

Planning Commission Agenda Item

Subject: Commission Consideration of Ordinance No. 25-05, Amending the Zoning Map of the City of Watertown, SD, for a portion of property to be known as the Replat of Lots 2, 3, and 4 Mancell Second Addition from R-1 Single Residential District to R-3 Multi-Family Residential District

Meeting: Planning Commission - May 08 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Russell Warner, the acting agent for the property owner, Kampsco, LLC, has submitted a petition to rezone a portion of their property known as Mancell Second Addition. The proposed rezone is tied to the Replat of Lots 2, 3, and 4 of Mancell Second Addition. The replat will consolidate the three lots into Lot 2A, approximately 1.07 acres, and Lot 2B, approximately 2.55 acres. The rezone request pertains to Lot 2B, which is proposed to be changed from R-1 Single Family Residential District to R-3 Multi-Family District. At this time, the owners intend to construct two fourplexes on Lot 2B. These units will be available for individual ownership through the use of a condominium plat.

The previous owners of Mancell Second Addition petitioned to rezone lots 2-5 of Mancell Second Addition from R-1 Single Family Residential District to C-L Lake Commercial District which was recommended for approval by the Planning Commission (5-2) at the March 9, 2023 meeting. City Council denied the rezone at the April 3, 2023 meeting (0-7) largely due to concerns about the wetlands and proposed density of the development. A subsequent petition to rezone to a PUD Planned Unit Development was submitted later in 2023. The Planning Commission did not recommend (3-4) approval to City Council of the PUD zoning at the December 7, 2023 meeting. City Council denied the rezoned for the PUD rezone (2-5) at the January 2nd, 2024 meeting. The PUD proposed around 30 apartment units and 15 sportsman condos along with installing apartments on Lot 5 of Mancell Addition where the wetland areas are located.

The proposed rezone does not involve or encroach upon the property that is jurisdictional wetland as delineated by the US Army Corps of Engineers. The delineation was performed by wetland specialists on September 25, 2024 with a report compiled on December 4, 2024, the map included in the report is attached showing the boundaries of the jurisdictional wetlands.

Facts:

1. Adjacent Property Zoning Designation:
 - a. North: R-3 Multi-Family Residential District / R-1 Single Family Residential District
 - b. East: R-1 Single Family Residential District / County
 - c. South: County
 - d. West: R-1 Single Family Residential District / County

2. Rezone will extend to the centerline of the adjacent right-of-ways.
3. The property is located within the AE (100-year) flood zone.
4. Cash in lieu for park dedication was collected November 25, 2020, with the Plat of Mancell Addition.
5. Watertown Municipal Utilities collected tapping fees for 2.03 acres of Lot 2 of Mancell Second Addition when the property was annexed in 2020. Additional tapping fees and sanitary sewer cost recovery fees will be assessed at the time of building permit issuance.

FINANCIAL CONSIDERATIONS:

N/A

OVERSIGHT / PROJECT RESPONSIBILITY:

Brandi Hanten, Community Development Manager

Carla Heuer, Planner

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of this zoning through the following motions:

I move to approve Ordinance No. 25-05, Amending the Zoning Map of the City of Watertown, SD, for a portion of property to be known as the Replat of Lots 2, 3, and 4 Mancell Second Addition from R-1 Single Residential District to R-3 Multi-Family Residential District.

ATTACHMENT(S):

[Vicinity Map](#)

[Petition to Change Zoning](#)

[Exhibit](#)

[Wetland Map](#)

[Proposed Replat of Mancell Second Addition](#)

[Recorded Plat of Mancell Second Addition](#)

[Ordinance No. 25-05](#)



Vicinity Map

0 200 400 800 Feet



Prepared by:
Colin B. DeJong
Aason Engineering Company, Inc.
1022 6th St SE
Watertown, SD 57201
Phone #: 605-882-2371

STATE OF SOUTH DAKOTA) :
COUNTY OF CODINGTON) **PETITION TO CHANGE ZONING**

**TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY
OF WATERTOWN, SOUTH DAKOTA:**

1. Your Petitioner(s), Russell Warner, Acting Agent for Kampsco, LLC respectfully request that the following described real property in the City of Watertown, Codington County, South Dakota, be re-zoned from its current designation as "R1 – Single Family Residential District" to "R3 – Multi-Family Residential District".

