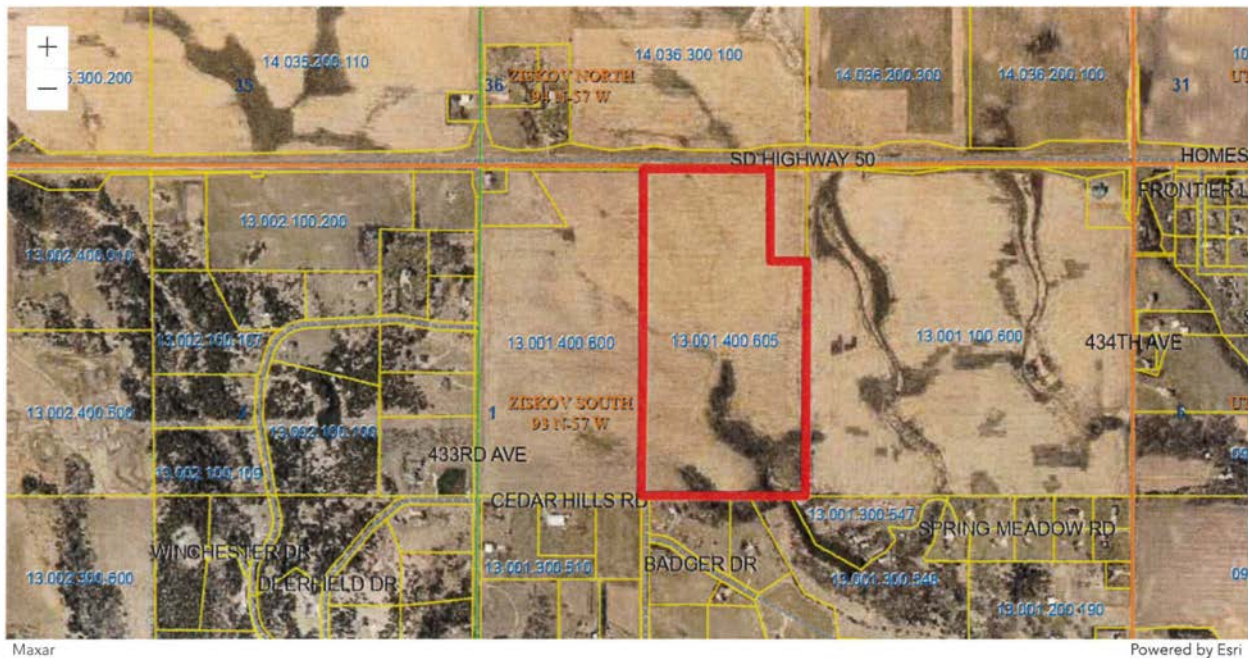
## Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 5/24/2023 3:35 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
13.001.400.605			DLK&M LLC (D)	73.500

Requested Information Completed On 5/24/2023 3:38 PM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name



**Section No:**

1

**Township No:**

93

**Range**

57

**Number of Lots/Tracts**

1

**Number of Acres**

5

**How is this property currently being used?**

LD

**What is the proposed use of the property?**

LD

## Surveyor/Engineer Information

**Firm Name**

Brandt land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

Contact Person

John Brandt

Phone

6056658455

## Property Owner Information

Owner Name

DLK&M LLC

Address

130 MAIN ST

City

Scotland

State

SD

Zip

57059

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 5/24/2023 3:38 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Kronaizl plat.pdf](#)

**Plat Approval Applicant Checklist** 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/24/2023 3:38 PM EST by bconkling

## Owner Certification

Owner(s)

DLK&M

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/25/2023 3:11 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Cash
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 5/25/2023 3:12 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

# Receipt

**Payment number** 1d60a0fdb92848bab0d074f8b7b22f44  
**Date paid** May 25, 2023 03:11 PM  
**Payment method** Cash

**Paid by**  
Bill Conkling  
Bill@co.yankton.sd.us

**\$100.00 paid on May 25, 2023**

Plat Approval Application  
Application ID: 131258

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 5/26/2023

Applicant

Yankton Thrive- PLAT

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

LC – Lakeside Commercial  RT-Rural Transitional  ETJ – City

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 tracts 2, 3, and 4 of Law Addition in the N1/2 of the SE1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., City and County of Yankton, South Dakota Containing 1,222,443 SQ. FT (28.06 Acres) More or less

