

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, July 11th, 2023
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: June 13, 2023, Planning Commission Minutes.

APPROVAL OF MINUTES: June 13, 2023, 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. 692 – by TJ Hauck, for a conditional use application that, if granted, will permit the applicant to conduct a gunsmithing business from his residence located at 413 SW 1st Street.
2. Decision on Appeal No. 692
3. Hearing on Appeal No. 693 – by Norma Goth, for a conditional use application that, if granted, will permit the applicant to construct a 60 x 196 storage unit the same as current unit located at 1720 NE 3rd Street.
4. Decision on Appeal No. 693
5. Hearing on Appeal No. 694 – by Bankwest, Inc for a conditional use application that, if granted, will permit the applicant to construct a permanent financial structure located at 1046 Makenda Avenue in a Highway Business District.
6. Decision on Appeal No. 694

NEW BUSINESS (Planning Commission):

1. Final Plat Approval – Plat of Tract A Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., 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.

PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
June 13, 2023
7:00 am

Jim Iverson serving as chairperson called the meeting to order at 7:01 am.

The following members were present for roll call: Jim Iverson, Bob Maxwell, Jennifer Wolff, Roger Olson, Michael Johnson and Jeremiah Corbin. Absent were John Groce, Donna Fawbush and Jacob DeBoer. Also present was Administrative Official Ryan Hegg. Sonja Mette, Gary Zay, Dan Whitlock and Chad Van Den Hemel were also in attendance.

Motion by Commissioner Olson to approve the May 9, 2023, Planning Commission minutes, seconded by Commissioner Wolff. Motion carried unanimously.

Motion by Commissioner Maxwell to approve the May 9, 2023, Board of Adjustment minutes, seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Wolff to approve the May 15, 2023, Planning Commission minutes, seconded by Commissioner Maxwell. Motion carried unanimously.

Agenda amended to remove items 3 and 4 regarding Appeal No 691 from Board of Adjustments and adding Industrial Park Addition Plat to Planning Commission New business. Motion by Commissioner Wolff to approve the June 13th, 2023, agenda as amended. Seconded by Commissioner Johnson. Motion carried unanimously.

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

Motion by Commissioner Wolff, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:08 am. Motion carried unanimously.

Discussion regarding Plat of Lots 8 and 9 in Block 8 of Lakeview Industrial Park Addition. Created in conjunction with TIF #6. Use is for contractor condos, Industrial Avenue will be extended further South. Motion to recommend to the City Commission made by Commissioner Maxwell. Seconded by Commissioner Wolff. Motion carried unanimously.

No public input. Commissioner Corbin motioned to adjourn the meeting. Seconded by Commissioner Olson. Meeting adjourned at 7:13 am.

BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
June 13, 2023

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

The following members were present for roll call: Board Members Jim Iverson, Jennifer Wolff, Roger Olson, Bob Maxwell and Michael Johnson. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Absent were John Groce, Donna Fawbush and Jacob Deboer.

This being the time and place set for the hearing on Conditional Use Appeal Request No. 690 – by Sonja Mette. The following people were in attendance in addition to the Board and the aforementioned individuals, Gary Zay and Sonja Mette.

Mr. Hegg went through the contents of the packet for Appeal No. 690 – Sonja Mette. The applicant is requesting a Conditional Use permit that would allow the applicant to run a daycare out of her residence located at 628 NE 1st Street. Ms. Mette spoke stating drop off would use South driveway. Kids aged 12 weeks to school age would be attending.

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

Motion by Mr. Johnson, second by Mr. Olson to approve Appeal No. 690. Motion carried unanimously.

Motion by Ms. Wolff, second by Mr. Olson to move out of the Board of Adjustment at 7:08 am.

Motion carried unanimously.

Dan Whitlock
Board of Adjustment

200031929

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATIONAPPEAL NUMBER 692APPLICANT (PRINT): T.J. Hauck PHONE: 605-270-3263ADDRESS: 413 Sw 1st St. Madison SD 57042OWNER (PRINT): Breanna Hauck PHONE: 605-854-8782
IF DIFFERENT THAN APPLICANTADDRESS: 413 SW 1st St Madison SD 57042

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 12 in Block 8 of town Proprietors 1st addition
to the City of Madison Lake CountyGENERAL AREA OR STREET ADDRESS: 413 Sw 1st St.EXISTING LAND USE: Residential EXISTING ZONING: ResidentialSIZE OF PARCEL: ACRES 8.175 LOT DIMENSIONS: WIDTH 50.00 LENGTH 163.00 DEPTH _____SURROUNDING LAND USENORTH: Residential
SOUTH: Residential
EAST: Residential
WEST: ResidentialPLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT
(attach a separate letter of explanation if necessary)Would like to start a gunsmithing and custom rifle building
business-practices would take place in the ~~basement~~ basement
of dwelling.

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]SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Breanna Hauck

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

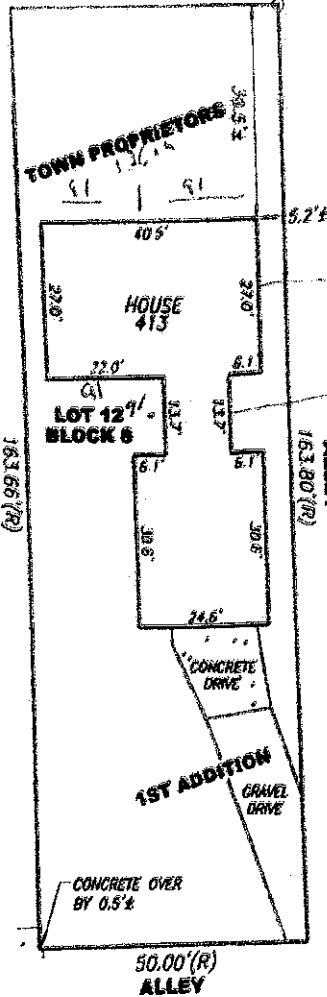
- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SET BACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

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.

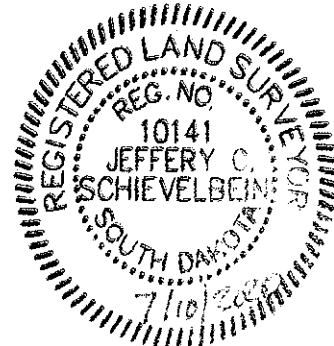
FOR OFFICIAL USE ONLYDATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

DATE OF SURVEY
07/06/20



BREANNA HAUCK
413 SW 1ST ST.
MADISON, SD

THE PURPOSE OF AN IMPROVEMENT LOCATION EXHIBIT IS TO PROVIDE A REPRESENTATION OF THE INFORMATION GATHERED AT THE TIME OF THE INSPECTION. IT IS BASED ON EXISTING BUT NOT CONFIRMED BOUNDARY EVIDENCE AND IS SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MIGHT REVEAL. NO PROPERTY CORNERS WILL BE SET AND NO WARRANTY AS TO THE LOCATION OF THE TRUE BOUNDARY OF THE SUBJECT PROPERTY IS EXTENDED TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS.



