

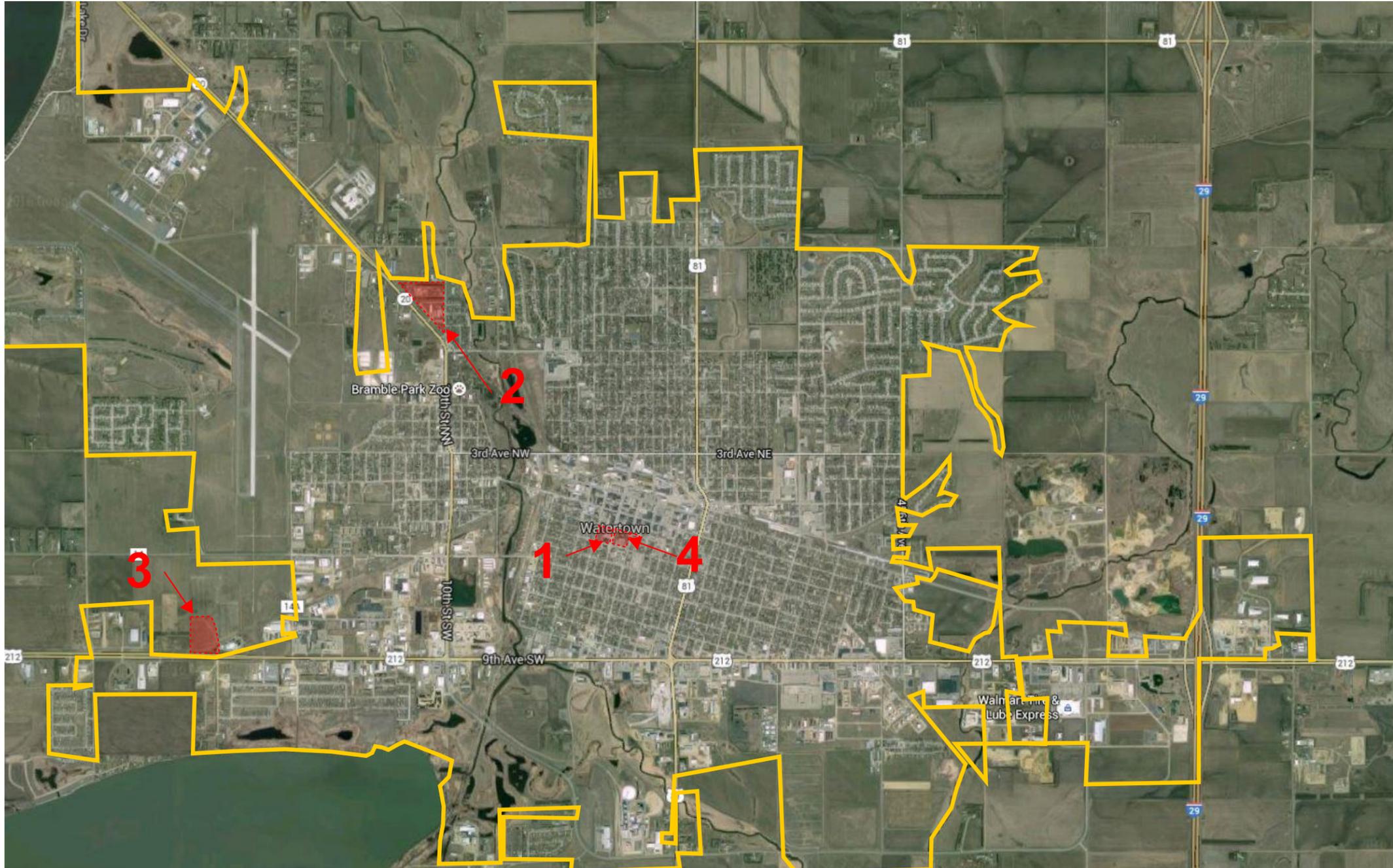


# Codington County Justice Facilities Study

Workshop N<sup>o</sup> 4 - 08/08/2016  
(Revised)

08/08/2016

# POSSIBLE SITES FOR EVALUATION



1. CITY AUDITORIUM BLOCK
  - A (see sheets 10-12 for existing courthouse remodeling)
  - B
2. COUNTY HIGHWAY DEPARTMENT
  - (see sheets 10-12 for existing courthouse remodeling)
3. WEST 212
  - (see sheets 10-12 for existing courthouse remodeling)
4. COURTHOUSE BLOCK
  - A
  - B
  - C
  - D (Omitted)

\*Note: in all existing courthouse concept plans there is no change to the third level of the courthouse





**SITE No. 1 (PREVIOUSLY NO.5)  
CITY AUDITORIUM BLOCK:**

- EXISTING:**
- SIZE OF SITE: 122,683 SF
  - ZONING CLASSIFICATION: CI
  - FRONT SETBACK: 0 FT
  - REAR SETBACK: 0 FT
  - SIDE SETBACK: 0 FT (30 FT ADJ. TO R)
  - BUILDING HEIGHT LIMIT: 50 FT
  - ON-SITE PARKING REQUIREMENTS: EXEMPT, PER CITY ORDINANCE
  - DISTANCE TO EXISTING COURTHOUSE: 350 FT
  - COUNTY OWNED: NO





**SITE No. 1 (PREVIOUSLY NO.5)**  
**CITY AUDITORIUM BLOCK:**

**A**  
**GOALS**

GOALS	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING	X	
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING	X	
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

SCALE: 1" = 50'-0"

# Codington County Justice Facilities Study

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**SITE No. 1 (PREVIOUSLY NO.5)**  
**CITY AUDITORIUM BLOCK:**

**B - ALL JUDICIAL FUNCTIONS IN THIS OPTION**

GOALS	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING	X	
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING	X	
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

SCALE: 1" = 50'-0"

# Codington County Justice Facilities Study

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**SITE No. 2 (PREVIOUSLY NO.6)  
COUNTY HIGHWAY  
DEPARTMENT:**

- EXISTING:**
- SIZE OF SITE: 752,636 SF
  - ZONING CLASSIFICATION: II
  - FRONT SETBACK: 40 FT
  - REAR SETBACK: 30 FT
  - SIDE SETBACK: 20 FT
  - BUILDING HEIGHT LIMIT: 40 FT
  - ON-SITE PARKING REQUIREMENTS:  
I SPACE PER 250 SF (OFFICE)
  - DISTANCE TO EXISTING  
COURTHOUSE: 1.9 MILES
  - COUNTY OWNED: YES
  - PARKING REQUIRED: 98 TOTAL +/-  
(JAIL AND SHERIFF'S OPERATIONS ONLY)

