



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

October 20, 2026

Mike Behm
Director of Planning and Engineering
Department of Transportation
700 E. Broadway Avenue
Pierre, South Dakota 57501

RE: October 29, 2026 Transportation Commission Agenda

Dear Mr. Behm:

The following ROW items are recommended for Commission consideration:

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

Lot F in a portion of Lot H2 in Lot A in the SW1/4 of Section 28, Township 2 North, Range 8 East of the B.H.M., in the City of Rapid City, Pennington County, South Dakota.
(contains 0.89 acre)

The above property is located on the east side of the Rapid City DOT complex and on the south side of I-90 along Dyess Avenue (attachments). This resolution will meet requirements of Financial and Road Transfer Agreement #612978 between DOT and the City of Rapid City. The property described in the attachments would be transferred to the City of Rapid City and the City of Rapid City would accept ownership, jurisdiction, operational and maintenance responsibilities of the property. Rapid City Region and Area DOT advise the above property is no longer needed for highway purposes and recommend transfer.

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

Lot H1 in the West 145 feet of the East 345 feet of the North 183 feet of the W1/2 NW1/4 of Section 22, Township 101 North, Range 50 West of the 5th P.M., Minnehaha County, SD.
Contains 70 sq. ft.

Lot H1 in the SE1/4 SW1/4 of Section 36, Township 102 North, Range 48 West of the 5th P.M., Minnehaha County, South Dakota. Contains 0.11 acre.

Lot H2 of Tract 5 of County Auditor's Subdivision in the NW1/4 of Section 3, Township 101 North, Range 47 West of the 5th P.M., Minnehaha County, South Dakota. Contains 2.83 acres.

County Auditor's Lot H.13 in the NE1/4 of Section 3, Township 101 North, Range 47 West of the 5th P.M., Minnehaha County, South Dakota. Contains 3.06 acres

Lot H2 of Lot 15 of Block 13 in Braley's First Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Contains 598 sq. ft.

The property described in the attachments would be transferred to Minnehaha County and Minnehaha County would accept ownership, jurisdiction, operational and maintenance responsibilities of the property. Mitchell Region and Sioux Falls Area DOT advise the above property is no longer needed for highway purposes and recommend transfer.

3. Request Transportation Commission approval to dispose of the following DOT property in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Lot B in Lot H1 in Parcel A, Lot H2 in Parcel A, Lot H1 in Parcel B, Lot H2 in Parcel B, Lot X in Parcel B; all in the N1/2 SE1/4 of Section 15, Township 92 North, Range 52 West of the 5th P.M., Clay County, South Dakota. Contains 4.28 acres.

Appraised value: \$20,500

Lot B is located along Hwy 19 near Hwy 50 on the west edge of Vermillion (see attachments). The irregularly shaped property is within the 100-year flood plain and contains multiple mature trees. Zoning is "A" Agricultural. Access is from Hwy 19. Mitchell Region and Yankton Area DOT request the property disposal.

4. Request Transportation Commission approval to dispose of the following DOT property in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Lot A in Lot 1 of Beug Subdivision in Government Lot 3 and Government Lot 4 of Section 6, Township 4 North, Range 6 East of the B.H.M., Meade County, South Dakota. Contains 1.77 acres.

Appraised value: \$97,000

Lot A is located along Pleasant Valley Road on the west side of I90 at Exit 37 between Tilford and Sturgis (see attachments). The property is mostly level bare land, and a railroad borders the east boundary. Zoning is commercial/rural residential. Utilities include available power, but no water source. Access will be allowed to Pleasant Valley Road from the current west end location. Rapid City Region and Area DOT request the property disposal.

5. Request Transportation Commission approval to dispose of the following DOT property in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Tract B in the NW1/4 NE1/4, less Lot H1, of Section 32, Township 2 North, Range 8 East of the B.H.M., in the City of Rapid City, Pennington County, South Dakota. Contains 1.69 acres.

Appraised value: \$390,000

Tract B is located south of the Rapid City Region complex and southeast of the Rushmore Crossing retail complex (see attachments). The lot fronts East North Street on the west, and North Creek

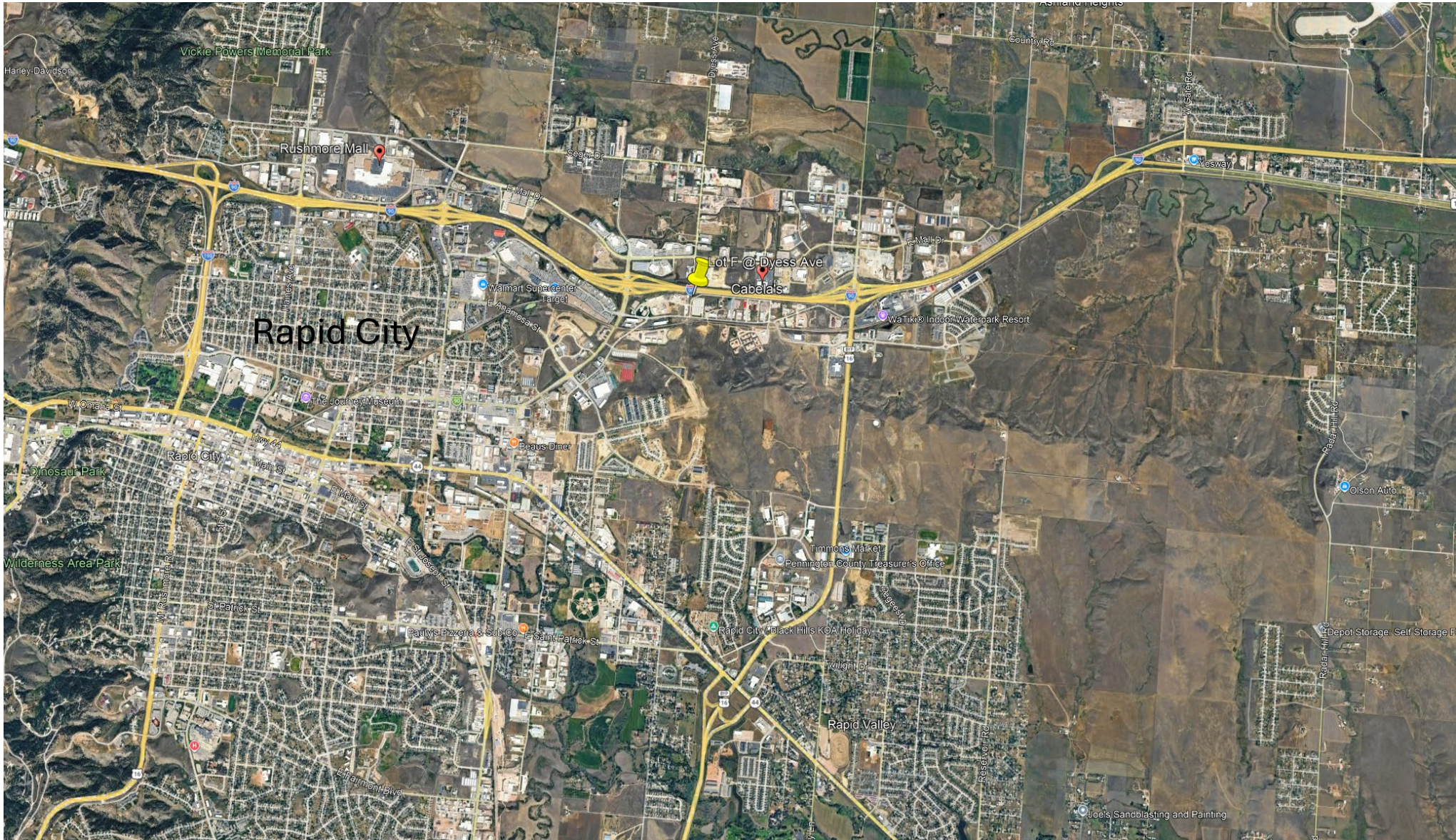
Drive on the east. The property is vacant and is zoned commercial. No access will be allowed to East North Street. Access will be permitted from North Creek Drive. Rapid City Region and Area DOT request the property disposal.

