

Annexation Overview

I. Annexation Defined

Annexation is the incorporation of land area into a municipality—in this instance, the city of Sioux Falls.

II. A Short History of Annexation in Sioux Falls

What follows below are some, but not all, of the more noteworthy annexations that have had annexation studies completed through time in Sioux Falls.

- ***Orchard Heights***

The annexation of Orchard Heights in central Sioux Falls took place in 1978 [Resolution 305-78]. It included a Neighborhood Plan. The area had an existing 73 dwelling units on individual wells and septic tanks.

- i. Infrastructure timetable; where sewer and water are necessary, they should be routed so that petitioner is serviced at the least expense to others, no curb and gutter, 28'–32' asphalt with rolled edge.

- ***Norton-Froehlich***

The annexation of the Norton-Froehlich subdivisions in northern Sioux Falls took place from 1979 to 1982 [Resolution 82-220/82-222—Nov. 1982]. It was included in the 1979 schedule for annexation of four subdivisions on the city's fringe—Norton-Froehlich, Sunny View Acres, East Acres, and Capitol Hill. The subsequent study, Sioux Falls Township Annexation Study, was completed in November 1981.

Norton-Froehlich subdivision had an existing sanitary sewer district which was providing water and sewer for the residents (approximately 500 users). This was an issue during annexation due to capital costs, maintenance costs, and system requirements.

- i. Infrastructure timetable; street, sidewalk, lights, and drainage with petition.
 - 1. 4th Avenue water main; poor drainage along with street improvements to drainageway along Benson Road and drainageway to the east.

- ***Hayward***

The annexation of Hayward in western Sioux Falls took place in 1984 [Resolution 319-84—1984]. The annexation included a neighborhood plan—Hayward Area Annexation Study. The area had an existing 590 dwelling units that were served with a sanitary sewer district. The agreement was for a phased annexation throughout 1983, 1984, and 1985.

- i. Infrastructure timetable; City agrees to provide utilities and municipal services according to the timetable in the 1982 Study.
 1. Street, sidewalks, lights, water, drainage with petition.
 2. Parks by 2000.
 3. Study, costs of installing infrastructure will be assessed to the adjacent benefitting property owner.

- ***East Acres***

The annexation of the East Acres subdivision in east Sioux Falls took place from 1979 to 1982 [Resolution 315-81—Dec. 1981]. It was included in the 1979 schedule for annexation of four subdivisions on the city's fringe—Norton-Froehlich, Sunny View Acres, East Acres, and Capitol Hill. The subsequent study, Sioux Falls Township Annexation Study, was completed in November 1981. East Acres subdivision had an existing 53 dwelling units.

- i. Infrastructure timetable; upon petition, sewer, water, curb and gutter, street, sidewalk, lights.
 1. Connection to lift station; Sycamore Avenue water, well-drained with street improvements toward Sycamore Avenue, tanker truck from Station 4.

- ***Capitol Hill***

The annexation of the Capitol Hill subdivision in east Sioux Falls took place from 1979 to 1982 [Resolution 315-81—Dec. 1981]. It was included in the 1979 schedule for annexation of four subdivisions on the city's fringe—Norton-Froehlich, Sunny View Acres, East Acres, and Capitol Hill. The subsequent study, Sioux Falls Township Annexation Study, was completed in November 1981. Capitol Hill subdivision had an existing 38 dwelling units.

- i. Infrastructure timetable; upon petition, sewer, water, curb and gutter, street, sidewalk, lights.
 1. Northeast interceptor, Sycamore Avenue water, well-drained with street improvements toward Sycamore Avenue, tanker truck from Station 4.

- ***Sunny View Acres***

The annexation of the Sunny View Acres/Elliott's subdivision in east Sioux Falls took place in 1978 [Resolution 315-81—Dec. 1981]. It was included in the 1979 schedule for annexation of four subdivisions on the city's fringe—Norton-Froehlich, Sunny View Acres, East Acres, and Capitol Hill. The subsequent study, Sioux Falls Township Annexation Study, was completed in November 1981. Sunny View subdivision had an existing 91 dwelling units.

- i. Infrastructure timetable; upon petition, sewer within Sycamore Avenue, water in Dubuque Avenue, curb and gutter, street, sidewalk, lights, drainage with or without annexation, tankers from Fire Station 4.

- **Northwest**

The annexation of the northwest area of Sioux Falls took place from 1979 to 1982 [Resolution 82-222—Nov. 1982]. It was included in the 1979 schedule for annexation of four subdivisions on the city's fringe—Norton-Froehlich, Sunny View Acres, East Acres, and Capitol Hill. The subsequent study, Sioux Falls Township Annexation Study, was completed in November 1981.

- i. Infrastructure timetable; Sencore Drive sewer line, new lift station, 1982 water along Westport Avenue, sewer, curb and gutter, streets, sidewalks, lights, well-drained, Fire Station 5.

- **Northwest Annexation**

The annexation of the sewer basin within the northwest area of Sioux Falls took place in June 1984 [Resolution 84-98]. The basin is north and west of Madison Street to 60th Street North, west of I-29.

- i. Infrastructure timetable; Sioux River North Interceptor, 4,000 acres.

- **Highland**

The annexation of the northcentral subdivision of Sioux Falls took place in 2001 [Resolution 116-01/137-01]. The subdivision had 4 dwelling units.

- i. Infrastructure timetable; preparation of engineering plans and specifications will begin on the installation of all municipal utility and street improvements upon receipt of a petition signed by one or more property owners within the area requesting one or more of these municipal services. These municipal services include sewer, water, curb and gutter, street grading and graveling, driveway approaches, street pavement, drainage improvements, sidewalk, and streetlights. The desired improvements will be constructed within two years (three years for the final street surfacing) of the City's receipt of a petition unless delayed by legal challenge.

The cost of installing the infrastructure improvements described above will be assessed to the adjacent benefiting property owners.

- **Southwest**

The annexation of the southwest area of Sioux Falls took place in 2003 [Resolution 06-03/43-03]. The subdivision had 15 dwelling units. There was a Southwest Annexation Study completed with this annexation.

- i. Infrastructure timetable; preparation of engineering plans and specifications will begin on the installation of all municipal utility and street improvements

upon receipt of a petition signed by one or more property owners within the area requesting one or more of these municipal services. These municipal services include sewer, water, curb and gutter, street grading and graveling, driveway approaches, street pavement, drainage improvements, sidewalk, and streetlights. The desired improvements will be constructed within two years (three years for the final street surfacing) of the City's receipt of a petition unless delayed by legal challenge. State law requires connection of plumbing fixtures to a public water sewer system that are within 200 feet of the system (SDCL §9-48-53). Summary of Actions and Policies.

- ***Old Yankton Trail Area***

The annexation of the Old Yankton Trail area of Sioux Falls took place in 1991 [Resolution 365-91]. The area had approximately 30 dwelling units and a place of worship. There was a Louise Avenue and I-229 Study completed with this annexation.

- i. Infrastructure timetable; municipal services by petition for existing areas. New interstate interchange at Louise Avenue and I-229 and Louise Avenue extended to 69th Street in 1992, 57th Street built under I-229 by 1997, Fire Station 4 built in 1995.