

**STAFF REPORT**  
**Rezone Application**  
**December 9, 2025**

**GENERAL INFORMATION:**

**PETITIONER** Samuel & Amanda Nordquist

**REQUEST** **REZONING: AGRICULTURAL DISTRICT (AG) TO LAKEFRONT DISTRICT (R-3)**

**LEGAL DESCRIPTION** A part of Sigaty Subdivision in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota; APPROX 5.7 acres North & East of Lot 1 Nordquist 3rd, Lots 1-17 Nordquist 4th, and 1-17 Nordquist 5th Subdivision. SEE SKETCH.

**CURRENT ZONING (SURROUNDING)** Agricultural District (AG) and Lakefront Residential (R-3) (see map attached)

**REPORTED BY** Erin Collins-Miles

**COMMENTS/HISTORY:**

1. The petitioner is requesting to Rezone the above-described proposed lots in order to create new lake lots without shore frontage.
  - a. The land cannot be platted prior to the Rezone as there can only be one Zoning classification on a parcel of land.
2. The lots would match the widths of Lots already existing within the original plat.
  - a. Currently, the land for the proposed Lots sits empty (no structures) and is currently used as pasture land.
3. The intent of the proposed lots is for current adjacent landowners to purchase if they wish.
  - a. Some portions of the pasture land are already being used to store miscellaneous items.
4. A 30' private access road is proposed to be created on the West side of Lot 1 of Nordquist Third Addition. The access road width is proposed to be 20' along the North side (back yard side) of proposed Lots, and is proposed to extend along all proposed Lots for ease of access. Please see proposed sketch for more detail.
5. The Rezone would make the land conform with other surrounding Zoning and bring it into compliance with the same use as other surrounding property.
6. The property is currently Zoned Agricultural.
  - a. A variance application also needs to be brought before the Board prior to approval of a rezone.
  - b. A plat will need to be filed upon the effective date of the rezone to establish new boundaries between zoning districts. Effective date is January 20, 2026.

7. Per the Marshall County Zoning Ordinance, A rezone can be permitted under TITLE 19, Chapter 19.7: noting that supporting language is listed under numbers 1 and 2.
8. No written comments or objections were received prior to the writing of this staff report.

**STAFF RECOMMENDATION/REVIEW:**

Staff has reviewed this Rezone. Although the land serves use as it is currently zoned, the intended use of the property would be for current property owners in adjacent lots to be offered the proposed backlots for purchase, if they choose. The land in question, as it currently sits, is used as pasture land. Based on the intended use of the proposed lake lots, a Rezone is necessary. No written comments or objections were received prior to the writing of this staff report.

**NOTICE OF PUBLIC HEARING OF THE MARSHALL COUNTY PLANNING AND ZONING COMMISSION AND MARSHALL COUNTY BOARD OF COUNTY COMMISSIONERS ON PROPOSED CHANGE OF THE ZONING ORDINANCE OF MARSHALL COUNTY**

Notice is hereby given pursuant to SDCL 11-2 that on the 9<sup>th</sup> day of December, 2025, at 9:00a.m. in the North Marshall Firehall Meeting Room in Britton, South Dakota, is the time and place when and where all persons interested therein may appear and be heard before the Marshall County Planning & Zoning Commission and Marshall County Board of County Commissioners, concerning the proposed changes to the Zoning Ordinance of Marshall County. The Planning and Zoning Commission will submit to the Board of County Commissioners their recommendation as to whether or not the following ordinance should be passed by the respective governing bodies. If recommended for approval the Board of County Commissioners will then have the first reading of the proposed ordinance change.

AN ORDINANCE ENTITLED, An Ordinance to amend the Marshall County Zoning Map.

