



City Council

Agenda Item

Subject: First Reading of Ordinance No. 25-07, 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 and Lot 5A of Mancell Third Addition from R-1 Single Family Residential District to PUD Planned Unit Development District

Meeting: City Council - Jun 16 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 Mancell Second Addition and a portion of Mancell Third 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 0.99, and Lot 2B, approximately 2.63 acres. The rezone request pertains to Lot 2B of Mancell Second Addition and Lot 5A of Mancell Third Addition. Combined, the two lots are approximately 3.85 acres of land which meets the minimum size requirement of three acres necessary for a PUD. As shown on the PUD plan, the owners intend to construct two fourplexes on Lot 2B. There will be a total of eight units (two structures with four units each) which will be available for individual ownership through the use of a condominium plat.

The latest rezone petition request to zone the property as R-3 Multi-Family Residential District was recommended for approval by the Planning Commission (6-0) at the May 8, 2025, meeting but was denied by the City Council (2-5) at the June 2, 2025, meeting due to maximum density concerns with being zoned R-3. At the first reading at City Council on May 19, 2025, the idea of a PUD was brought up which is the reason for this application coming forward to memorialize maximum density allowance for the property as presented with this application.

The PUD secures the maximum density allowed for the 3.85 acres (167,706 SF) of property. It also shows that the portion of jurisdictional wetlands will remain undeveloped and that Lot 5A was incorporated for minimum area requirements to petition for a PUD. There is approximately 95,000 SF of developable area. With 8 units, each unit has 11,875 SF of lot area which is less dense than an R-1 Single Family Residential minimum lot size of 9,000 SF.

The Design Review Team has reviewed and approved the proposed PUD Plan and Narrative for Mancell Addition. The PUD guarantees the maximum number of units that can be developed on the property. The structures will comply with ordinance requirements, setbacks and height limitations as the R-1 Single Family Residential District.

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 2, 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 rezone was recommended for approval to City Council at the June 5, 2025, Planning Commission meeting (6-1).

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:

First Reading; No Action

ATTACHMENT(S):

[Vicinity Map](#)

[Petition to Change Zoning](#)

[Exhibit](#)

[PUD Plans](#)

[PUD Narrative](#)

[Wetland Map](#)

[Proposed Replat of Mancell Second Addition](#)

[Recorded Plat of Mancell Second Addition](#)

[Ordinance No. 25-07](#)



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 "PUD – Planned Unit Development 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" AND Lot 5A of the plat entitled, "Mancell Third Addition to the Municipality of Watertown, in the County of Codington, South Dakota". Subject parcel contains 3.85 +/- Acres.

Which a portion 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" AND Lot 5A of the plat entitled, "Mancell Third 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 “PUD – Planned Unit Development District”.

Dated at Watertown, South Dakota, this 27th day of May, 2025.

By 
Acting Agent
Kampsco, LLC

State of South Dakota)
)SS:
County of Codington)

On this the 27th day of May, 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