LOT 12 IN BLOCK 8 OF TOWN PROPRIETORS 1ST ADDITION TO THE CITY OF MADISON, LAKE COUNTY,
SOUTH DAKOTA

1. THIS SURVEY WAS PERFORMED FOR MORTGAGE PURPOSES ONLY AND IS NOT A COMPLETE BOUNDARY SURVEY OF THE SUBJECT PROPERTY.
2. BUILDING AND THE ADJACENT SETBACK INSULATIONS ARE NOT VERIFIED OR NOTED AS AN ENCROACHMENT.
3. BUILDING AND SETBACK DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THE RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.
5. THE DEEDED LEGAL DESCRIPTION WAS SURVEYED. ADJACENT EASEMENT RIGHTS OF ADJACENT OWNERS WAS NOT RESEARCHED.
6. DRAINING SHOWN ABOVE ARE THE CONDITIONS AS OF THE DATE OF SURVEY.

SURVEYOR'S CERTIFICATE. I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE PERFORMED A MORTGAGE INSPECTION ON THE ABOVE DESCRIBED PROPERTY AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

JEFFERY C SCHIEVELBEIN REG. NO. 10141

4.36

JCS

07/09/20

20-002,492

1-2

FOUND FROM PM 0
SET FROM PM 6
PREVIOUSLY PLATTED
DIMENSION (R)

Intervest
Land Development, Inc.

Land Surveying and GPS Consulting
214 E. 14th Street, Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8804 FAX: (605) 274-4451

R00032408

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 693

APPLICANT (PRINT): Norma Goth PHONE: 605-480-1103

ADDRESS: 204 NW 9th st

OWNER (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 3 Airport industrial park third Addition

GENERAL AREA OR STREET ADDRESS: 1720 NE 3rd st

EXISTING LAND USE: Storage units EXISTING ZONING: HB

SIZE OF PARCEL: ACRES / SQFT: 2.9 AC LOT DIMENSIONS: WIDTH 310 LENGTH 400 DEPTH 400

SURROUNDING LAND USE

NORTH: Airport
SOUTH: Ag land
EAST: Manufacturing
WEST: Manufacturing

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate letter of explanation if necessary)

To build a 60 x 196 Storage unit exactly like the
existing storage unit located on the same parcel. The exterior
will be white steel sheet siding with white doors.

I (we) further state that if this request is granted, (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 Norma Goth

