

CLARK COUNTY
CONDITIONAL USE/VARIANCE APPLICATION

PERMIT NUMBER _____

APPLICANT (PRINT): Mayfield Colony PHONE: 605 881 6868

ADDRESS: 43188 Mayfield Rd Willow Lake, SD

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CLARK COUNTY SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT OR VARIANCE FOR THE PROPERTY DESCRIBED AS:
(CIRCLE APPROPRIATE)

LEGAL DESCRIPTION (Please print or type)

email: JoelW@MayfieldCo.com

GENERAL AREA OR STREET ADDRESS: _____

EXISTING LAND USE: AG EXISTING ZONING: AG

SIZE OF PARCEL: ACRES 25 LOT DIMENSIONS: WIDTH 850 LENGTH 1300 DEPTH _____

SURROUNDING LAND USE

NORTH: AG
SOUTH: AG
EAST: AG
WEST: AG

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate sheet of paper if necessary)

Manufacturing of Panel walls

IF YOU ARE SEEKING A VARIANCE PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a separate sheet of paper if necessary)

SIGNATURE OF APPLICANT Joe Wabner

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

"PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

CLARK COUNTY
PETITION FOR A CHANGE IN ZONING CLASSIFICATION

PERMIT NUMBER _____

APPLICANT (PRINT): Mayfield Colony PHONE: 605 821 6868
ADDRESS: 43188 Mayfield Rd

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF COUNTY COMMISSIONERS OF THE CLARK COUNTY, SOUTH DAKOTA, TO ISSUE A CHANGE IN ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

GENERAL AREA OR STREET ADDRESS: _____

EXISTING LAND USE: A6 EXISTING ZONING: A6

SIZE OF PARCEL: ACRES _____ LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE/ZONING
NORTH: ag
SOUTH: ag
EAST: ag
WEST: ag

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CHANGE IN ZONING CLASSIFICATION INCLUDING DISCUSSION ON WHAT CHANGE OR CHANGING CONDITIONS MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY (attach a separate sheet of paper if necessary)

Build a mfg plant to mfg commercial parts for construction of commercial buildings

SIGNATURE OF APPLICANT Joe Waldner

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO _____
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