Sincerely,

John Keyes, Program Manager

ROW Item #1

Overview Map

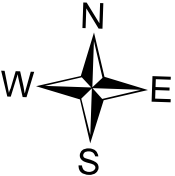
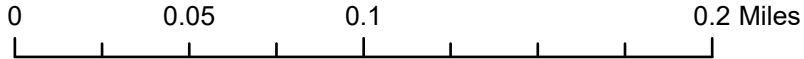


Proposed Transfer City of Rapid City



Legend

 Commission Items



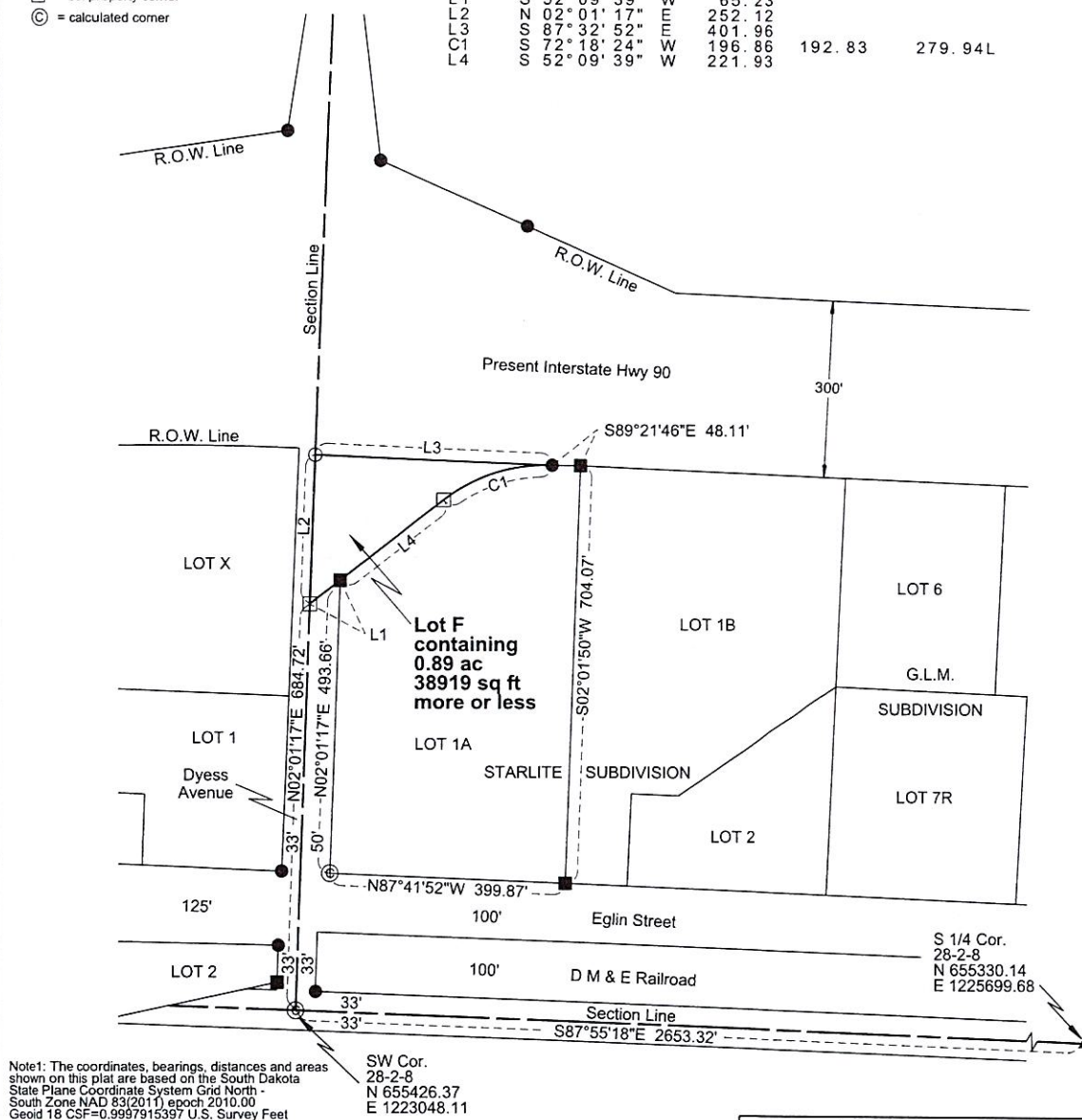
in a portion of Lot H2 in Lot A in the SW1/4 of Section 28 - Township 2 North - Range 8 East of the B.H.M., in the City of Rapid City

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

Scale: 1 inch = 200 feet

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

		Bearing		Length	Chord	Radius
L1	S	52° 09' 39"	W	65.23		
L2	N	02° 01' 17"	E	252.12		
L3	S	87° 32' 52"	E	401.96		
C1	S	72° 18' 24"	W	196.86	192.83	279.94
L4	S	52° 09' 39"	W	221.93		



Note1: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid North - South Zone NAD 83(2011) epoch 2010.00 Geoid 18 CSF=0.9997915397 U.S. Survey Feet

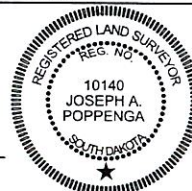
Note 2: All monumentation will be set upon project completion.

Drawn By Justin Koch Date 1/16/2026
Checked By Joseph Poppenga Date 8/31/2026

I, JOSEPH A. POPPENG, 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 31st day of August A.D. 2026

Registered Land Surveyor
Registration No. 10140



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.