Planning Commission date: 6/13/2023  
Board of Adjustment date:

Time:  
Time:

**Please Check Plat Type:**

Final  Amended  Preliminary  Revision

-----**Development Information**-----

Plat Name: Plat of tracts 2, 3, and 4 of Law

Section No: 2 Township No: 93

Range: 56 Number of Lots/Tracts: 3

Number of Acres: 28.06

How is the property currently being used? AG/Residential

What is the proposed use of the property? Residential

-----**Surveyor/Engineer Information**-----

Firm Name: Stockwell Engineers  
Address: \_\_\_\_\_  
City: Yankton State: SD Zip: 57078  
Contact Person: Brett Kennedy  
Phone: 6056658092

-----**Property Owner Information**-----

Name: Bob Law INC  
Address: 3812 SD Highway 314  
City: Yankton State: SD Zip: 57078  
Contact person: Bob Law  
If the property owner is represented by an authorized agent, please provide the following:  
Agent's name: \_\_\_\_\_  
Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform?  Yes  No

2. What is/are the lot size(s) 26.35

3. Is this (plat) an existing farmstead?  Yes  No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?  Yes  No

6. Is this property to have construction on it?  Yes  No

If yes: Single family dwellings

Name, address and phone number of contractor(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----**Owner certification**-----

This is to certify that Bob Law Inc,  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

[Signature]  
Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_



Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 06/13/2023

Board of Adjustment date: \_\_\_\_\_

(Landowners)

UTICA TOWNSHIP

SECTION 1N

- 1. Siebrandt, Jacob etux 5

SECTION 2N

- 1. Kralicek, Melissa 11

SECTION 2S

- 1. Holdahl, Robert etux 5

SECTION 3N

- 1. Grate, Leo etux 11

SECTION 3S

- 1. Holtzmann Family Trust 7

SECTION 4N

- 1. Nedved, Mark 7

SECTION 4S

- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11

SECTION 5S

- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18

SECTION 5N

- 1. Batcheller, Jay 8

SECTION 6N

- 1. Town of Utica 6

SECTION 6S

- 1. Maska, Leann 5
- 2. Olivier, Curtis etux 6
- 3. Loecker, Mark etux 5
- 4. Blaha, Jon etux 5

SECTION 7N

- 1. Anthony, Craig etux 10

SECTION 7S

- 1. Phillips, Timothy etux 5

SECTION 8N

- 1. Christianson, David etux 6

SECTION 8S

- 2. Hughes, Scott etux 13

SECTION 9S

- 1. Fanta, Timothy etux 9

SECTION 9N

- 1. Rokahr, Steven 9

SECTION 11S

- 1. Hecky Trust, Terrance etux 11
- 2. 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. Kralicek, Frank etux 5

