

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, August 8, 2023
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: July 11, 2023 Planning Commission Minutes

APPROVAL OF MINUTES: July 11, 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): None

NEW BUSINESS (Planning Commission):

1. Plat Approval-Trojan Village Addition.

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
July 11, 2023
7:00 am

Chairman John Groce called the meeting to order at 7:01am. The following members were present for roll call: Jim Iverson, Bob Maxwell, Donna Fawbush, Jennifer Wolff, Roger Olson, John Groce and Alternate Jacob Deboer. Absent was Michael Johnson. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Gary Zay, Jennifer Hasleton, Chad Van Den Hemel, TJ Hauck, Erin Auble, Norma Goth and Chris Thompson were also in attendance.

Motion by Commissioner Maxwell to approve the June 13, 2023, Planning Commission Minutes. Seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Wolff to approve the June 13, 2023, Board of Adjustment Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Maxwell to approve the Revised July 11, 2023, agenda. Seconded by Commissioner Wolff. Motion carried unanimously.

Old Business: None

Motion by Commissioner Iverson, seconded by Commissioner Olson to move into Board of Adjustment at 7:06 am. Motion carried unanimously.

Motion by Commissioner Fawbush, seconded by Commissioner Iverson to move out of Board of Adjustment and into Planning Commission at 7:23 am. Motion carried unanimously.

New Business:

Motion to approve Plat of Tract A Kinney's Subdivision made by Commissioner Iverson, seconded by Commissioner Wolff. Motion carried unanimously.

Public Input: None

Commissioner Maxwell motioned to adjourn. Second by Commissioner Fawbush. Motion carried unanimously. Meeting adjourned at 7:59 am.

Dan Whitlock
Planning Commission

BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
July 11, 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, Donna Fawbush and Jacob Deboer. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Absent was Michael Johnson.

This being the time and place set for the hearing on Conditional Use Appeal Request 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. Mr. Hegg went through the contents of the packet discussing zoning regulations regarding noise and explosives storage limitations. Other items discussed were signage, advertising, one client at a time and no displayed guns for sale.

There were no additional opponents or proponents. Mr. Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Maxwell, second by Mr. Deboer to approve Appeal No. 692. Motion carried unanimously.

This being the time and place set for the hearing on Conditional Use Appeal Request 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. Mr. Hegg went through the contents of the packet discussing the addition would be using the same materials as previous building, there will be no extra signage and after approval from Planning Committee, FAA begins their avigation easement approval.

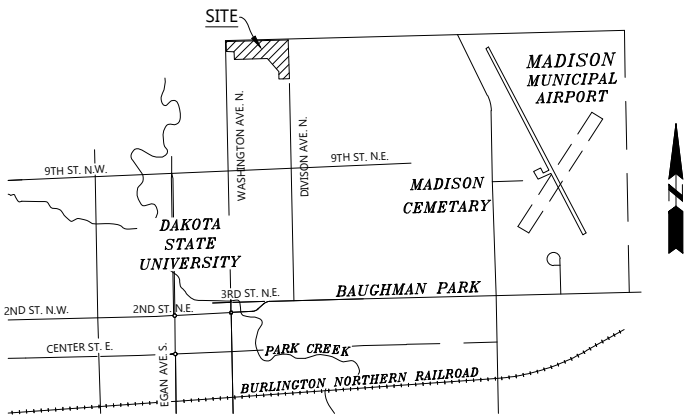
There were no additional opponents or proponents. Mr. Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Maxwell, second by Mr. Olson to approve Appeal No. 692. Motion carried unanimously.

This being the time and place set for the hearing on Conditional Use Appeal Request No. 694 – by Bank West, 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. Mr. Hegg went through the contents of the packet discussing zoning for a permanent financial building. Will have one entrance and one exit, construction to start this year.

There were no additional opponents or proponents. Mr. Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Iverson, second by Ms. Wolff to approve Appeal No. 692. Motion carried unanimously.

Motion by Ms. Fawbush, second by Mr. Iverson to move out of the Board of Adjustment at 7:47 am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment



