

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, October 12, 2021
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: October 5, 2021 Planning Commission Minutes.

APPROVAL OF MINUTES: October 5, 2021 Board of Adjustment Minutes.

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE:

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

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 658, Faith Handegard, requesting a Conditional Use that, if granted, will permit the applicant to operate an existing daycare business out of her home located at 837 N Maplewood Avenue.
2. Decision on Appeal No. 658 Faith Handegard

NEW BUSINESS (Planning Commission): None

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
October 5, 2021**

Chairman John Groce called the meeting to order at 7:02am.

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

Motion by Commissioner Maxwell to approve the September 14, 2021 Planning Commission minutes, second by Commissioner Wolff. Motion carried unanimously.

Motion by Commissioner Olson to approve the September 14, 2021 Board of Adjustment minutes, second by Commissioner Johnson. Motion carried unanimously.

Motion by Commissioner Olson, second by Commissioner Wolff to approve the October 5, 2021 agenda. Motion carried unanimously.

Motion by Commissioner Wolff, second by Commissioner Olson to move into Board of Adjustment at 7:05am. Motion carried unanimously.

Motion by Commissioner Maxwell. second by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:11am. Motion carried unanimously.

There were no public input comments.

Motion by Commissioner Johnson, second by Commissioner Iverson to adjourn. Motion carried unanimously.

The meeting adjourned at 7:14am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
October 5, 2021**

The Planning Commission motioned to move into Board of adjustment at 7:05 am.

The following members were present for roll call: Chairman John Groce, Board Members Jim Iverson, Donna Fawbush, Jennifer Wolff, Roger Olson, Michael Johnson, and Bob Maxwell. Also present were Administrative Officials Ryan Hegg and Dan Whitlock, and City Commission Liaison Jeremiah Corbin

This being the time and place set for the hearing on Conditional Use Appeal Request No. 657, Lake Area Improvement Corporation. The following people were in attendance in addition to the Board and the aforementioned individuals: Terry Schultz and Kari Blom

Mr. Hegg went through the contents of the agenda packet for Appeal No. 657. The packet included and explanation letter and a copy of the plat on which the proposed structure will reside. The property is Zoned Highway Business and clinics are listed under a conditional use for this zone.

Terry Schultz spoke on the conditional use. The physical therapy clinic will be in the front of the building. Kari Blom stated that the main reason for needing the building is that they need more room than what they have at their current locations. Mr. Iverson asked when the work will start. Mr. Schultz stated that they were hoping to get the concrete work completed this fall and then work on the building throughout the winter. It was brought up that there are now stop signs at the intersection of John Deere Circle and Industry Avenue. The front of the building will face towards Runnings.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal.

Motion by Ms. Wolff, second by Ms. Fawbush to approve Appeal No. 657.

Motion carried unanimously.

Motion by Mr. Maxwell, second by Ms. Fawbush to move out of the Board of Adjustment at 7:11am

Motion carried unanimously.

Dan Whitlock
Board of Adjustment

**CITY OF MADISON
NOTICE OF PUBLIC HEARING
PROPOSED CONDITIONAL USE PERMIT**

Notice is hereby given pursuant to SDCL 11-4-21 that a public hearing will be held before the Board of Adjustment on Tuesday, October 12th, 2021 at 7:00am, or as soon thereafter as the matter may be heard, in City Hall, Madison, South Dakota, in the Commission Room, to consider in full or in part the following proposed conditional use permit.

Appeal No. 658 by Faith Handegard for a conditional use permit that, if granted, will permit the applicant to operate an existing daycare business out of the home located at 837 N Maplewood. The property is legally described as Lot 11, Block 1, Muggly Addition to the City of Madison, Lake County, South Dakota.

Any person wishing to present testimony may appear at said hearing or may file written comments with the Finance Officer at 116 W Center Street, Madison, South Dakota, prior to said hearing. **All written comments desired to be included in the agenda packet must be filed no later than end of business on Wednesday, October 6, 2021.** Disabled individuals may contact the Finance Officer for information and/or special assistance. The request should be made 24 hours in advance of the hearing.

/s/Sonya Wilt
Finance Officer

Published once at the approximate cost of \$_____.