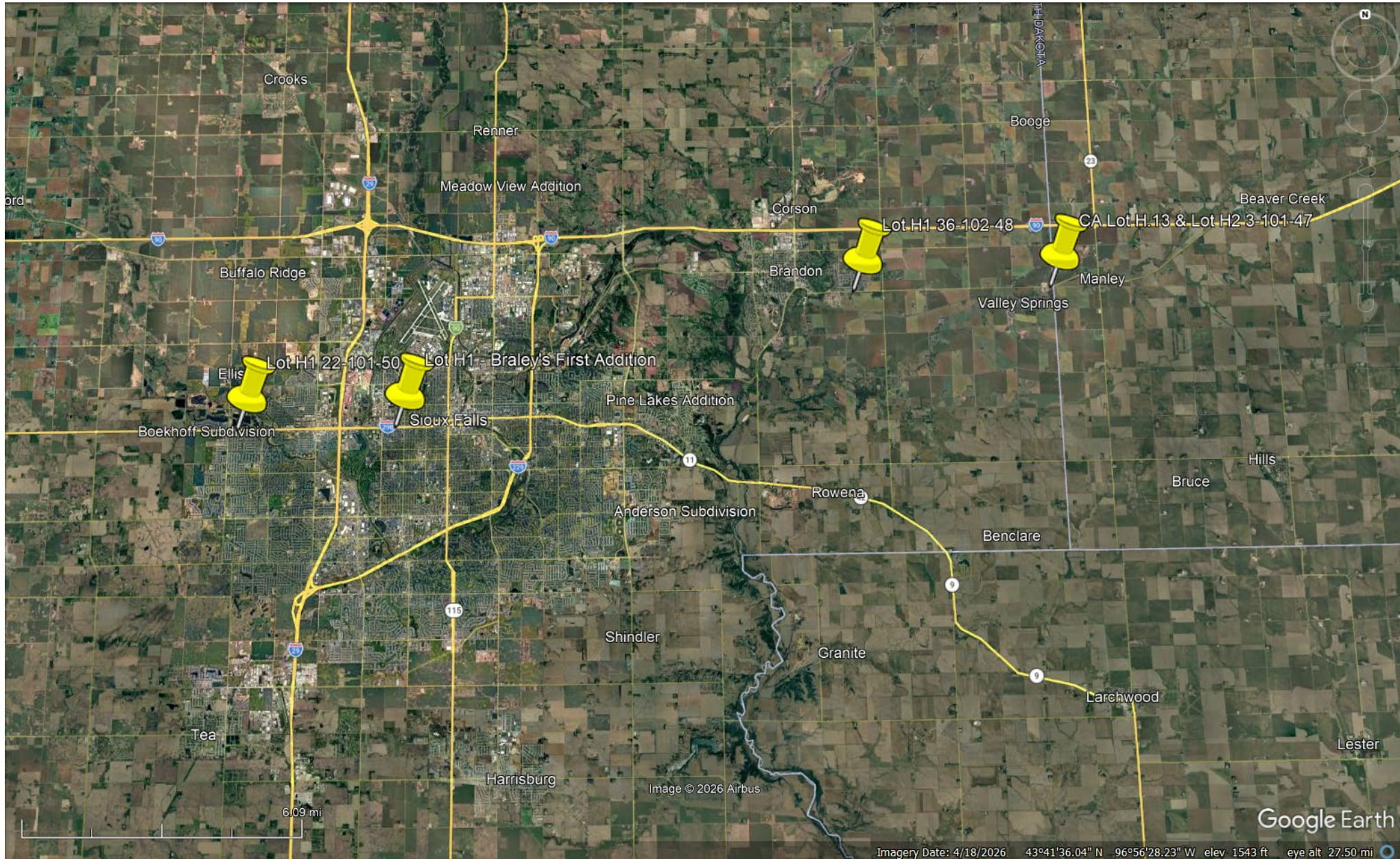
Register of Deeds

by

Deputy

ROW Item #2

Overview Map



Proposed Transfer to Minnehaha County

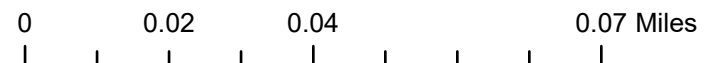
Section 22, Township 101 North, Range 50 West



Legend

 Commission Items

0 0.02 0.04 0.07 Miles



Proposed Transfer to Minnehaha County Section 36, Township 102 North, Range 48 West



Legend

 Commission Items

0 0.04 0.07 0.15 Miles

Proposed Transfer to Minnehaha County Section 3, Township 101 North, Range 47 West



Lot H2 - 2.83 acres

102N 47W
Section: 34

County Auditor's Lot H.13 - 3.06 Acres

101N 47W
Section: 03

Legend

 Commission Items

0 0.05 0.1 0.2 Miles

Proposed Transfer to Minnehaha County

Lot 15, Block 13 of Braley's First Addition, City of Sioux Falls



Lot H2 - 597.85 Square Feet

101N 49W
Section: 18

Legend

 Commission Items

0 0 0.01 0.01 Miles



Lot H1 in the West 145 feet of the East 345 feet of the North 183 feet of the W1/2 NW1/4 of Section 22, Township 101 North, Range 50 West of the 5th P.M., Minnehaha County, SD.

Lot H1 in the SE1/4 SW1/4 of Section 36, Township 102 North, Range 48 West of the 5th P.M., Minnehaha County, South Dakota.