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: _____

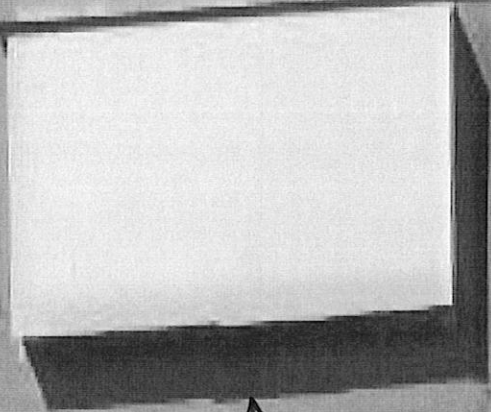
LETTERS TO AGAIN'S
ROLLINSON

NE 3rd St

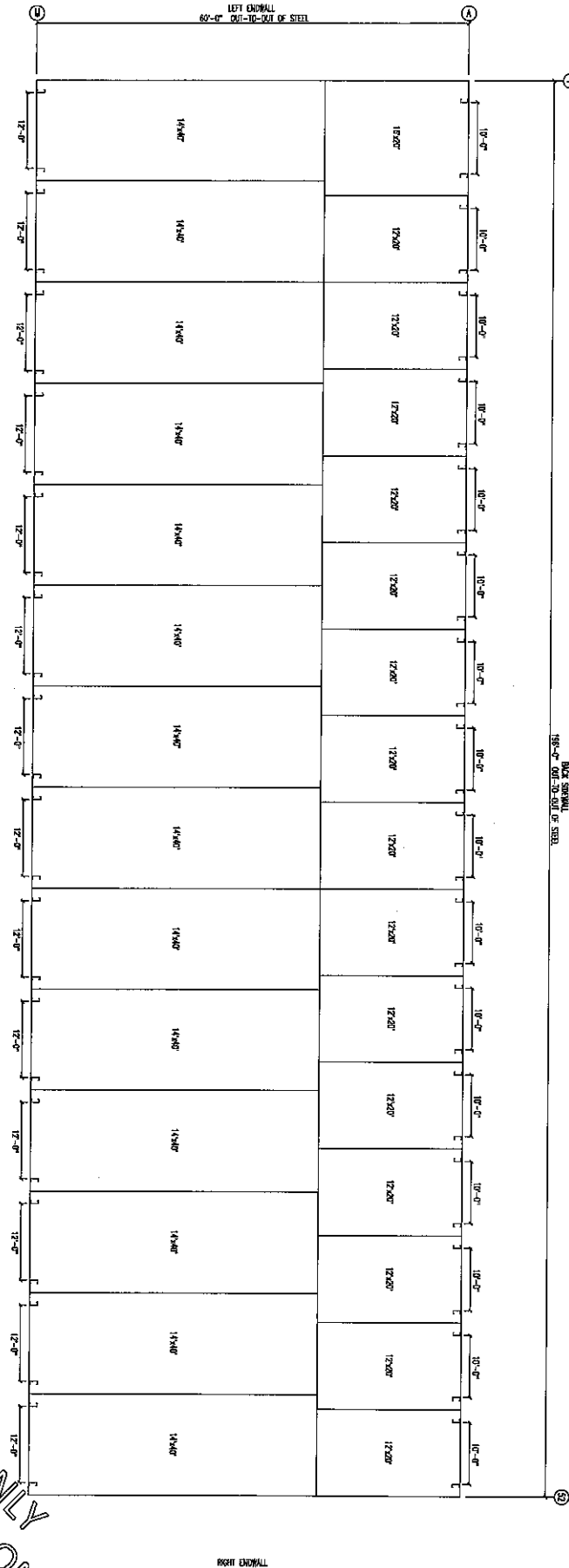
AIRPORT CT



50' →

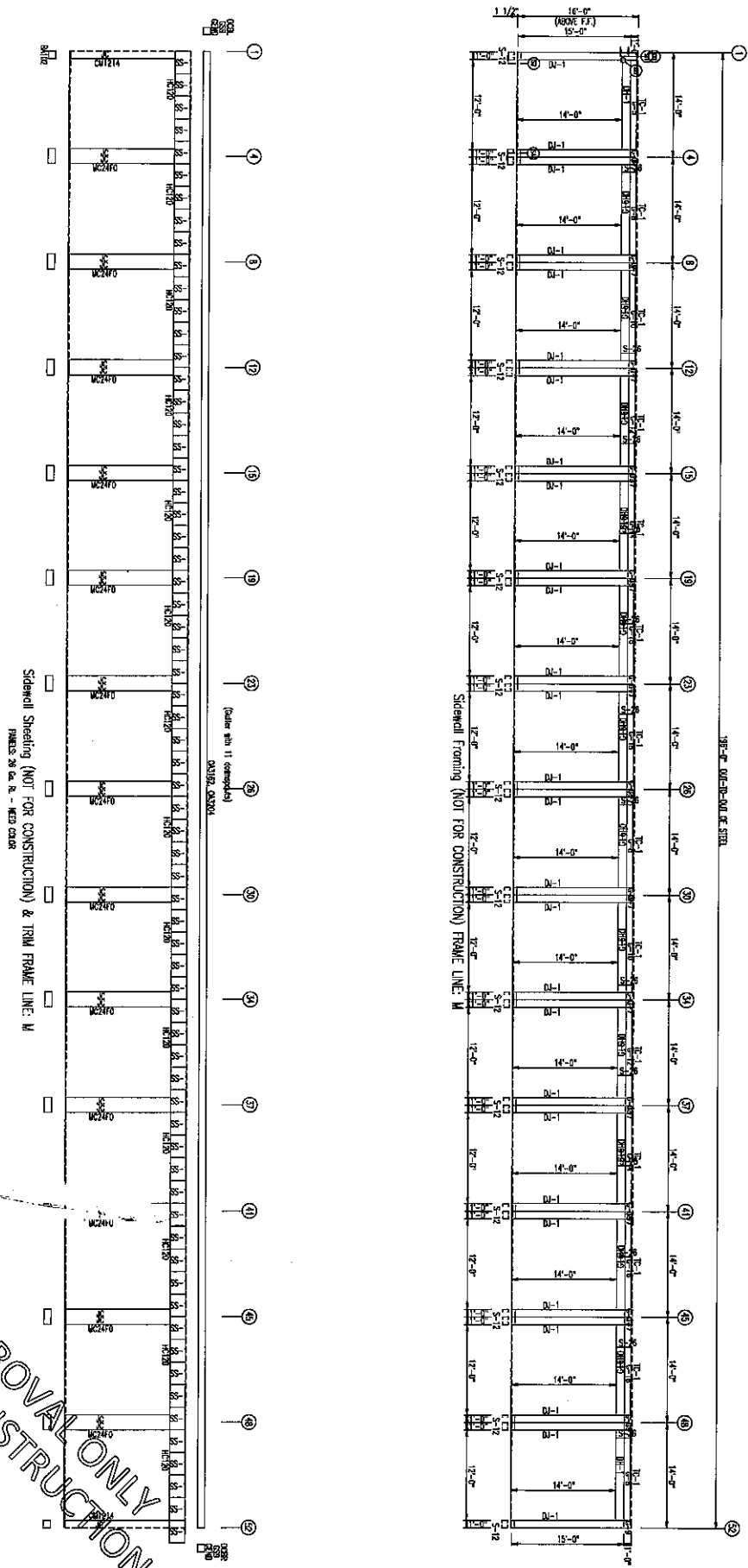


FROM SKIDWALL
FLOOR PLAN



FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

E6	Sheet	JOB ID: 50850	Haug Steel Const.	PROJECT: 605th Storage 2	SIZE: 60.0 x 196.0 x 13.5 x	CITY: Madison	STATE: SD	9	CONFIDENTIAL AND PROPRIETARY INFORMATION THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE BUILDING MANUFACTURER. SENSITIVE, UNPUBLISHED, AND CONFIDENTIAL INFORMATION CONTAINED IN THESE DRAWINGS MAY ONLY BE USED FOR THE PROJECT AND THE DISCLOSURE OF THESE DRAWINGS TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER, THIS DOCUMENT AND ALL CONTENTS MUST BE RETURNED UPON DEMAND.	APPROVAL	5/22/23
										PRINTS ISSUED FOR	BY



200032668

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 1094

APPLICANT (PRINT): BANKWEST, INC PHONE: 605-945-3842

ADDRESS: 420 S. PIERRE ST. PIERRE, SD. 57501

OWNER (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 3, BLOCK 3, KERN ADDITION TO CITY OF MADISON

GENERAL AREA OR STREET ADDRESS: 1046 MAKENDA AVE.

EXISTING LAND USE: _____ EXISTING ZONING: HWY BUSINESS

SIZE OF PARCEL: ACRES/ SQFT 1.28 LOT DIMENSIONS: WIDTH 266' LENGTH 208' DEPTH _____

SURROUNDING LAND USE

NORTH: HWY BUSINESS
SOUTH: HWY BUSINESS
EAST: HWY BUSINESS
WEST: HWY BUSINESS

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate letter of explanation if necessary)

Permanent financial institute located in the Hwy business district. Removal of temp structure upon completion.

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 Charles H. Burkhardt Chairman, President & CEO

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
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**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: _____

PROJECT



NEW BUILDING
MADISON
SOUTH DAKOTA

SUED SET Design Meeting #2 6/16/23

REVISIONS

[illegible]