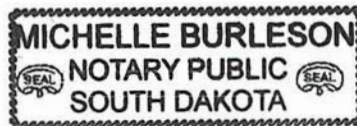


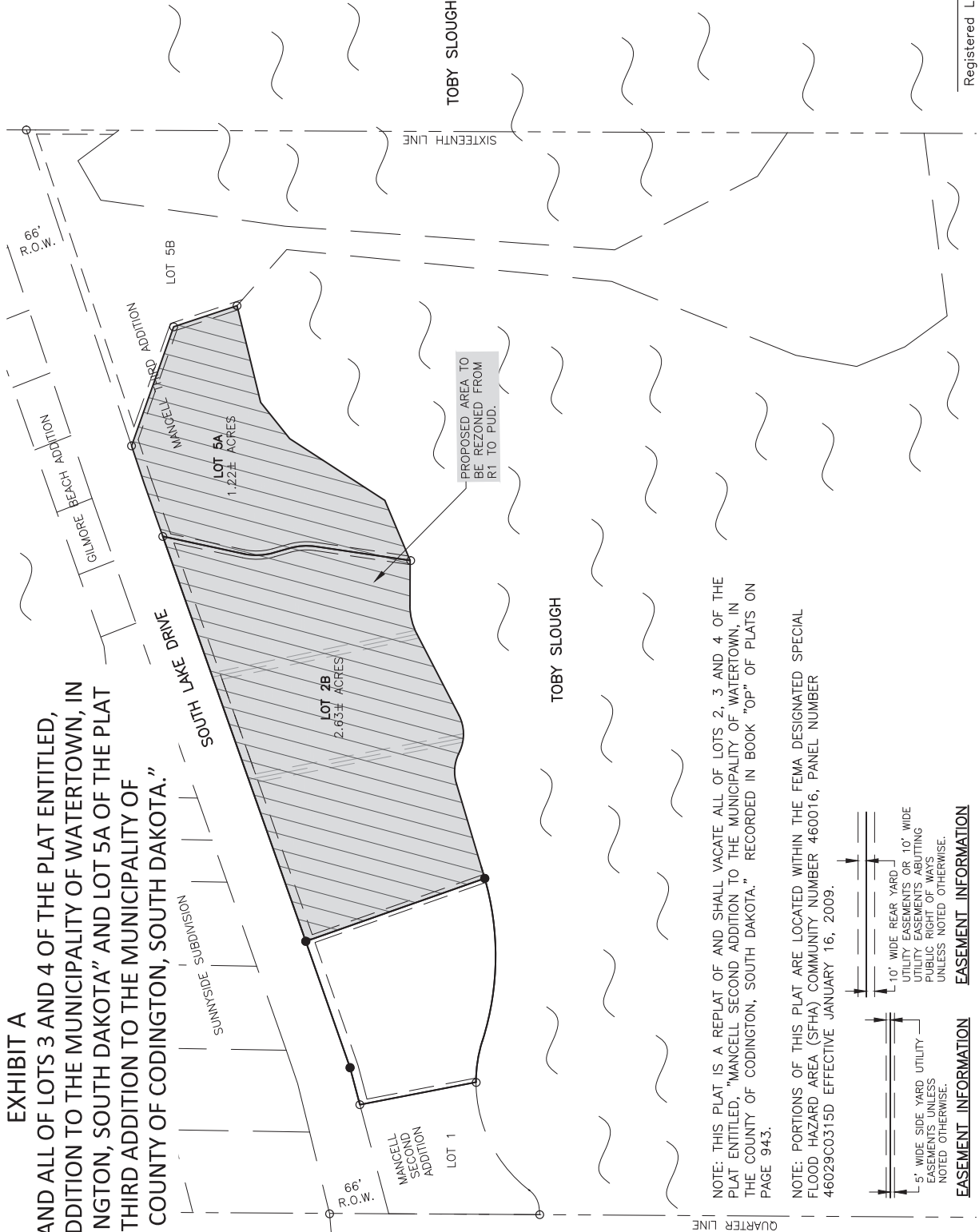
EXHIBIT A

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" AND LOT 5A OF THE PLAT ENTITLED, "MANCELL THIRD ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA."



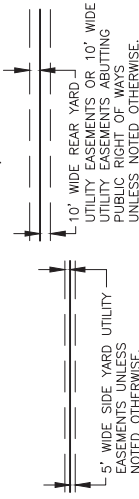
JANUARY 30, 2025
SCALE: 1"=120'
○ MONUMENT RECOVERED
● 1/2"x18" REBAR W/ PLASTIC
CAP STAMPED #11310 SET

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

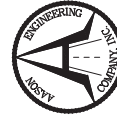


NOTE: THIS PLAT IS A REPLAT OF AND SHALL VACATE ALL OF LOTS 2, 3 AND 4 OF THE PLAT ENTITLED, "MANCELL SECOND ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA." RECORDED IN BOOK "OP" OF PLATS ON PAGE 943.

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

PUD PLANS FOR
MANCELL ADDITION
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

OWNER:
KAMPSO, LLC
CONTACT: RUSSELL WARNER
2817 15TH AVE SE
WATERTOWN, SD 57201
PHONE: (605) 878-2233
EMAIL: RUSSELL@KAMPSOUSA.COM

CIVIL ENGINEER / SURVEYOR:
AASON ENGINEERING COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT: COLIN DEJONG, LS
PHONE: (605) 882-2371
EMAIL: COLINDEJONG@AANET

SHEET INDEX

- 1 TITLE SHEET / VICINITY MAP
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAND USE AND STANDARD NOTES

LEGAL DESCRIPTION

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," AND LOT 5A OF THE PLAT ENTITLED "MANCELL THIRD ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA."