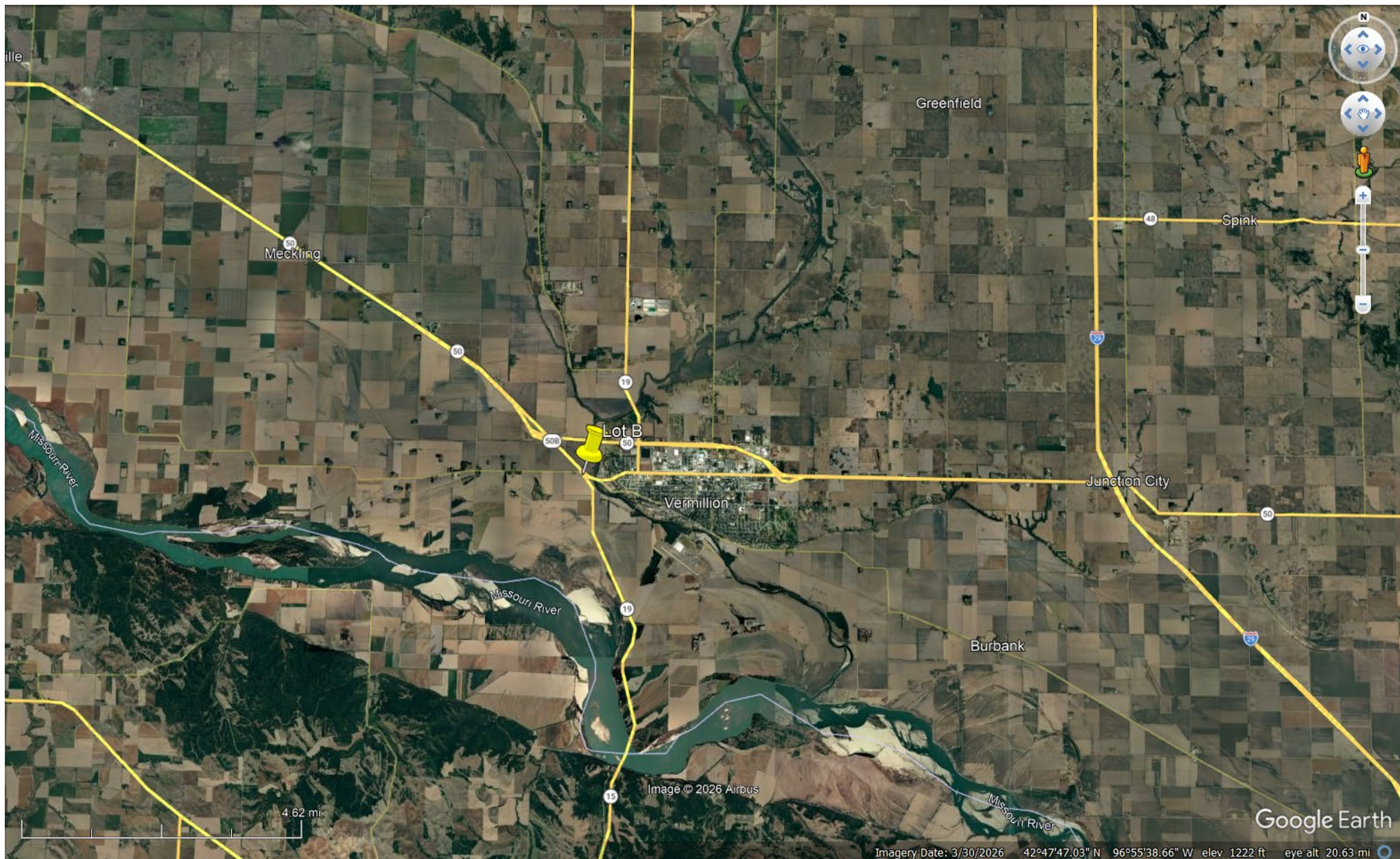
Lot H2 of Tract 5 of County Auditor's Subdivision in the NW1/4 of Section 3, Township 101 North, Range 47 West of the 5th P.M., Minnehaha County, South Dakota.

County Auditor's Lot H.13 in the NE1/4 of Section 3, Township 101 North, Range 47 West of the 5thth P.M., Minnehaha County, South Dakota.

Lot H2 of Lot 15 of Block 13 in Braley's First Addition to the City of Sioux Falls, Minnehaha County, South Dakota.

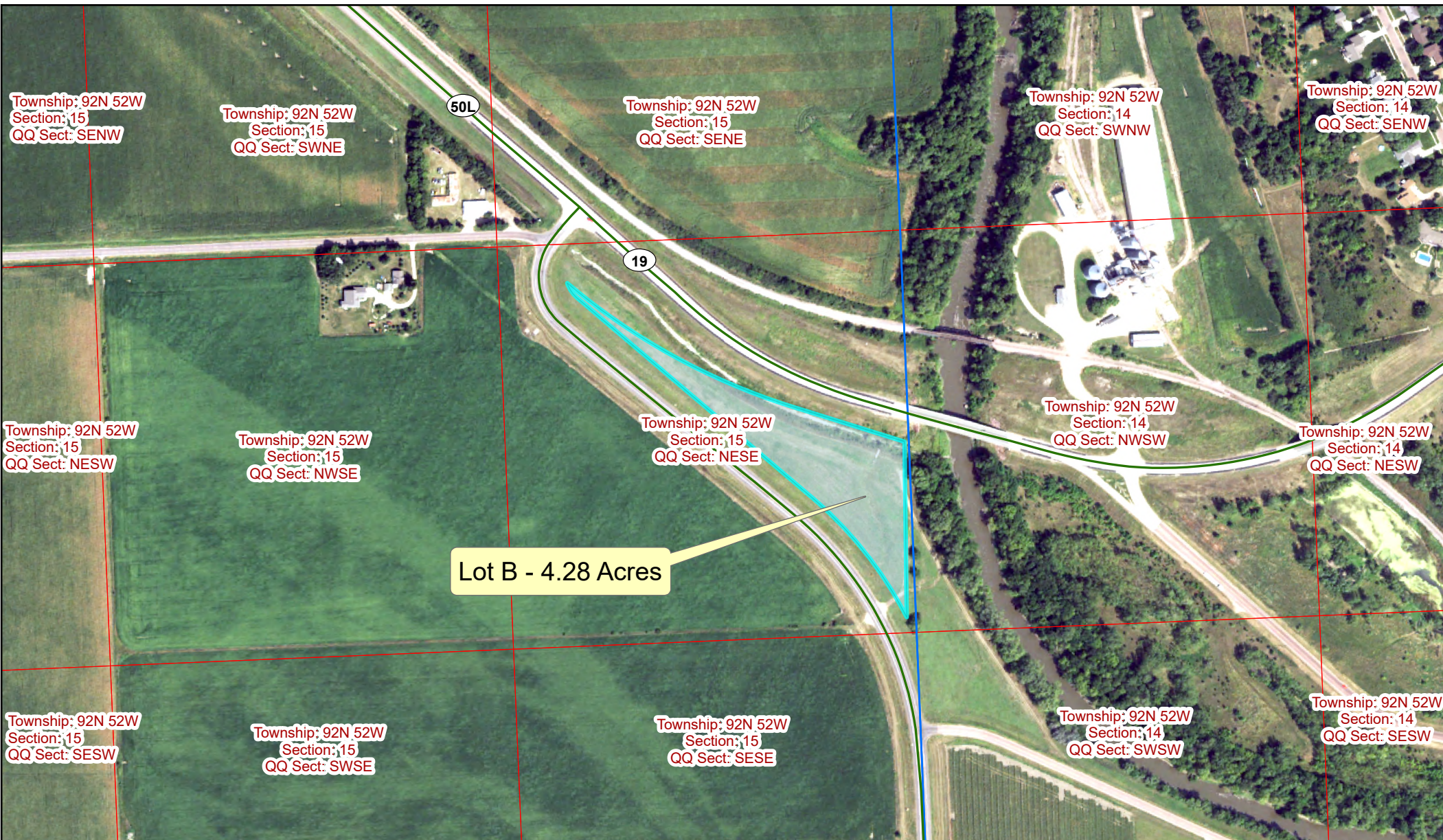
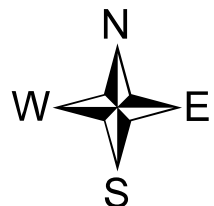
ROW Item #3