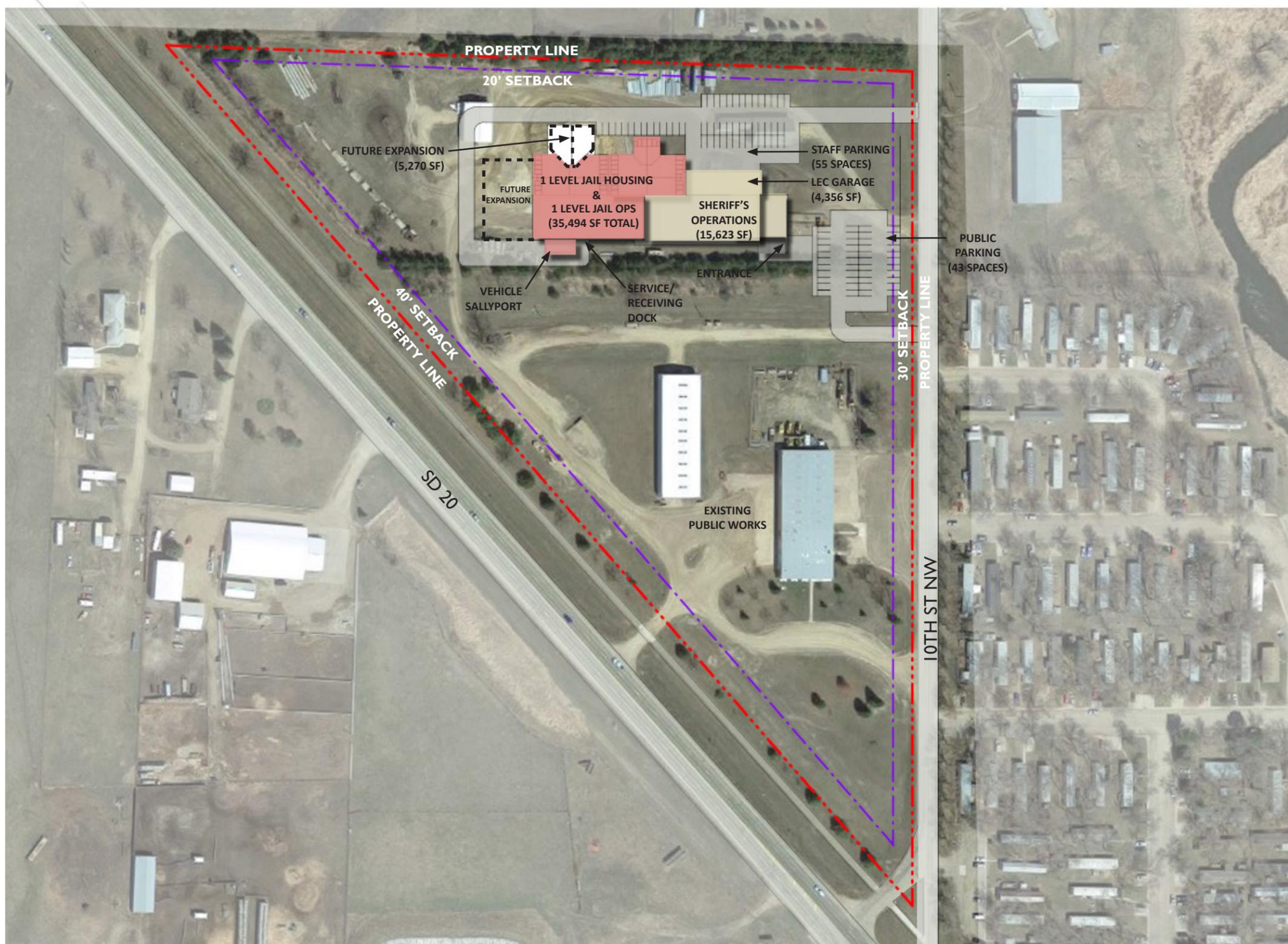
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**SITE No. 2 (PREVIOUSLY NO.6)**  
**COUNTY HIGHWAY DEPARTMENT:**

**GOALS**

	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING	X	
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING	X	
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

SCALE: 1" = 160'-0"

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**SITE No. 3 (PREVIOUSLY NO.8)**  
**WEST 212:**

- EXISTING:**
- SIZE OF SITE: 415,752 SF
  - ZONING CLASSIFICATION: AG / II
  - FRONT SETBACK: 40 FT
  - REAR SETBACK: 30 FT
  - SIDE SETBACK: 20 FT
  - BUILDING HEIGHT LIMIT: 40 FT
  - ON-SITE PARKING REQUIREMENTS:
    - I SPACE PER 250 SF (OFFICE)
  - DISTANCE TO EXISTING COURTHOUSE: 2.6 MILES
  - COUNTY OWNED: YES
    - \*REQUIRES ANNEXATION
  - PARKING REQUIRED: 98 TOTAL +/- (JAIL AND SHERIFF'S OPERATIONS ONLY)

