



Division of Planning & Engineering  
Office of Right of Way  
700 E. Broadway Avenue  
Pierre, South Dakota 57501  
O: 605.773.3746

June 16, 2026

Mike Behm,  
Director of Planning and Engineering  
Department of Transportation  
Pierre, South Dakota 57501

RE: June 25, 2026 Transportation Commission Agenda

Dear Mr. Behm:

The following items are recommended for Commission consideration:

1. Request Transportation Commission approval to transfer by resolution and deed to the City of Summerset, Meade County, South Dakota, the following right of way property known as a portion of Captain Soelzer Street:

Lot X in a portion of Lots H4 and H5, and in a portion of previously acquired 66' highway right of way all in the NE1/4 of Section 6, Township 2 North, Range 7 East of the B.H.M., Meade County, South Dakota (containing 3.13 acres);

Lot B in a portion of Lot H2 in the SW1/4 SW1/4 of Section 5, Township 2 North, Range 7 East of the B.H.M., Meade County, South Dakota (containing 1.44 acres);

Lot C in a portion of Lot H1 in the NE1/4 SE1/4 of Section 6, Township 2 North, Range 7 East of the B.H.M., Meade County, South Dakota (containing 1.98 acres); and

Lot D in a portion of Lot H1 in the SE1/4 SE1/4 of Section 6, Township 2 North, Range 7 East of the B.H.M., Meade County, South Dakota (containing 0.05 acre).

A Joint Powers Agreement for Ownership, Maintenance and Jurisdiction Transfer between DOT and the City of Summerset proposes transfer of the above right of way property. The Agreement also transfers the maintenance and jurisdiction of JB Road to the City of Summerset. The right of way interest for JB Road will remain with the State.

The portion of Captain Soelzer Street is located on the west side of Sturgis Road north of I90 Exit 52 from MRM 51.40 to MRM 51.98 and JB Road is located on the east side of I90 south of Exit 48 from MRM 48.50 to MRM 49.20. (See attachments).

The Department has determined that the value of jurisdiction, operations, replacement, repair, and maintenance responsibilities of JB Road is \$277,668.00 and the value of ownership, jurisdiction, operations, replacement, repair, and maintenance responsibilities for Captain Soelzer Street is \$361,680.00.

The Joint Powers Agreement also includes the sale and transfer of the following excess real property to the City of Summerset, which has already been approved for disposal by the Transportation Commission at the March 27, 2025 Commission meeting, and which was appraised at \$425,000:

Lot A in Tract W in the E1/2NE1/4 of Section 6, Township 2 North, Range 7 East of the B.H.M., Meade County, South Dakota (containing 13.35 acres); and

Tract B of the SW1/4SE1/4 and Tract BW of the SE1/4SE1/4; all in Section 31, Township 3 North, Range 7 East of the B.H.M., Meade County, South Dakota (containing 5.52 acres).

The Joint Powers Agreement requires the payment to the City of Summerset of \$214,348, which is the difference between (1) the value of the right of way and jurisdiction, operations, replacement, repair, and maintenance responsibilities for JB Road and Captain Soelzer Street and (2) the value of the State excess property.

Rapid City Region and Area DOT recommend the transfer. Therefore, the request is for approval to transfer by resolution and deed to the City of Summerset, Meade County, South Dakota, the Captain Soelzer Street right of way.

2. Request Transportation Commission approval to transfer by resolution and deed to Codington County, the State's interest in the following property acquired for highway right of way:

Codington County DOT project S 2851 parcels. (see attachments)

DOT project S 2851 located west of Interstate 29 Exit 193 was cancelled in the mid-1970's. The above parcels will widen County Road 2 to 100 feet from 453rd Ave to 455th Ave.

This resolution will meet requirements of a Transfer Agreement between DOT and Codington County. The property would be transferred to Codington County and Codington County would accept ownership, jurisdiction, operational and maintenance responsibilities of the property.

Aberdeen Region and Watertown Area DOT advise the above property is no longer needed for highway purposes and recommend the transfer.

3. Request Transportation Commission approval to abandon by resolution the following property acquired for highway right of way:

Codington County DOT project S 2851 parcels. (see attachments)

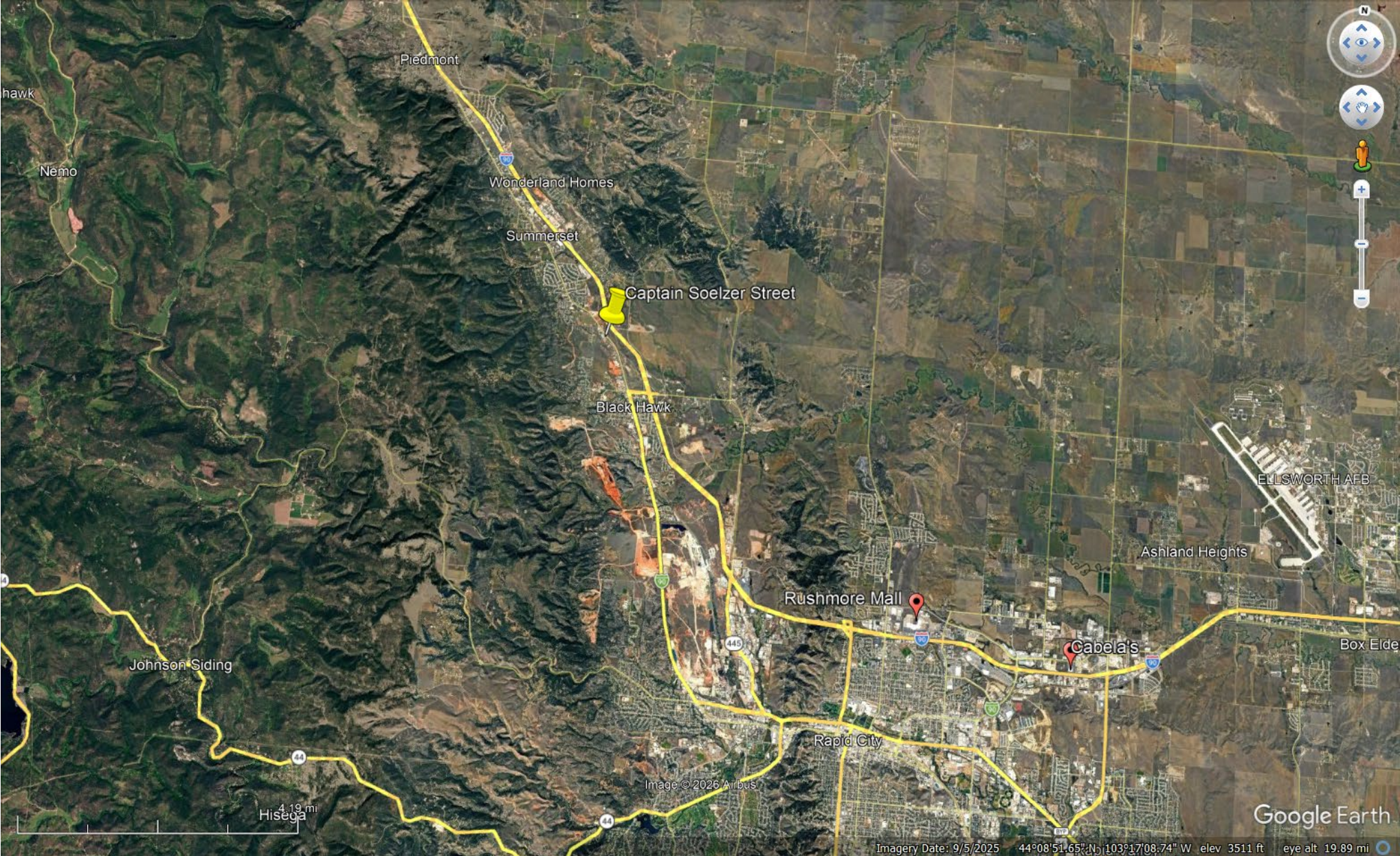
DOT project S 2851 located west of Interstate 29 Exit 193 was cancelled in the mid-1970's. The above parcels are located beyond the proposed 100-foot width of County Road 2 from 453rd Ave to 455th Ave.