LEGAL DESCRIPTION

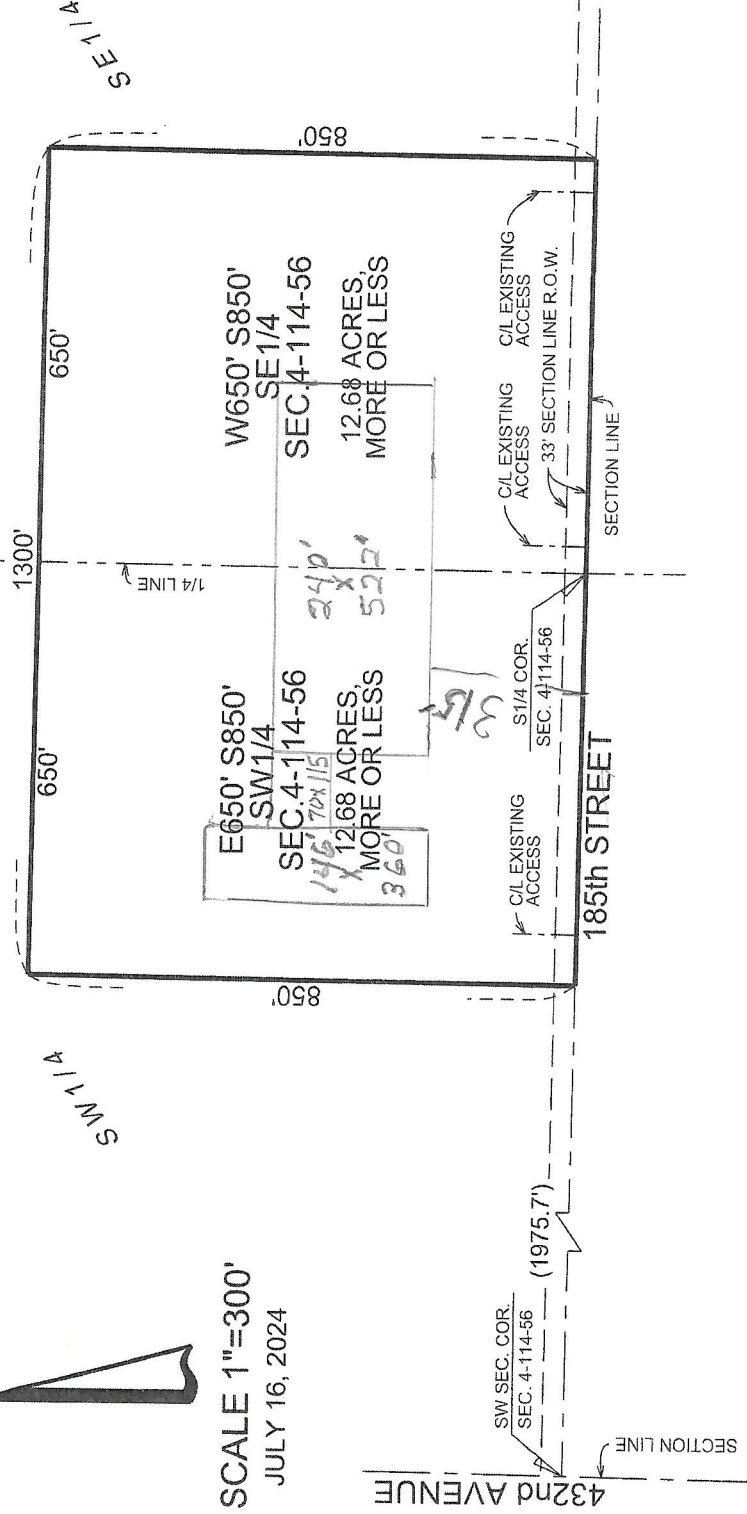
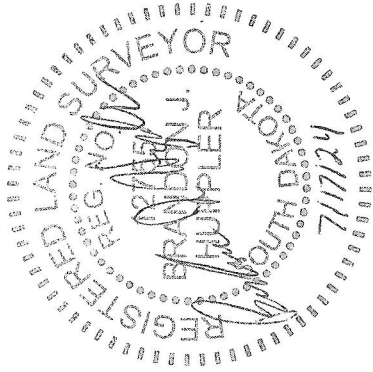
FOR: MAYFIELD HUTTERIAN BRETHREN

THE WEST 650' OF THE SOUTH 850' OF THE SOUTHEAST QUARTER (SE1/4)
AND THE EAST 650' OF THE SOUTH 850' OF THE SOUTHWEST QUARTER (SW1/4),
ALL IN SECTION 4, T114N, R56W OF THE 5th P.M., CLARK COUNTY, SOUTH DAKOTA
*CONTAINING 25.36 ACRES, MORE OR LESS, OF WHICH 0.98 ACRE IS SECTION LINE RIGHT OF WAY



SCALE 1"=300'
JULY 16, 2024

*42246 - 185th Street
Willow Lake, SD 57278
North*



BRINKMAN
LAND SURVEYING
17275 448th Ave.
Watertown, S.D. 57201
Brandon Huppler
Cell: (605) 520-5526
Email: Brandon.Huppler@outlook.com
Project Number: 24-359 Date: 7/16/2024



Huron Area Office
PO Box 940
Huron, SD 57350

Phone: 605-353-7140 Fax: 605-353-7192

Website: <https://dot.sd.gov/> and <https://sd.511.org>

August 15, 2024

Joe Waldner
43188 Mayfield Rd
Willow Lake, SD 57278

Re: Clark County SD 25 New access request

Dear Joe,

The South Dakota Department of Transportation (SDDOT) has reviewed your request for a new access on SD Hwy 25 in Clark County. This letter is to inform you that the Department will not grant the new access for the subdividing or development of this property. The Department decision is based on the following conditions:

1. Alternate access is available to SD Hwy 25 from 185th Street/Clark Country Hwy 36 by the current access points located 725 and 2575 feet west of the intersection of SD Hwy 25 and Clark County Hwy 36,
2. The distance to the proposed access point is 300 feet north of the existing intersection of SD Hwy 25 and Clark County Hwy 36,
3. This section of highway is classified as Rural and therefore the proposed access does not meet the access spacing *requirements of law* set forth in A.R.S.D. Article 70:09. The criteria also states that direct access to the state highway system shall be denied if other access is available,

Since alternative access is available to the property on Clark County Hwy 36 the requested access location does not allow the granting of a variance according to SD Administrative Rules, Chapter 70:09:02:02.

