

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, August 24, 2021
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: August 10, 2021 Planning Commission Minutes.

APPROVAL OF MINUTES: Board of Adjustment Minutes: None

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE:

OLD BUSINESS (Planning Commission and Board of Adjustment): None.

NEW BUSINESS (Board of Adjustment): None

NEW BUSINESS (Planning Commission):

1. Final Plat Approval – Lot 7, Block 8, Lakeview Industrial Park Addition to the City of Madison, Lake County, South Dakota
2. First District Association of Local Governments - Discussion of Comprehensive Land Maps.

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

PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
August 10, 2021

Chairman John Groce called the meeting to order at 7:05am.

The following members were present for roll call: Chairman John Groce, Commissioner Jim Iverson, Bob Maxwell, Michael Johnson, Roger Olson and Jennifer Wolff. Also present were City Commission Liaison Jeremiah Corbin and Administrative Official Ryan Hegg. Absent was Commissioner Fawbush.

Motion by Commissioner Iverson to approve the July 13, 2021 Planning Commission minutes, second by Commissioner Wolff. Motion carried unanimously.

Motion by Commissioner Olson, second by Commissioner Maxwell to approve the August 10, 2021 agenda. Motion carried unanimously.

This being the time and place set for the hearing on Rezone Petition Request No. 654 from Eric Fosheim on behalf of LAIC for the property at the intersection of John Deere Circle and Industry Avenue from Light Manufacturing (ML) to Highway Business (HB). The following people were in attendance in addition to the Commission and the aforementioned individuals: Police Chief Justin Meyer, City Finance Officer Sonya Wilt, Eric Fosheim, Troy & Kristin Fox, and City Engineering Technician Dan Whitlock.

Dan Whitlock Started going through the information of the Rezone. He stated where the property was located and that the Rezone requested would go from Heavy Manufacturing to Highway Business. Eric Fosheim then spoke on the Rezone. Mr Fosheim started by saying that if the rezone was approved that Mr & Mrs. Fox would then have to apply for a Conditional Use for the Physical Therapy clinic. The property that is being platted is approximately 2.3 acres. They are not rezoning the entire parcel because there may be something that comes along later. Commissioner Johnson asked about notifications. Eric said that he did notify. Mr Whitlock added that the Engineering office sends out notifications to property owners out to 250' for Rezones. Commissioner Maxwell asked about the size of the building. Mr Fosheim stated that it would be 60' x 180', and that it would be split 50/50. Commissioner Iverson asked about other existing space available in Madison. Mr Fosheim did not know of any space available that size. Commissioner Iverson also asked about the spot Rezone. He is concerned about the spot rezone and the implications that it may cause in the future. He also asked what Runnings need to do when they acquired their property. It was stated that Runnings had to go through a variance and Conditional Use and did not need to Rezone. Commissioner Johnson asked about how many acres were left to develop in the Industrial Park. Mr Fosheim stated that there were approximately 25 acres left not including the 42 acres that is being set aside for Tru-Shrimp. Mr Fosheim stated that the new building would run East & West and face the north.

Motion by Commissioner Johnson to pass on to the City Commission, second by Commissioner Olson. Motion carried unanimously

First District Association of Local Governments. - There was a brief discussion on when to have meeting with Luke Muller on the Comprehensive Land Map Review. It was decided that the meeting would be on August 31st at 7am.

Adoption Process for Medical Marijuana – City Finance Officer Sonya Wilt went through the timeline for the approval. They are looking for an area for a dispensary. There will be 1 license issued within the City of Madison at the cost of \$5000.00. Police Chief Meyer indicated there would be a 1000-foot buffer for schools. This would not include DSU or Daycare facilities. By having the 500' or 1000' buffer the dispensary would more than likely need to be located near the edge of Madison. Restricted hours are also being looked at for the dispensary. It could also be restricted by Zoning Ordinance. It should be treated like a pharmacy, and there would be a license needed by the state and a permit required by the city to run the dispensary. It was asked if the dispensary could be added in the county. Chief Meyer would like to see it located on the edge of town and 500' away from residences.

The Planning Commission came up with the following recommendation – It will be located in the Highway Commercial Zone, 500' from any Residence, 1000' from any school, Hours of operation from 9am to 7pm.