Aberdeen Region and Watertown Area DOT advise the above property is no longer needed for highway purposes and recommend the abandonment.

Sincerely,  
John Keyes, Right of Way Program Manager

# ROW Item #1

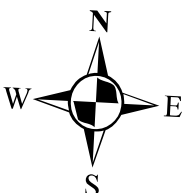
## Overview Map



# Proposed Transfer to City of Summerset Meade County, Section 5, Township 2 North, Range 7 West

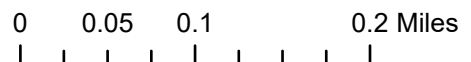


The South Dakota Department of Transportation makes no representations or warranties regarding the accuracy of data or maps. The user will not seek to hold the State or Department liable under any circumstances for any damages with respect to any claim by the user or any third party on account of or arising from the use of data or maps. The user will cite the State and/or any Department as the original source of the data, but will clearly denote cases where the original data (shown here) updated, modified, or in any way altered from its original condition.

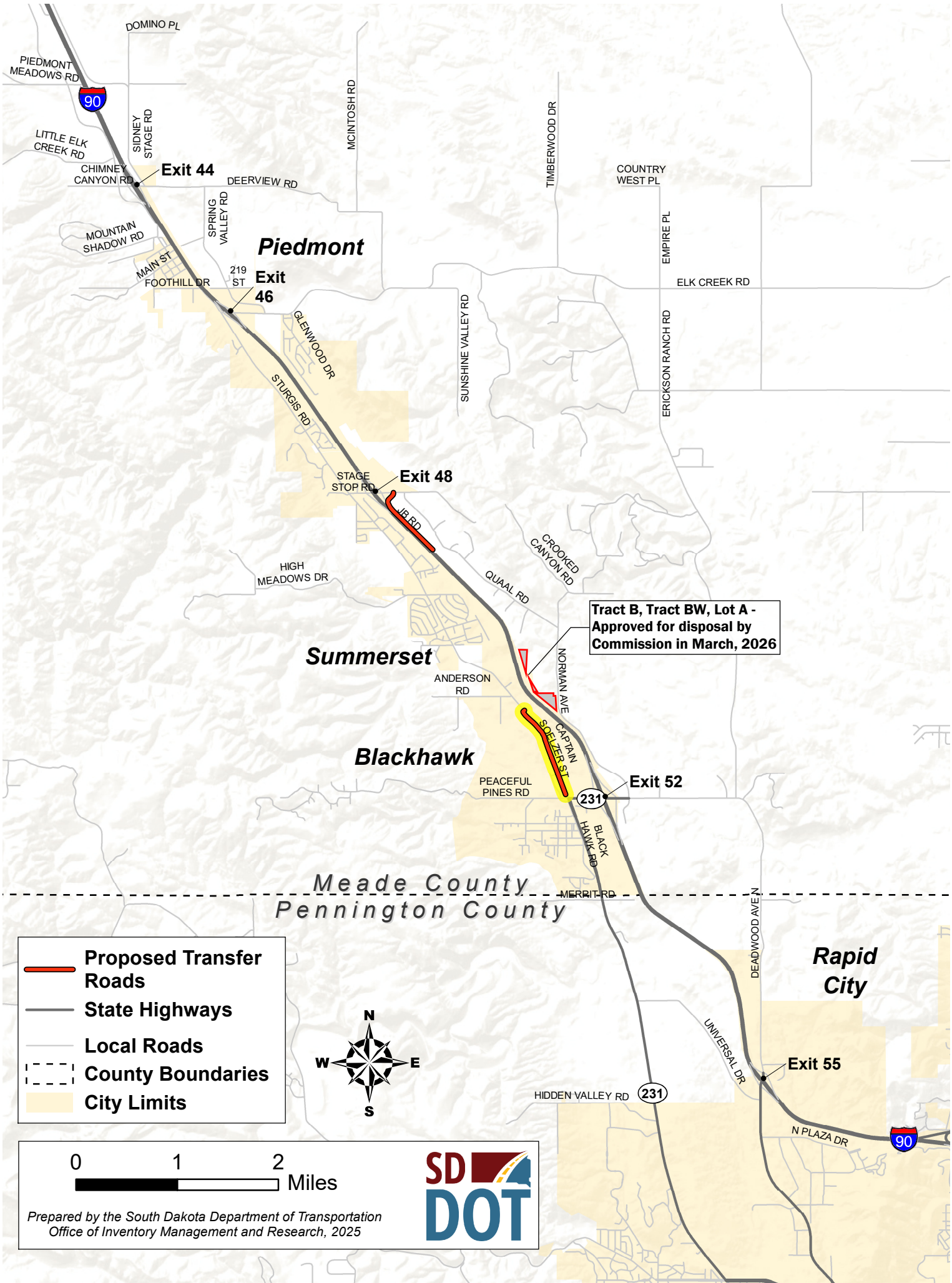


## Legend

Commission Items

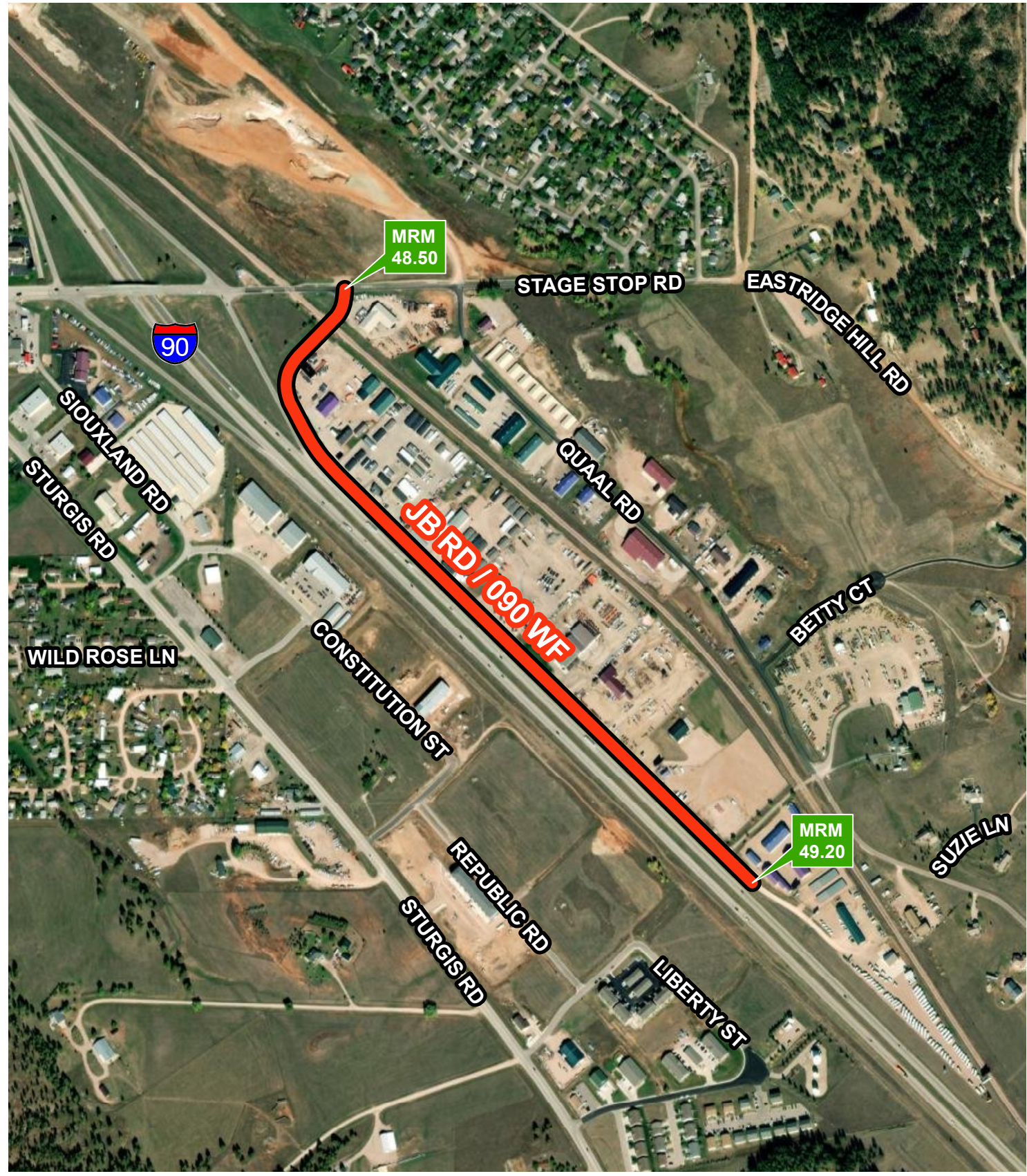
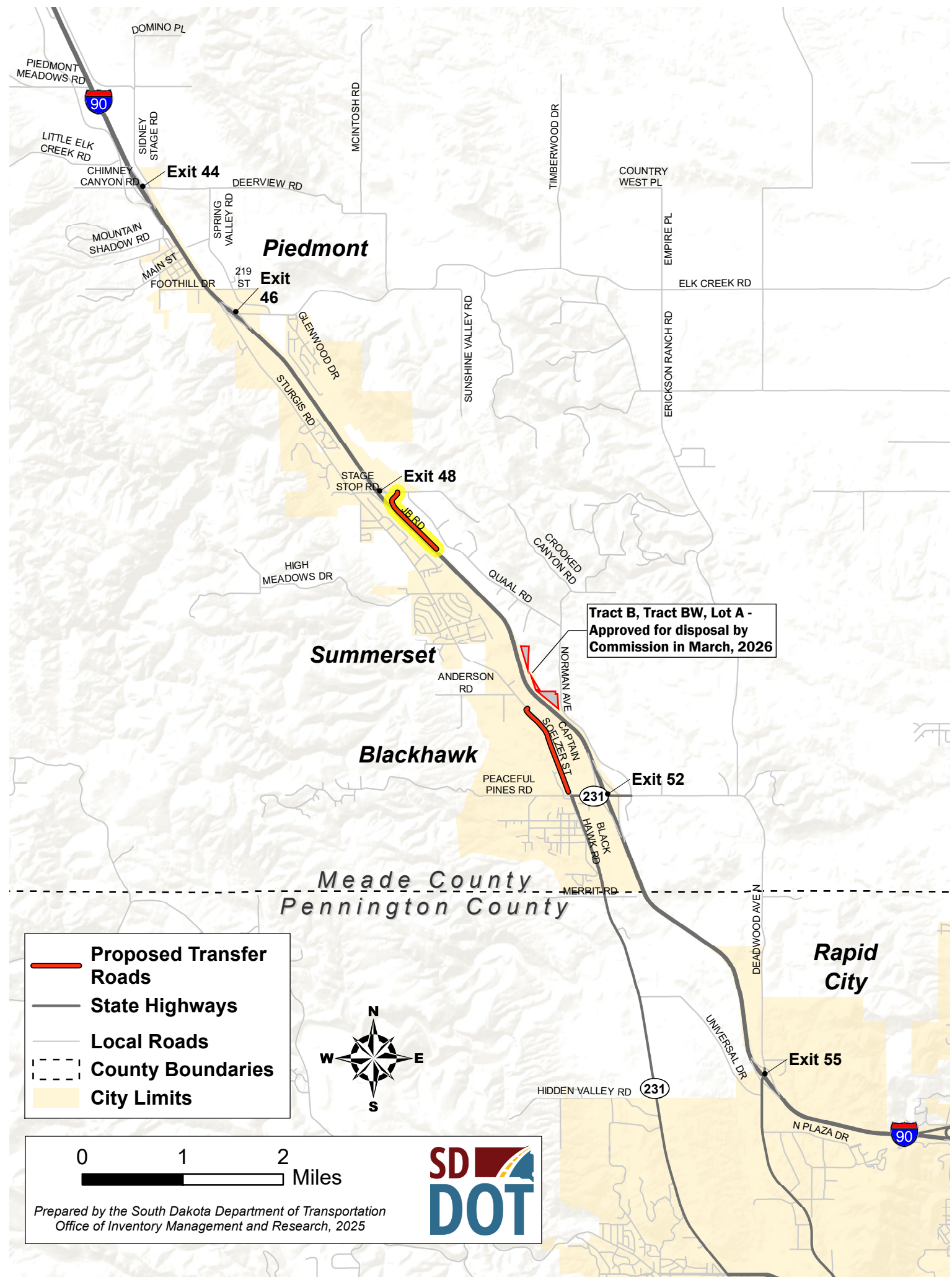