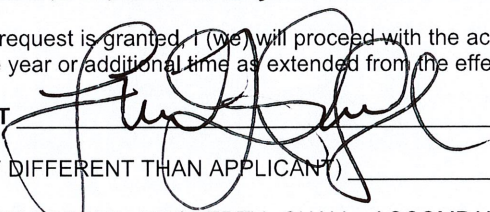
CITY OF MADISON
CONDITIONAL USE APPLICATIONAPPEAL NUMBER 658Receipt 129038
9/29/11APPLICANT (PRINT): FAITH HANDEGARD PHONE: 270-6455ADDRESS: 837 N. MAPLEWOOD DR. MADISON SD 57042OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)LOT 11 BLOCK 1 MUGGELY ADDITION TIF 216600010011010GENERAL AREA OR STREET ADDRESS: CORNER OF MAPLEWOOD & 8TH ST.EXISTING LAND USE: _____ EXISTING ZONING: R-90SIZE OF PARCEL: ACRES / SQFT 11719 LOT DIMENSIONS: WIDTH 93.75 LENGTH 126 DEPTH _____SURROUNDING LAND USENORTH: OF HWY 34 Residential
SOUTH: OF 230TH ST Residential
EAST: OF 453RD AVE Residential
WEST: OF 457TH AVE ResidentialPLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT
(attach a separate letter of explanation if necessary)TO OPERATE MY EXISTING DAYCARE BUSINESS
OUT OF MY HOME.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT 

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

FEE PAID (NON-REFUNDABLE): _____ YES _____ NO

DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

Sioux Valley Appraisal, LLC
SKETCH ADDENDUM

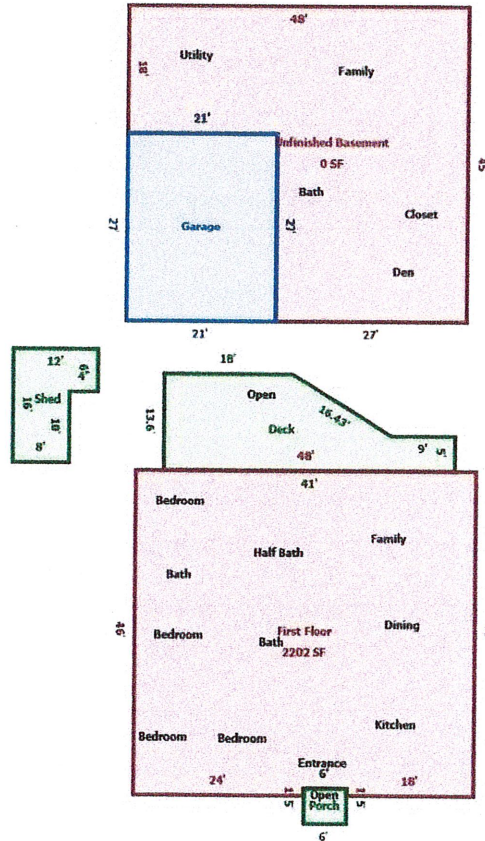
File No. SVSD20A201
Case No. 471-1513498

Borrower Handegard, Faith Lynn

Property Address 837 N Maplewood Dr

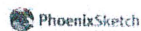
City Madison County Lake State SD Zip Code 57042

Lender/Client Cross Country Mortgage, LLC Address 6850 Miller Road, Brecksville, OH 44141



☐	Deck	420 SF
☒	First Floor	2202 SF
	1.) Rectangle: 18FT x 24FT = 24SF	
	2.) Rectangle: 45FT x 30FT = 1350SF	
	3.) Rectangle: 46FT x 18FT = 828SF	
☒	Unfinished Basement	0 SF
	1.) Rectangle: 27FT x 27FT = 729SF	
	2.) Rectangle: 18FT x 48FT = 864SF	
☐	Garage	567 SF
☐	Porch	30 SF
☐	Shed	152 SF
Total Living Area: 2202 SF		

Area calculations were computed electronically.