Be it ordained by the Board of County Commissioners of Marshall County, South Dakota: that Title 4 chapter 4.2 adopted by Ordinance No.32, September 28, 2021 as amended, of the Zoning Ordinance of Marshall County be amended to classify the following property:

**A part of Sigaty Subdivision in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5<sup>th</sup> P.M., Marshall County, South Dakota; APPROX 5.7 acres North & East of Lot 1 Nordquist 3<sup>rd</sup>, Lots 1-17 Nordquist 4<sup>th</sup>, and 1-17 Nordquist 5<sup>th</sup> Subdivision. SEE SKETCH.**

**(Proposed rezone sketch available in the office of the Zoning Director. Per the proposed rezone sketch, the shaded area shows approx. 5.7 acres to be rezoned.)**

To "R-3" Lakefront Residential District from "AG" Agricultural District

BE IT FURTHER ORDAINED by the Marshall County Commission, Britton, South Dakota, that the zoning official for the County of Marshall is hereby authorized to change the official zoning map for the County of Marshall to reflect this Ordinance.

Passed and adopted this \_\_\_\_ day of \_\_\_\_ 20\_\_.

Matthew Schuller  
Chairperson

Megan Biel  
Auditor

Any persons wishing to present testimony may appear at said hearing or may file written comments with the Marshall County Auditor P.O. Box 130, Britton, South Dakota 57430 prior to said hearing.

Dated this 12<sup>th</sup> day of November, 2025.

Erin Collins-Miles, Marshall County Planning & Zoning Administrator

Published once at the total approximate cost of \_\_\_\_\_.

IT (NOV. 12)  
NOTICE OF PUBLIC  
HEARING OF THE  
MARSHALL COUNTY  
PLANNING AND ZONING  
COMMISSION AND  
MARSHALL COUNTY  
BOARD OF COUNTY  
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Any persons wishing to present testimony may appear at said hearing or may file written comments with the Marshall County Auditor P.O. Box 130, Britton, South Dakota 57430 prior to said hearing. Dated this 12<sup>th</sup> day of November, 2025. - Erin Collins-Miles, Marshall County Planning & Zoning Administrator  
Published at an approximate cost of \$25.25 and can be viewed free of charge at [www.sdpublicationnotices.com](http://www.sdpublicationnotices.com).

**NOTICE OF REQUEST TO REZONE**

Marshall County  
State of South Dakota

To: Marshall County Planning and Zoning Commission

Notice is hereby filed by SAMUEL & AMANDA  
NORDQUIST, landowner, and

\_\_\_\_\_, buyer, for the following described property to be rezoned from

Ag to Lake Front Residential

**Legally described as:** a part of SIGATY SUBDIVISION in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota; APPROX 5.7 ACRES NORTH & EAST OF LOT 1 NORDQUIST 3RD, LOTS 1-17 NORDQUIST 4TH, AND 1-17 NORDQUIST 5TH SUBDIVISION. SEE SKETCH

Landowner's Signature Samuel Nordquist Date 11/6/25

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

*For Internal Use Only:* Date Received: 11/7/25

Date of Hearing by Marshall County Planning Commission: December 9, 2025

Action taken by Zoning and Planning Commission:

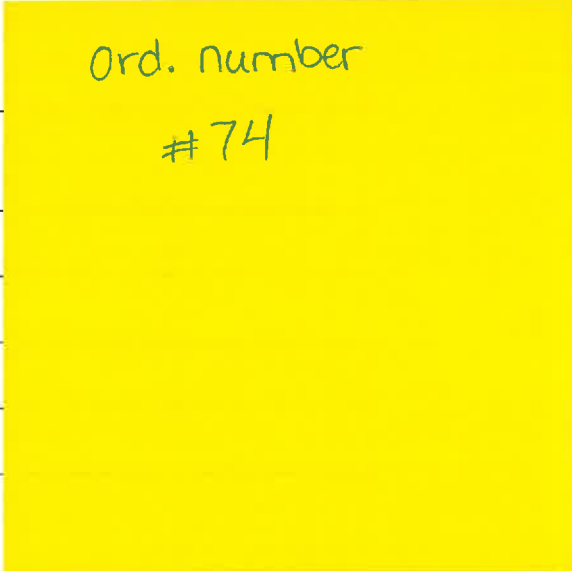
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of hearing(s) by Marshall County Commissioners:

December 30, 2025

Action taken by Marshall County Commissioners: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



MARSHALL COUNTY PLANNING & ZONING COMMISSION  
P.O.BOX 9  
BRITTON, SOUTH DAKOTA 57430

November 14, 2025

Dear Property Owner,

Please take notice that an application has been made by Samuel & Amanda Nordquist for a hearing before the Marshall County Planning & Zoning Commission and Marshall County Board of County Commissioners for a proposed change of the zoning ordinance of Marshall County.