# Captain Soelzer Street in Meade County



Captain Soelzer Street (also referred to as 090 SF by the STATE) from its intersection with Sturgis Road at MRM 51.40 and extending south and east to its termination point at MRM 51.98; 0.953 miles

# JB Road in Meade County



JB Road (also referred to as 090 WF by the STATE) from its intersection with Stage Stop Road at approximately MRM 48.50 and extending south and east to its termination point at approximately MRM 49.20; 0.764 miles

# PLAT OF LOT X

in a portion of Lots H4 and H5, and in a portion of previously acquired 66' highway right of way  
all in the NE 1/4 of Section 6 - Township 2 North - Range 7 East of B.H.M.

MEADE COUNTY, SOUTH DAKOTA

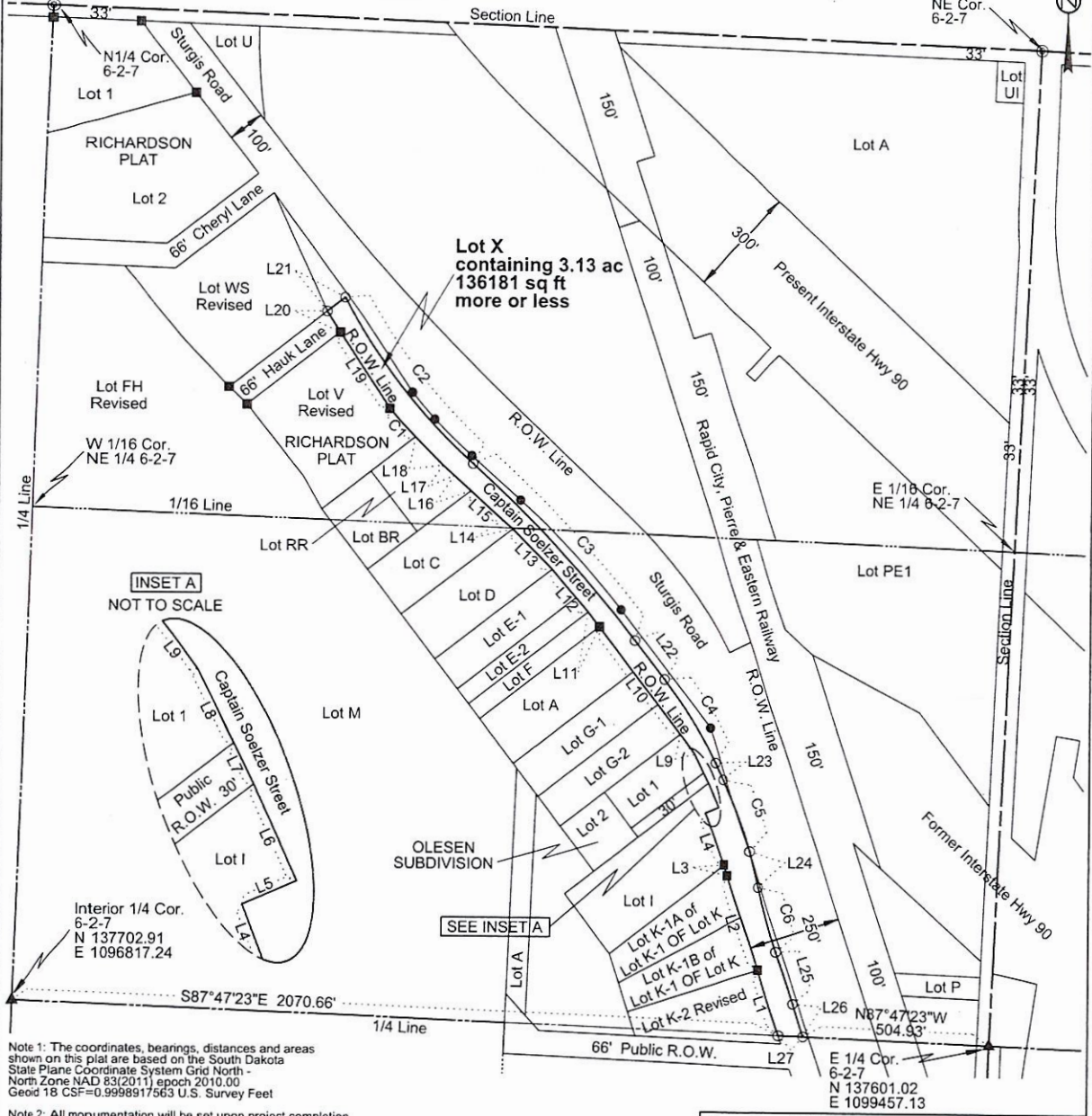
Showing a parcel of land for highway purposes, transferred to the city of Summerset

