

**PLANNING COMMISSION/  
BOARD OF ADJUSTMENT MEETING  
CITY COMMISSION ROOM  
Tuesday, June 9, 2026  
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: May 12, 2026, Planning Commission Minutes

APPROVAL OF MINUTES: May 12, 2026, Board of Adjustment Minutes

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE: None

NEW BUSINESS (Board of Adjustment): None

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lot A in Lot 1, Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota.

PUBLIC INPUT:

ADJOURNMENT:

**Any person with a disability wishing to attend any board meeting who may require special arrangements may contact the Finance Office at 256-7500 and all attempts shall be made to accommodate those requests.**

**Join the meeting via Zoom: <https://us06web.zoom.us/j/88197604793>  
Meeting ID 881 9760 4793**

**PLANNING COMMISSION PROCEEDINGS**  
**CITY OF MADISON**  
**May 12, 2026**  
**7:00 am**

Chairman John Groce called the meeting to order at 7:00 am. The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Donna Fawbush, Jacob DeBoer and Travis Olson. Ryan Hegg, Dan Whitlock, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Roy Lindsay, Deb Reinicke and Jen Hayford were also in attendance.

Motion by Commissioner Maxwell to approve May 5, 2026, Planning Commission Meeting Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner DeBoer to approve May 5, 2026, Board of Adjustment Meeting Minutes. Seconded by Commissioner Iverson. Motion carried unanimously.

Motion by Commissioner Maxwell to approve the May 12, 2026, agenda. Seconded by Commissioner DeBoer. Motion carried unanimously.

Old Business: None

Motion by Commissioner Fawbush, seconded by Commissioner DeBoer to move into Board of Adjustment at 7:03 am. Motion carried unanimously.

Motion by Commissioner Maxwell, seconded by Commissioner DeBoer to move out of Board of Adjustment and into Planning Commission at 7:13 am. Motion carried unanimously.

Approve Plat JD's Addition in the NW1/4 of Section 16, Township 106 North, Range 52 West of the 5<sup>th</sup> P.M. in Lake County, South Dakota. Motion to approve plat made by Commissioner Fawbush, seconded by Commissioner Maxwell. Roll call vote taken. Motion passed unanimously.

Public Input: None

Commissioner Maxwell motioned to adjourn. Seconded by Commissioner Fawbush. Motion carried unanimously. Meeting adjourned at 7:17 am.

Dan Whitlock  
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS  
CITY OF MADISON  
May 12, 2026**

The Planning Commission motioned to move into the Board of adjustment at 7:03 am.

The following members were present for roll call: John Groce, Jim Iverson, Travis Olson, Jacob DeBoer, Bob Maxwell and Donna Fawbush. Also present were Administrative Officials Roy Lindsay, Ryan Hegg and Dan Whitlock. The following people were in attendance in addition to the Board, Jennifer Hasleton, Chad Van Den Hemel, Jeff Wieman, Deb Reinicke and Jen Hayford.

This being the time and place set for the hearing on variance Appeal Request No. 764 Lake County 4H for a variance that if granted, would permit the applicant use metal material defined as sheet siding in the GT-2 District. Mr. Hegg went through the contents of the packet stating the materials used would be to match the current structures on the property. Lake County 4h is wanting to expand the grounds to allow more shade.