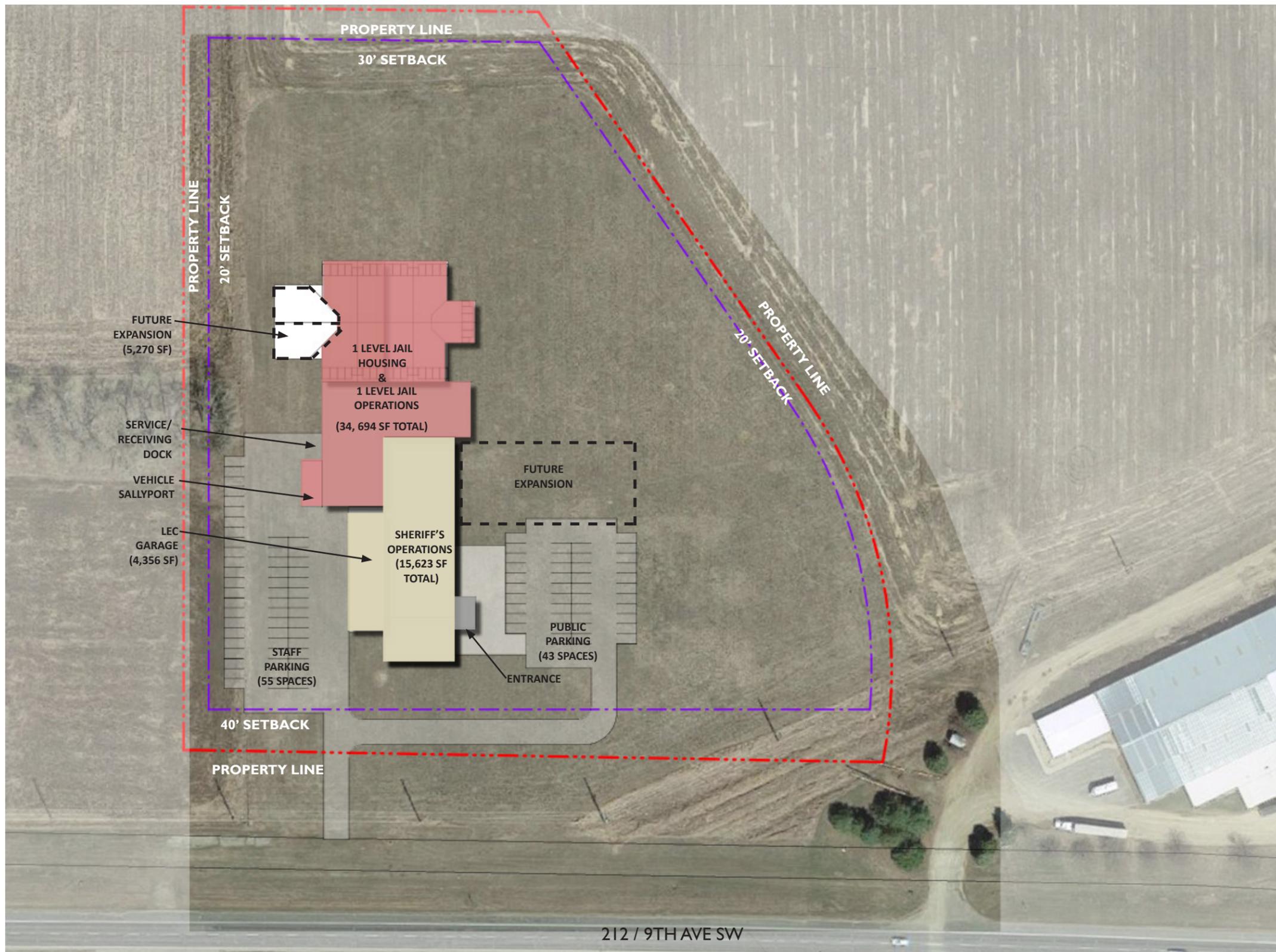
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SCALE: 1" = 100'-0"

**SITE No. 3 (PREVIOUSLY NO.8)**  
**WEST 212:**

**GOALS**

1. MEETS 20 YEAR PROGRAM REQUIREMENTS
2. ALLOWS FOR FUTURE EXPANSION
3. PRESERVE HISTORIC FACADE AND ROTUNDA
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY
5. JAIL OPERATIONS ON ONE LEVEL
6. COURTS OPERATIONS ON ONE LEVEL
7. COURTS OPERATIONS IN ONE BUILDING
8. CONSTRUCTION CAN BE PHASED IF NEEDED
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE
10. PROVIDES ON-SITE PARKING
11. UTILIZES EXISTING BUILDINGS
12. COUNTY OWNED

	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING	X	
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE		X
10. PROVIDES ON-SITE PARKING	X	
11. UTILIZES EXISTING BUILDINGS		X
12. COUNTY OWNED	X	

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# COURTHOUSE REMODELING AND NEW SECURE ENTRANCE

## 1A, 2, 3



GROUND LEVEL  
SCALE: 1" = 30'-0"

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COURTHOUSE REMODELING  
AND NEW SECURE ENTRANCE  
1A, 2, 3



FIRST LEVEL  
SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

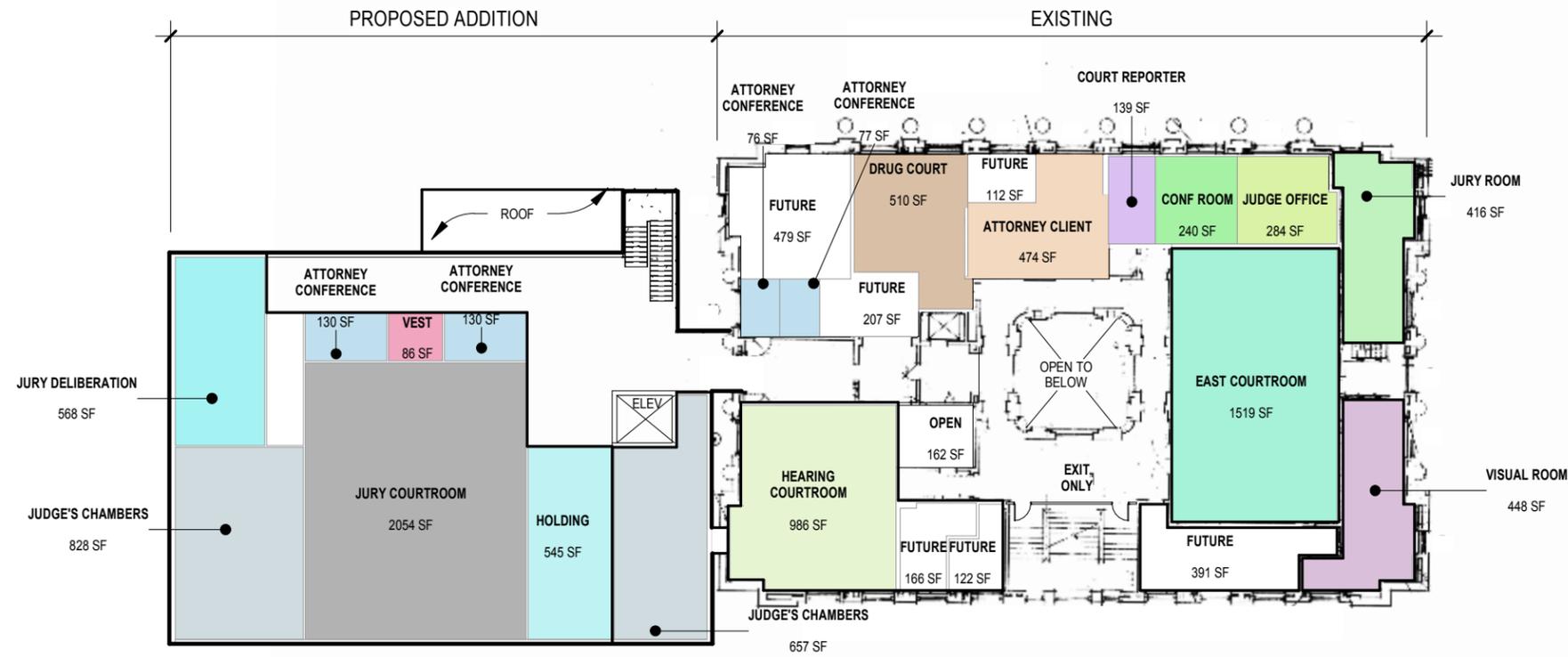
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COURTHOUSE REMODELING  
AND NEW SECURE ENTRANCE  
IA, 2, 3