A portion of Lot 2 and all of Lots 3 and 4 of the plat entitled, "Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota". Subject parcel contains 2.55 +/- Acres.


Which upon re-platting will be known as Lot 2B Replat of Lots 2, 3 and 4 of Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota.

2. Petitioner is the owner of record of the above-described real property.
3. The petitioner intends to develop the property.
4. The following Exhibit is attached hereto and is by reference incorporated as part of this Petition:

Exhibit A - A portion of Lot 2 and all of Lots 3 and 4 of the plat entitled, "Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota".

WHEREFORE, PETITIONER(S) REQUEST that the City Council of Watertown, South Dakota adopt an ordinance re-zoning the above-referenced real property from its current designation as "R1 Single Family Residential District" to "R3 – Multi-family Residential District".

Dated at Watertown, South Dakota, this 17th day of April, 2025

By 
Acting Agent
Kampsco, LLC

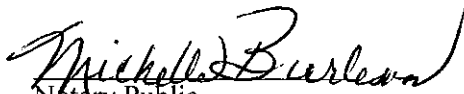
State of South Dakota)

)SS:

County of Codington)

On this the 17th day of April, 2025, before me, the undersigned officer, personally appeared Russell Warner, Acting Agent for Kampsco, LLC, known to me or satisfactorily proven to be the person whose name(s) are subscribed to within this instrument and acknowledged that they executed the same for the purposes therein contained.

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


Notary Public

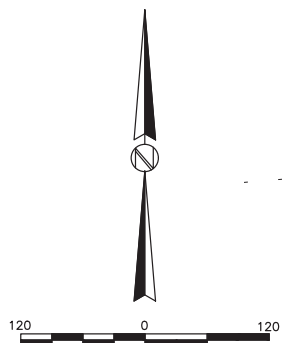
(SEAL)



My Commission Expires: 9-28-2030

REPLAT OF LOTS 2, 3 AND 4 OF MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

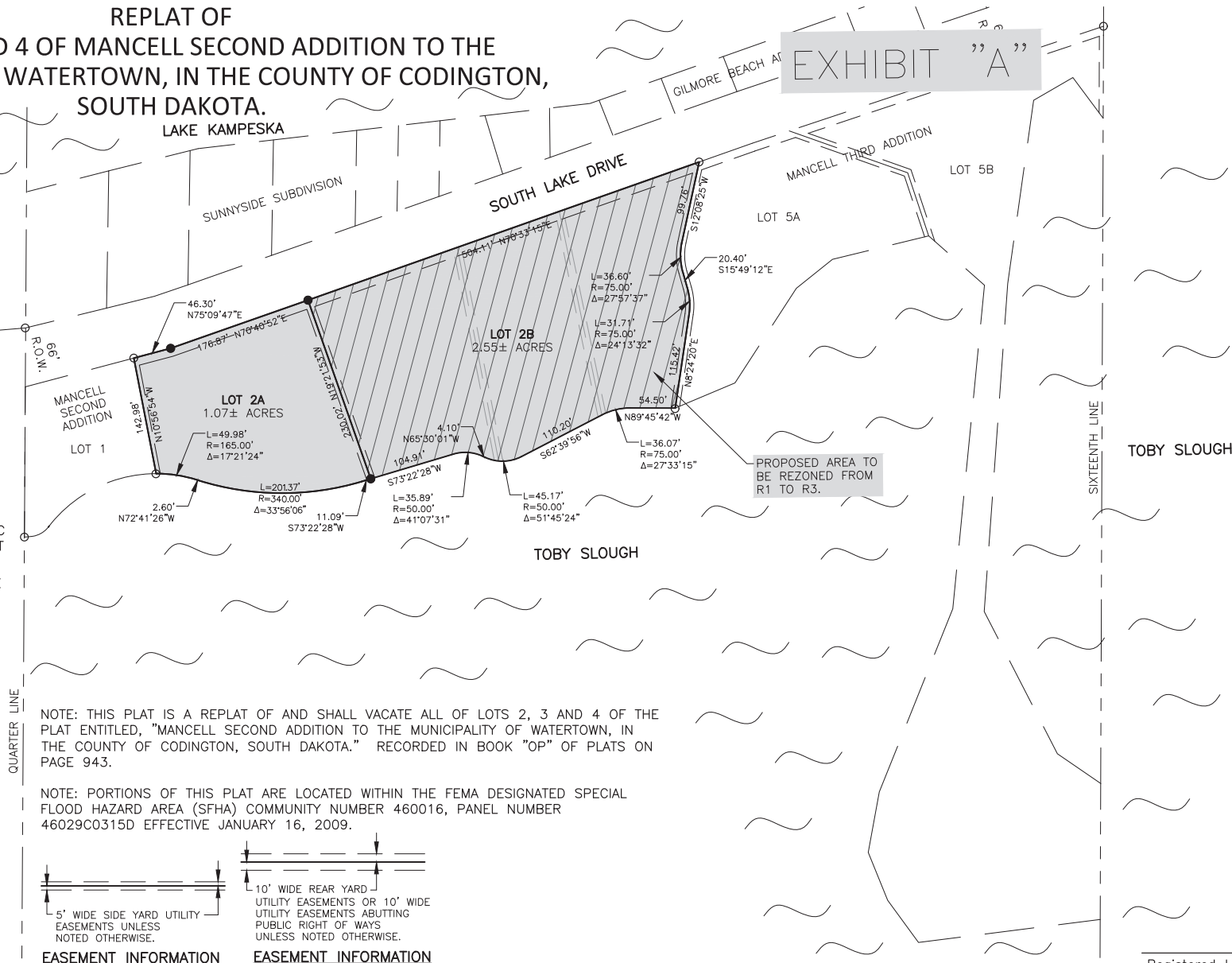
EXHIBIT "A"