The application is for the rezoning of an Area of Rezone for A part of Sigaty Subdivision in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota; APPROX 5.7 acres North & East of Lot 1 Nordquist 3rd, Lots 1-17 Nordquist 4th, and 1-17 Nordquist 5th Subdivision. SEE SKETCH. (Proposed rezone sketch available in the office of the Zoning Director. Per the proposed rezone sketch, the shaded area shows approx. 5.7 acres to be rezoned.) To "R-3" Lakefront Residential District from "AG" Agricultural District

The first reading of this application is on the agenda for a public hearing which will be held on December 9, 2025 at 9:00 am at the North Marshall Firehall Meeting Room.

This notice is sent to you as an owner of the property adjacent to the applicant. Should this request be of concern to you, you may appear at the above stated hearing or may send your comments to:

Marshall County Auditor  
PO Box 130  
Britton, SD 57430

Sincerely,



Erin Collins-Miles  
Planning and Zoning Director

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Marshall County Auditor  
PO Box 130  
Britton, SD 57430

Sincerely,



Erin Collins-Miles  
Planning and Zoning Director

**Sent to the following adjacent landowners on 11/14/25:**

1. Paula Hanson – 438375 Northside Dr. Lake City, SD

2. Travis & Nicole Stiegelmeier – 42863 SD HWY 10 Britton, SD 57430
3. Weldon & Ronda Hoesel – 15905 HWY 11 Lidgerwood, ND 58053
4. Craig & Julie Mauch – 16245 Co. Rd. 14 Barney, ND 58008
5. James & Judith Kleingarn – 13753 HWY 13 Milnor, ND 58060
6. Charles Hanson – 438712 Northside Dr. Lake City, SD 57247
7. Kurt & Shana Zuehlke – 42020 SD HWY 10 Britton, SD 57430
8. Anthony Satrang – 3552 Rolling Meadows Dr. Aberdeen, SD 57401
9. Lorne & Patricia Aadland – 438742 Northside Dr. Lake City, SD 57247
10. Amerman Family Trust c/o Lori Amerman – 42231 111<sup>th</sup> St. Britton, SD 57430
11. Jack & Dorene Brown – P.O. Box 55 Gwinner, ND 58040
12. Lee & Erica Tollefson – 11649 399<sup>th</sup> Ave. Houghton, SD 57449
13. Anthony Geist – 725 E 15<sup>th</sup> Ave. Mitchell, SD 57301
14. Jerry & David Wieber – 9970 County Rd 19 Lidgerwood, ND 58053
15. Betty Wettstein – 15232 County Rd 17 Lidgerwood, ND 58053
16. Norman & Carol Grobe – P.O. Box 287 Veblen, SD 57270
17. Darren & Pamela Burchill – 3585 Bridgeview Dr. SE Rochester, MN 55904
18. Karen Zuehlke – 42010 SD HWY 10 Britton, SD 57430
19. Douglas & Amy Jo Vietor – 11334 420<sup>th</sup> Ave. Britton, SD 57430
20. Lisa Dahme – 1208 7<sup>th</sup> St. Britton, SD 57430
21. Mark & Audrey Johnson – 306 West 3<sup>rd</sup> St. Pierpont, SD 57468
22. Dennis & Diane Healy – 438928 Northside Dr. Lake City, SD 57247
23. Roger Allen & Mary Jo Renner - 502 James Place Yankton, SD 57078
24. Ann Erickson – 438962 Northside Dr. Lake City, SD 57247
25. Scott & Jean Ann Phillips – P.O. Box 116 Lake City, SD 57247
26. Joyce Ogren – 411 9<sup>th</sup> St. Britton, SD 57430

ORDINANCE NO. 74

AN ORDINANCE AMENDING TITLE 4, CHAPTER 4.2  
AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY

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<u>Notice of Hearing</u>	<u>November 12, 2025</u>
<u>Passed First Reading</u>	<u>December 9, 2025</u>
<u>Passed Second Reading</u>	<u>December 30, 2025</u>
<u>Adopted</u>	<u>December 30, 2025</u>
<u>Published</u>	<u>December 31, 2025</u>
<u>Effective Date</u>	<u>January 20, 2025</u>

\_\_\_\_\_  
Matthew Schuller, Chairman  
Marshall County Commission

ATTEST: \_\_\_\_\_  
Megan Biel, Marshall County Auditor

Published once at the total approximate cost of \$\_\_\_\_\_.

MARSHALL COUNTY PLANNING & ZONING COMMISSION  
P.O.BOX 9  
BRITTON, SOUTH DAKOTA 57430  
605.448.7540

November 26, 2025

**TO:** Samuel and Amanda Nordquist  
444 W Roy Lake Ave.  
Lake City, SD 57247

To whom this may concern.

This letter shows the official schedule for your **Rezone** application. Please note that the first notice was published in the paper on November 12, 2025.

*Also note that future plat approval would be contingent upon the approval/effective date of this rezone and your variance to lot size.*

Please see below for detail:

**A part of Sigaty Subdivision in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5<sup>th</sup> P.M., Marshall County, South Dakota; APPROX 5.7 acres North & East of Lot 1 Nordquist 3<sup>rd</sup>, Lots 1-17 Nordquist 4<sup>th</sup>, and 1-17 Nordquist 5<sup>th</sup> Subdivision. SEE SKETCH.**

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<u>Adopted</u>	<u>December 30, 2025</u>
<u>Published</u>	<u>December 31, 2025</u>
<u>Effective Date</u>	<u>January 20, 2026</u>

If you have any questions, please contact my office.