Overview Map



Proposed Disposal

Section 15, Township 92 North, Range 52 West



Legend

 Commission Items

0 0.07 0.15 0.3 Miles

PLAT OF LOT B

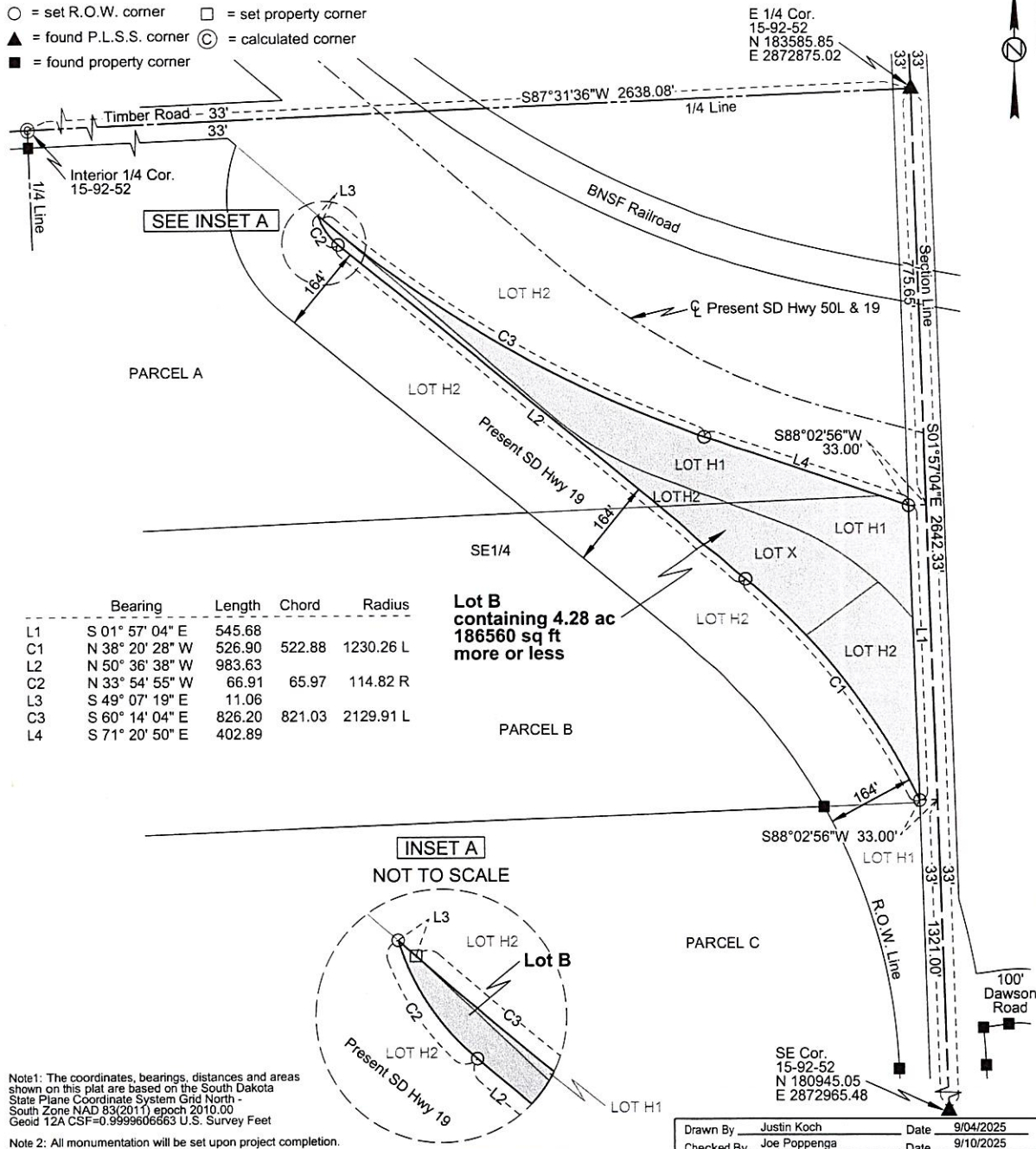
in Lot H1 in Parcel A, Lot H2 in Parcel A, Lot H1 in Parcel B, Lot H2 in Parcel B, Lot X in Parcel B;
all in the N1/2 SE1/4 of Section 15 - Township 92 North - Range 52 West of the 5th P.M.

CLAY COUNTY, SOUTH DAKOTA

Showing a parcel of land
Scale: 1 inch = 200 feet

LEGEND

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



SURVEYOR'S CERTIFICATE

I, JOSEPH A. POPPENG, 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 10th day of September, A.D., 2025.

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.