JANUARY 30, 2025
SCALE: 1"=120'

- MONUMENT RECOVERED
- ½"X18" REBAR W/ PLASTIC CAP STAMPED #11310 SET

NOTE: BEARINGS ARE BASED ON UTM ZONE 14 COORDINATE BASE - WGS 84. GROUND DISTANCES SHOWN.



EASEMENT INFORMATION

EASEMENT INFORMATION

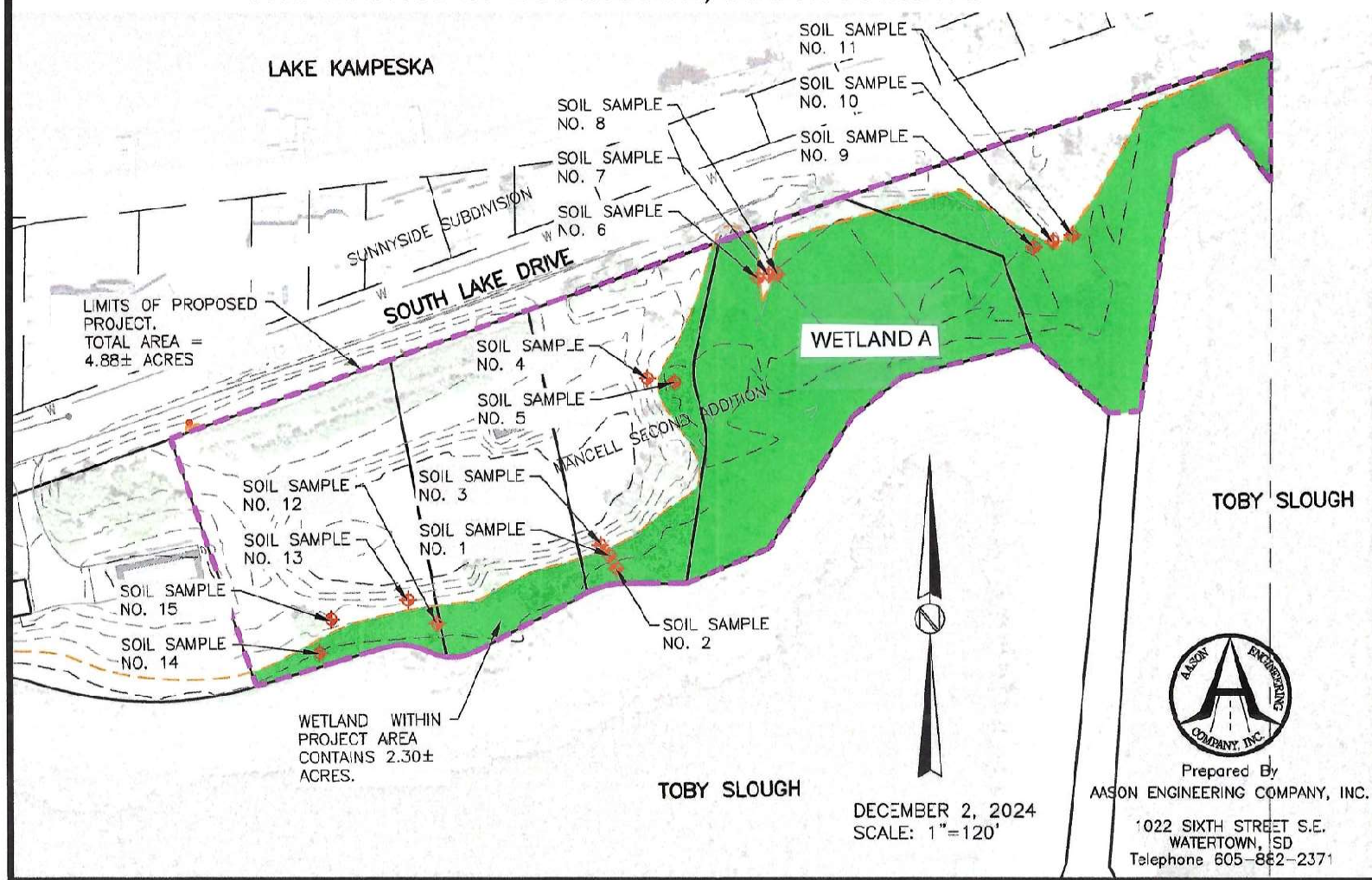


Prepared By
AASON ENGINEERING COMPANY, INC.

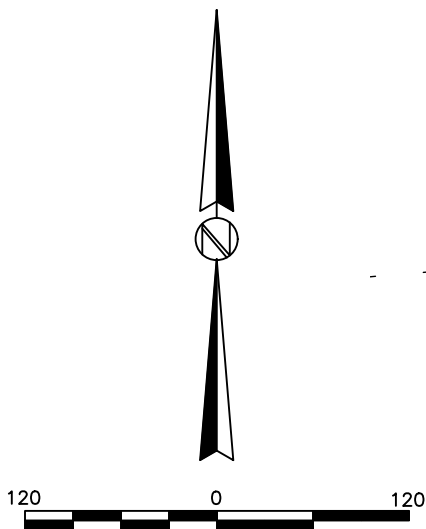
1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