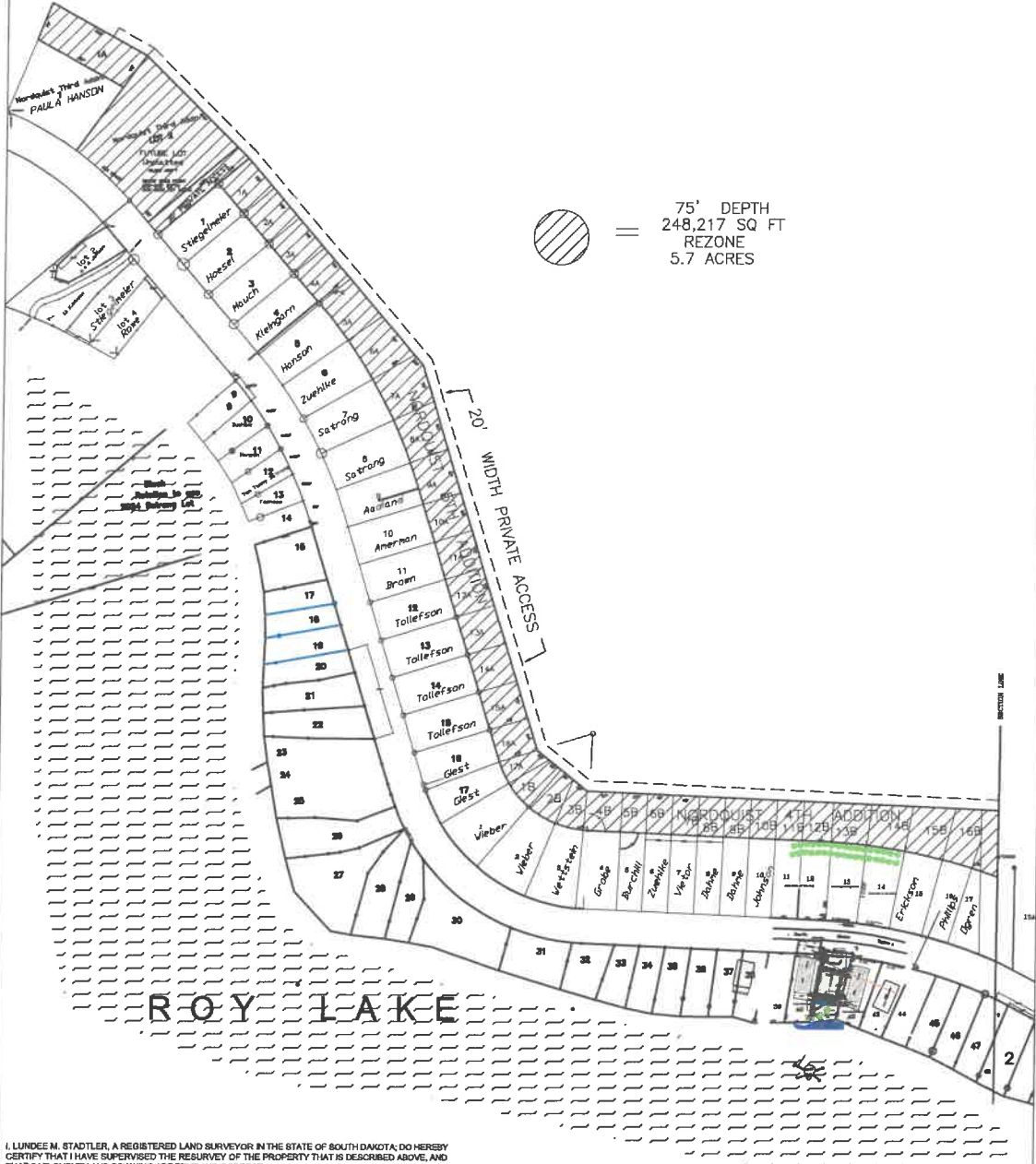
Sincerely,


Erin Collins-Miles  
Planning and Zoning Director

Letter sent via email on 11/26/25

**\*\*\*\* REZONE AREA \*\*\*\***

OF ±5.8 ACRES IN GOV'T LOTS 1,2, AND NE1/4SE1/4  
SECTION 21, T126N, R55W OF THE 5TH P.M.,  
MARSHALL COUNTY, SOUTH DAKOTA



 = 75' DEPTH  
 248,217 SQ FT  
 REZONE  
 5.7 ACRES

I, LUNDEE M. STADTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE RESURVEY OF THE PROPERTY THAT IS DESCRIBED ABOVE, AND THAT SAID SURVEY AND DRAWING ARE TRUE AND CORRECT.