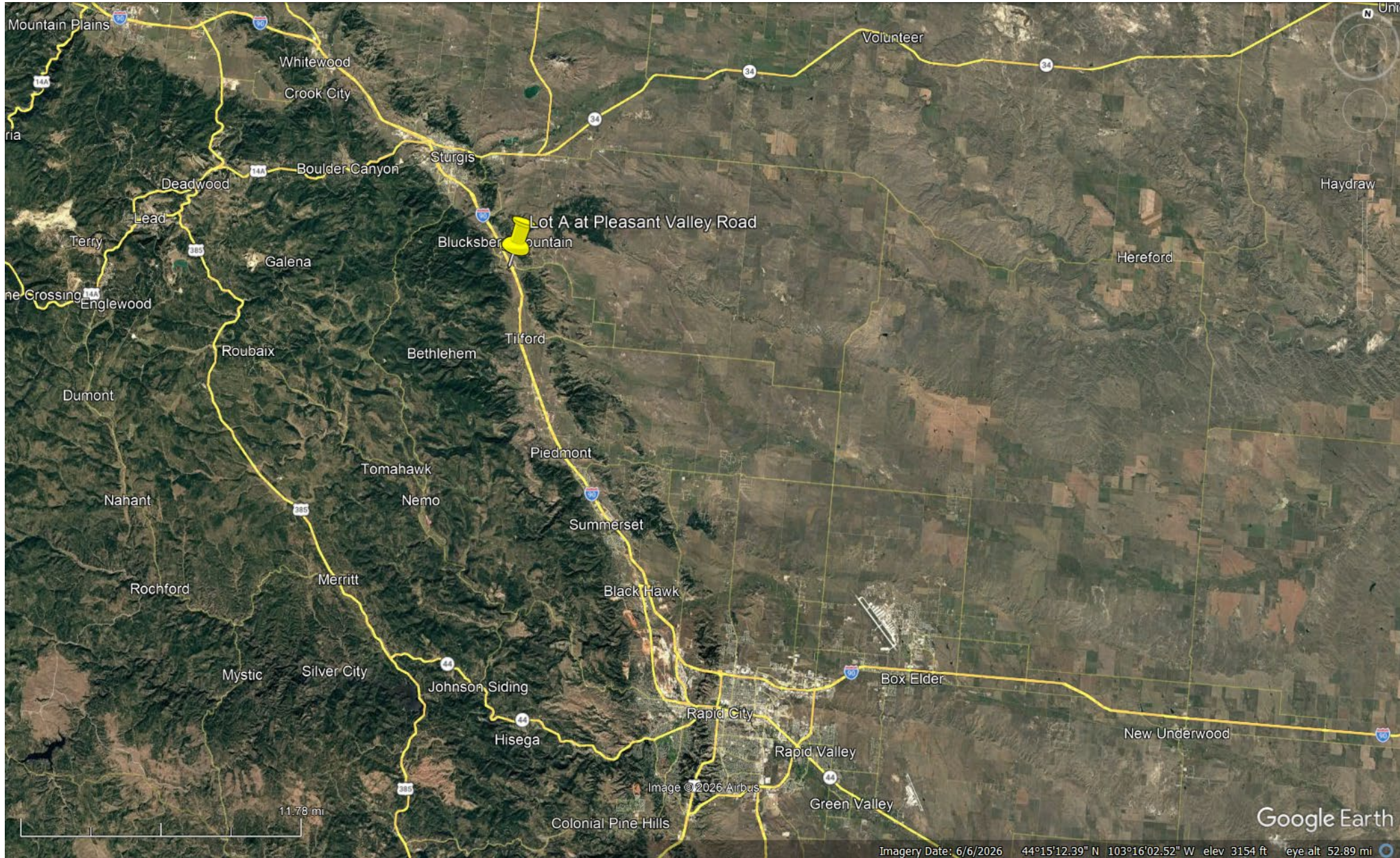
Register of Deeds

by

Deputy

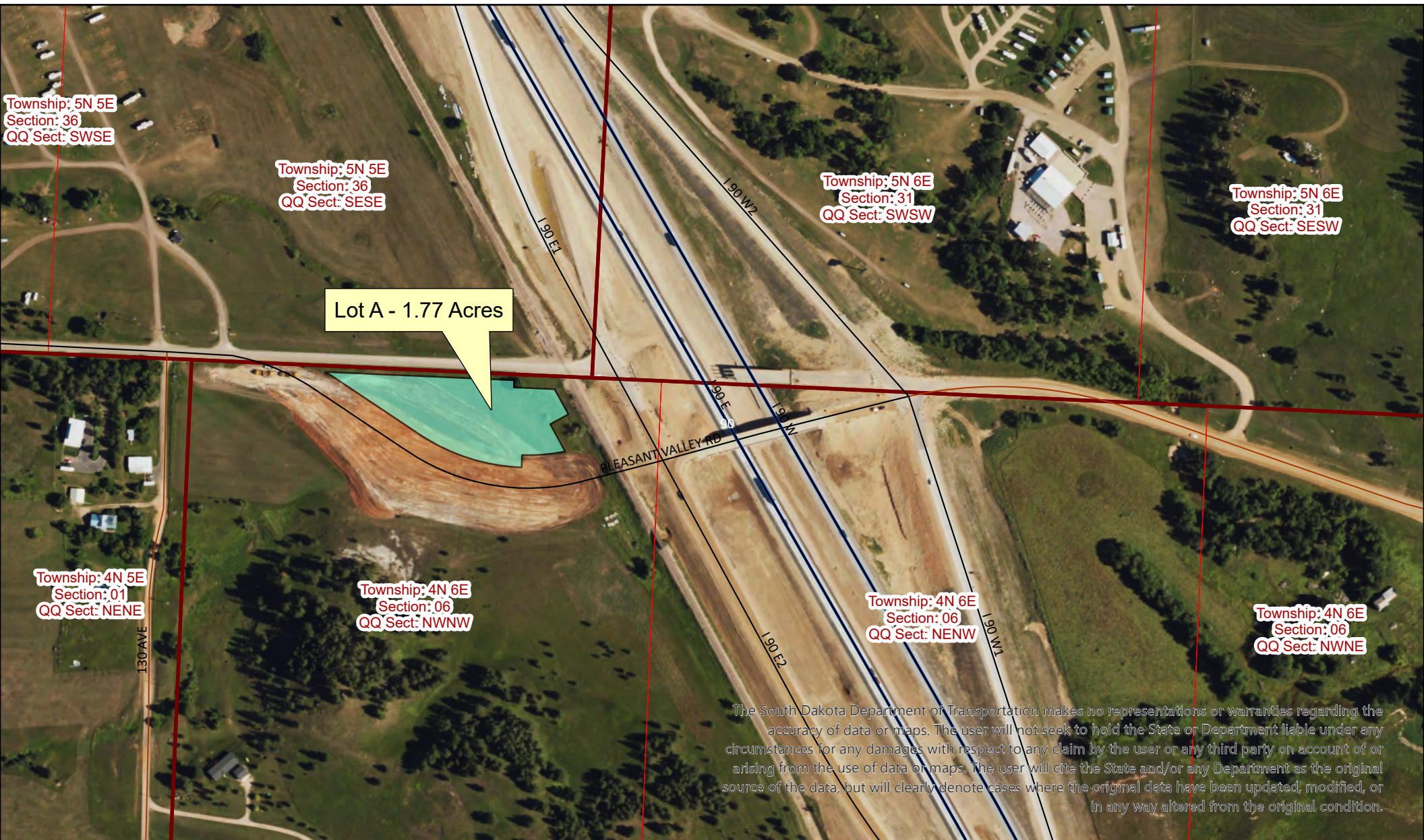
ROW Item #4

Overview Map



Proposed Disposal

Government Lot 3 & Government Lot 4 in Section 6, Township 4 North, Range 6 East



Legend

 Commission Items

0 0.04 0.09 0.18 Miles

PLAT OF LOT A

in Lot 1 of Beug Subdivision in Government Lot 3 and Government Lot 4
of Section 6 - Township 4 North - Range 6 East - B.H.M