Registered Land Surveyor

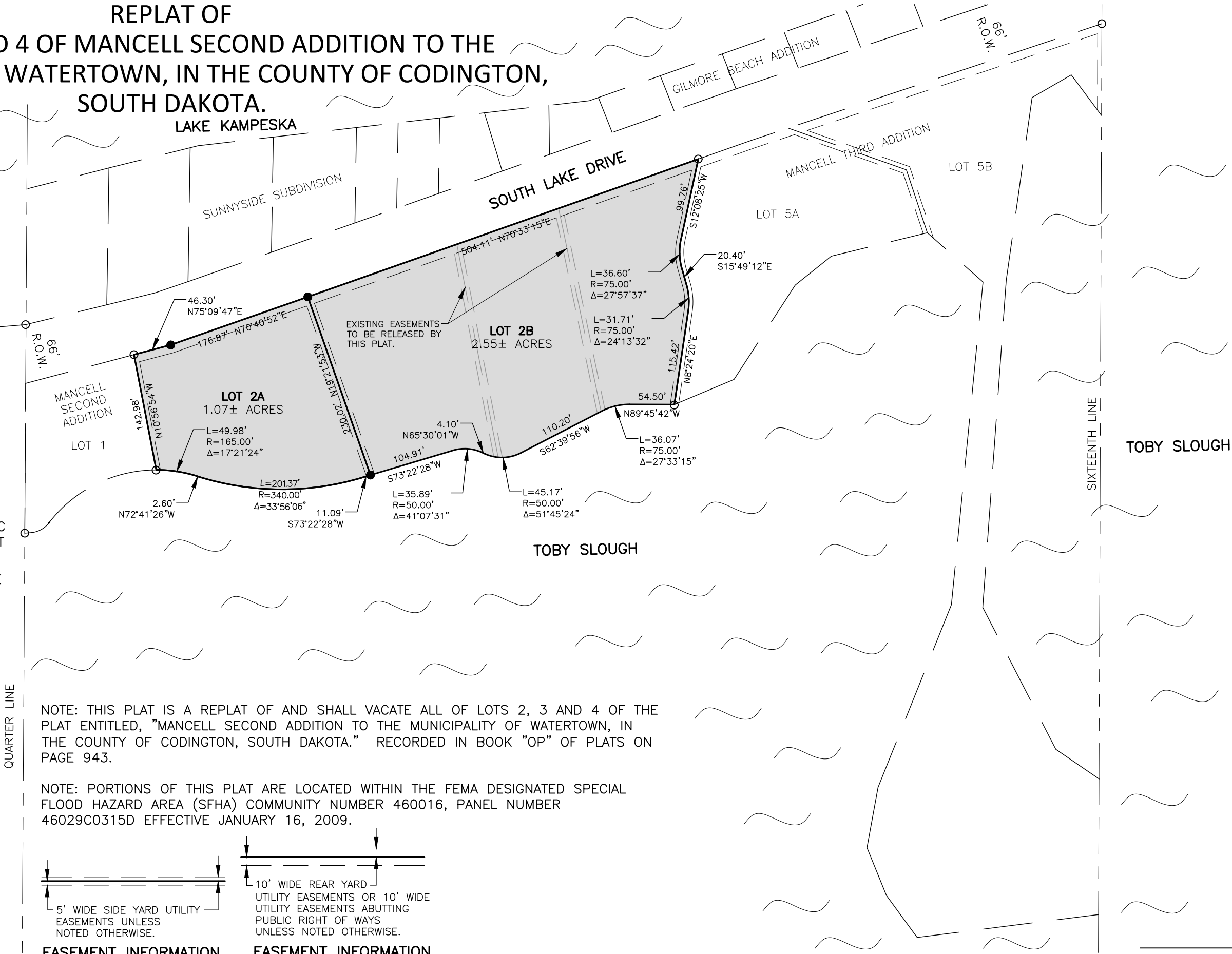
**AQUATIC RESOURCE/WETLAND MAP
PROPOSED PROJECT AREA LOCATED IN MANCELL SECOND
ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN
THE COUNTY OF CODINGTON, SOUTH DAKOTA.**



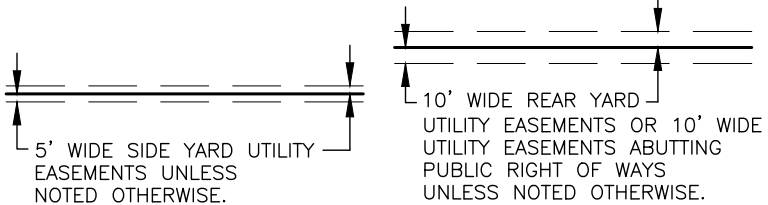
REPLAT OF
LOTS 2, 3 AND 4 OF MANCELL SECOND ADDITION TO THE
MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON,
SOUTH DAKOTA.



JANUARY 30, 2025
SCALE: 1"=120'
○ MONUMENT RECOVERED
● 1/2"X18" REBAR W/ PLASTIC
CAP STAMPED #11310 SET
NOTE: BEARINGS ARE BASED
ON UTM ZONE 14 COORDINATE
BASE - WGS 84. GROUND
DISTANCES SHOWN.



NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE ALL OF LOTS 2, 3 AND 4 OF THE
PLAT ENTITLED, "MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN
THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON
PAGE 943.
NOTE: PORTIONS OF THIS PLAT ARE LOCATED WITHIN THE FEMA DESIGNATED SPECIAL
FLOOD HAZARD AREA (SFHA) COMMUNITY NUMBER 460016, PANEL NUMBER
46029C0315D EFFECTIVE JANUARY 16, 2009.