SECOND LEVEL  
SCALE: 1" = 30'-0"

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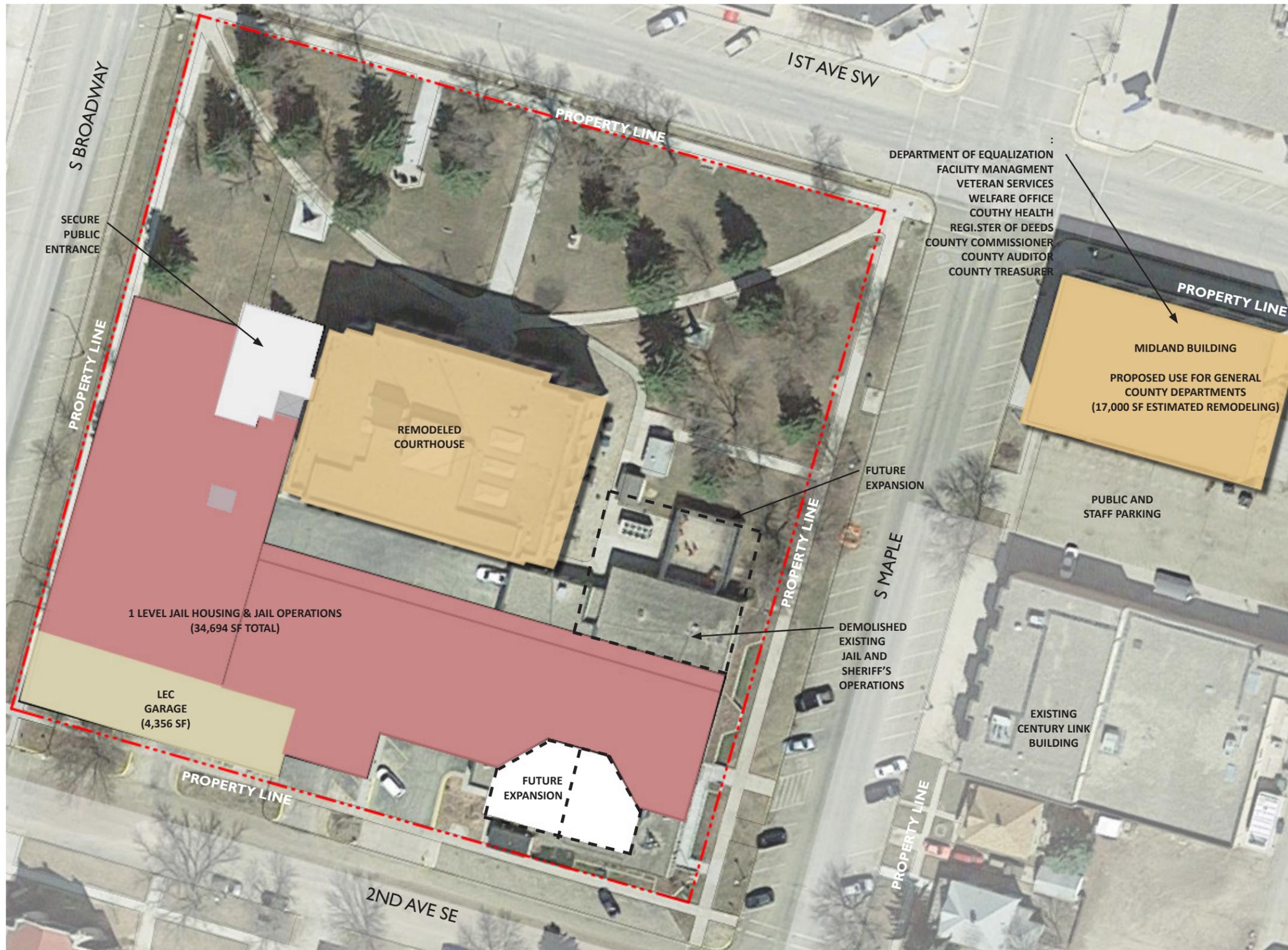
**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE**

**A**

**EXISTING:**

- SIZE OF SITE: 124,505 SF
- ZONING CLASSIFICATION: CI
- FRONT SETBACK: 0 FT
- REAR SETBACK: 0 FT
- SIDE SETBACK: 0 FT (30 FT ADJ. TO R)
- BUILDING HEIGHT LIMIT: 50 FT
- ON-SITE PARKING REQUIREMENTS: EXEMPT, PER CITY ORDINANCE
- DISTANCE TO EXISTING COURTHOUSE: 0 FT
- COUNTY OWNED: COURTHOUSE - YES  
MIDLAND BUILDING - NO





**SITE No. 4 (PREVIOUSLY NO.15)**  
**COURTHOUSE & MIDLAND BUILDING**

**A.** MOVE GENERAL GOVERNMENT SERVICES TO THE MIDLAND BUILDING AND UTILIZE THE EXISTING COURTHOUSE FOR COURT SERVICES, WITH A NEW JAIL AND SHERIFFS OPERATIONS, DEMOLISHING THE EXISTING JAIL AND SHERIFFS OPERATIONS

**GOALS**

	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING		X
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING		X
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

SCALE: 1" = 50'-0"

