

# THE YANKTON PLAN



## A Comprehensive Plan for Yankton, South Dakota

Prepared with  
The Citizens of Yankton  
By RDG Crose Gardner Shukert

November, 2003

ORDINANCE NO. 850

AN ORDINANCE ADOPTING A COMPREHENSIVE DEVELOPMENT PLAN  
KNOWN AS  
"THE YANKTON PLAN"  
INCLUDING ASSOCIATED MAPS AND OFFICIAL DOCUMENTS

BE IT ORDAINED, BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF  
YANKTON, SOUTH DAKOTA, THAT:

**Section 1.**

The City of Yankton, South Dakota, pursuant to the provisions of South Dakota Codified Law (SDCL) 11-6, hereby adopts a comprehensive plan including the adoption of current and future land use maps, transportation maps, comprehensive development plan, and other official maps and documents which measures are more fully shown in the document and exhibits on file in the City of Yankton Finance Office and entitled:

THE YANKTON PLAN  
A Comprehensive Plan for Yankton, South Dakota.

Said document is an ordinance establishing a Comprehensive Plan for the City of Yankton, South Dakota, and shall provide for the administration thereof, in accordance with the provisions of SDCL Chapter 11 and for the repeal of all documents in conflict therewith.

Pursuant to SDCL 9-19-7 upon completion of consideration and action, a notice and fact of adoption will be published in lieu of publishing the entire comprehensive plan.

**Section 2.** Saving Clause.

Should any section, clause, or provision of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

**Section 3.** Effective Clause.

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Adopted: 11-10-03  
1st Reading: 9-22-03  
2nd Reading: 11-10-03  
Publication Date: 11-28-03  
Effective Date: 12-18-03

  
\_\_\_\_\_  
C.N. Gross, Mayor

Attest:

  
\_\_\_\_\_  
Al Viereck, Finance Officer

## **ACKNOWLEDGEMENTS**

*The authors gratefully acknowledge the support, friendship and commitment of the citizens of Yankton. We would like to express special gratitude to the members of the Planning Coordinating Committee, Planning Commission and City Commission, for time and vision in developing this plan. We are especially grateful to Dave Mingo for his leadership during the planning process and for city staff who shared their time, knowledge and expertise with us. We appreciate the efforts of these people and others and are excited about the future of this historic community.*

### **Mayor**

Charlie Gross

### **City Commission**

Terry Crandall  
Kurt Hauser  
Judy VanDerhule  
Galen Goeden

Dave Dickinson  
Ron Tappe  
Bill "Duke" Ellingson  
Curt Bernard

Rob Burton\*  
Jim Means \*

### **Planning Commission**

Steve Pier, Chairman  
Buddy Hovland  
Scott Henderson  
Robert Beard  
Dan Specht

Chris Specht  
Ed Nebola  
Mike Lemon  
Dan Rupiper

Jim Kirk \*

\*Former members

### **City Manager**

Eric Swanson

### **Community Development Director**

Dave Mingo

### **The Yankton Plan Coordinating Committee**

Terry Crandall  
Galen Goeden  
Ed Nebola  
Jim Kirk  
Steve Pier  
Dave Mingo  
Al Viereck  
Tony Erickson  
Bob Cappel  
Gladys Onsted  
Darwin Tessier  
Cena Bernard  
Dr. Wayne Kindle  
Frank Giganti  
Dan Harts  
Carolyn Cappel

Charlie Gross  
Jerry Hisek  
Dan Rupiper  
Mike Lemmon  
Robert Beard  
Kevin Kuhl  
Daisy Halvorson  
Dan Eisenbraun  
Tom Slowey  
Ken Schmidt  
Gary Dybsetter  
Tammy Matuska  
Russ Pearson  
Tom Steinbach  
Pam Kettering  
Kathie Gerstner

Dave Dickinson  
Buddy Hovland  
Scott Henderson  
Chris Specht  
Roger Pierce  
Eric Swanson  
Christine Wilbur  
Ron Kraft  
Marian Gunderson  
Dean Christensen  
Yvette Lafrentz  
Larry Olson  
Bill Kerr Sr.  
Elliot Ferrell  
Dr. Joe Gertsema  
Judy Vanderhule

# TABLE OF CONTENTS

<b>Introduction</b>	<b>1</b>
<b>Chapter One:</b> A Profile of Yankton	7
<b>Chapter Two:</b> Growth and Land Use	15
<b>Chapter Three:</b> Mobility for All	53
<b>Chapter Four:</b> A Recreation Lifestyle	73
<b>Chapter Five:</b> Public Services	95
<b>Chapter Six:</b> Housing Yankton	107
<b>Chapter Seven:</b> The Visual City	121
<b>Chapter Eight:</b> A Center on the River	139
<b>Chapter Nine:</b> Plan Implementation	155
<b>Appendix A:</b> Yankton Community Survey	175
<b>Appendix B:</b> Planning Coordinating Committee Focus Groups	183
 <b>Maps</b>	
Map 2.1: Existing Land Use	<i>Following page 22</i>
Map 2.2: Development Concept	<i>Following page 34</i>
Map 2.3: Development Policy Zones	<i>Following page 36</i>
Map 2.4: Future Land Use	<i>Following page 46</i>
Map 3.1: Existing Functional Classification	<i>Following page 56</i>
Map 3.2: Proposed Transportation Concept	<i>Following page 66</i>
Map 4.1: Existing Park Service Area	<i>Following page 80</i>
Map 4.2: Proposed Parks and Public Facilities Concept	<i>Following page 84</i>
Map 8.1: Downtown Yankton Conceptual Master Plan	<i>Following page 148</i>

The signed City of Yankton Zoning Map is on file at the City Manager’s office.