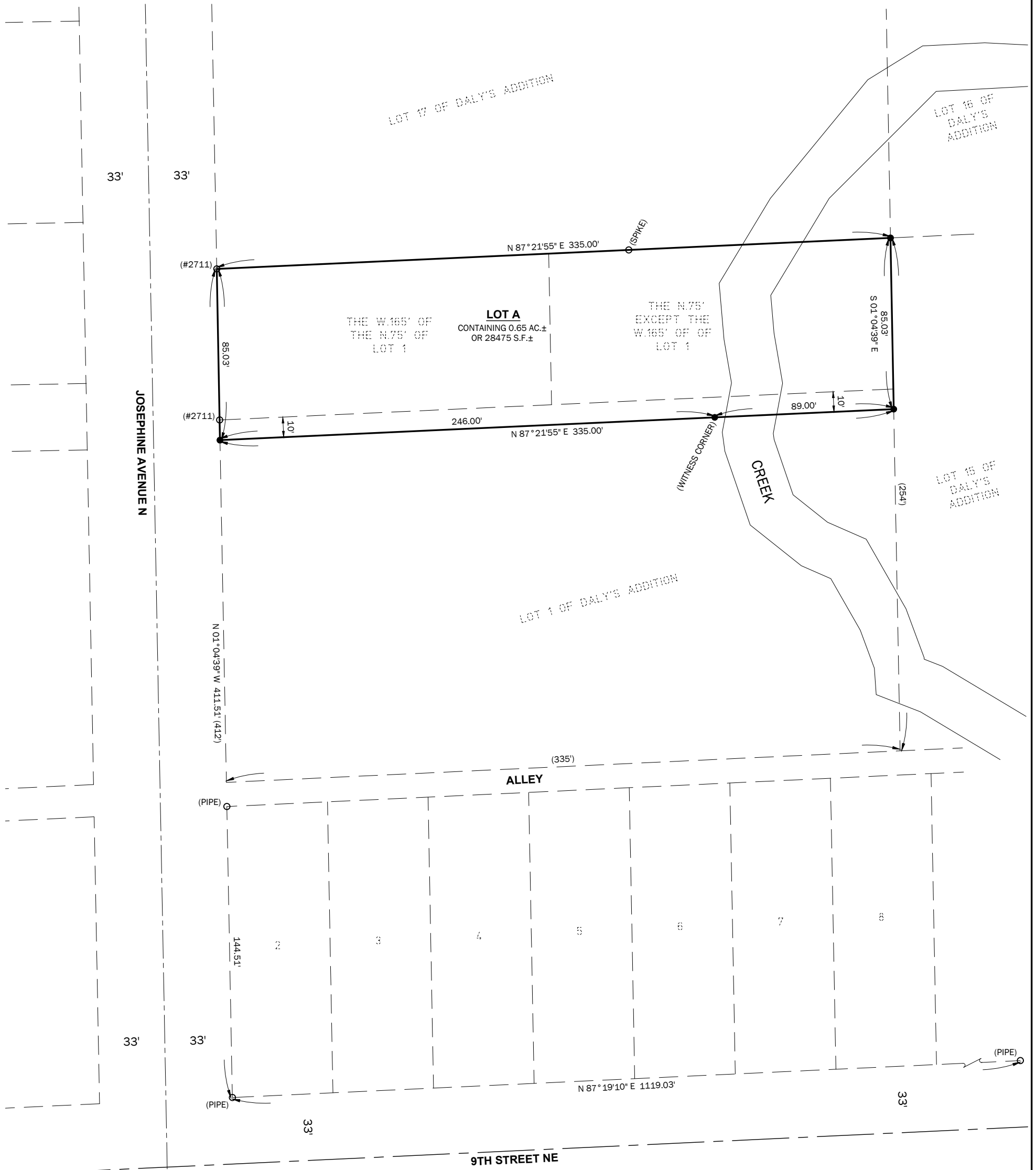
There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Iverson second by Mr. Travis Olson to approve Appeal No. 764. Roll call vote taken. Motion passed unanimously.

Motion by Mr. Maxwell, second by Mr. DeBoer to move out of the Board of Adjustment at 7:13am. Motion carried unanimously.