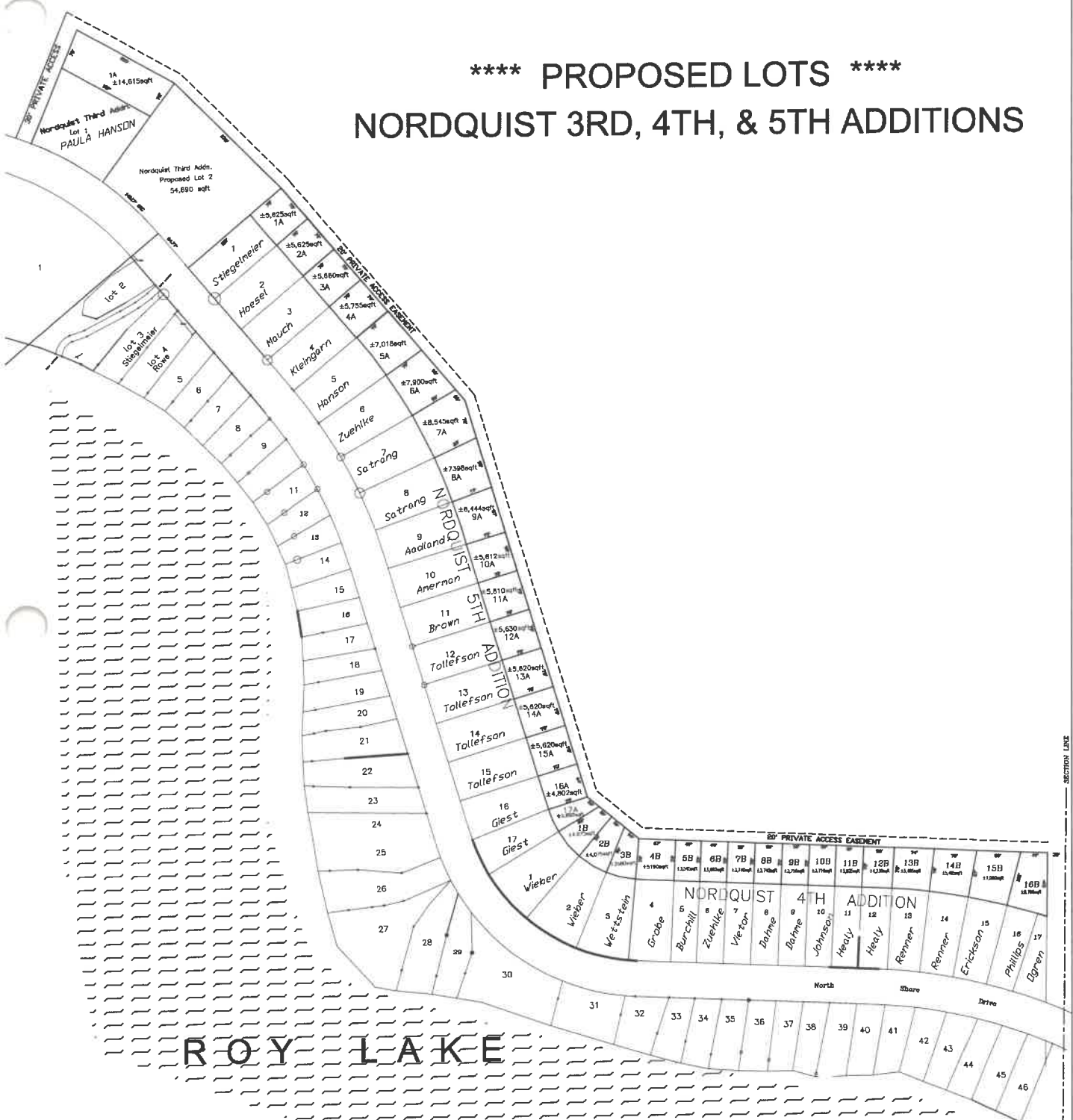
**Holton**  
SURVEYING & DESIGN LLC



GPS-NORTH MIDSTATES VRS  
SCALE: 1" = 300'  
DATE: FEBRUARY 2014

New road placement 11/20/25

\*\*\*\* PROPOSED LOTS \*\*\*\*  
 NORDQUIST 3RD, 4TH, & 5TH ADDITIONS




I, LUNDEE M. STADTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE RESURVEY OF THE PROPERTY THAT IS DESCRIBED ABOVE, AND THAT SAID SURVEY AND DRAWING ARE TRUE AND CORRECT.