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of SOUTH DAKOTA

Name

Reg No

ate

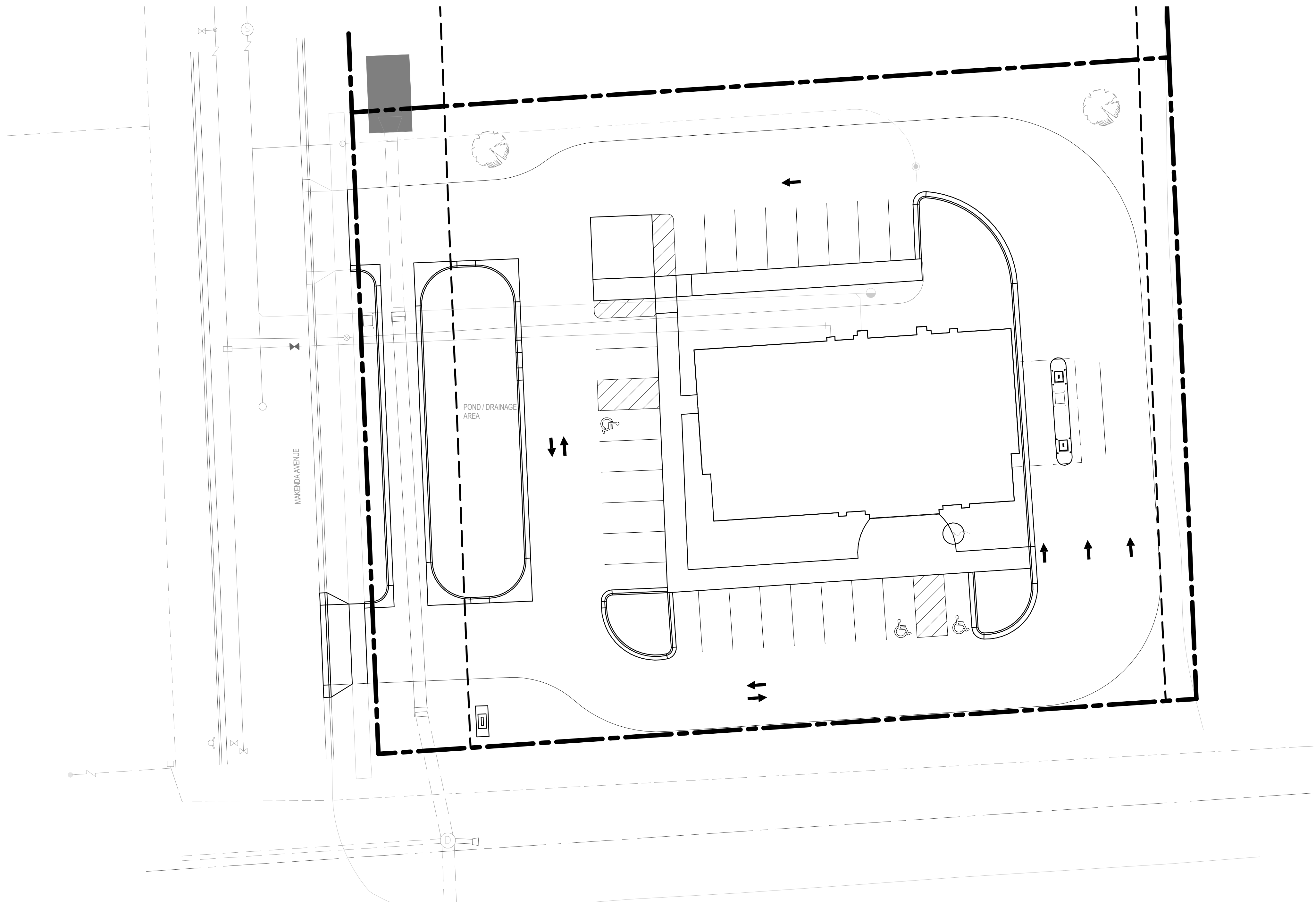
SITE PLAN

Drawn By: Author

Checked By: Checker

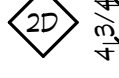
A1.1

1110
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MAIN LEVEL ROOM FINISH SCHEDULE						
No.	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	NOTES
001	STAIR	CONC.		PT	ACT	
002	SERVER	CONC.		PT	ACT	
003	OPEN STORAGE	CONC.		PT	ACT	
004	MECHANICAL	CONC.		PT	ACT	
101	VESTIBULE	TILE		PT	ACT	
102	ENTRY	TILE/CPT		PT	SB/MD	
103	WAITING	CPT		PT	SB/MD	
104	WORK STATIONS	CPT		PT	MD	
105	HALL	CPT		PT	SB	
106	OFFICE 1 INSURANCE	CPT		PT	ACT	
107	OFFICE 2 INSURANCE	CPT		PT	ACT	
108	OFFICE 3 BDO	CPT		PT	ACT	
109	WOMEN'S TOILET	GT		GT/PT	ACT	
110	MEN'S TOILET	GT		GT/PT	ACT	
111	HALL	CPT		PT	ACT	
112	WORK ROOM	CPT		PT	ACT	
113	JANITOR/ STORAGE	CONC.		PT	ACT	
114	QUIET ROOM			PT	ACT	
115	CLOSET	CPT		PT	ACT	
116	EQUIPMENT WORK AREA	CPT		PT	SB	
117	HALL	CPT		PT	ACT	
118	HALL	CPT		PT	SB	
119	EMPLOYEE LOUNGE			PT	ACT	
120	OFFICE 4 FLEX	CPT		PT	ACT	
121	OFFICE 5 FLEX	CPT		PT	ACT	
122	OFFICE 6 FLEX	CPT		PT	ACT	
123	OFFICE UB 3	CPT		PT	ACT	
124	OFFICE MANAGER	CPT		PT	ACT	
125	STAIR			PT	ACT	
126	SAFE DEPOSIT	CPT		PT	ACT	
127	HALL	CPT		PT	ACT	
128	CASH WORK ROOM	CPT		PT	ACT	
129	DRIVE-UP	CPT		PT	ACT	
130	OFFICE 9 UB 2	CPT		PT	ACT	
131	OFFICE 10 UB 2	CPT		PT	ACT	
132	CONFERENCE ROOM	CPT		PT	ACT	

DOOR SCHEDULE						
DOOR#	DOOR SIZE	DOOR	FRAME	RATE	HARDWARE GROUP	NOTES
		MATL / TYPE	MATL / TYPE			
002	3'-0"X7'-0"X1 3/4"	HM	5C/AT.1	HM	16/AT.1	
004	3'-0"X7'-0"X1 3/4"	HM	5C/AT.1	HM	16/AT.1	
101A	3'-0"X7'-0"X1 3/4"	AL	5A/AT.1	AL	11/AT.1	
101B	3'-0"X7'-0"X1 3/4"	AL	5A/AT.1	AL	11/AT.1	
106	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
107	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
108	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
109	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
110	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
112	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
113	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
114	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
115	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	15/AT.1	
117	3'-0"X7'-0"X1 3/4"	AL	5A/AT.1	AL	10/AT.1	
119	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
120	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
121	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
122	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
123	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
124	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	13/AT.1	
125	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
126	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
128	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
130A	3'-2"x6'-11"x1/2"	5D/AT.1		17/AT.1		
130B	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
131A	3'-2"x6'-11"x1/2"	5D/AT.1		18/AT.1		
131B	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	
132	3'-0"X7'-0"X1 3/4"	MD	5B/AT.1	MD	12/AT.1	

WALL TYPES	
 5/8" GYP. BD. EA. SIDE 5-1/2" MD. STUDS @ 16" O.C. w/ SOUND BATT INSUL. (V.FY.) - EXTEND WALLS UP TO DECK	 5/8" GYP. BD. EA. SIDE 3-1/2" MD. STUDS @ 16" O.C. w/ SOUND BATT INSUL. (V.FY.) - EXTEND WALLS UP TO DECK
 5/8" GYP. BD. EA. SIDE 3-1/2" MD. STUDS @ 16" O.C. w/ SOUND BATT INSUL. (V.FY.)	 1-LAYER 5/8" TYPE 'X' GYP. BD. EA. SIDE 3-1/2" MD. STUDS @ 16" O.C. w/ SOUND BATT INSUL. - EXTEND WALLS UP TO DECK- 1-HOUR RATED UL= UB01