SECTION 21S

- 1. White Crane Estates LLC 18

SECTION 22N

- 1. Taggart, William etux 9

SECTION 24

- 1. Marquardt, Doug 13
- 2. Keller, Dallas etux 10

SECTION 26

- 1. Barnes, David etux 7

SECTION 32

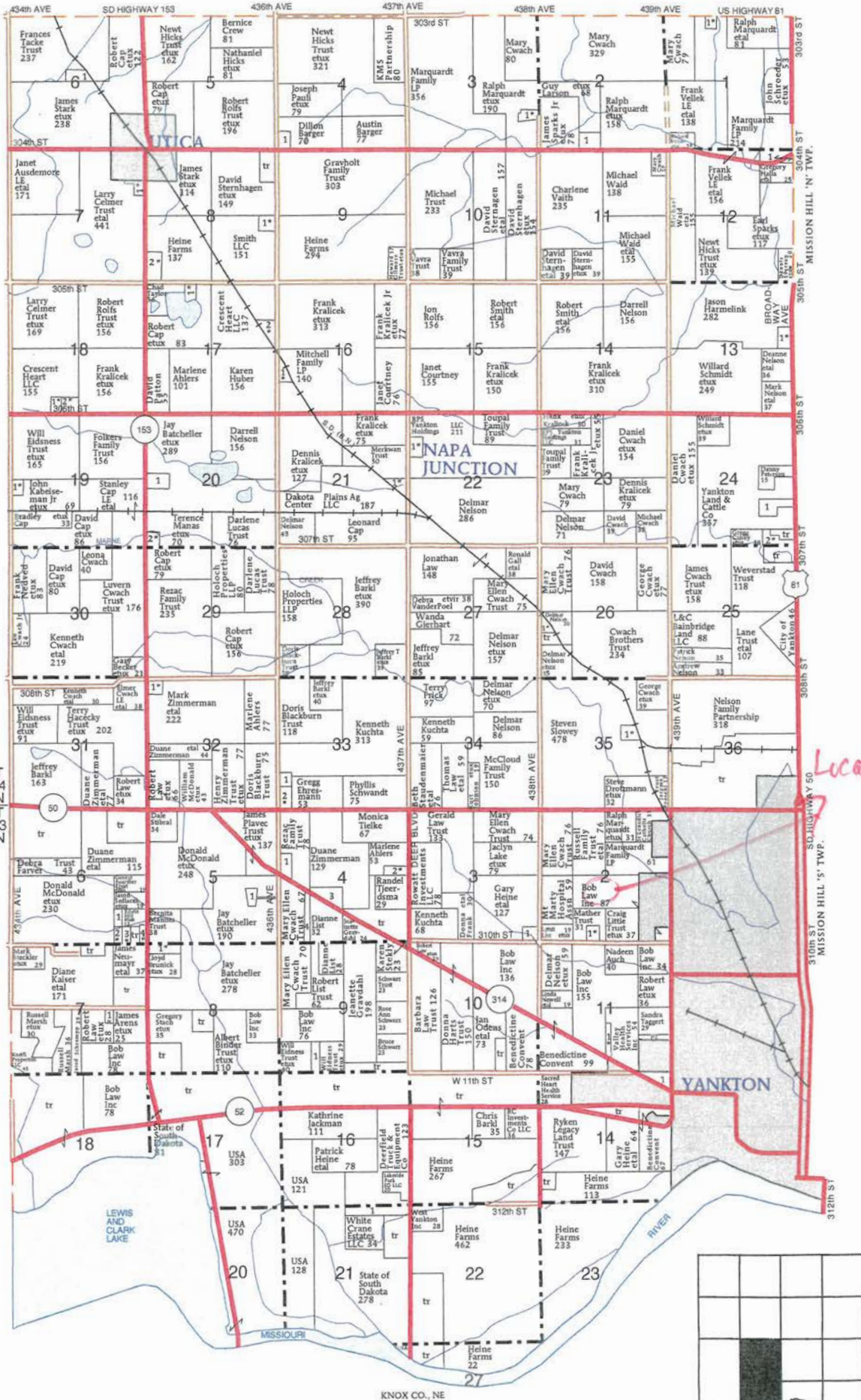
- 1. Zimmerman Trust, Henry etal 12

SECTION 33

- 1. Delozier, Darrik 6
- 2. Waddell, Edward etux 8

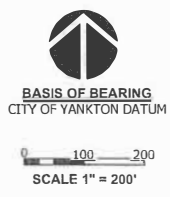
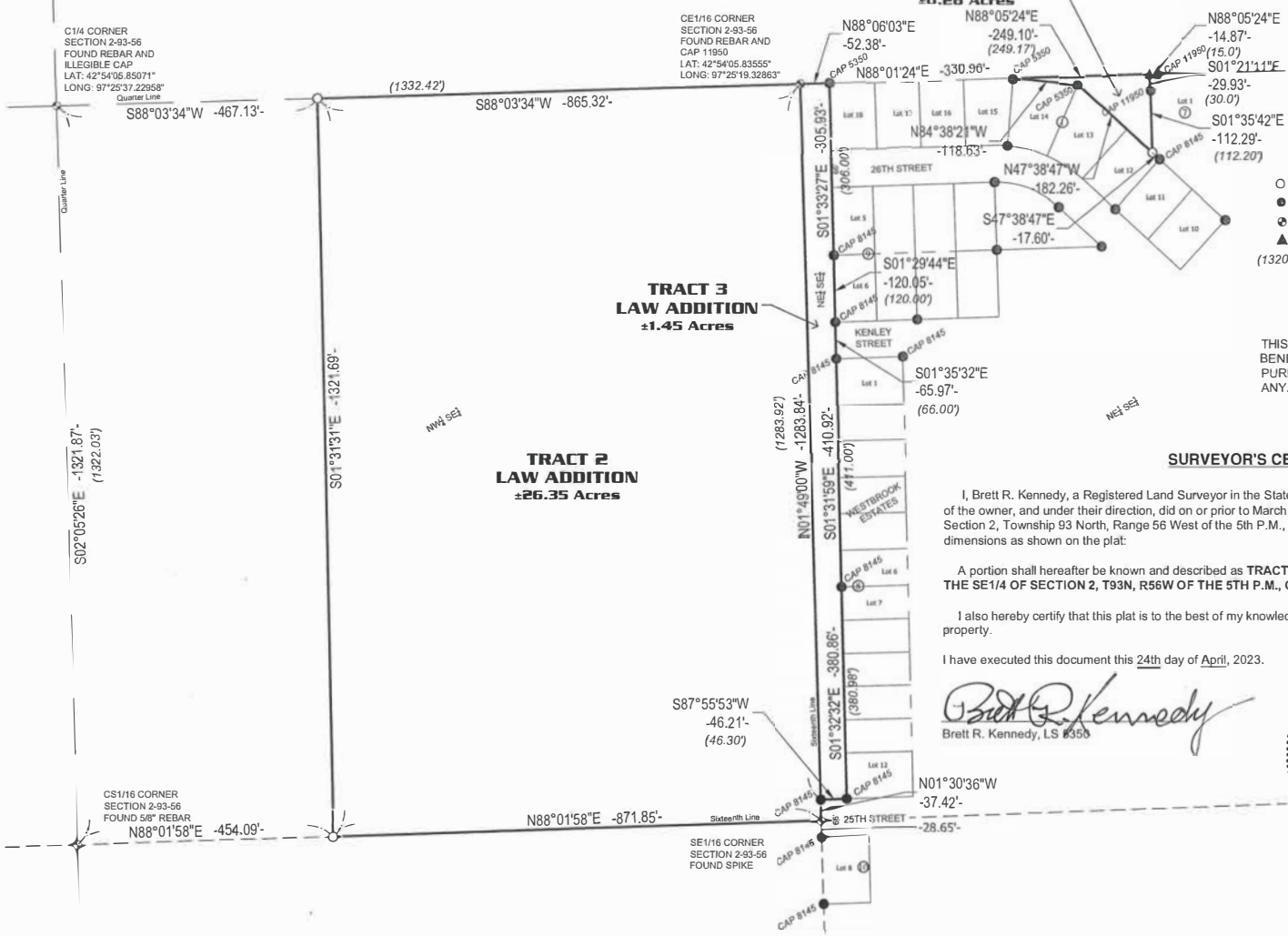
SECTION 35

- 1. Slowe, Steven etux 14



# PLAT OF TRACTS 2, 3 AND 4 OF LAW ADDITION

IN THE N1/2 OF THE SE1/4 OF SECTION 2, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA CONTAINING 1,222,443 SQ.FT. (28.06 ACRES) MORE OR LESS



- LEGEND:**
- SET 5/8" x 18" REBAR STAMPED "KENNEDY 5350"
  - FOUND CORNER AS NOTED
  - ⊙ FOUND SECTIONAL CORNER AS NOTED
  - ▲ INACCESSIBLE CORNER
  - (1320.25) RECORD DISTANCE FROM PLAT OR DEED

**SURVEYOR'S NOTES**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

**SURVEYOR'S CERTIFICATE**

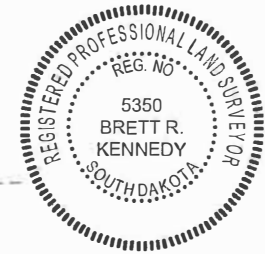
I, Brett R. Kennedy, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owner, and under their direction, did on or prior to March 23; 2023 I have surveyed the N1/2 of the SE1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota, with area and dimensions as shown on the plat:

A portion shall hereafter be known and described as **TRACTS 2, 3 AND 4 OF LAW ADDITION IN THE N1/2 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA.**

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

I have executed this document this 24th day of April, 2023.

*Brett R. Kennedy*  
Brett R. Kennedy, LS 8350



**Tracts 2, 3 and 4**  
**Law Addition**  
City and County of Yankton, South Dakota  
SEE PROJECT # 2204

Title Sheet: 404/1081 \*28 P.4  
Revision:  
Sheet 1 of 3

**PLAT**

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that Bob Law, Inc. is the absolute and unqualified owner of the land included in this plat being entitled:

TRACTS 2, 3 AND 4 OF LAW ADDITION IN THE N1/2 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA, that the plat has been made at my request and under my direction, for the purpose of defining and describing the property as shown by this plat, that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations, and I hereby dedicate to the public, for public use forever as such, the right-of-ways and easements, as shown and marked on this plat.