Scale: 1 inch = 300 feet

SHEET 1 OF 2

### LEGEND

- = found R.O.W. corner
- = set R.O.W. corner
- ▲ = found P.L.S.S. corner
- = found property corner
- ⊙ = calculated corner



Note 1: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid North - North Zone NAD 83(2011) epoch 2010.00 Geoid 18 CSF=0.9998917563 U.S. Survey Feet

Note 2: All monumentation will be set upon project completion.

Note 3: See Sheet 2 of 2 for Dimension Table

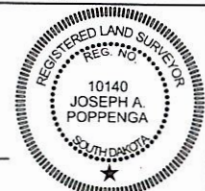
Drawn By Justin Koch Date 5/12/2026  
 Checked By Joe Poppenga Date 5/19/2026

## SURVEYOR'S CERTIFICATE

I, JOSEPH A. POPPENGA, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota Department of Transportation the parcel of land as shown on this plat has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the parcel are shown on this plat.

In witness whereof, I have set my hand and seal this 19<sup>th</sup> day of May, A.D., 2026.

*Joseph A. Poppenga*  
 Registered Land Surveyor  
 Registration No. 10140



## OFFICE OF REGISTER OF DEEDS

State of South Dakota  
 County of \_\_\_\_\_ ss  
 Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, at \_\_\_\_\_ M., and recorded in Books of Plats \_\_\_\_\_ on Page \_\_\_\_\_ therein.

Register of Deeds \_\_\_\_\_ by \_\_\_\_\_ Deputy

# PLAT OF LOT X

in a portion of Lots H4 and H5, and in a portion of previously acquired 66' highway right of way  
all in the NE1/4 of Section 6 - Township 2 North - Range 7 East of B.H.M.

MEADE COUNTY, SOUTH DAKOTA

Showing a parcel of land for highway purposes, transferred to the city of Summerset

Scale: 1 inch = 300 feet

SHEET 2 OF 2

	Bearing	Length	Chord	Radius
L1	N 18° 22' 00" W	183.19		
L2	N 18° 09' 44" W	264.07		
L3	N 19° 31' 44" W	30.10		
L4	N 21° 22' 57" W	146.91		
L5	N 66° 52' 21" E	39.95		
L6	N 24° 31' 39" W	70.50		
L7	N 26° 12' 35" W	30.60		
L8	N 26° 12' 35" W	55.39		
L9	N 36° 43' 40" W	65.87		
L10	N 37° 40' 00" W	360.21		
L11	N 37° 53' 56" W	50.03		
L12	N 41° 01' 37" W	150.37		
L13	N 45° 02' 14" W	151.38		
L14	N 47° 49' 07" W	34.97		
L15	N 48° 16' 07" W	117.73		
L16	N 48° 16' 33" W	61.14		
L17	N 47° 22' 44" W	40.20		
L18	N 44° 55' 07" W	106.45		
C1	N 42° 23' 51" W	102.71	102.69	1547.33R
L19	N 33° 35' 55" W	244.14		
L20	N 32° 11' 54" W	66.34		
L21	N 52° 00' 33" E	60.91		
C2	S 38° 06' 11" E	565.66	562.68	1590.00L
C3	S 43° 11' 35" E	646.57	645.63	3460.00R
L22	S 37° 50' 22" E	130.64		
C4	S 32° 20' 29" E	262.94	262.54	1370.00R
L23	S 26° 50' 35" E	50.44		
C5	S 20° 46' 08" E	203.55	203.17	960.00R
L24	S 14° 11' 20" E	99.02		
C6	S 16° 12' 40" E	177.88	177.84	2520.00L
L25	S 18° 03' 09" E	145.54		
L26	S 18° 20' 22" E	91.34		
L27	N 87° 47' 23" W	66.27		

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Note 2: All monumentation will be set upon project completion.

Note 3: See Sheet 2 of 2 for Dimension Table

Note 4: Prepared at the requested of the South Dakota Department of Transportation for the transfer of ownership to the City of Summerset the rights-of-way of Captain Soelzer Street. The right of way retained by the South Dakota Department of Transportation will include, among other things, the access approach where Captain Soelzer Road intersects Sturgis Road and all the right of way between Captain Soelzer Street and Sturgis Road that is further than ten feet from the East fog line of Captain Soelzer Street.