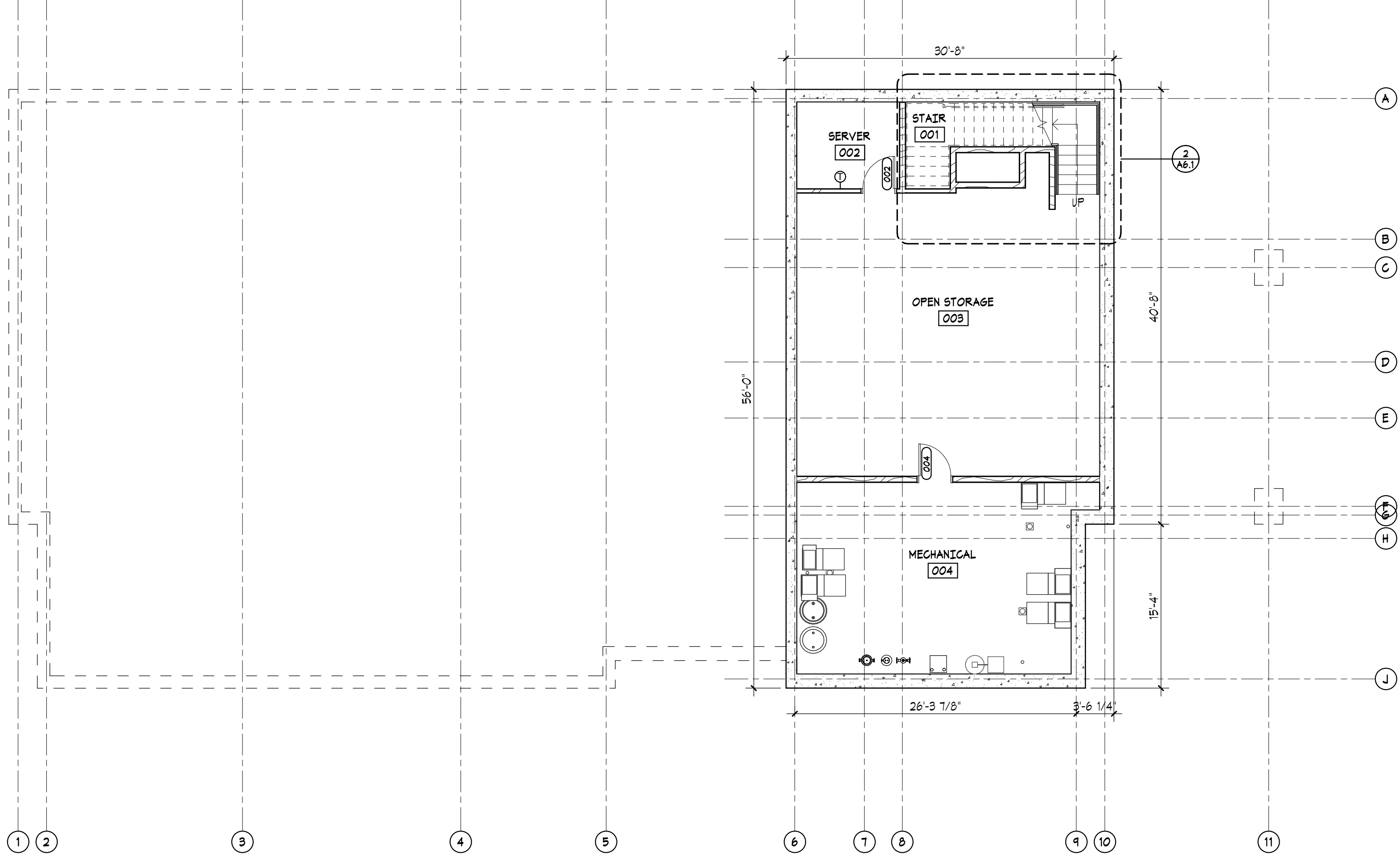
GENERAL NOTES:

- INTERIOR PARTITIONS SHALL BE 3-5/8" STL. STUDS @ 16" O.C. w/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4" ABOVE CEILING- UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A2.1.
- MOUNT FIRE EXTINGUISHER CABINETS @ 5'-0" A.F.F. TO TOP OF CABINET.
- G.C. TO PROVIDE ALL NECESSARY MOOD BLOCKING IN WALLS FOR WALL-HUNG ITEMS (CABINETS, SHELVING, COUNTERTOPS, . . . etc.)
- INTERIOR COLUMNS TO BE FINISHED w/ 5/8" GYP. BD. ON 1/8" STL. FURRING CHANNELS w/ MTL. J-BEADS @ EACH CORNER- SEE ENLARGED DETAILS. REFER TO STRUCTURAL DRAWINGS FOR STEEL COLUMN SIZES.