REVISIONS:
DATE: 05/21/2025
BY: [Signature]



PUD PLAN OF
MANCELL ADDITION
WATERTOWN, SD

DATE: MAY 21, 2025
SCALE:
DRAWN BY: CED
JOB NO.: -
SHEET 1 OF 3

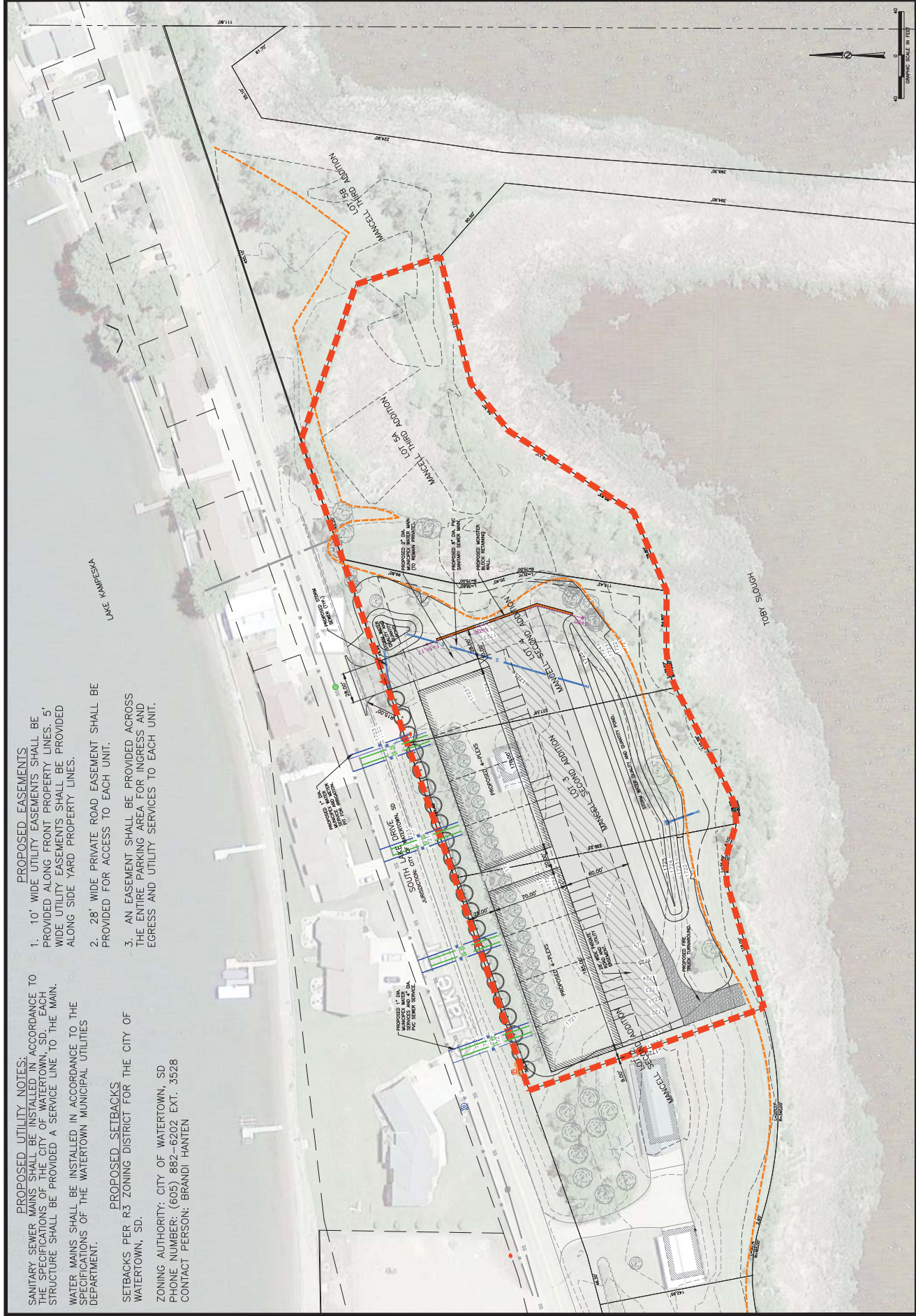


PROPOSED UTILITY NOTES:
SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE CITY OF WATERTOWN, SD. EACH STRUCTURE SHALL BE PROVIDED A SERVICE LINE TO THE MAIN.
WATER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE WATERTOWN MUNICIPAL UTILITIES DEPARTMENT.

PROPOSED SETBACKS
SETBACKS PER R3 ZONING DISTRICT FOR THE CITY OF WATERTOWN, SD.

ZONING AUTHORITY: CITY OF WATERTOWN, SD
PHONE NUMBER: (605) 882-6202 EXT. 3528
CONTACT PERSON: BRANDI HANTEN

- PROPOSED EASEMENTS
1. 10' WIDE UTILITY EASEMENTS SHALL BE PROVIDED ALONG FRONT PROPERTY LINES. 5' WIDE UTILITY EASEMENTS SHALL BE PROVIDED ALONG SIDE YARD PROPERTY LINES.
 2. 28' WIDE PRIVATE ROAD EASEMENT SHALL BE PROVIDED FOR ACCESS TO EACH UNIT.
 3. AN EASEMENT SHALL BE PROVIDED ACROSS THE ENTIRE PARKING AREA FOR INGRESS AND EGRESS AND UTILITY SERVICES TO EACH UNIT.



REVISIONS:
DATE:
BY:

THIS PLAN PREPARED BY:
AECOM ENGINEERING COMPANY
1111 N. 10TH ST., SUITE 200
SIOUX FALLS, SD 57104
TEL: (605) 336-1444
FAX: (605) 336-1445