Drawn By Justin Koch Date 5/12/2026  
Checked By Joe Poppenga Date 5/19/2026

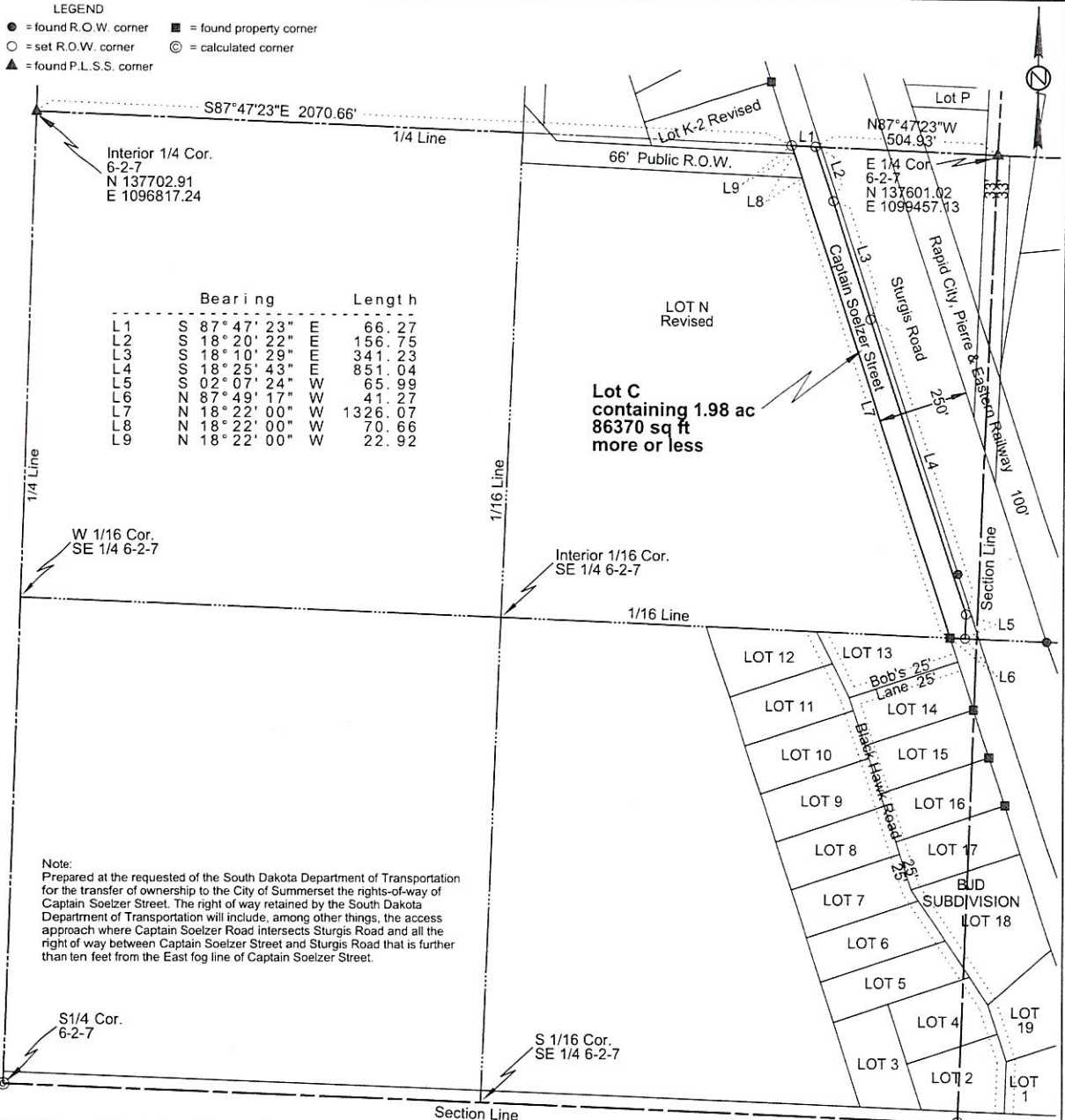
# PLAT OF LOT C

in a portion of Lot H1 in the NE1/4 SE1/4 of Section 6 - Township 2 North - Range 7 East of B.H.M.

MEADE COUNTY, SOUTH DAKOTA

Showing a parcel of land for highway purposes, transferred to the city of Summerset

Scale: 1 inch = 300 feet



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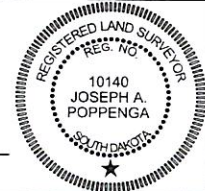
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In witness whereof, I have set my hand and seal this 19<sup>th</sup> day of May, A.D., 2026.

*Joseph A. Poppenga*  
Registered Land Surveyor  
Registration No. 10140



## OFFICE OF REGISTER OF DEEDS

Slate of South Dakota  
County of \_\_\_\_\_ ss  
Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, at \_\_\_\_\_ M., and recorded in Books of Plats \_\_\_\_\_ on Page \_\_\_\_\_ therein.

Register of Deeds \_\_\_\_\_ by \_\_\_\_\_ Deputy

# PLAT OF LOT D

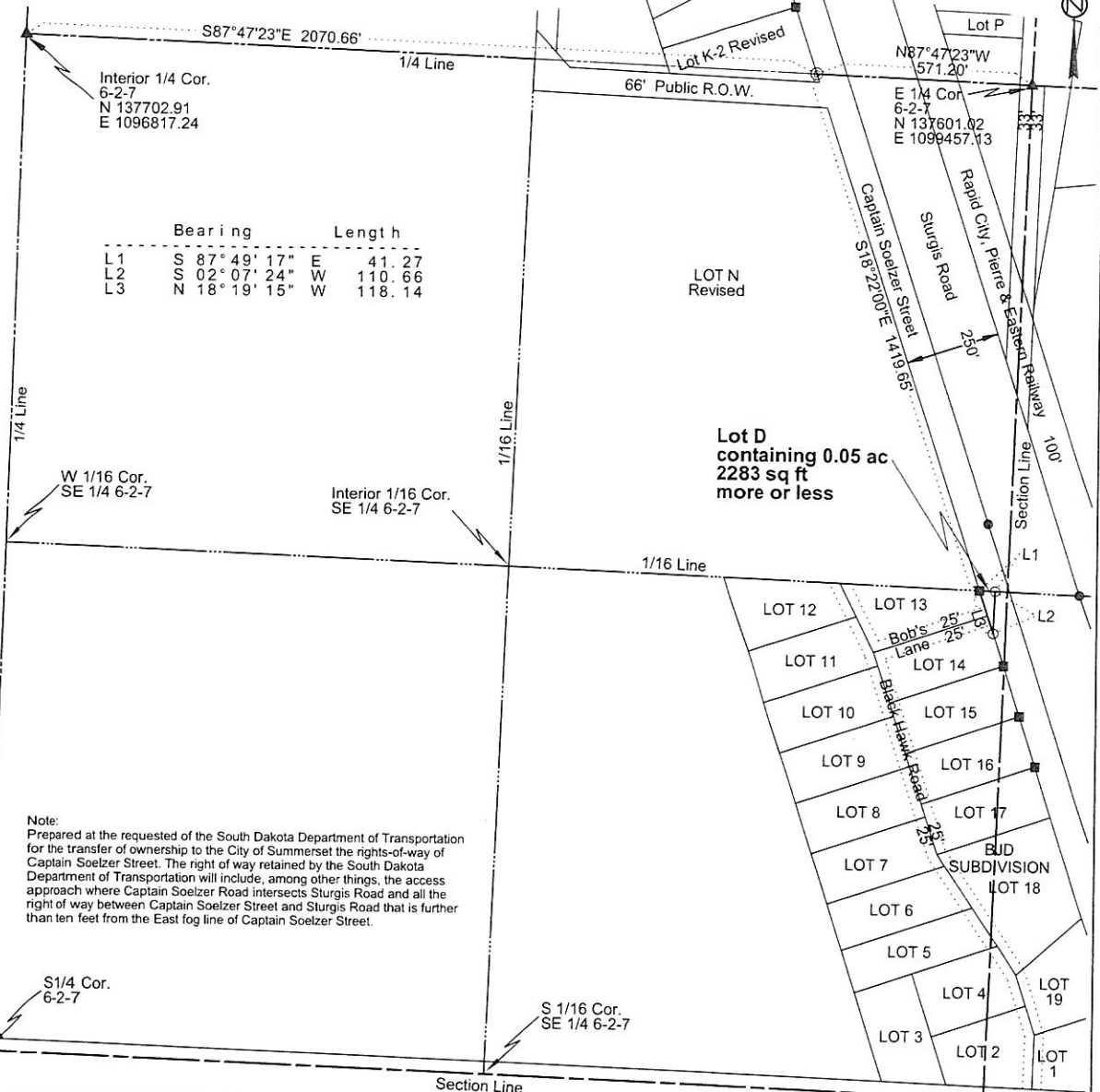
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MEADE COUNTY, SOUTH DAKOTA