N Roosevelt

N Roosevelt Ave

N Maplewood

N Maplewood Dr

NE Eighth St

228K

226K

233K

232K

179K

196K

180K

229K

824

166K

820

158K

144K

126K

200K

837

205K

172K

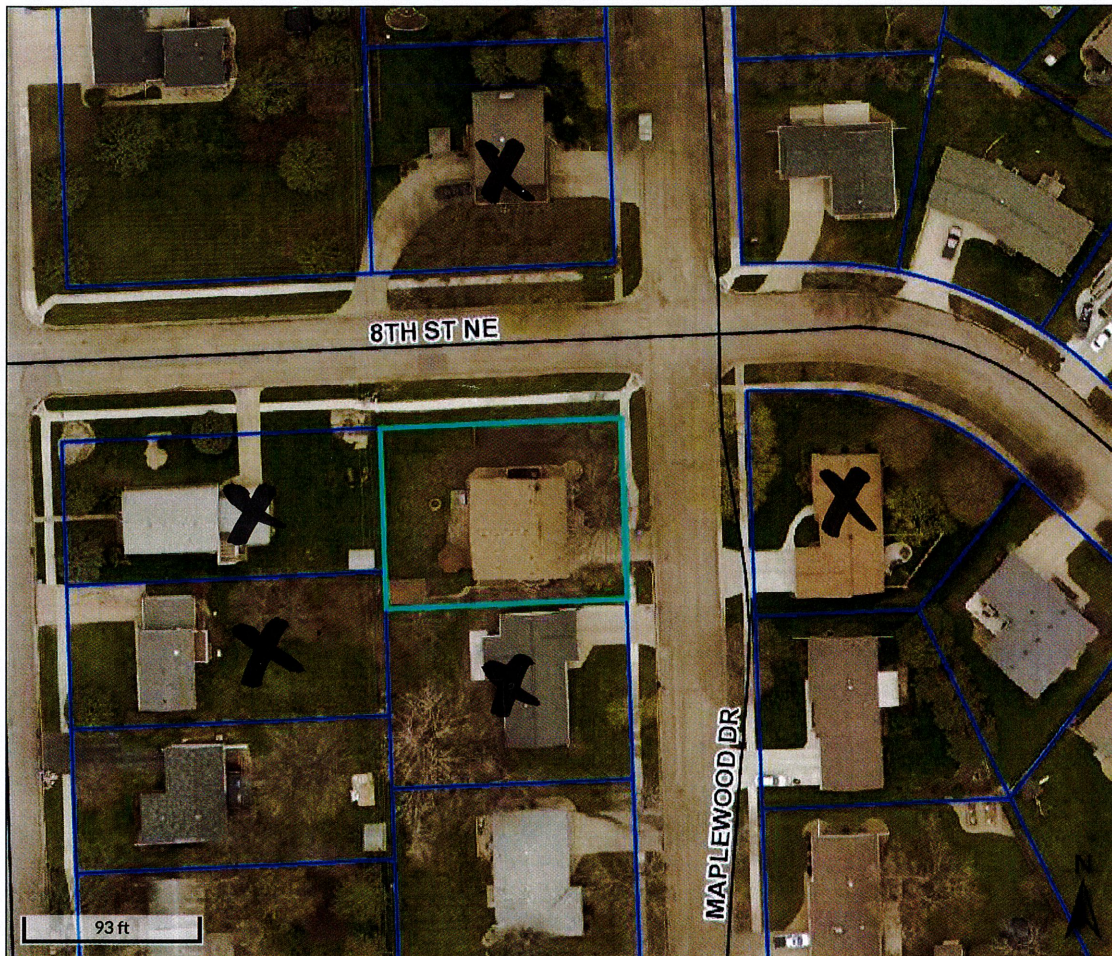
836

281K

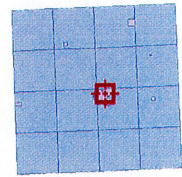
822

197K

193K



Overview



Legend

-  Parcels
-  Roads
-  Corporate Limits
-  Political Township

Parcel ID	216600010011010	Alternate ID	n/a	Owner Address	HANDEGARD, FAITH L
Sec/Twp/Rng	n/a	Class	D-S		837 N MAPLEWOOD DR
Property Address	837 N MAPLEWOOD DR	Acreage	n/a		MADISON,, SD 570420000
District	n/a				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 9/17/2021
Last Data Uploaded: 9/17/2021 8:02:15 AM

Developed by  **Schneider**
GEOSPATIAL

Gene Casanova 903 N Maplewood
Scott Daniels 824 N Roosevelt
Eric & Melissa Cassler 820 N Roosevelt
Aaron & Suring Talich 827 N Maplewood
Derrill & Lonna Hanson 836 N Maplewood

Petition for keeping my daycare at 837 N. Maplewood Dr.

Gene Casanova

903 N. Maplewood Dr

Gene Casanova

~~Scott Daniel~~ Patti Daniels

824 N. Roosevelt

Patti Daniels

Eric & Melissa Cassler

820 N Roosevelt

Eric Cassler

Aaron & Sarina Talich

827 N Maplewood Dr

Sarina Talich

Derrill & Lonna Hanson

836 N Maplewood Dr

Derrill K Hanson

October 5, 2021

To Whom It May Concern,

We have been neighbors of Faith Handegard for two years and at no time have I as a neighbor had any concerns with the facilities or the care Faith has and gives. Since the day Faith Handegard moved in behind my family's home, she has always been polite and welcoming. Her daycare is well established and kept clean. Every time we go by the daycare, outside toys are always lined up in an organized fashion, kept clean and behind fence.

I enjoy the opportunity the daycare provides for my children to play with several other children in the neighborhood. The Madison community is in need of quality childcare which I feel Faith Handegard provides. I support Faith and the location of her business in whatever she may need.

Sincerely,

Jared and Jennifer Hasleton and Family

814 N Roosevelt Ave

Madison, SD 57042