EASEMENT INFORMATION EASEMENT INFORMATION



Prepared By
AASON ENGINEERING COMPANY, INC.
1022 SIXTH STREET S.E.
WATERTOWN, SD
Telephone 605-882-2371

Registered Land Surveyor


PROPRIETOR'S CERTIFICATE

We, Jered M. Mancell and Tina M. Mancell, husband and wife, as joint tenants with full right of survivorship, and not as tenants in common, owner of all that part of Gov't Lot 5, Section 31, Township 117 North, Range 53 West of the 5th P.M., Codington County, South Dakota, lying South of the Highway (South Lake Drive) as now established across said Lot, hereby certify that we have caused the above described property to be surveyed and platted into a parcel of land hereafter to be known as:

"Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota,"

And that we have caused the same to be platted as shown on the accompanying plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

In witness whereof we have caused these presents to be executed this 18th day of November, 2020.


Jered M. Mancell

Tina M. Mancell

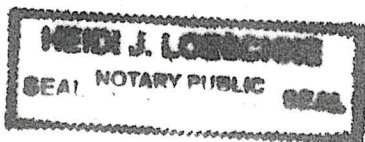
State of South Dakota)

) SS

County of Codrington)

On this the 19th day of November, 2021, before me, the undersigned officer, personally appeared Jared M. Mancell and Tina M. Mancell, known to me or satisfactorily proven to be the people whose names are subscribed to the within instrument and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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




Notary Public, South Dakota

My Commission Expires: 11/23/23



INSTRUMENT NO. 202107441 Pages: 5
BOOK: OP PLAT
PAGE: 943

12/30/2021 1:34:00 PM

Ann Rasmussen
ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA
Recording Fee: 60.00
Return To: REGISTER OF DEEDS

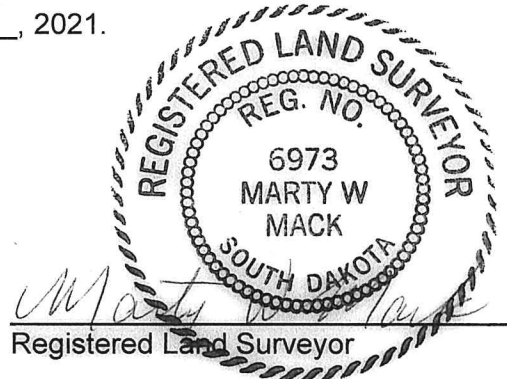
COPY

SURVEYOR'S CERTIFICATE

I, Marty W. Mack, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of Jered M. Mancell and Tina M. Mancell, husband and wife, owners of the above described property, did on or before November 17, 2021, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me.

I hereby set my hand this 17th day of NOVEMBER, 2021.



STREET AUTHORITY'S CERTIFICATE

Having the authority to do so; I hereby approve access for the lots included in this plat onto the adjoining right of way to South Lake Drive. All access locations to be determined at building permit issuance

Dated this 22nd day of December, 2021.

Justin Reles
City Engineer, Watertown, South Dakota

CITY PLAN COMMISSION RECOMMENDATION

Resolution No. 2021-55

The aforementioned plat has been duly examined and it appears that said plat is in all respects lawful and proper and entitled to approval. It is hereby recommended for approval by the Watertown City Plan Commission on this 29th day of December, 2021

Jeffrey Bink
Chairman
Watertown City Plan Commission

RESOLUTION OF WATERTOWN CITY COUNCIL

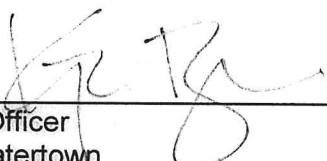
Resolution No. 21-56

Be it resolved by the City Council of Watertown, South Dakota, having viewed this plat and having received a recommendation from the Watertown City Plan Commission, does hereby approve this plat of "**Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota,**" and the City Finance Officer is hereby directed to endorse on such plat a copy of this resolution and certify the same thereon.


The above and foregoing resolution was duly passed and adopted.

Dated at Watertown, South Dakota, this 30th day of December, 2021.

Attest:



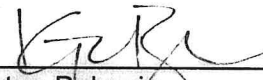
Finance Officer
City of Watertown



Mayor
City of Watertown

CITY FINANCE OFFICER'S CERTIFICATE

I, Kristen Bobzein, the duly appointed, qualified City Finance Officer of the City of Watertown, South Dakota, hereby certify that all special assessments, which are liens upon any land depicted and described in this plat, as shown by the records in my office on this 30th day of December, 2021, have been paid in full.