In witness whereof I have hereunto set my hand this 15 day of May 23.

Bob Law, Inc.
By [Signature]
Title owner

CORPORATION ACKNOWLEDGEMENT

STATE OF South Dakota
COUNTY OF Yankton

Be it remembered that on this 15th day of May, 2023, before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Bob Law, Inc., known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that he executed the same.

My commission expires Sept 26, 2028
[Signature] Seal

Notary Public, Yankton County, South Dakota

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of TRACTS 2, 3 AND 4 OF LAW ADDITION IN THE N1/2 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA, is hereby granted by the Yankton County Planning Commission on this \_\_\_ day of \_\_\_\_\_.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of TRACTS 2, 3 AND 4 OF LAW ADDITION IN THE N1/2 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_ day of \_\_\_\_\_.

Chairman, County Commission Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

I do hereby certify that the above certificate of approval is true and correct including the signature thereon.

Dated this \_\_\_ day of \_\_\_\_\_.

County Auditor
Yankton County, South Dakota

CERTIFICATE OF STREET AUTHORITY

The location of existing access roads abutting or approaches entering the State/County/Township/City Road, is hereby approved. Any changes in the existing access shall require additional approval.

Approved this \_\_\_ day of \_\_\_\_\_.

State/County/Township/City Road Authority

TEXT 1

Sheet 2 of 3

Tracts 2, 3 and 4
Law Addition
City and County of Yankton, South Dakota
50 PROJECT #: 22048



RESOLUTION OF APPROVAL

Whereas it appears that the owner thereof has caused a plat to be made of the following described real property: TRACTS 2, 3 AND 4 OF LAW ADDITION IN THE N1/2 OF THE SE1/4 OF SECTION 2, T93N, R56W OF THE 5TH P.M., CITY AND COUNTY OF YANKTON, SOUTH DAKOTA for approval; and

Whereas such plat has been submitted to the Planning Commission of the City of Yankton, South Dakota for a report and recommendations thereon to the City Commission as required by law;

Therefore be it resolved that such plat has been executed according to the law and the same is hereby approved and the City Finance Officer is hereby authorized and directed to endorse on such plat a copy of this resolution and certify the same.

*[Signature]*  
Mayor, City of Yankton, South Dakota

I, AL VIERZIK City Finance Officer of the City of Yankton, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the City Commission of the City of Yankton, South Dakota on this 22 day of MAY, 2023.

*[Signature]*  
City Finance Officer, Yankton, South Dakota



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.

Dated this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Director of Equalization  
Yankton County

CERTIFICATE OF COUNTY TREASURER

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 and foregoing plat as shown by the records of my office have been fully paid.

Dated this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Treasurer  
Yankton County

CERTIFICATE OF REGISTER OF DEEDS

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

Filed for record this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_ M. and recorded in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_ therein.

\_\_\_\_\_  
Register of Deeds  
Yankton County



Plat Approval      Fees Paid  
 Application        \$100.00  
 131983

Applicant            Created  
 Bill Conkling        May 26, 2023

Number  
 131983

Final | Plat of tracts 2, 3, and 4  
 of Law Addition in the N1/2 of  
 the SE1/4 of Section 2,  
 Township 93 North, Range 56  
 West of the 5th P.M., City and  
 County of Yankton, South  
 Dakota Containing 1,222,443  
 SQ. FT (28.06 Acres) More or  
 less | Bob Law INC | 3812 SD  
 Highway 314 | 09.002.200.100  
 Submitted by bconkling on  
 5/26/2023