Motion by Commissioner Johnson on Medical Marijuana dispensary recommendation the City Commission, second by Commissioner Olson. Motion carried unanimously

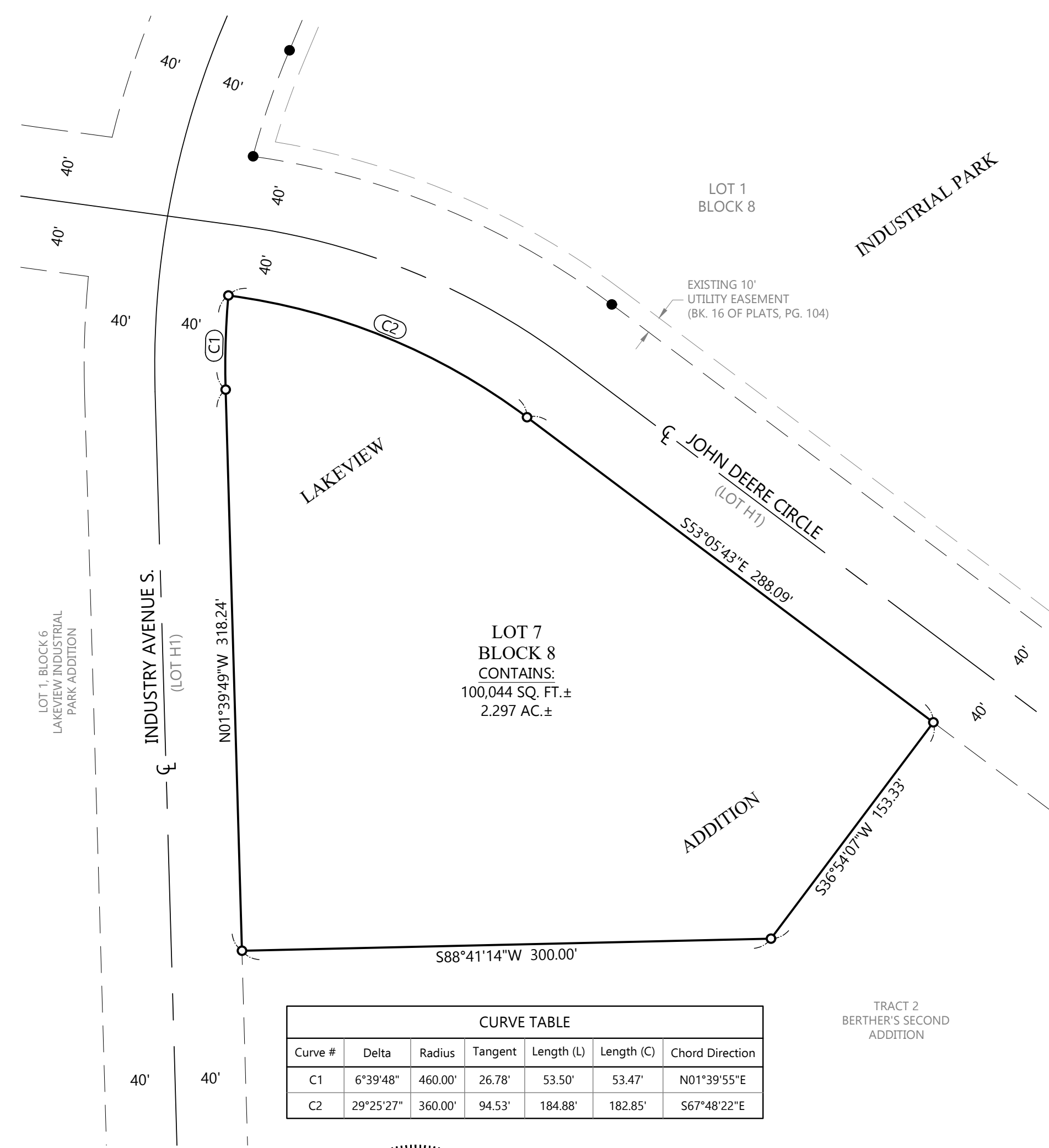
There were no public input comments.

Motion by Commissioner Maxwell, second by Commissioner Olson to adjourn. Motion carried unanimously.

The meeting adjourned at 8:28am.

Dan Whitlock
Planning Commission

LOT 7, BLOCK 8, LAKEVIEW INDUSTRIAL PARK ADDITION TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA



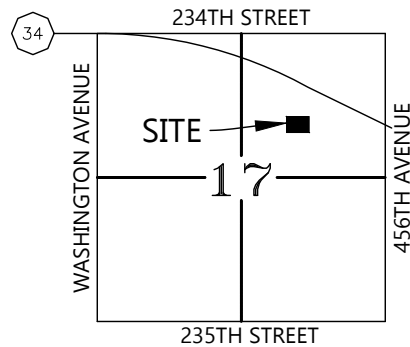
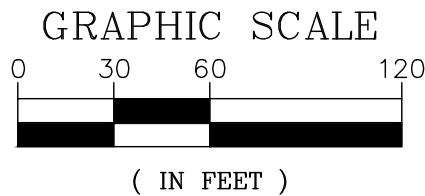
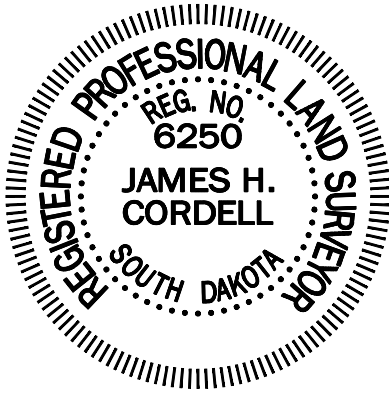
* Subject to an easement in favor of Northwestern Bell Telephone Company over the W1/2 of the NE1/4 of Section 17-106-52 recorded in Bk. 491 of Misc., Pg. 495.

Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument
- (R) - Record Distance
- (M) - Measured Distance



VICINITY MAP
SECTION 17-106-52

Total Area Surveyed:
2.297 Acres±



216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222

Engineers • Surveyors

LOT 7, BLOCK 8, LAKEVIEW INDUSTRIAL PARK ADDITION TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA

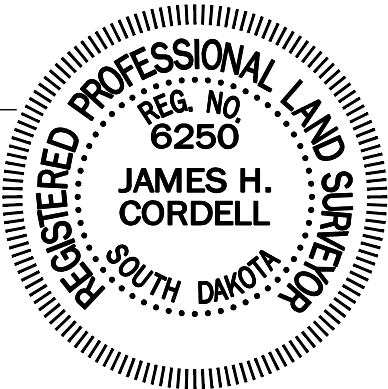
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before July 27, 2021, survey and replat a part of Tract 2, Berther's Second Addition in the Northeast Quarter of Section 17, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, into a lot and block as shown. The same shall hereafter be known and described as **Lot 7, Block 8, Lakeview Industrial Park Addition to the City of Madison, Lake County, South Dakota.**

I further certify that to the best of my knowledge the plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this _____ day of _____, 20____.

SD Registered Land Surveyor No. 6250



OWNER'S CERTIFICATE OF COMPLIANCE

We, Lake Area Improvement Corporation, a SD non-profit corporation, do hereby certify that we are the sole, absolute, and unqualified owner 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 and 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, 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 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, Lake Area Improvement Corporation, a SD non-profit corporation, 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 7, Block 8, Lakeview Industrial Park Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: a part of Tract 2, Berther's Second Addition in the Northeast Quarter of Section 17, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, said plat on file at the Register of Deeds Office in Book 13, page 5. Said plat, hereby vacated, is situated within Lot 7, Block 8, Lakeview Industrial Park Addition to the City of Madison, Lake County, South Dakota, as surveyed.

Dated this _____ day of _____, 20____.

Owner: Lake Area Improvement Corporation, a SD non-profit corporation

By: _____

Title: _____

STATE OF SOUTH DAKOTA)
COUNTY OF _____ §

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged _____ self to be the _____ of Lake Area Improvement Corporation, a SD non-profit corporation, and that ___he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the non-profit corporation by _____ self as _____.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: _____

Notary Public, _____ 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

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Lot 7, Block 8, Lakeview Industrial Park Addition to the City of Madison, Lake County, South Dakota, is hereby granted by the City Planning Commission on this _____ day of _____, 20____.

Chair, City Planning Commission

CITY COMMISSION APPROVAL

Resolution Number _____

Be it resolved by the City Commission of the City of Madison, that the plat of Lot 7, Block 8, Lakeview Industrial Park 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, Treasurer of Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the record of my office, have been fully paid.

Dated this _____ day of _____, 20____.

Treasurer of Lake County, South Dakota

DIRECTOR OF EQUALIZATION

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

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

Map

City of Madison

Comprehensive Land Use Plan

Area of Redevelopment

Future Land Use - By Specific Land Use

Area of Future Development

Rural Residential

Design Review

Campus

Low Density Residential

Medium Density Residential

High Density Residential

Manufactured Home Residential

Office

Neighborhood Commercial

Regional Commercial

Central Commercial

Highway Commercial

Light Industrial

Heavy Industrial

Mixed

The map displays the future land use plan for a specific area in Madison, Wisconsin. The area is divided into various zones, each color-coded according to the legend. The zones include:

- Area of Future Development:** Indicated by a yellow dashed line.
- Low Density Residential:** Yellow.
- Medium Density Residential:** Light orange.
- High Density Residential:** Orange.
- Manufactured Home Residential:** Brown.
- Office:** Pink.
- Neighborhood Commercial:** Light blue.
- Regional Commercial:** Teal.
- Central Commercial:** Blue.
- Highway Commercial:** Light blue.
- Light Industrial:** Red.
- Heavy Industrial:** Dark red.
- Mixed:** Hatched pattern.
- Rural Residential:** Light green.
- Design Review:** Light green.
- Campus:** Purple.

The map also shows the location of Silver Creek and Campus Hill. The area of redevelopment is outlined by a yellow dashed line.

Map __
City of Madison Comprehensive Land Use Plan
Area of Redevelopment Future Land Use - By Mixed Use Type