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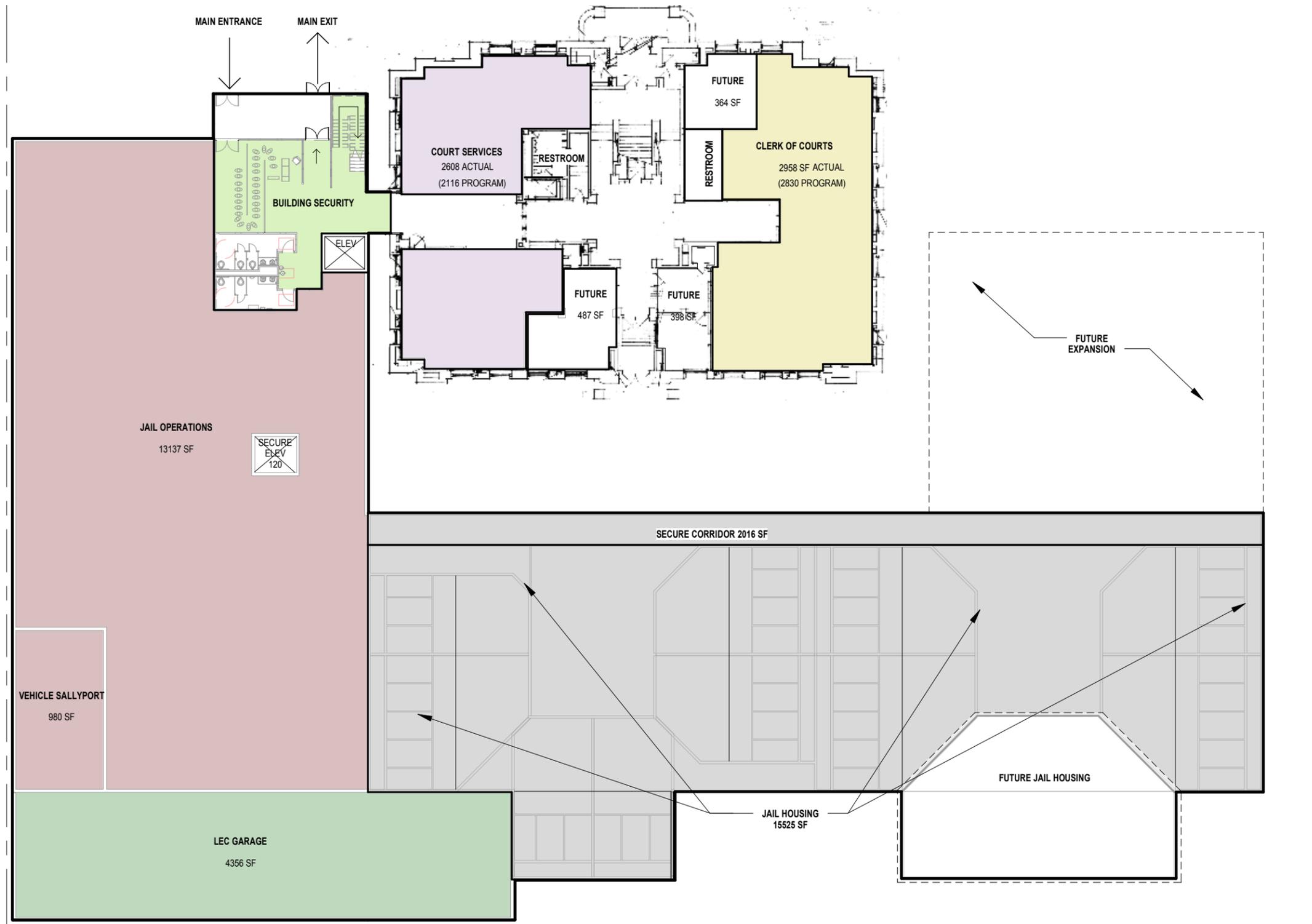
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**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE &  
MIDLAND BUILDING**

**A**



**GROUND LEVEL**  
SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

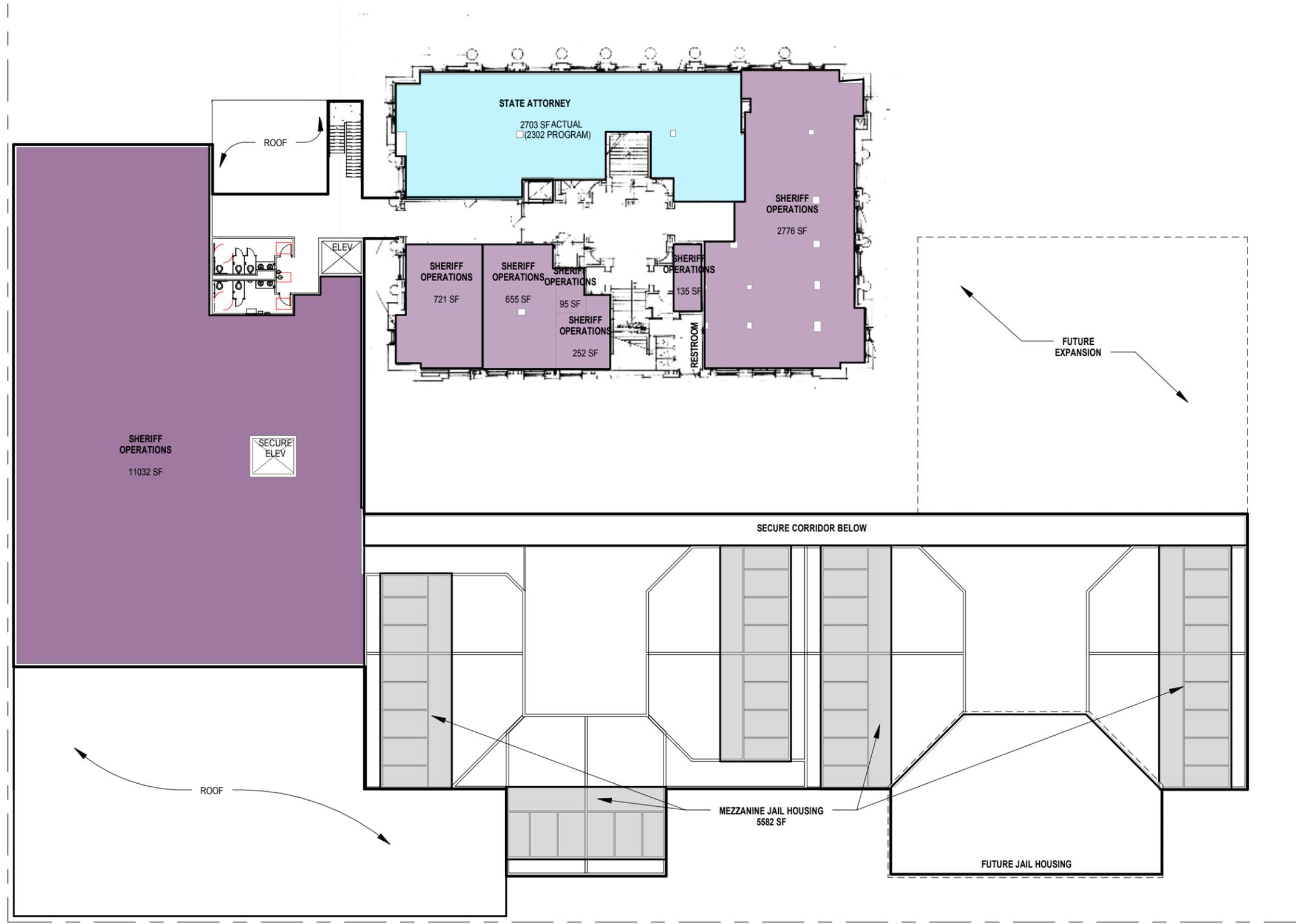
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**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE &  
MIDLAND BUILDING**