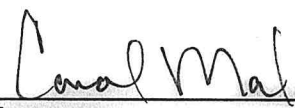


Kristen Bobzein
City Finance Officer

TREASURER'S CERTIFICATE

I hereby certify that I am the duly elected, qualified, and acting Treasurer of Codington County, South Dakota, and hereby certify that all taxes which would, if not paid, be liens upon any of the land depicted and described in this plat, as shown by the records in my office have been paid in full.

Dated this 30th day of December, 2020 A.D. 
2021



Treasurer,
Codington County, South Dakota



DIRECTOR OF EQUALIZATION'S CERTIFICATE

I hereby certify that I have received copy of the attached plat and has been filed in my office.

Dated this 30 day of December, 2021 A.D.

Sarah Tesch

Director of Equalization,
Codington County, South Dakota

REGISTER OF DEED'S CERTIFICATE

I hereby certify that I have received and have

FILED FOR RECORD this 30th day of December, 2021 A.D. at 1:34 O'clock P. M.

and duly recorded in Book OP Page 943 of Plat Books.

Ann Rasmussen

Register of Deeds,
Codington County, South Dakota

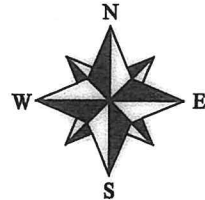
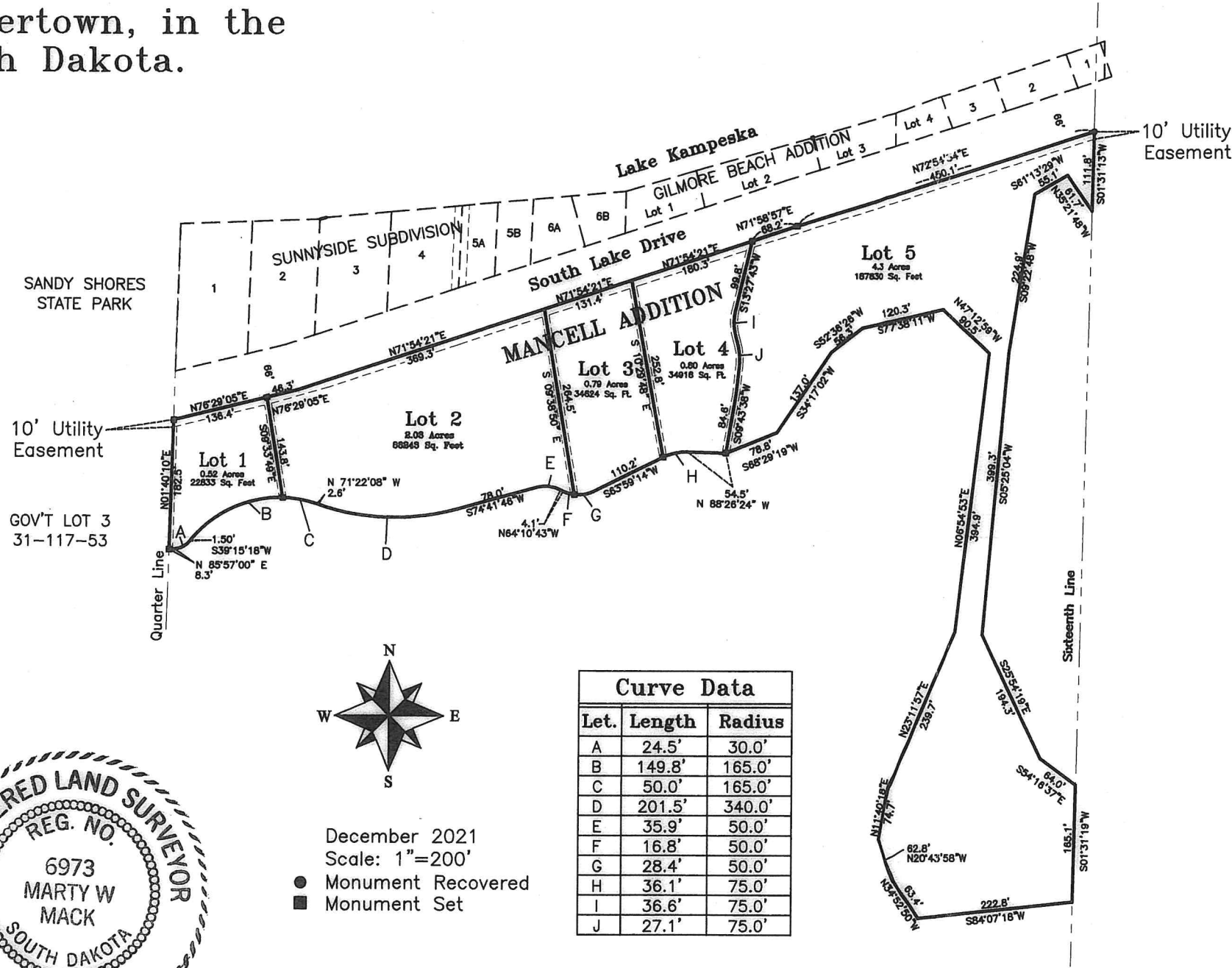
MANCELL SECOND ADDITION
to the Municipality of Watertown, in the
County of Codington, South Dakota.