Dan Whitlock  
Board of Adjustment

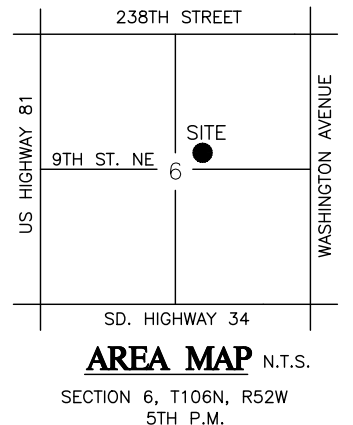
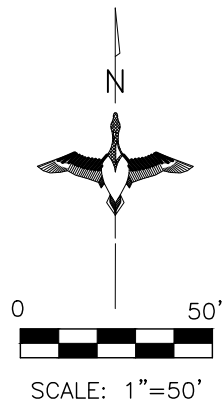
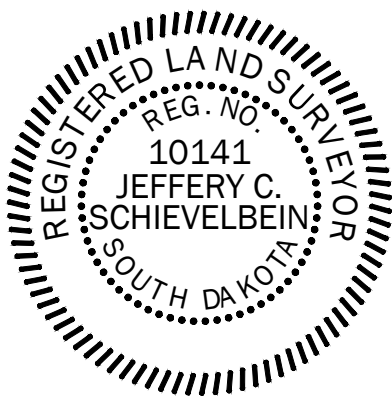
# PLAT OF LOT A IN LOT 1, BLOCK 6 OF DALY'S ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.



**LEGEND:**

- SET 5/8" REBAR W/CAP #10141
- FOUND MONUMENT (AS NOTED)
- ( ) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- PREVIOUSLY PLATTED LINE
- N.T.S. NOT TO SCALE



**NOTES:**

BASIS OF BEARINGS IS UTM-14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

# PLAT OF LOT A IN LOT 1, BLOCK 6 OF DALY'S ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

## SURVEYOR'S CERTIFICATE

I, Jeffery C. Schievelbein, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of Lot 1 in Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota and re-platted the same into Lot A in Lot 1, Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as LOT A IN LOT 1, BLOCK 6 OF DALY'S ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.



Jeffery C. Schievelbein, Registered Land Surveyor No. 10141

## OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the sole, absolute, and unqualified owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purpose of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations as well as all water pollution prevention control rules, codes and laws. This parcel of land is free from any encumbrances.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat. Including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

On our behalf as the owners and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Lot A in Lot 1, Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota does hereby vacate a portion of the following platting:

Lot 1, Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota, on file at the office of the Register of Deeds in Book 1 of plats, Page 43, said plat, hereby partially vacated, being situated within described Lot A in Lot 1, Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota, as surveyed.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Jeffrey L. Boldt

\_\_\_\_\_  
Robin A. Boldt

State of \_\_\_\_\_

County of \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Jeffrey L. Boldt and Robin A. Boldt, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public - State of \_\_\_\_\_  
My Commission Expires:

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Kent Tornow

\_\_\_\_\_  
Kiersten Tornow

State of \_\_\_\_\_

County of \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Kent Tornow and Kiersten Tornow, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public - State of \_\_\_\_\_  
My Commission Expires:

# PLAT OF LOT A IN LOT 1, BLOCK 6 OF DALY'S ADDITION

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

## CITY ENGINEER'S CERTIFICATE

I, \_\_\_\_\_, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
City Engineer, Madison, South Dakota

## CITY COMMISSION APPROVAL

Resolution Number \_\_\_\_\_

Be it resolved by the City Commission of the City of Madison, that the plat of Lot A in Lot 1, Block 6 of Daly's Addition to the City of Madison, Lake County, South Dakota, is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Madison

Attest: \_\_\_\_\_  
City Finance Officer

## CITY FINANCE OFFICER'S CERTIFICATE

I, \_\_\_\_\_, the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota hereby certify that I have compared the copy of the foregoing Resolution No. \_\_\_\_\_ with the original as contained in the minutes of the said board of City Commissioners for the meeting of said board held on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified, or amended, on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
City Finance Officer, Madison, South Dakota

## COUNTY TREASURER'S CERTIFICATE

I, the undersigned, County Treasurer for Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above and foregoing plat, as shown by the records of my office have been paid in full.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
TREASURER  
Lake County, South Dakota

## DIRECTOR OF EQUALIZATION

I, the undersigned, County Director of Equalization for Lake County, South Dakota, do hereby certify that a copy of the above and foregoing plat has been filed at my office.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION  
Lake County, South Dakota

## REGISTER OF DEEDS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, at

\_\_\_\_\_ o'clock, \_\_m., and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS  
Lake County, South Dakota