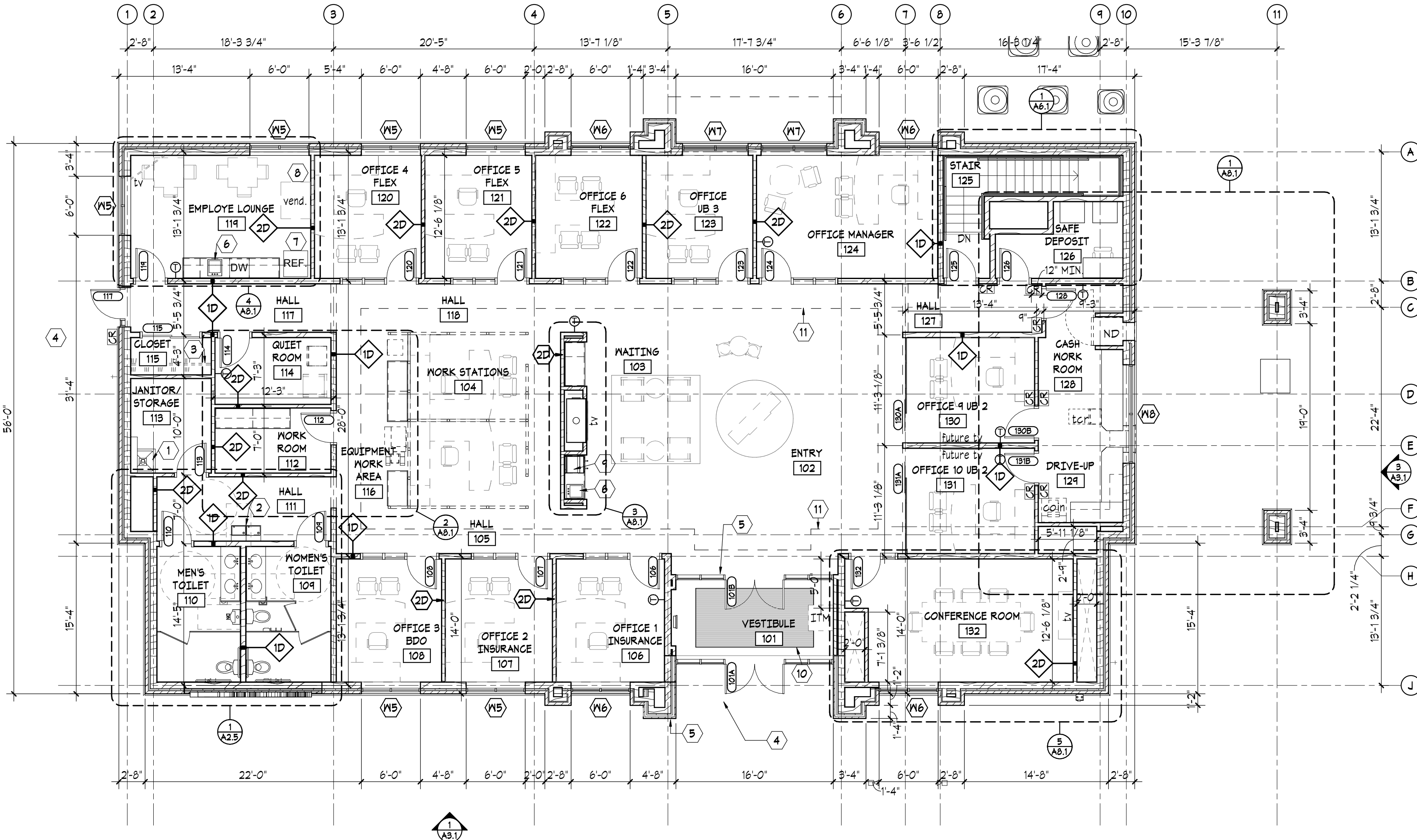
CR = CARD READER

KEYED PLAN NOTES

- FLOOR MOUNTED JANITORS SINK w/ FRP ON WALL (2 SIDES 2'-6" W X 4'-0" H, SEE MECH. FOR SINK CONNECTIONS & SIZES.
- ELECTRICAL WATER COOLER (EMC) HI & LOW WITH BOTTLE FILLER
- COAT ROD & SHELF.
- CONCRETE STOOP - SEE STRUCTURAL
- ADA AUTO DOOR OPENER, OPEN BOTH DOORS WITH ONE PUSH BUTTON.
- SINK - SEE MECHANICAL.
- REFRIGERATOR - BY OWNER
- VENDING MACHINE - BY OWNER
- ESPRESSO - BY OWNER
- RECESSED FLOOR MAT
- SOFFIT ABOVE



2 A2.1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



1 A2.1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



www.htg-architects.com
Minneapolis Bismarck

1010 Mainstreet, Suite 100
Hopkins, MN 55343
Tel: 952.278.8880

PROJECT



NEW BUILDING
MADISON
SOUTH DAKOTA

ISSUED SET Design Meeting #2 6/16/23

REVISIONS

DATE NO

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of SOUTH DAKOTA

Name

Reg No.