PROPOSED LAND USE
MANCILL ADDITION
WATERTOWN, SD

DATE: MAY 21, 2025
SCALE:
DRAWN BY: CSD
JOB NO.: -
SHEET 3 OF 3

MANCELL ADDITION WATERTOWN, SD

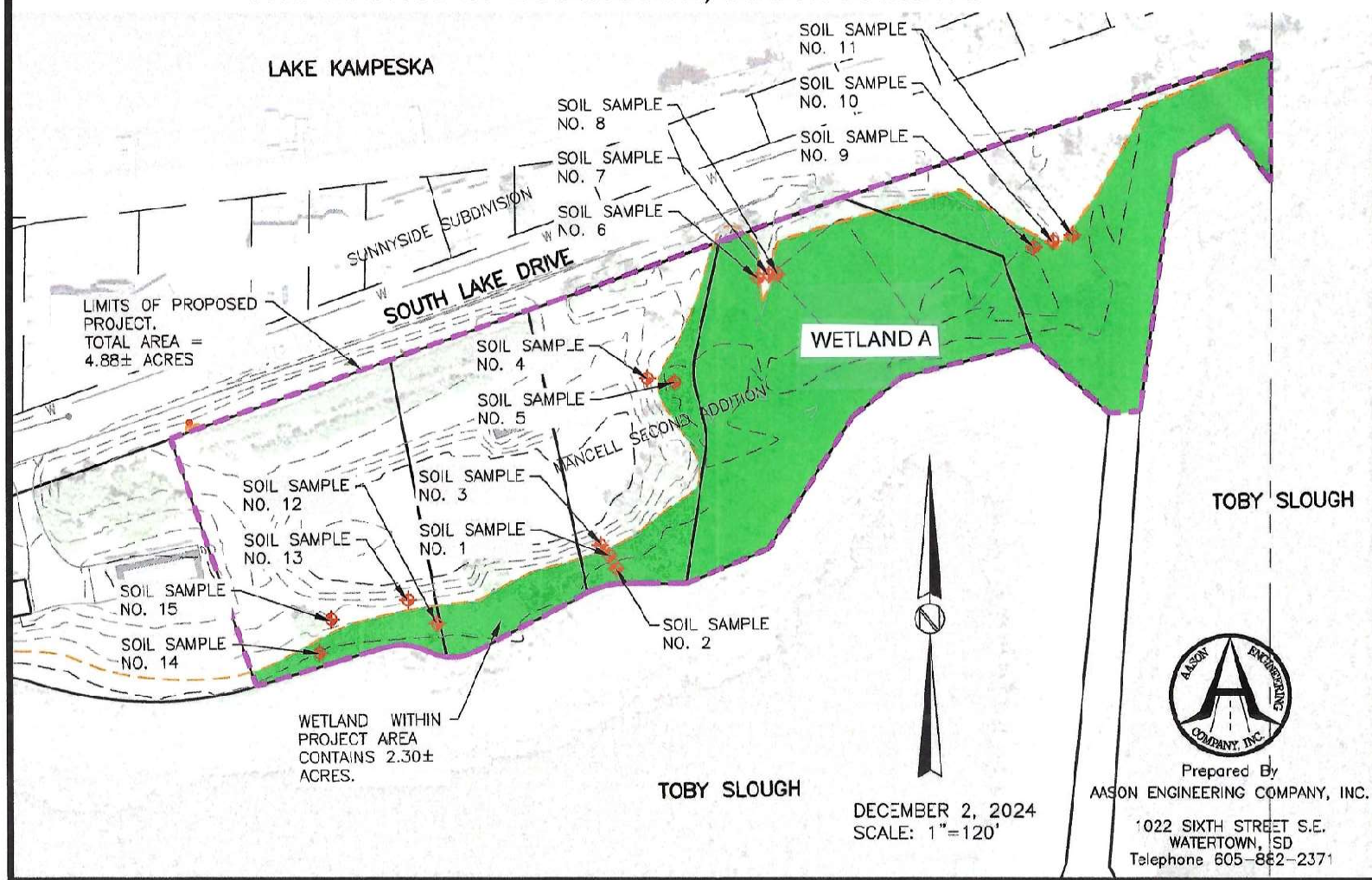
SUMMARY OF THE PLANNED UNIT DEVELOPMENT OBJECTIVES

Mancell Addition is a proposed four-plex development along South Lake Drive in Watertown, SD. The Developer is proposing this Planned Unit Development to restrict the potential for permitted and conditional uses that are normally allowed within the City's R3 – Multi-Family Residential District. Below is a summary of the proposed setbacks, parking and landscaping requirements and restrictive covenants for the Planned Unit Development:

- **SETBACKS AND PERMITTED USES**
 - Setback distances shall match the requirements set forth in the City of Watertown, SD ordinances for R3 – Multi-Family Residential District.
 - Permitted uses shall include the following:
 - Four-Plex's with a maximum height that shall not exceed 35' which is the maximum height allowed in the R1 – Single Family District. Total number of units is 8, 4 per building.
 - Accessory Structures as regulated by ordinance no. 21.1002
- **PROPOSED PARKING AREA AND UTILITIES AND PROPOSED AMENITIES**
 - Sanitary and Water services shall be provided from the existing mains within South Lake Drive.
 - Parking areas shall match the requirements set forth in the City of Watertown, SD ordinances for multi-family units.
 - Any accessory structure and exterior amenity shall be owned and maintained by the home owners association.
- **RESTRICTIVE COVENANTS AND PROPOSED DENSITY**
 - No structure or building shall exceed 35 feet in height;
 - All trash cans or dumpsters serving the premises shall be in a screened enclosure as required by the City of Watertown, SD ordinances;
 - The existing outlet channel shall be kept in predeveloped condition.
- **TYPE AND CHARACTER OF BUILDINGS / LOTS**

- The proposed buildings shall have a uniform appearance within the development and the neighboring properties. Trees and native plant landscaping will be planted within and around the proposed improvements and meet the requirements of Chapter 21.73 of the Watertown, SD City Ordinances.
- Screening with trees, bushes and other plantings is intended to be installed along the north side of the project to provide a buffer to the R3 zoned property across South Lake Drive.

**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.

LAKE KAMPESKA

SUNNYSIDE SUBDIVISION

SOUTH LAKE DRIVE

66'
R.O.W.