**A**



**FIRST LEVEL**  
SCALE: 1" = 30'-0"

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**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE &  
MIDLAND BUILDING**

**A**



**SECOND LEVEL**  
SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

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**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE BLOCK**

**B** MOVE GENERAL GOVERNMENT SERVICES TO THE EXISTING REMODELED JAIL AND SHERIFFS OPERATIONS AND UTILIZE THE EXISTING COURTHOUSE FOR COURT SERVICES, WITH A NEW JAIL AND SHERIFFS OPERATIONS

**GOALS**

	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING		X
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING		X
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

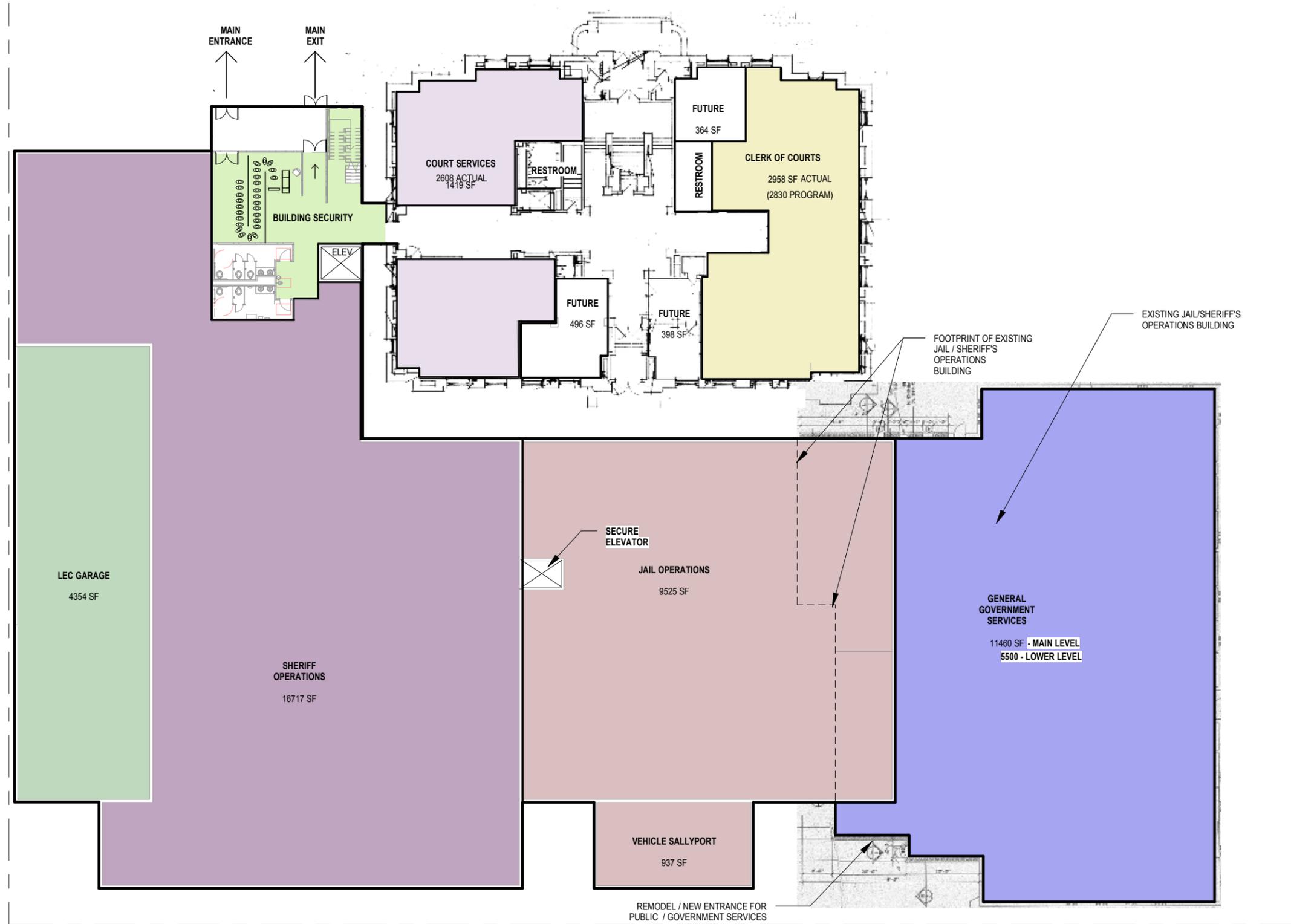
SCALE: 1" = 50'-0"

**Codington County Justice Facilities Study**

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**SITE No. 4 (PREVIOUSLY NO.15)**  
**COURTHOUSE BLOCK**  
**B**