Date

MAIN LEVEL FLOOR PLAN

Drawn By: AAM

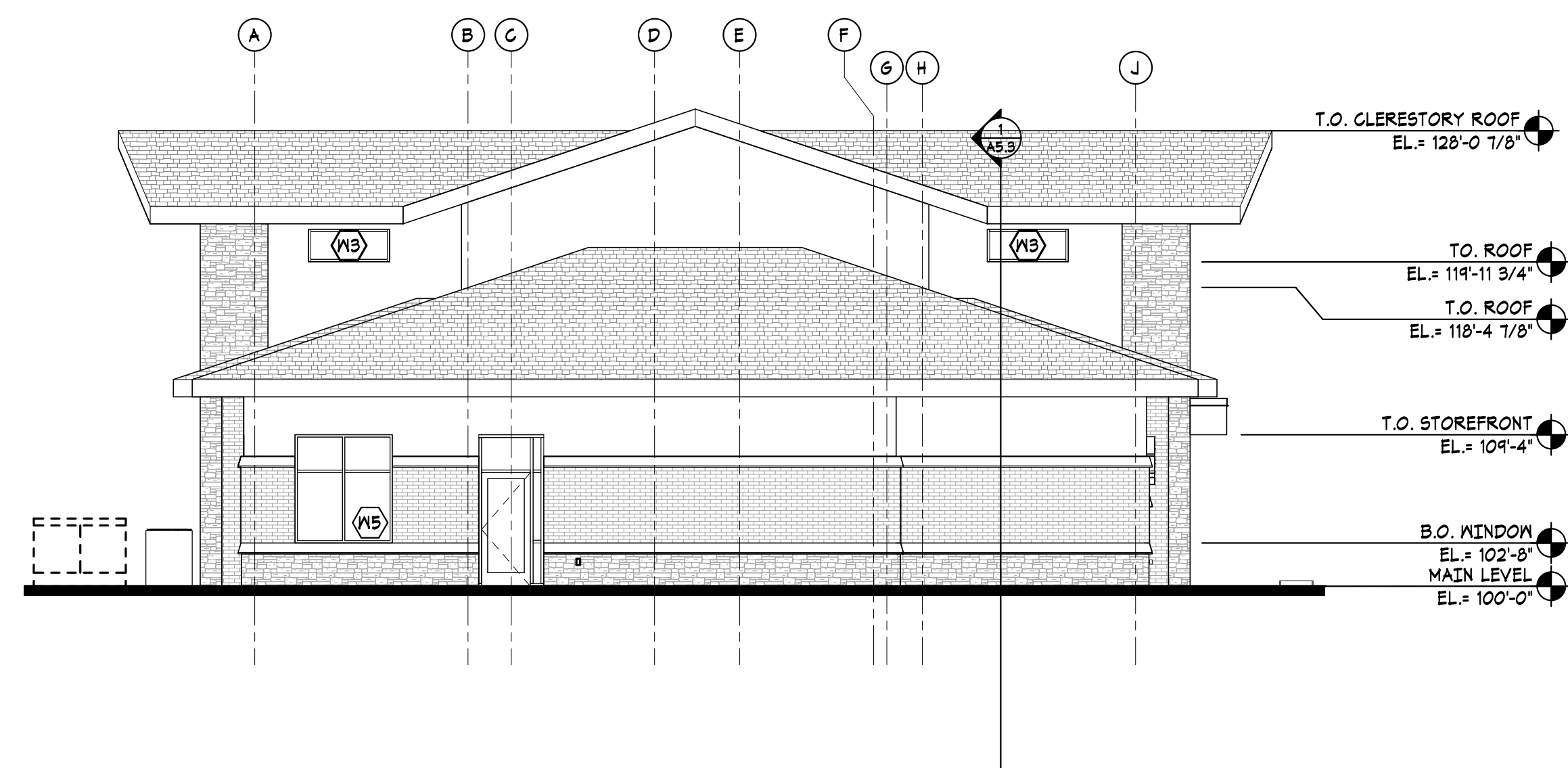
Checked By: TRM

A2.1

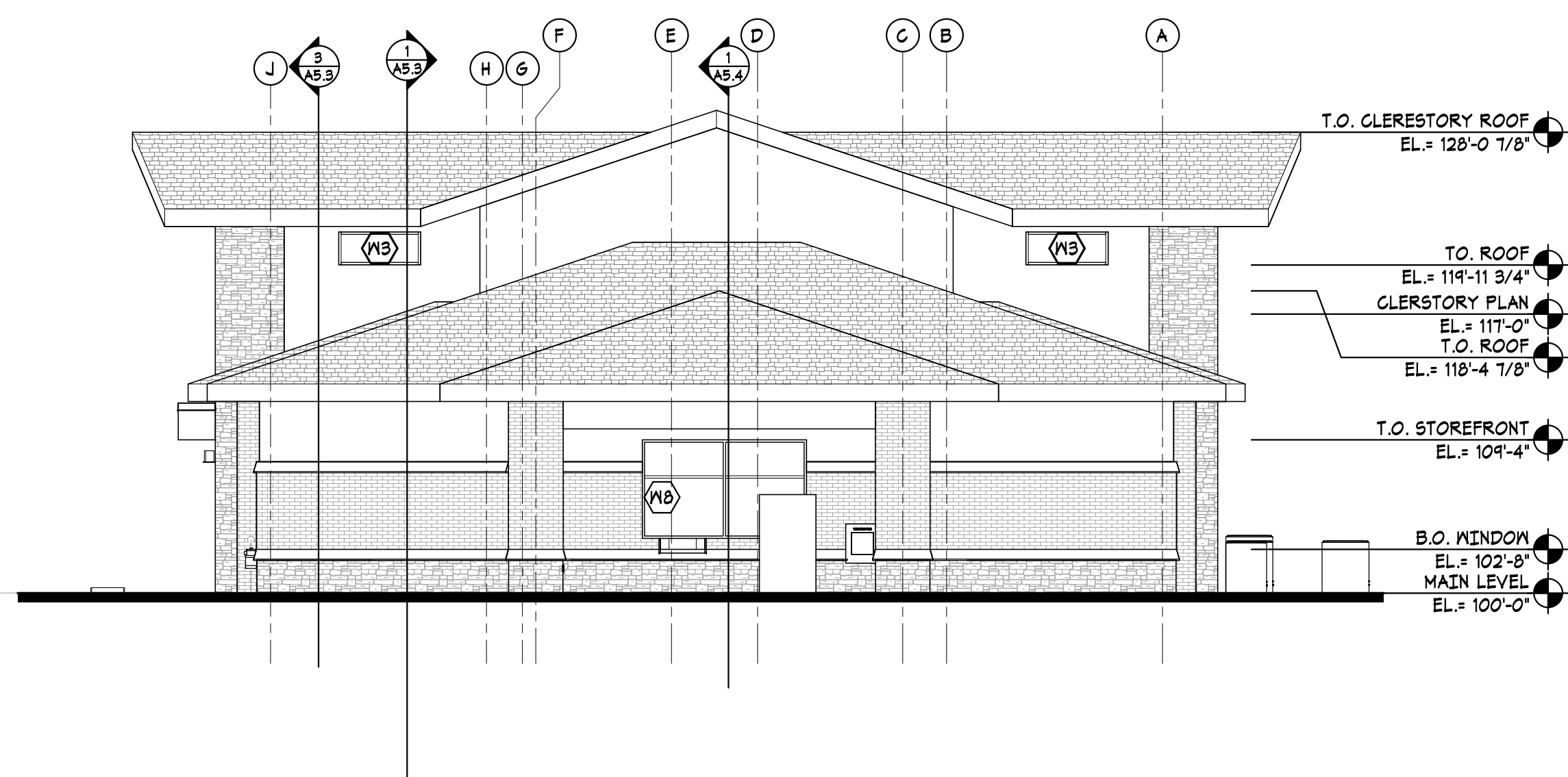
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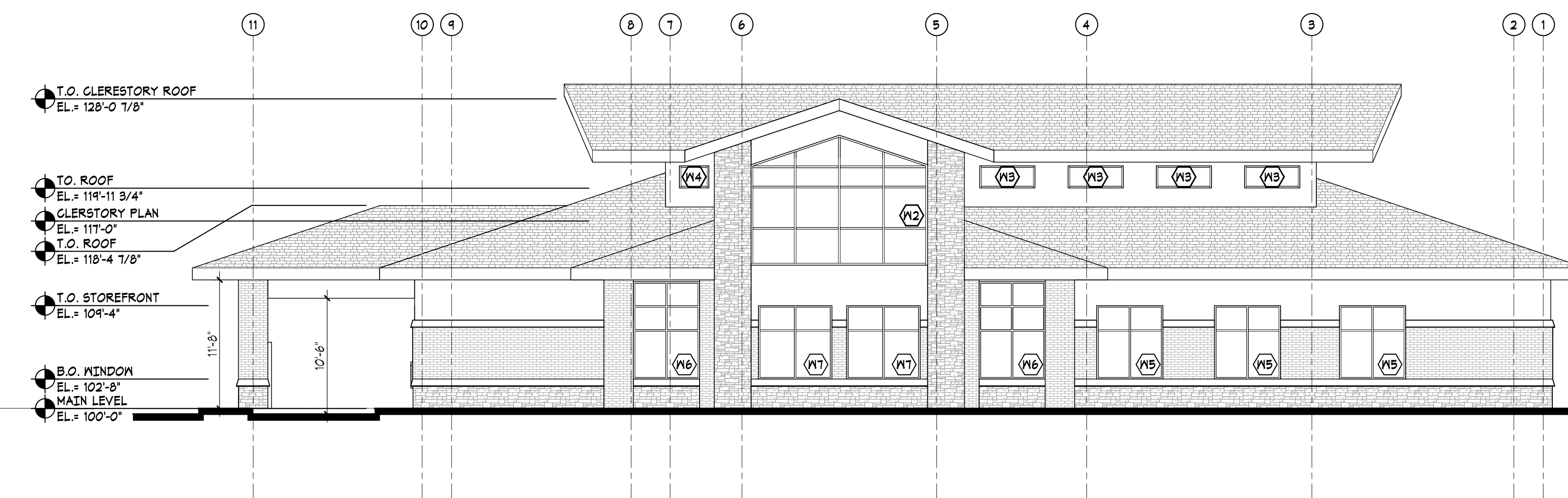
1 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



2 WEST ELEVATION
A3.1 1/8" = 1'-0"



3 EAST ELEVATION
A3.1 1/8" = 1'-0"



4 NORTH ELEVATION
A3.1 1/8" = 1'-0"



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Minneapolis Bismarck

1010 Mainstreet, Suite 100
Hopkins, MN 55343
Tel: 952.278.8880

PROJECT



NEW BUILDING
MADISON
SOUTH DAKOTA

ISSUED SET Design Meeting #2 6/16/23

REVISIONS

DATE NO

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of SOUTH DAKOTA

Name

Reg No.