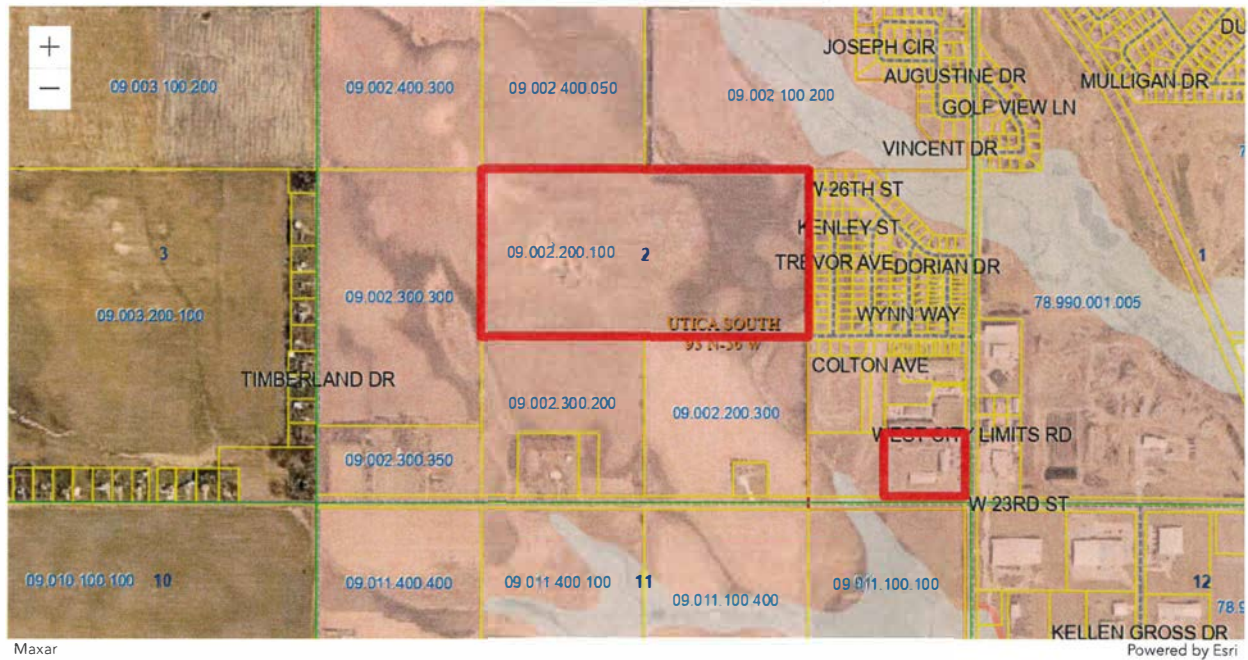
## Applicant

Bill Conkling

6052604447

[Bill@co.yankton.sd.us](mailto:Bill@co.yankton.sd.us)

Parcel search Completed On 5/26/2023 9:31 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.002.200.100	2303 WEST CITY LIMITS RD	YANKTON	BOB LAW INC (D)	87.040

Requested Information Completed On 5/26/2023 2:26 PM EST by bconkling

Fee  
 \$100.00

Plat Type  
 Final

## Development Information

Plat Name

Plat of tracts 2, 3, and 4 of Law Addition in the N1/2 of the SE1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., City and County of Yankton, South Dakota Containing 1,222,443 SQ. FT (28.06 Acres) More or less

**Section No:**

2

**Township No:**

93

**Range**

56

**Number of Lots/Tracts**

3

**Number of Acres**

28.06

**How is this property currently being used?**

AG/Residential

**What is the proposed use of the property?**

Residential

## Surveyor/Engineer Information

**Firm Name**

Stockwell Engineers

**Address**

201 Walnut

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

Brett Kennedy

**Phone**

6056658092

## Property Owner Information

**Owner Name**

Bob Law INC

**Address**

3812 SD Highway 314

**City**

Yankton

**State**

SD

**Zip**

57078

**Owner Phone**

(605) 665-7227

**Contact Person**

Bob Law

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)



26.35

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Single family dwellings

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 5/26/2023 2:26 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[yankton thrive.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 5/26/2023 2:26 PM EST by bconkling

## Owner Certification

Owner(s)

Bob Law Inc,

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 5/30/2023 3:36 PM EST by bconkling

### Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

### Confirmation Data

Payment Method	Check
Confirmation Number	5064
Amount Paid	\$100.00

Planning Commission Review Completed On 5/30/2023 3:36 PM EST by bconkling

### Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

06/13/2023

Plat Approval Application (Planning Commission) Completed On 5/30/2023 3:37 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

# Receipt

**Paid by**  
Bill Conkling  
Bill@co.yankton.sd.us

**Payment number**  
**Date paid**  
**Payment method**

5064  
May 30, 2023 03:36 PM  
Check

**\$100.00 paid on May 30, 2023**

**Plat Approval Application**

**Application ID: 131983**

<b>Description</b>	<b>Amount</b>
<b>Fee</b>	<b>\$100.00</b>