Mancell Second Addition shall vacate the plat of Mancell Addition recorded on December 1, 2020 at 3 P.M., in Book OP of plats, page 844 in the Office of the Register of Deeds, Codington County, South Dakota.

Revised Ordinances, City of Watertown
Title 24: Subdivision of Land

Portions of this plat are located within the FEMA designated Special Flood Hazard Area (SFHA) Community Number 460016, Panel Number 46029C0315D effective 1/16/2009.

Check FEMA Flood Map Service Center for revisions to Panels.



December 2021
Scale: 1"=200'
● Monument Recovered
■ Monument Set

Curve Data		
Let.	Length	Radius
A	24.5'	30.0'
B	149.8'	165.0'
C	50.0'	165.0'
D	201.5'	340.0'
E	35.9'	50.0'
F	16.8'	50.0'
G	28.4'	50.0'
H	36.1'	75.0'
I	36.6'	75.0'
J	27.1'	75.0'





Marty Mack
Registered Land Surveyor
Certified Federal Surveyor

Mack
Land Surveying, LLC

Cell: (605) 880-3108 • Phone: (605) 878-2007
808 South Maple • Watertown, SD 57201
macklandsurveying@gmail.com

Report and Recommendation of the City Planning Commission to
Change Zoning District Boundaries

To the City Council of the City of Watertown, Codington County, South Dakota:

The undersigned hereby certifies that the following is a true, correct and complete copy of a Resolution introduced, fully discussed, and approved and adopted during the duly called meeting of the City Planning Commission held on the 8th day of May 2025.

ORDINANCE NO. 25-05

BE IT RESOLVED by the City Planning Commission of the City of Watertown, South Dakota that:

WHEREAS, In accordance with §21.0505 and §21.0209 of Watertown's Revised Ordinances, the petitioner, Russell Warner, acting agent of Kampsco, LLC, the owners of the real property described as:

A portion of Lot 2 and all of Lots 3 and 4 of the plat entitled, "Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota."

Which upon replatting will be known as "*Lot 2B Replat of Lots 2, 3 and 4 of Mancell Second Addition to the Municipality of Watertown, in the County of Codington, South Dakota*"

WHEREAS, has petitioned the City of Watertown, pursuant to Watertown Revised Ordinance §21.0209 for the adoption of an ordinance to change the zoning district boundaries of the City by changing the zoning of the above referenced real property from its current designation of *R-1 Single Family Residential District*, pursuant to Watertown Revised Ordinance §21.14 to *R-3 Multi-Family Residential District* pursuant to Watertown Revised Ordinance §21.20.

WHEREAS, the City Planning Commission of the City of Watertown has reviewed the petition, investigated and determined that the proposed change in zoning district boundaries meets all requirements set forth by City ordinance and is in accordance with the orderly planned development of the City.

NOW, THEREFORE, the City Planning Commission of the City of Watertown does hereby recommend to the City Council of the City of Watertown that:

- 1) It adopt the Ordinance rezoning the above referenced property from *R-1 Single Family Residential District* pursuant to Watertown Revised Ordinance §21.14 to *R-3 Multi-Family Residential District* pursuant to Watertown Revised Ordinance §21.20.
- 2) The above zoning designation be extended to the centerline of all adjacent public rights-of-ways.

I hereby certify that the above Ordinance No. 25-05 was duly adopted by the City Planning Commission of the City of Watertown.

Dated this 8th day of May 2025.

City Planning Commission