You may appeal this decision in writing to Joel Jundt, Secretary of the Department of Transportation. The appeal must occur within 20 days of this decision, **70:09:01:11. Appeals**. <http://sdlegislature.gov/rules/DisplayRule.aspx?Rule=70:09:01:11>

Please feel free to contact me (605.353.7140) or Joseph Sestak, Access Management Engineer (605.661.2255) if you have any questions regarding this denial or the appeal process.

Sincerely,

DEPARTMENT OF TRANSPORTATION
Bradley D. Letcher, P.E., Huron Area Engineer

Bradley D. Letcher, P.E.
Huron Area Engineer

70:09:01:11. Appeals. Any person aggrieved by a decision of the department on an access permit application may appeal in writing to the secretary within 20 days after the date of the decision. Within 15 days after receipt of the appeal, the secretary shall grant the relief requested or set a time and place for hearing the appeal. The hearing may not be later than 60 days after the filing of the appeal. The notice of the time and place of the hearing shall be sent by first-class mail to the appellant at least 20 days prior to the date set for hearing. The hearing shall be conducted in accordance with the provisions of SDCL chapter 1-26.

Source: 29 SDR 66, effective November 18, 2002.
General Authority: SDCL 11-3-12.2.
Law Implemented: SDCL 11-3-12.2.

Appeals may be submitted to

Joel Jundt

Department of Transportation
Office of the Secretary
700 E. Broadway Ave., Pierre, SD 57501-2558
Phone: 605-773-3265

Application for Highway Access Permit
South Dakota Department of Transportation

Instructions: Please contact the local South Dakota Department of Transportation office to determine what supporting documents must accompany this application. Please submit a separate application and supporting documentation for each access requested. Attach additional sheets as necessary. Please print or type. Owner and applicant agree to comply with special and standard conditions if access permitted.

Property Owner:	Name(s): <u>Mary Field</u>
	Mailing Address: <u>4318 Mayfield Rd</u>
	City, State, Zip: <u>W. New Lakota SD 57278</u>
	Daytime Phone: <u>605 881 7668</u>

Property to be Served by Approach:	County: <u>Larson</u>
	Section: <u>H</u>
	Range: <u>56-W</u>
	Township: <u>Pleasant</u>
Subdivision:	Block/Lot: _____
City:	_____

Land Use of Property to be Served (check one):	☐ Agricultural: acres served _____
	☒ Business: type <u>wood mill</u> total square footage of buildings: <u>12,000</u> number of employees <u>12</u>
	☐ Residential: number of single-family dwellings _____, or number of multi-family dwellings _____
	☐ Other: describe _____

Local Government Reviews:	County: _____
	Comments: _____
	Date: _____
Concurrence signature:	Concurrence signature: _____
Date: _____	Date: _____

Estimated Date of Construction:	<u>Fall of 2024</u>
I, the undersigned, request permission to construct or modify an access approach subject to the rules and regulations set forth in SDCL 70:09.	
Signature of Applicant:	<u>Mary Field</u>
Date: <u>8/15/24</u>	
Signature of Owner (if different than applicant):	
Date: _____	

Supporting Materials Required: (Required)	(Received)
Access Approach Design	☐
Vicinity Map	☐
Traffic Volumes	☐
Three Copies of Site Plan	☐
Traffic Control Plan	☐
Proof of Liability Insurance	☐
Detailed Development Plan	☐
Drainage Plan	☐
Traffic Impact Study	☐
Revegetation Plan	☐
Other	☐

Terms and Conditions of Approval (or Reason for Denial)	
The proposed access is denied based on alternate access availability and spacing requirements. See attached letter.	
Access Must be Constructed By: <u>1/1</u>	

SDDOT Area Engineer Signature:	Date: <u>08/15/2024</u>
SDDOT Area:	Area Office: <u>Huron Area</u>
Contact Person:	Contact Phone: <u>(605) 353-7140</u>
Permit Number:	

Application for Highway Access Permit
South Dakota Department of Transportation

Instructions: Please contact the local South Dakota Department of Transportation office to determine what supporting documents must be submitted for each application and applicant agreement.