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- LEGEND**
- = found R.O.W. corner
  - = set R.O.W. corner
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  - = found property corner
  - ⊙ = calculated corner



**Note:**  
 Prepared at the requested of the South Dakota Department of Transportation for the transfer of ownership to the City of Summerset the rights-of-way of Captain Soelzer Street. The right of way retained by the South Dakota Department of Transportation will include, among other things, the access approach where Captain Soelzer Road intersects Sturgis Road and all the right of way between Captain Soelzer Street and Sturgis Road that is further than ten feet from the East fog line of Captain Soelzer Street.

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Note 2: All monumentation will be set upon project completion.

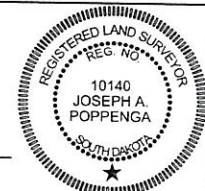
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In witness whereof, I have set my hand and seal this 19<sup>th</sup> day of May, A.D., 20 26.

*Joseph A. Poppenga*  
 Registered Land Surveyor  
 Registration No. 10140



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State of South Dakota

County of \_\_\_\_\_ ss

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Register of Deeds

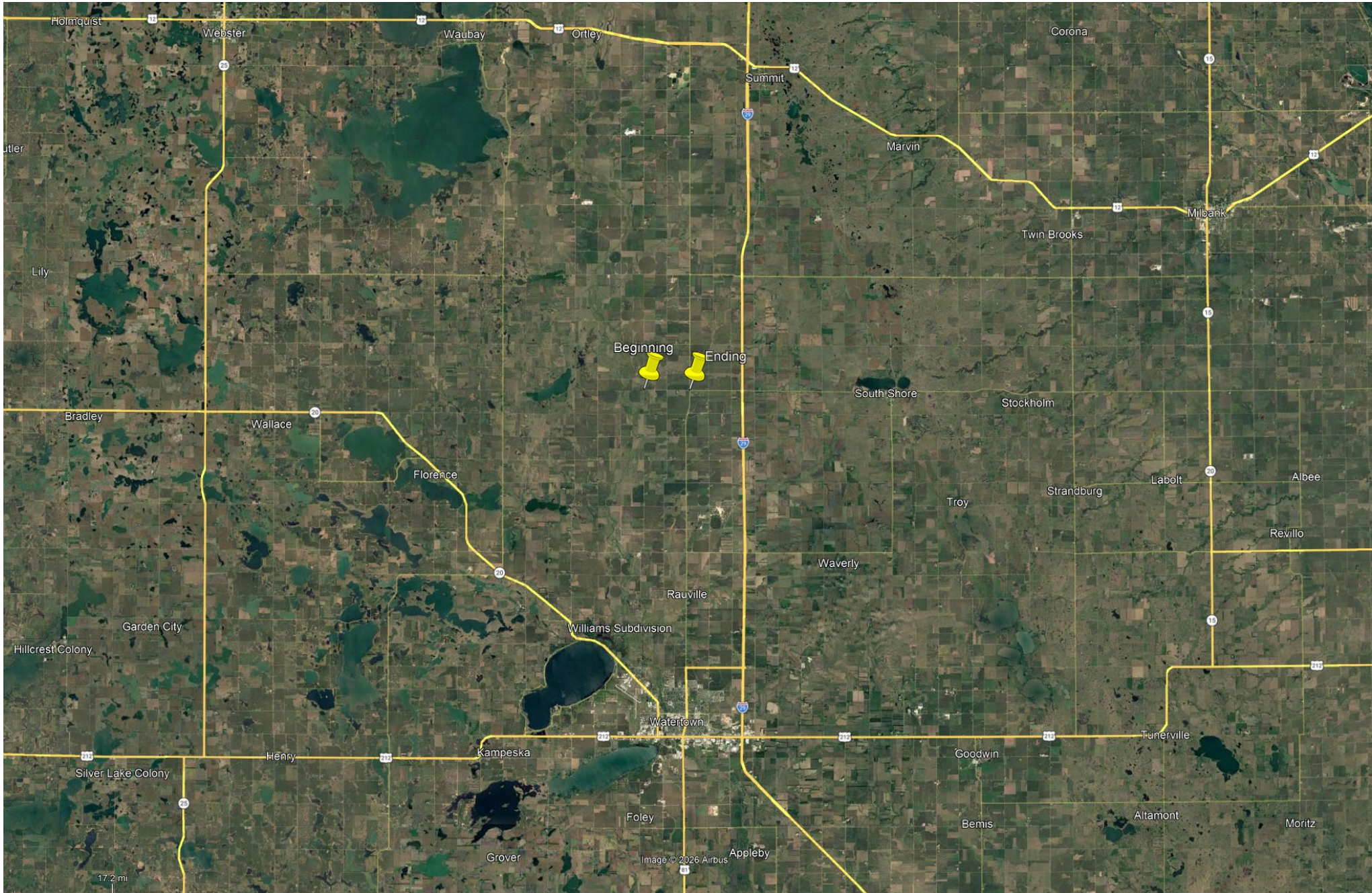
by

Deputy



# ROW Item #2

## Overview Map



# Proposed Transfers to Codington County Township 119 North, Range 52 West

Item #2



## Legend

 Commission Items



## PROPOSED ROW TRANSFERS

Lot H1 in Lot X in the W1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.50 acres)

