

Planning & Development District III
1808 Summit St PO Box 687
Yankton, SD 57078
(605) 665-4408 or 800-952-3562
Fax: (605) 665-0303
districtiii@districtiii.org
www.districtiii.org

MEMORANDUM

To: U.S. Fish & Wildlife Service
SD Department of Game Fish & Parks – Wildlife Division

From: Brian McGinnis, Community Development Specialist

Date: October 8, 2013

Subject: Phase I Environmental Assessment - City of Yankton - Multiple Sites

The City of Yankton in conjunction with the Governor's Office of Economic Development is pursuing Certified Ready Status for five sites throughout the community. Our office has been retained to conduct a Phase I Environmental Assessment in accordance with the requirements prescribed by the American Society of Testing and Materials standard E1527-05. In addition to the Phase I work activities, the Certified Ready process requires consultation with the USFWS and SDGFP to assist in identification of any endangered species located on or near the proposed sites.

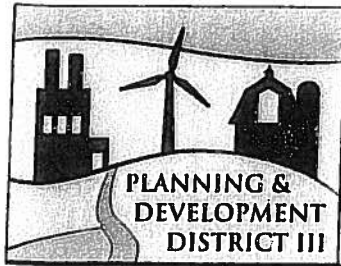
In order to complete the environmental review assessment process, we are requesting your comments with respect to the impact upon endangered species if the sites were developed. The City of Yankton has made a preliminary determination that development of the identified sites will not adversely impact any endangered species.

Please refer to the attachments which provide the legal description for the properties as well as a map of each illustrating its location. Unless you provide information to the contrary within thirty (30) days of the date of this letter, the Town of Alpena will consider that your agency has no adverse comments regarding the project.

Your earliest response will be greatly appreciated. Thank you for your assistance.

Planning & Development District III Executive Board:

Delayne Persson	Donald Reinesch	Rex Winter	Art Hertz	Lonnie Tjaden	John Clagget	Donita Loudner	Richard Lewis
Aurora County	Brule County	SCWDD	Great Lakes Assn	Freeman	Davison County	Buffalo County	Winner
Chairman	Vice-Chairman	Secretary					



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Phase I Environmental Assessment - City of Yankton - Multiple Sites

Property Legal Descriptions

Schenk Property:

Doris Schenk Addition, excluding that part of Doris Schenk Addition lying south of the railroad and further excluding Lot One (1) of Doris Schenk Addition, but including Lot Two (2) and further including the replat of Lot four (4, Tuckers Addition and the replat of Lot Fourteen (14), Tuckers 3rd Addition, located in the east half of the Southeast Quarter (E ½ SE ¼) Section Eight (8), Township Ninety Three (93), Range Fifty-Five (55), Yankton County, South Dakota, less highways and roads, subject to easement, restrictions and right-of-ways of record.

Brown Property:

Block Two (2), Kibbie's Second Addition in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) Section 9, Township Ninety-Three (93)North, Range 55 West of the 5th PM, Yankton County, South Dakota

Hagemann Property:

Lot Three (3), Hagemann Addition as per replat recorded in Book S19, page 311, EXCEPTING THEREFROM Parcel A of Lot Three (3), Hagemann Addition, as platted in Book S20, page 30, City and County of Yankton, South Dakota, less highways and roads

Yaggie Property:

Yaggies 3rd Addition, as per plat recorded in Book S6, page 47A & 47B, except Lot "A", as per plat recorded in Book S6, page 88, and except lot "B", as per plat recorded in Book S17, page 155, and except Lot "C", as per plat recorded in Book S18, page 88, and further excepting Lot "D", as per plat recorded in Book S18, page 352, all in located in the Northwest Quarter (NW ¼), Section Nine (9), Township Ninety-three (93), Range Fifty-five (55), Yankton County, South Dakota

Marquardt Property

Lot B and C of Lot 3, except the W 250', except the W 46' of the N 220' of Lot C of Lot 3 and except the N 416', except the N220' of the W347', except the W 205' of Lot C of 3; Lot A and B of Lot 14; Lot 15 of Whiting Subdivision; Lot 3 of Tucker's Addition and Lot 13 of Tucker's 3rd Addition all in Section 8, Township 93 North, Range 55 West of the 5th P.M., City of Yankton, South Dakota, containing 55.41 acres more or less.

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Aurora County	Brule County	SCWDD	Great Lakes Assn	Freeman	Davison County	Buffalo County	Winner
Chairman	Vice-Chairman	Secretary	At Large	At Large			



DEPARTMENT OF GAME, FISH, AND PARKS
Foss Building
523 East Capitol
Pierre, South Dakota 57501-3182

October 11, 2013

Mr. Brian McGinnis
Planning & Development District III
PO Box 687
1808 Summit Street
Yankton, SD 57078

**RE: Site Development
Yankton, South Dakota**

Dear Mr. McGinnis:

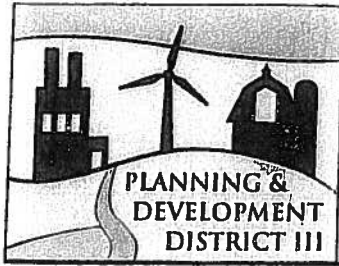
The South Dakota Department of Game, Fish and Parks, Wildlife Division, has reviewed the above project involving site development in the City of Yankton, South Dakota on the Schenk, Brown, Hagemann, Yaggie, and Marquardt properties.

At this time, the projects described will have no impacts on fish and wildlife resources. However, if the project design changes or if new information becomes available, please submit the changes for review.

If you have any other questions, please feel free to contact me at 605.773.6208.

Sincerely,


Leslie Murphy
Senior Biologist



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RECEIVED
 OCT 17 2013
 U.S. FISH & WILDLIFE SERVICE

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 SD Department of Game Fish & Parks – Wildlife Division

From: Brian McGinnis, Community Development Specialist *[Signature]*

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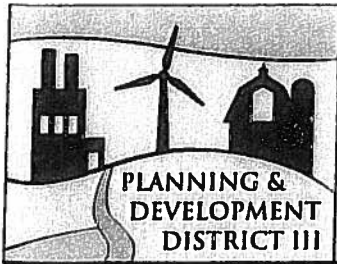
This constitutes a report of the Department of The Interior prepared in accordance with the Fish and Wildlife Coordination Act (16 U.S.C. 661 et seq.). We have reviewed and have NO OBJECTION to this proposed project.

10/22/13
 Date

Scott Larson
 Field Supervisor

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CERTIFIED READY SITE
NATIONAL WETLANDS
INVENTORY

ARCHERY SITE

Legend	
RAILROADS	NATIONAL WETLANDS INVENTORY
ROADS	PROJECT LOCATION
HARD SURFACE	TOWNSHIP
GRAVEL SURFACE	SECTIONS
LOW MAINTENANCE SURFACE	PARCELS
	CORPORATE LIMITS

Source: Yankton County GIS
 Yankton Area Progressive Growth
 US Fish & Wildlife Services