**GROUND LEVEL**  
 SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

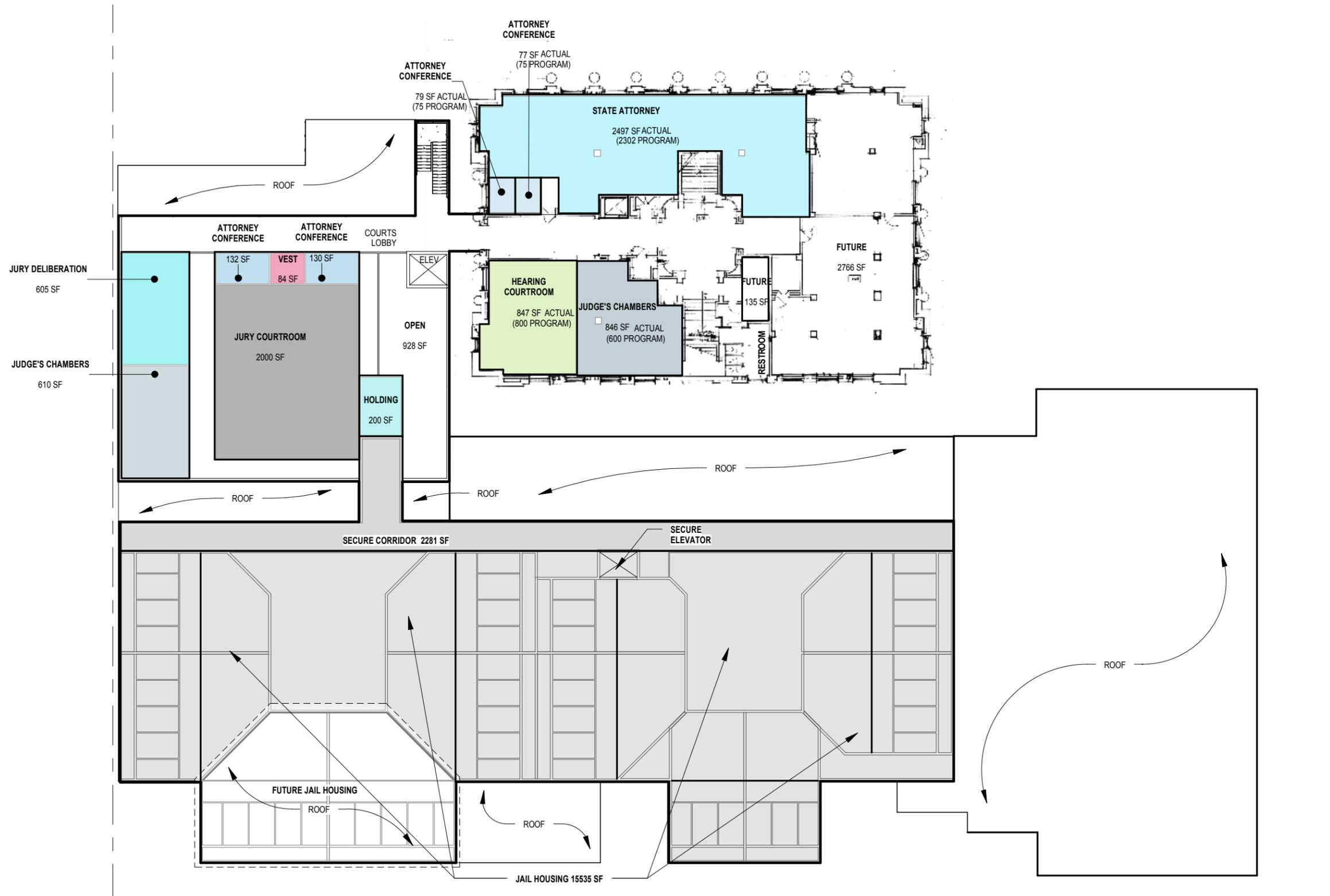
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**SITE No. 4 (PREVIOUSLY NO.15)**  
**COURTHOUSE BLOCK**  
**B**



**FIRST LEVEL**  
 SCALE: 1" = 30'-0"

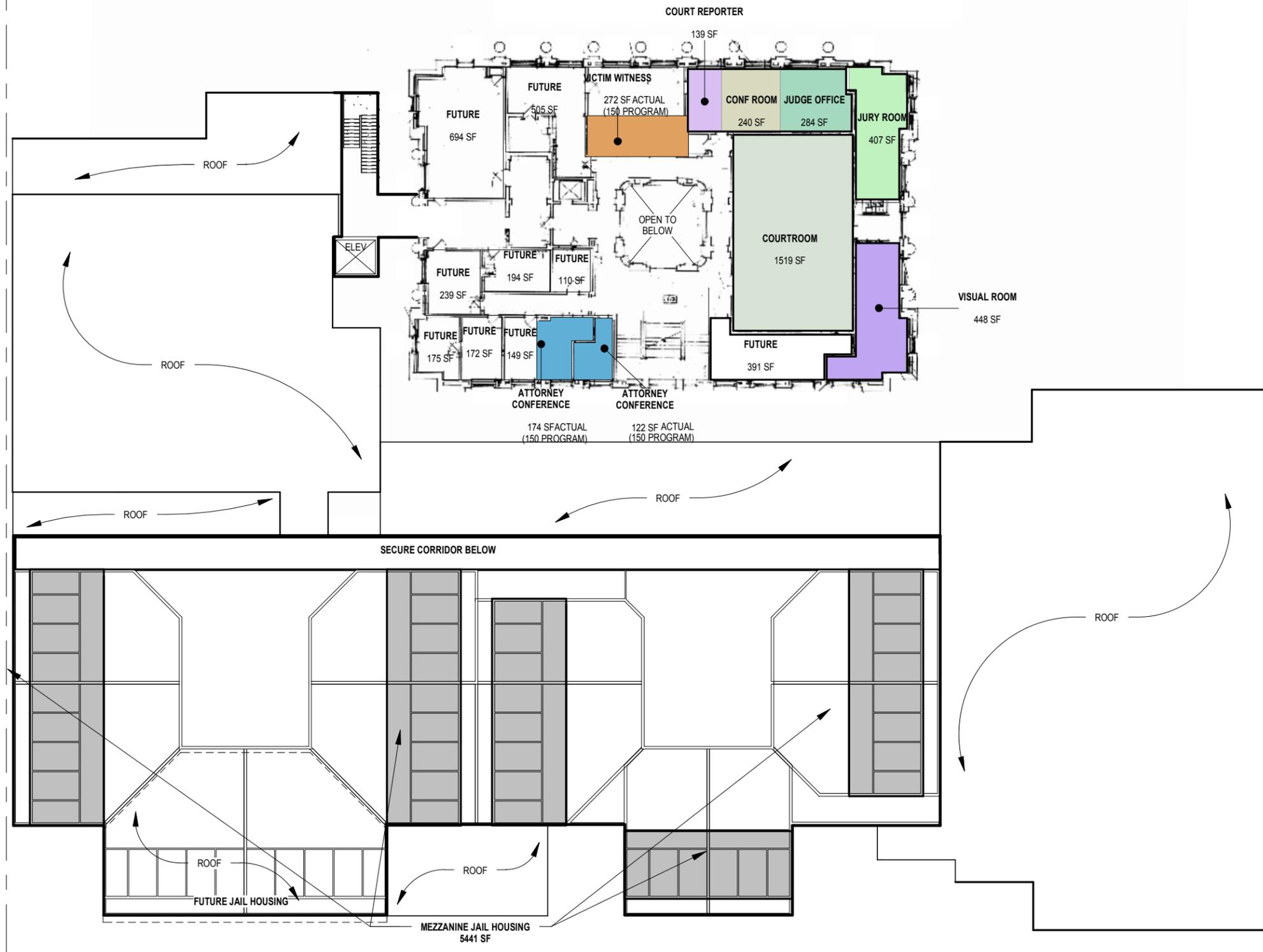
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**SITE No. 4 (PREVIOUSLY NO.15)**  
**COURTHOUSE BLOCK**  
**B**