Lot A in Lot H1 in the W1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 0.02 acre)

Lot A in Lot H1 in the E1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.47 acres)

Lot A in Lot H1 in the NE1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H1 in the NW1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H2 in the N1/2 NE1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 2.98 acres)

Lot A in Lot H1 in the SW1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.18 acres)

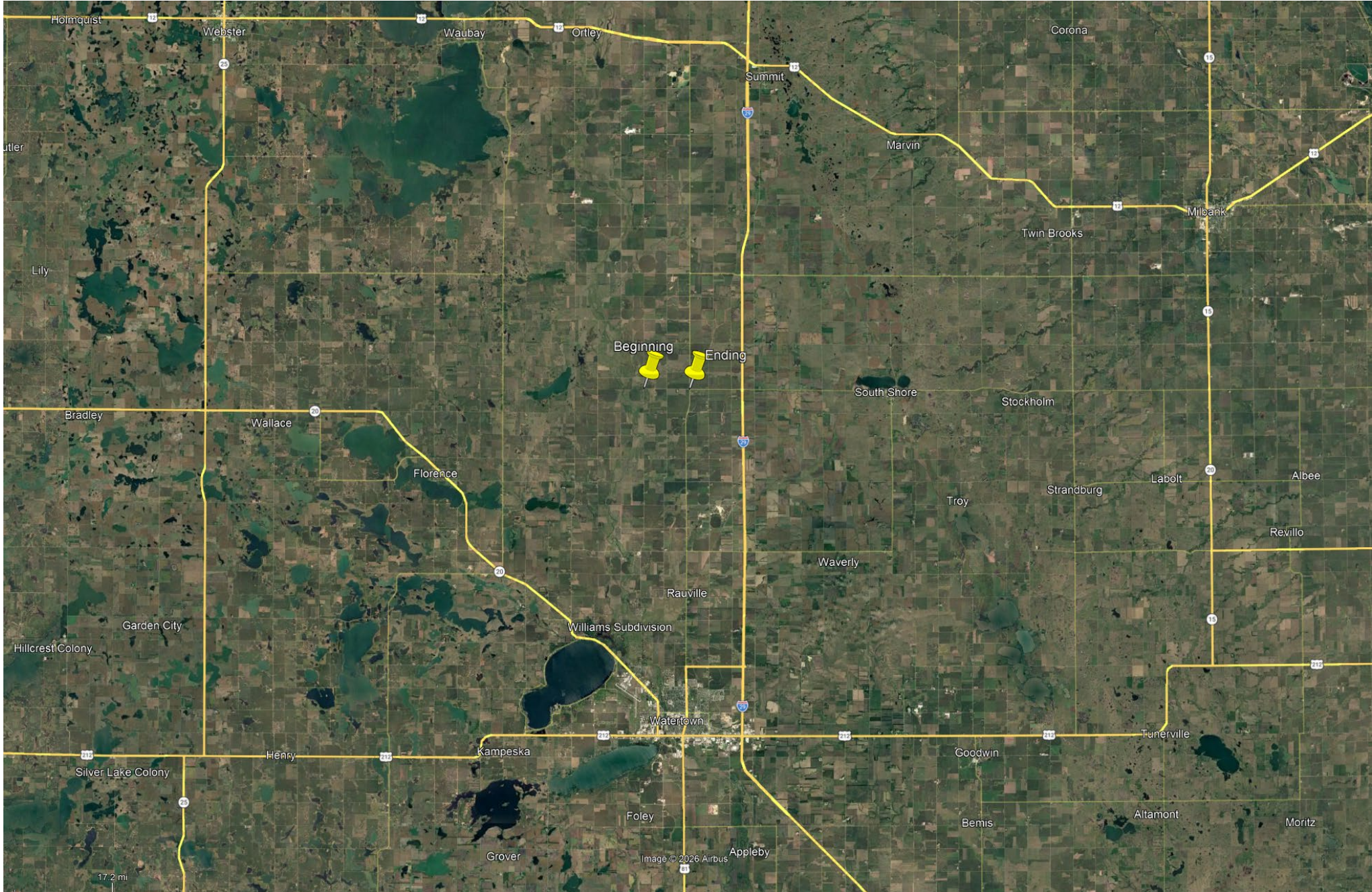
Lot A in Lot H1 in the SE1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H1 in the SW1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 3.04 acres)

Lot A in Lot H2 in the S1/2 SE1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 3.03 acres)

# ROW Item #3

## Overview Map




# Proposed Abandonments to Codington County Township 119 North, Range 52 West

ROW Item #3



## Legend

 Commission Items



## PROPOSED ROW ABANDONMENTS

Lot H1 in the SE1/4 of Section 3, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 0.34 acre)

Lot H2 in the SW1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 0.43 acre)

Lot B in a part of Lot H1 in the W1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 5.61 acres)

Lot B in a part of Lot H1 in the E1/2 NW1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.53 acres)

Lot B in a part of Lot H1 in the NE1/4 of Section 11, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.72 acres)

Lot B in a part of Lot H1 in the NW1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.74 acres)

Lot B in a part of Lot H2 in the N1/2 NE1/4 of Section 12, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.67 acres)

Lot B in a part of Lot H1 in the SW1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 0.38 acre)

Lot B in a part of Lot H1 in the SE1/4 of Section 2, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.32 acres)

Lot B in a part of Lot H1 in the SW1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.30 acres)

Lot B in a part of Lot H2 in the S1/2 SE1/4 of Section 1, Township 119 North, Range 52 West of the 5th P.M. (Res.), Codington County, South Dakota. (contains 1.68 acres)