Property Owner: Name(s): Maureen
City, State, Zip: 431
Daytime Phone: 605

Property to be Served by: County: Clark
Section: 4
Range: 56-W
City: Street Address:

Land Use of Property to be Served by:
☐ Other: describe _____
☐ Residential: number of single-family dwellings _____, or number of multi-family dwellings _____
☒ Business: type total square footage of buildings: 12,000 number of employees 12
☐ Agricultural: acres served _____
☐ New approach _____
☐ Change in use _____
☐ Temporary access _____
☐ Improve existing access _____
☐ Relocate existing access _____
☐ Remove existing access _____

Requested Approach Width (check one)
☐ 24' ☐ 30' ☐ 36' ☒ 40'

Submitted (check one)
☐ New approach _____
☐ Change in use _____
☐ Temporary access _____
☐ Improve existing access _____
☐ Relocate existing access _____
☐ Remove existing access _____

Assessed by Approach: 25 feet (north, south, east or west) (nearest cross street) _____

Property Owner: _____

Permit Application (to be completed by applicant).

Local Government Reviews:
County: _____
Comments: _____
Concurrence signature: _____ Date: _____
Concurrence signature: _____ Date: _____

Estimated Date of Construction: _____
I, the undersigned, request permission to construct or modify an access approach subject to the rules and regulations set forth in SDCL 70:09.

Signature of Applicant: _____
Date: 8/15/14

Signature of Owner (if different than applicant): _____
Date: _____

Supporting Materials Required: _____
(Required) _____
(Received) _____

Terms and Conditions of Approval (or Reason for Denial)

☐ Access Denied	☐ Access Approved
☐ Access Approved with Variance:	

Decision: (to be made after Application Review) _____

Received by SDDOT: _____ Date: _____

Access Must be Constructed By: _____

SDDOT Area Engineer Signature: _____

Date: _____

SDDOT Area: _____
Area Office: _____
Contact Person: _____
Contact Phone: _____
Permit Number: _____

Permit Decision (to be completed by SDDOT).

SDDOT Highway Access Permit Application Review Sheet (to be completed by SDDOT)			
Highway Access Classification: (check one) ☐ Expressway ☐ Free Flow Urban ☐ Intermediate Urban ☐ Urban Developed ☐ Urban Fringe ☐ Rural			
Highway Alignment to Left of Access (as seen when standing on access)		Highway Alignment to Right of Access (as seen when standing on access)	
☐ Straight ☐ Turns left ☐ Turns right Stopping Sight Distance: _____ ft. Entering Sight Distance: _____ ft. Posted Speed Limit: _____ mph ☐ 0-3% grade ☐ 3-5% grade ☐ >5% grade	☐ Flat ☐ Slopes up ☐ Slopes down ☐ Straight ☐ Turns left ☐ Turns right Stopping Sight Distance: _____ ft. Entering Sight Distance: _____ ft. Posted Speed Limit: _____ mph ☐ 0-3% grade ☐ 3-5% grade ☐ >5% grade	Significant Design and Potential Impact Considerations (check all that apply and explain checked items):	
Explain impact on design:			
☐ Surface Drainage ☐ Drainage Structures ☐ Major Structures ☐ Guard Rail ☐ Above-Ground Utilities ☐ Railroad Tracks ☐ Distance to Nearby Streets, Both Directions ☐ Distance to Nearby Driveways, Both Directions ☐ Others Streets with Access or Available Access ☐ Traffic Control Devices or Relocation Needed ☐ Median Crossovers			
SDDOT Region Traffic Engineer Review (optional): Comments: _____ Signature: _____ date: ____/____/____		SDDOT Access Management Review (optional): Comments: _____ Signature: _____ date: ____/____/____	
APPROACH DESIGN SKETCH			
List Attachments: ☐ Driveaway details ☐ Culvert details ☐ Mailbox details ☐ Fencing details ☐ Cattle guard ☐ Sidewalk details ☐ Median crossovers ☐ Recreation paths ☐ Rail crossings ☐ Auxiliary lanes ☐ Storm sewer ☐ Pavement ☐ Curb & gutter ☐ Traffic Control ☐ Sign/signal/markings ☐ Other			
SDDOT Review Performed by: _____ Date: ____/____/____			