MEADE COUNTY, SOUTH DAKOTA

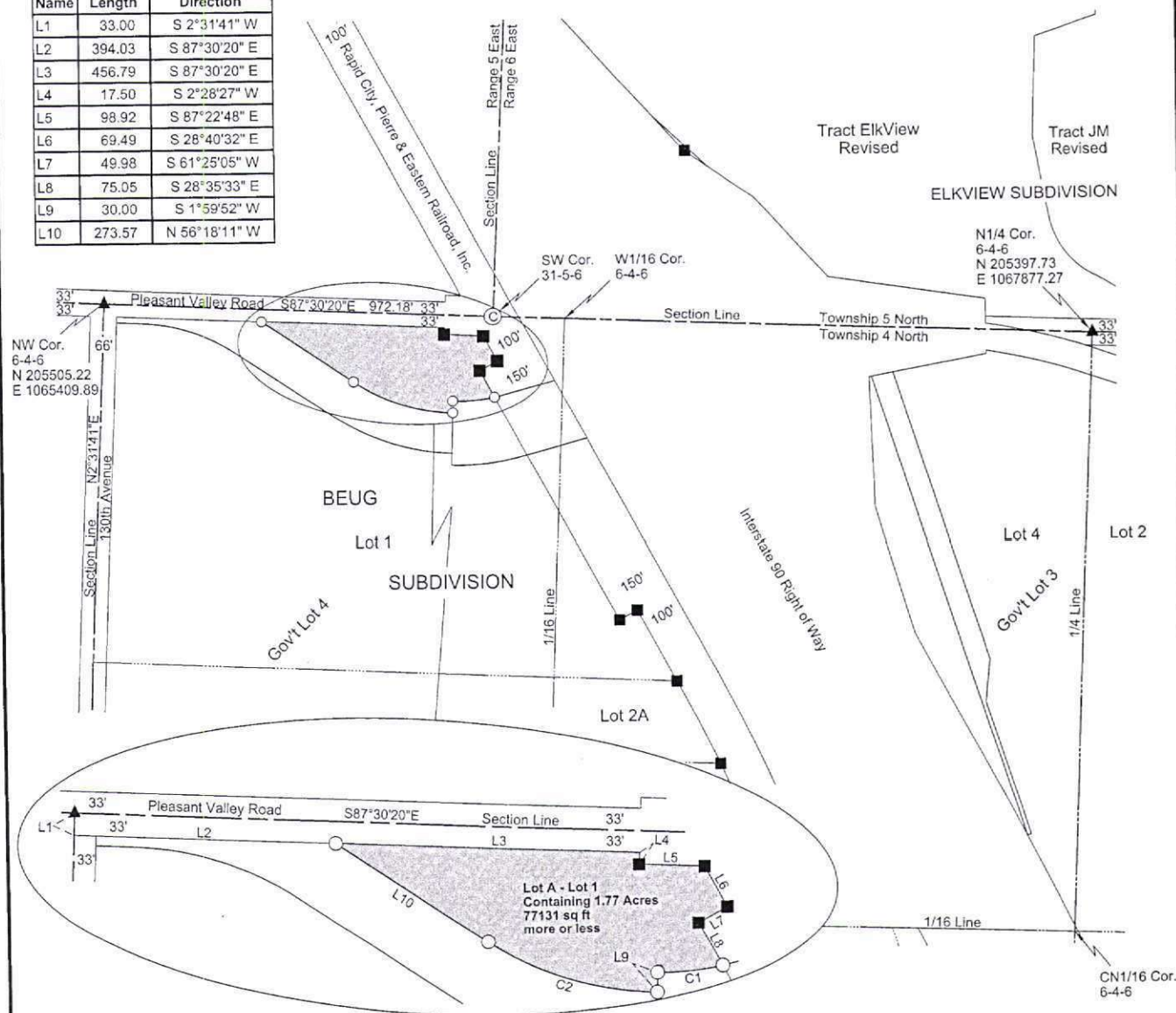
Scale: 1 inch = 300 feet

LEGEND

- ▨ = existing right of way
● = found R.O.W. corner
○ = set R.O.W. corner
▲ = found P.L.S.S. corner
△ = set P.L.S.S. corner
- ⊙ = calculated corner
■ = found property corner
□ = set property corner
(n) = not used for boundary location

Line Table		
Name	Length	Direction
L1	33.00	S 2°31'41" W
L2	394.03	S 87°30'20" E
L3	456.79	S 87°30'20" E
L4	17.50	S 2°28'27" W
L5	98.92	S 87°22'48" E
L6	69.49	S 28°40'32" E
L7	49.98	S 61°25'05" W
L8	75.05	S 28°35'33" E
L9	30.00	S 1°59'52" W
L10	273.57	N 56°18'11" W

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	445.00	104.77	104.53	52.63	3.08	3.10	S 85°15'10" W
C2	475.00	262.80	259.46	134.86	18.06	18.77	N 72°09'10" W



Note: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System North Zone NAD 83/2011 SF = 0.999839492

Revised 6-08-2021

Drawn By Michael Jordan Date July 27, 2020
Checked By Michael Jordan Date July 27, 2020

SURVEYOR'S CERTIFICATE

I, Michael A Jordan, 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 parcel 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 20th day of December, A.D., 20 21.

Michael A Jordan
Registered Land Surveyor
Registration No. 5353



OFFICE OF REGISTER OF DEEDS

State of South Dakota

County of _____ ss

Filed for record the _____ day of _____, A.D., 20 _____, at _____

therein.

Register of Deeds

Doc #22001371 Recording Fee \$20.00
MEADE COUNTY REGISTER OF DEEDS
Plats Book 28 Page 13 thru 13 1 Pages
Recorded 03/02/2022 at 9:22 AM