Date

EXTERIOR ELEVATIONS

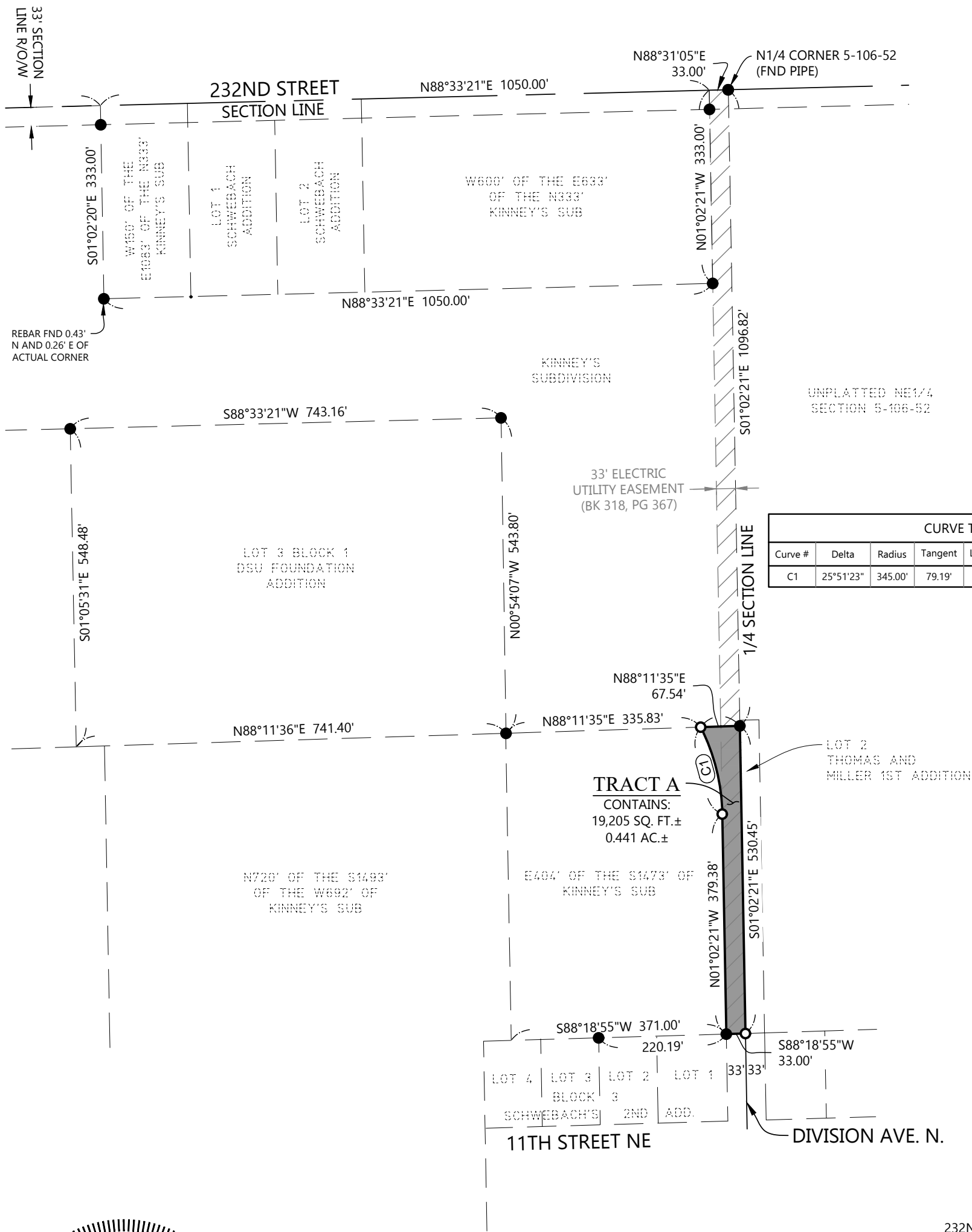
Drawn By: AAM

Checked By: TRM

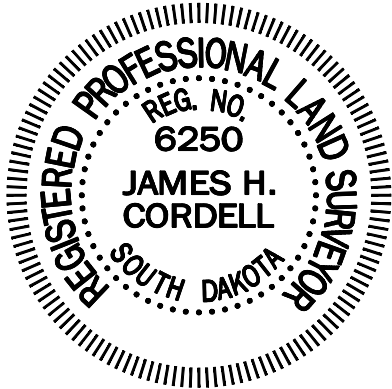
A3.1

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PLAT OF
TRACT A OF KINNEY'S SUBDIVISION
OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 106 NORTH, RANGE 52 WEST
OF THE 5th P.M., LAKE COUNTY, SOUTH DAKOTA



CURVE TABLE						
Curve #	Delta	Radius	Tangent	Length (L)	Length (C)	Chord Direction
C1	25°51'23"	345.00'	79.19'	155.69'	154.37'	N13°58'01"W

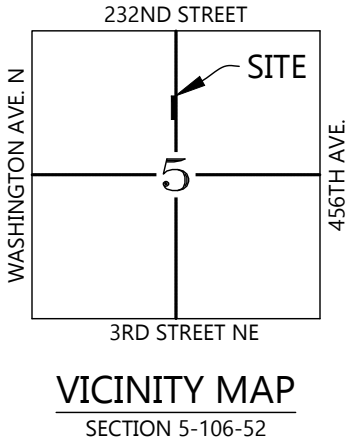
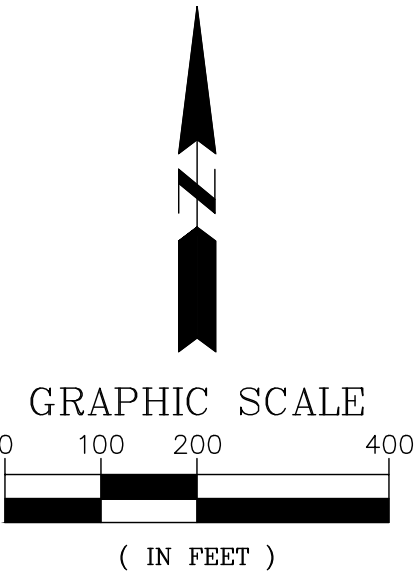


Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

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



Total Area Surveyed:
0.441 Acres ±

Sayre
Associates

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

Engineers • Surveyors

PLAT OF
TRACT A OF KINNEY'S SUBDIVISION
OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 106 NORTH, RANGE 52 WEST
OF THE 5th P.M., LAKE COUNTY, SOUTH DAKOTA

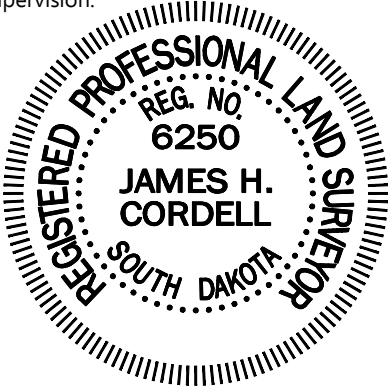
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before July 7, 2023, survey and plat a part of the East 404 feet of the South 1473 feet of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, into a tract as shown. The same shall hereafter be known and described as **Tract A of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., 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

I, Linda Klosterman, do hereby certify that I am the sole, absolute, and unqualified owner of all land included in the above plat and that said plat has been made at my request and in accordance with my 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.

I 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. I 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 my behalf as the owner and also binding on behalf of future successors and assigns, I 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.

I 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.

I further certify that this platting of said described Tract A of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, does hereby vacate the following platting: a part of the East 404 feet of the South 1473 feet of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, 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 2 of Plats, page 100. Said plat, hereby vacated, is situated within Tract A of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, as surveyed.

Dated this ____ day of _____, 20____.

Owner:

Linda Klosterman

STATE OF SOUTH DAKOTA)

§
COUNTY OF _____)

On this ____ day of _____, 2023, before me, the undersigned officer, appeared Linda Klosterman, known to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

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 Tract A of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., 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 Tract A of Kinney's Subdivision of the Northwest Quarter (NW1/4) of Section 5, Township 106 North, Range 52 West of the 5th P.M., 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, 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