**Holton**  
 SURVEYING & DESIGN, LLC

128 E HICKORY ST, SISSETON SD PH 605-698-3850  
 P L L C



GPS-NORTH MIDSTATES VRS  
 SCALE: 1" = 300'  
 ○ = CAPPED IRON PIN SET  
 ⊠ = RECOVERED MONUMENT

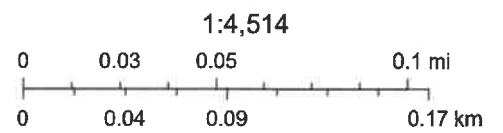
# MARSHALL COUNTY WEB VIEWER



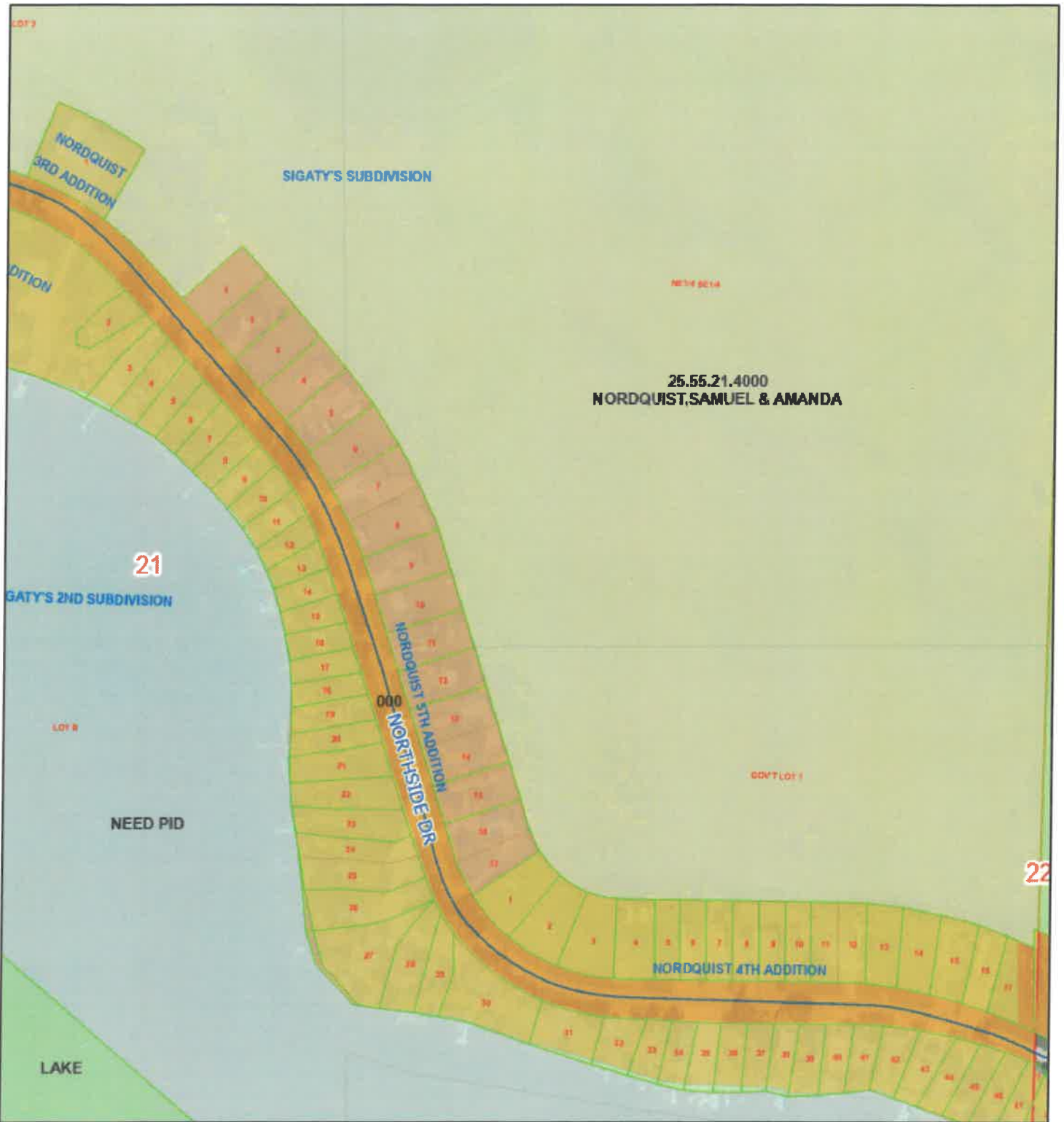
12/4/2025, 1:21:15 PM

- PLAT
- NORDQUIST 3RD ADDITION
  - NORDQUIST 4TH ADDITION
  - NORDQUIST 5TH ADDITION
  - NORDQUIST 6TH ADDITION

- SIGATY'S SUBDIVISION
- TOWNSHIPS
- SECTIONS
- PARCELS



# MARSHALL COUNTY WEB VIEWER



12/4/2025, 1:23:31 PM

1:4,514

- |                                 |                             |
|---------------------------------|-----------------------------|
| ZONING                          | ROY LAKE NORTHSIDE ADDITION |
| Agricultural District           | SIGATY'S 2ND SUBDIVISION    |
| Lake Front Residential District | SIGATY'S SUBDIVISION        |
| PLAT                            | TOWNSHIPS                   |
| NORDQUIST 3RD ADDITION          | SECTIONS                    |
| NORDQUIST 5TH ADDITION          |                             |