**SECOND LEVEL**  
 SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

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SCALE: 1" = 50'-0"

**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE BLOCK**

**C** REMODELED JAIL, SHERIFFS OPERATIONS AND EXPAND TO SERVE SHERIFFS OPERATIONS, BUILD NEW ADDITION ON WEST SIDE FOR COURTS SERVICES  
BUILD A NEW JAIL

**GOALS**

	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING	X	
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING	X	
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

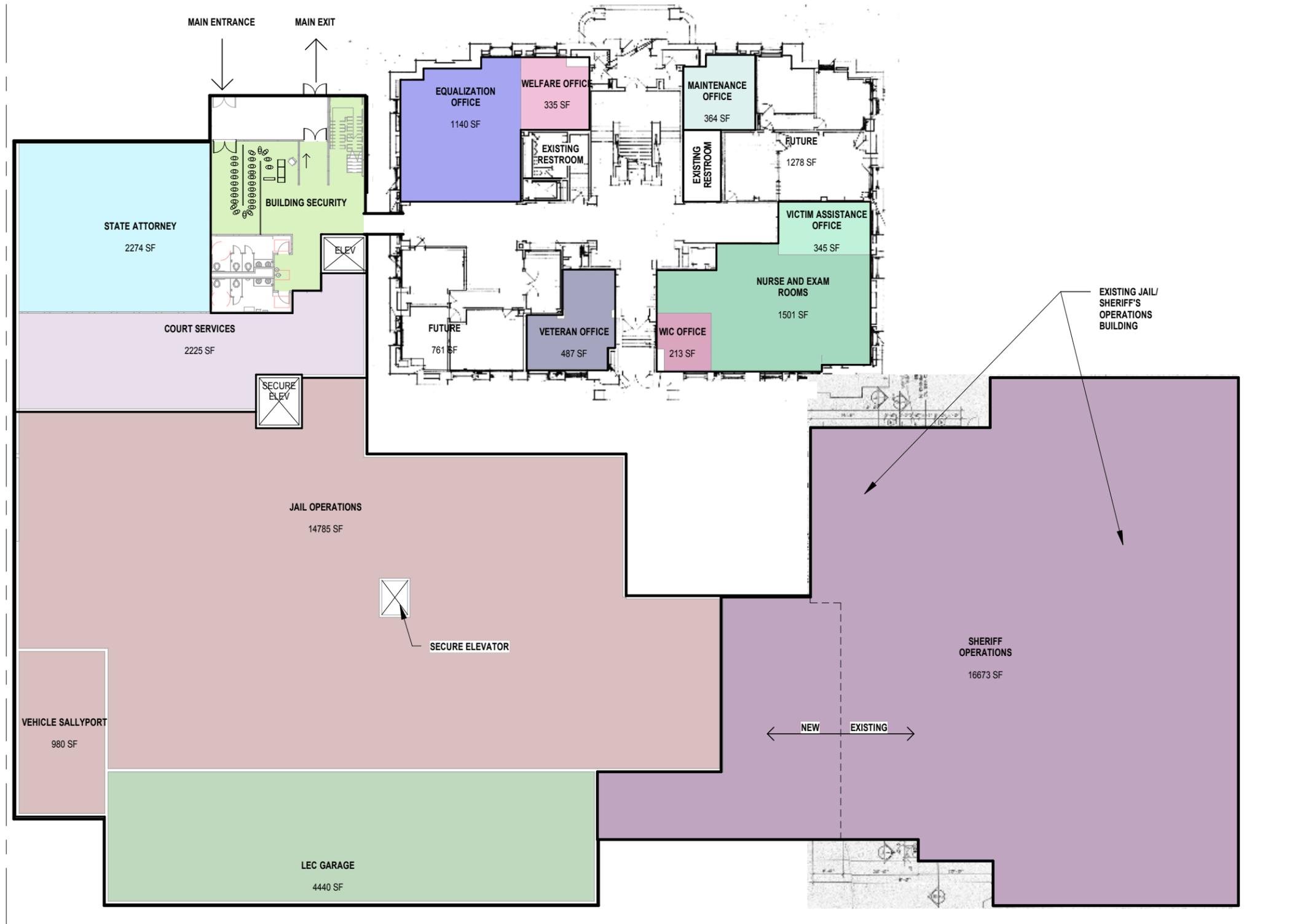
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**SITE No. 4 (PREVIOUSLY NO.15)**  
**COURTHOUSE BLOCK**  
**C**



**GROUND LEVEL**  
 SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

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C



FIRST LEVEL  
SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

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**SECOND LEVEL**  
 SCALE: 1" = 30'-0"

# Codington County Justice Facilities Study

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**SITE No. 4 (PREVIOUSLY NO.15)  
COURTHOUSE BLOCK**

**D** DEMOLISH THE EXISTING JAIL AND SHERIFFS OPERATIONS, BUILD A NEW COURT SERVICES AND SHERIFFS OPERATIONS WING ON THE WEST SIDE WITH A NEW JAIL

\*Option omitted due to phasing problems

**GOALS**

	YES	NO
1. MEETS 20 YEAR PROGRAM REQUIREMENTS	X	
2. ALLOWS FOR FUTURE EXPANSION	X	
3. PRESERVE HISTORIC FACADE AND ROTUNDA	X	
4. MAINTAINS EXISTING JAIL / SHERIFF'S FACILITY		X
5. JAIL OPERATIONS ON ONE LEVEL	X	
6. COURTS OPERATIONS ON ONE LEVEL	X	
7. COURTS OPERATIONS IN ONE BUILDING	X	
8. CONSTRUCTION CAN BE PHASED IF NEEDED	X	
9. MAINTAINS CLOSE PROXIMITY TO EXISTING COURTHOUSE	X	
10. PROVIDES ON-SITE PARKING	X	
11. UTILIZES EXISTING BUILDINGS	X	
12. COUNTY OWNED		X

SCALE: 1" = 50'-0"

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