GILMORE BEACH ADDITION

LOT 5B

MANCELL

LOT 5A

LOT 2B

LOT 2A

LOT 1

MANCELL
SECOND
ADDITION

LOT 2B

LOT 2A

LOT 1

MANCELL
SECOND
ADDITION

LOT 2B

LOT 2A

LOT 1

MANCELL
SECOND
ADDITION

LOT 2B

LOT 2A

LOT 1



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.

TOBY SLOUGH

SIXTEENTH LINE

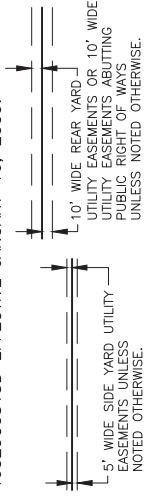
TOBY SLOUGH

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46029C0315D EFFECTIVE JANUARY 16, 2009.



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WATERTOWN, SD
Telephone 605-882-2371



EASEMENT INFORMATION

EASEMENT INFORMATION

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

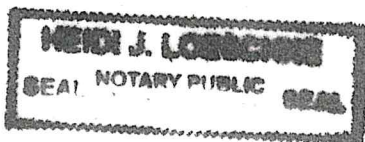
State of South Dakota)

) 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

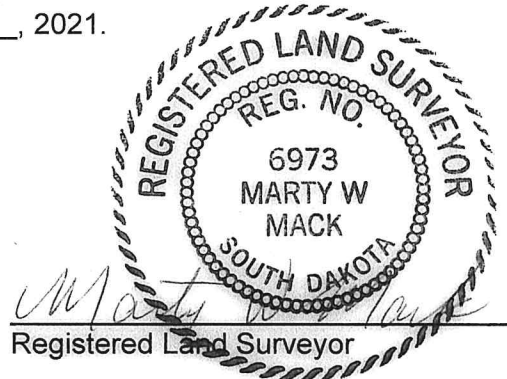
COPY

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

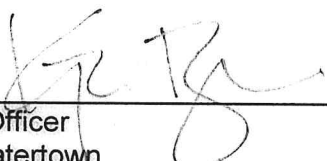
Resolution No. 21-56

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:



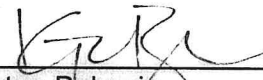
Finance Officer
City of Watertown



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.