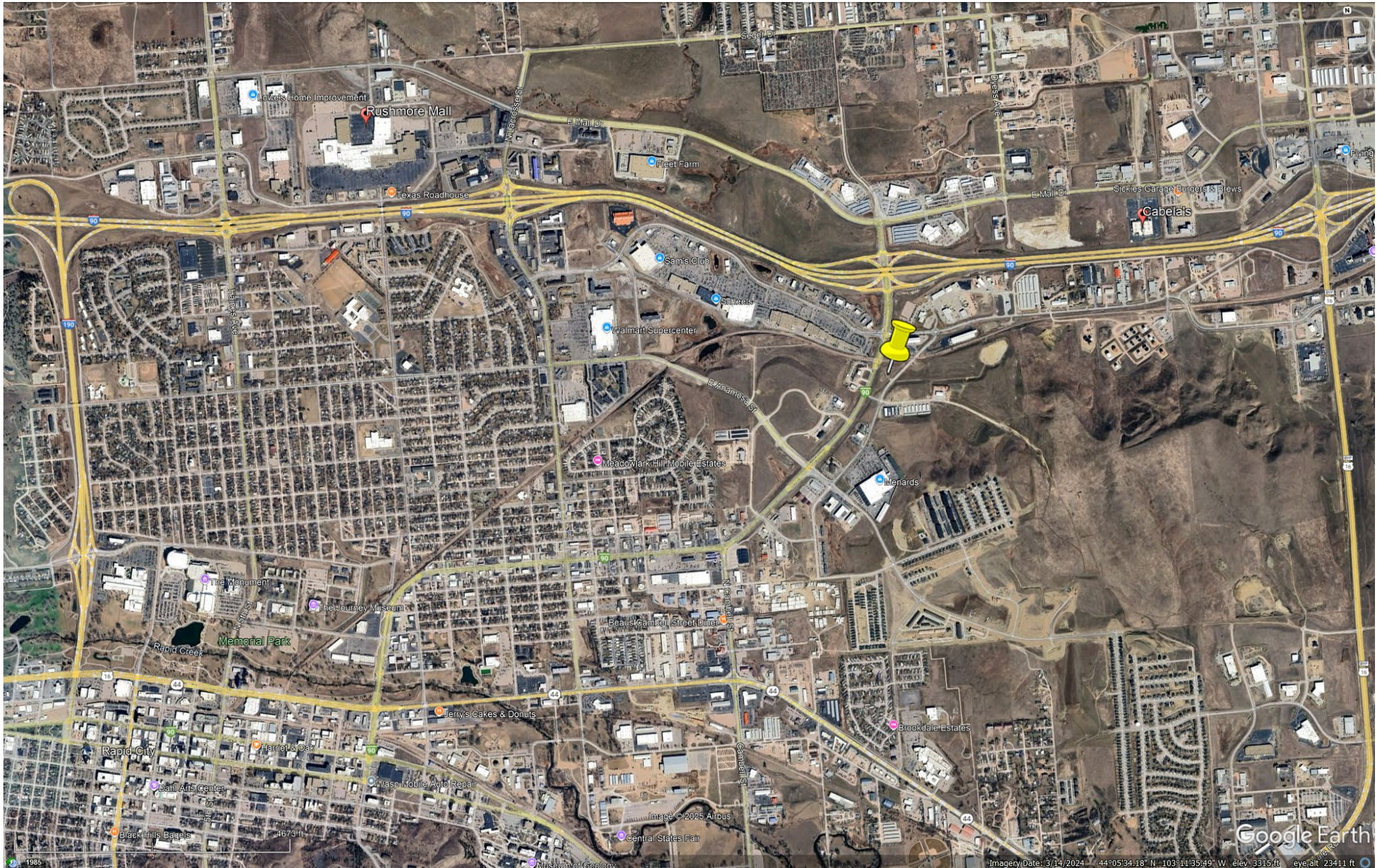
Lana Anderson, Register of Deeds



021G

207p4

ROW Item #5 Overview Map



Proposed Transfer to Pennington County

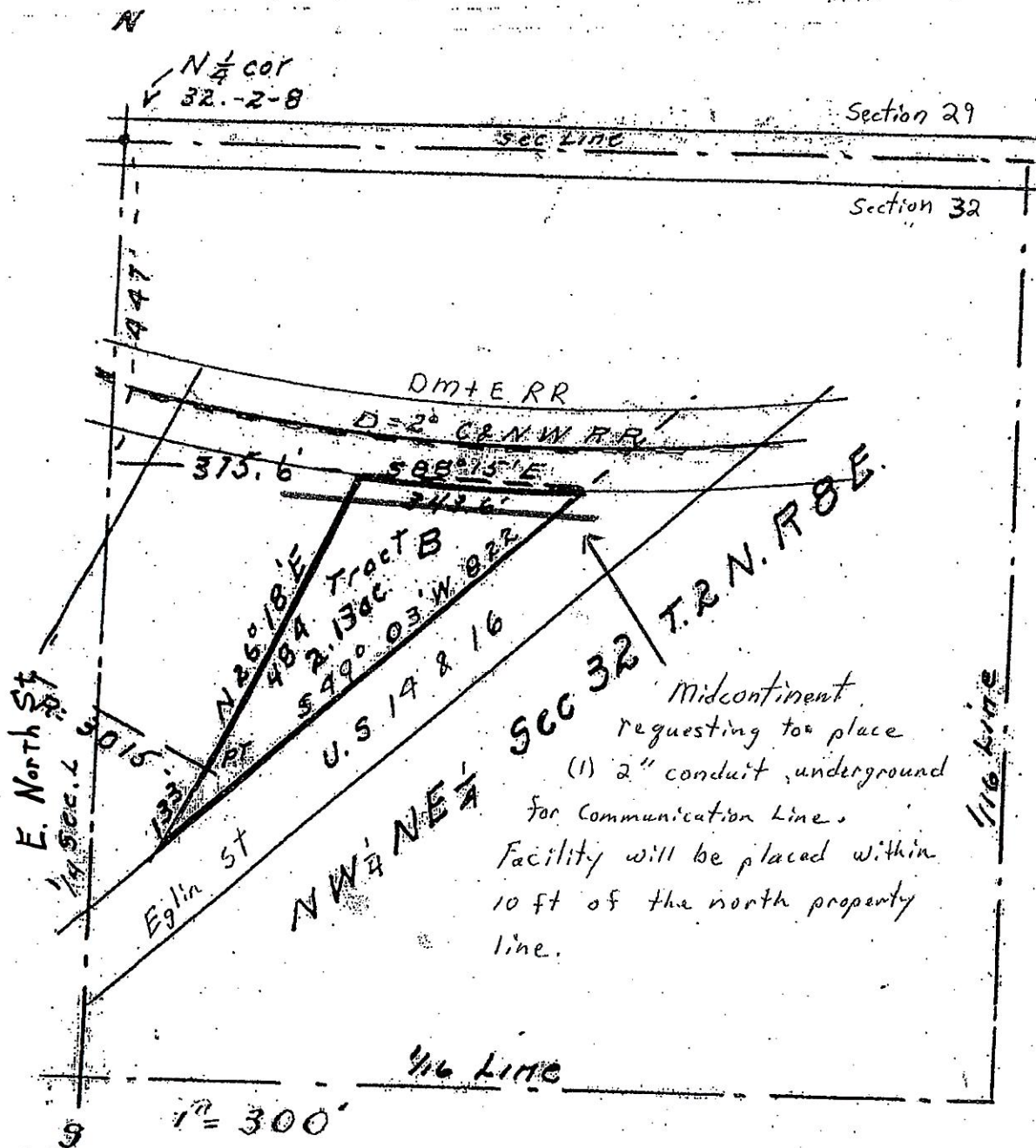
Section 32, Township 2 North, Range 8 East



Legend

Commission Items

0 0.03 0.07 0.13 Miles



PLAT OF LOT H1-TRACT B-NW⁴NE⁴32-T2N-R8E

Showing a tract of land to be acquired for highway purposes in
Tract B of the NW⁴NE⁴ of Section 32-Township
2 North-Range 8 East of the B.H.M.
for construction of Project No. BRD 9230()J3

PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1 inch = 200 feet

TRACT E
S 88° 41' 16" W
38.54'

TRACT F
R. 2514 70' 7"

LOT 1
N 1/4 Cor. 32-2-8
50' N 89° 37' 16" E 7
50'

LOT 2
33' 33'

LOT 3
50' NE Cor. 32-2-8

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