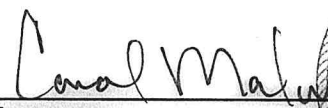


Kristen Bobzein
City Finance Officer

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

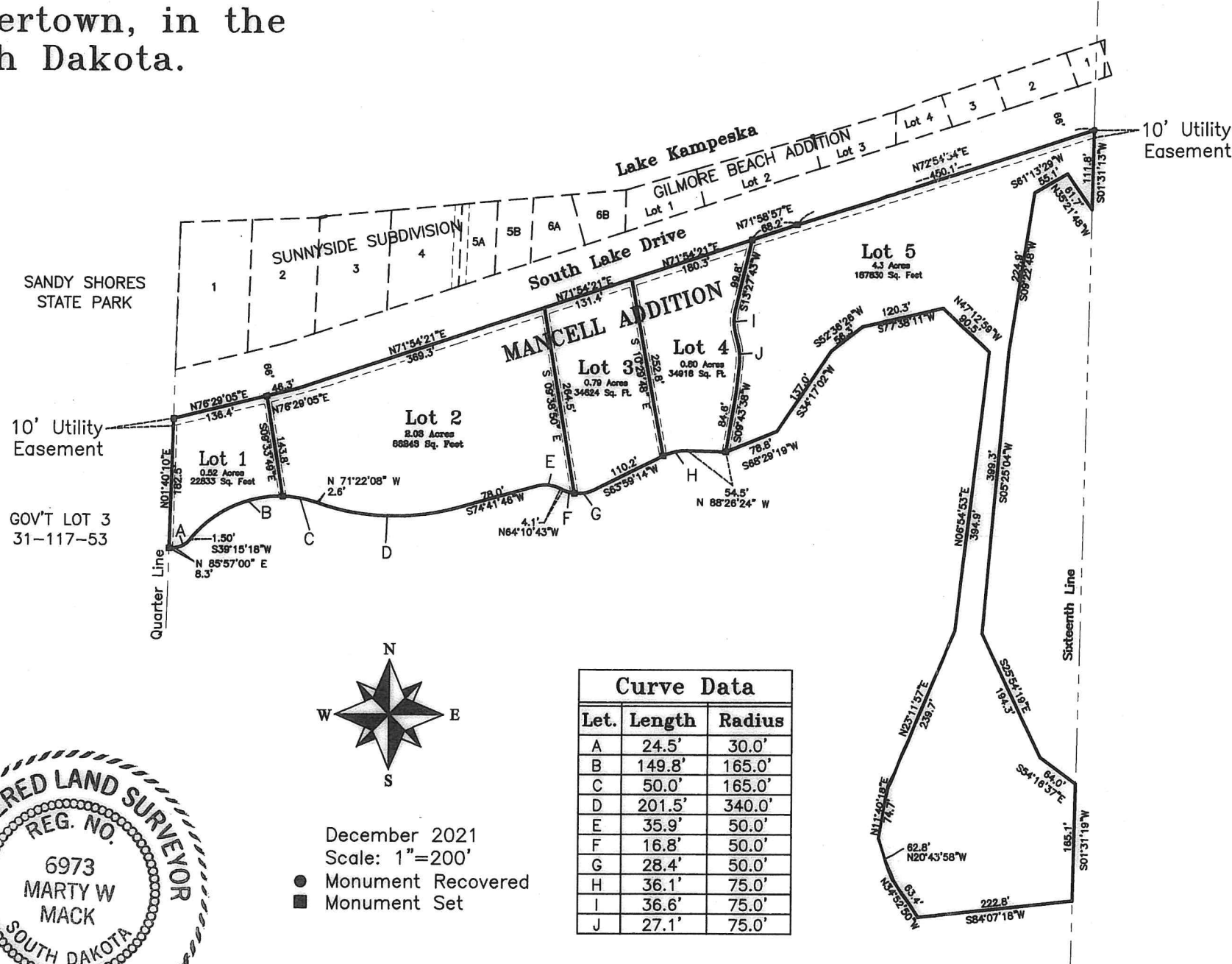
MANCELL SECOND ADDITION
to the Municipality of Watertown, in the
County of Codington, South Dakota.

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.



MACK
Land Surveying, LLC

Marty Mack
Registered Land Surveyor
Certified Federal Surveyor

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

REGISTERED LAND SURVEYOR
REG. NO. 6973
MARTY W. MACK
SOUTH DAKOTA
Marty W. Mack
Registered Land Surveyor

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

ORDINANCE NO. 25-07

Petition to Amend Zoning District Boundaries by Rezoning a Portion of Mancell Second Addition from R-1 Single Family Residential District to PUD Planned Unit Development District

BE IT ORDAINED by the City of Watertown, upon examination of the Petition to Change Zoning by Russell Warner, acting agent for Kampsco, LLC., the owner of 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" AND Lot 5A of the plat entitled, "Mancell Third Addition to the Municipality of Watertown, in the County of Codington, South Dakota".

Which a portion 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.

and based on the report and recommendation of the City Planning Commission in its Ordinance No. 25-07, that the property be, and is hereby, rezoned from the existing designation of *R-1 Single Family Residential District*, pursuant to Watertown Revised Ordinance §21.14 to *PUD Planned Unit Development*, pursuant to Watertown Revised Ordinance §21.38.

BE IT FURTHER ORDAINED that the new zoning designation referenced above be extended and applied to the centerline of the adjacent public right-of-ways.

BE IT FURTHER ORDAINED that the zoning map of the City of Watertown be so amended.

The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the Ordinance duly passed and adopted.

I certify that Ordinance No. 25-07 was published in the Watertown Public Opinion, the official newspaper of said City, on this ____ day of _____, 2025.

Kristen Bobzien, Chief Financial Officer

First Reading: Monday, June 16, 2025
Second Reading: Monday, July 7, 2025
Published: Saturday, July 12, 2025
Effective: Wednesday, August 6, 2025

City of Watertown

Attest:

Kristen Bobzien
Chief Financial Officer

Ried Holien
Mayor