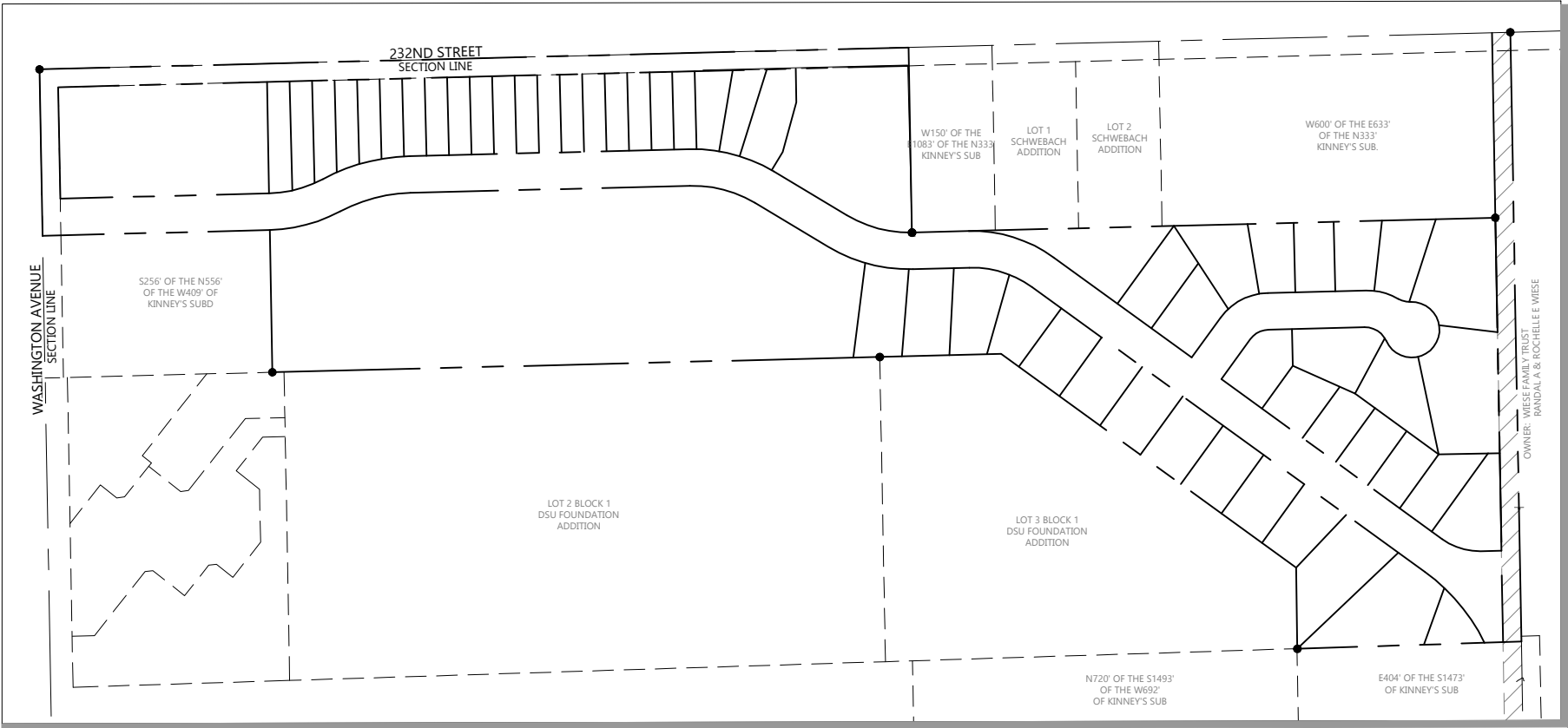
VICINITY MAP
SEC. 5-106-52

PRELIMINARY PLAT

FOR

TROJAN VILLAGE ADDITION

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



LOCATION MAP

LEGAL DESCRIPTION: ALL THAT PART 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, EXCEPT DEEDED AND PLATTED PORTIONS THEREOF AND EXCEPT THE EAST 404 FEET OF THE SOUTH 1473 FEET THEREOF, AND EXCEPT THE SOUTH 256 FEET OF THE NORTH 556 FEET OF THE WEST 409 FEET THEREOF, AND EXCEPT THE WEST 150 FEET OF THE EAST 1083 FEET OF THE NORTH 333' THEREOF, AND EXCEPT THE WEST 600 FEET OF THE EAST 633 FEET OF THE NORTH 333 FEET THEREOF, AND EXCEPT LOTS 1 AND 2 OF SCHEWBACH ADDITION, AND EXCEPT ODENBRETT'S FIRST ADDITION, AND EXCEPT LOTS 1, 2 AND 3 IN BLOCK 1 OF DSU FOUNDATION ADDITION, SUBJECT TO ANY RECORDED EASEMENTS AND ENCUMBRANCES CONTAINED THEREIN.



INDEX OF SHEETS

SHEET NO. 1	TITLE SHEET
SHEET NO. 2	TOPOGRAPHIC SURVEY
SHEET NO. 3	LOT LAYOUT PLAN
SHEET NO. 4	ZONING MAP
SHEET NO. 5	GRADING PLAN
SHEET NO. 6 - 7	DRAINAGE PLAN & STORM SEWER PLAN
SHEET NO. 8	UTILITY PLAN

PLANNING COMMISSION APPROVAL

APPROVAL OF THE PRELIMINARY PLAT OF TROJAN VILLAGE ADDITION TO THE CITY OF MADISON IS HEREBY GRANTED BY THE CITY PLANNING COMMISSION ON THIS ____, DAY OF ____, 2023.

CHAIR, CITY PLANNING COMMISSION
CITY OF MADISON, SOUTH DAKOTA

CITY COMMISSION APPROVAL:

RESOLUTION NUMBER ____.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MADISON THAT THE PRELIMINARY PLAT OF CYBER ESTATES ADDITION TO THE CITY OF MADISON IS HEREBY APPROVED AND THAT THE CITY FINANCE OFFICER OF THE CITY OF MADISON IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON. ADOPTED THIS ____, DAY OF ____, 2023.

MAYOR
CITY OF MADISON, SOUTH DAKOTA
STATE OF SOUTH DAKOTA

ATTEST:
CITY FINANCE OFFICER

CITY FINANCE OFFICER:

I, ____, THE DULY APPOINTED, QUALIFIED AND ACTING CITY FINANCE OFFICER OF THE CITY OF MADISON, SOUTH DAKOTA, HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COMMISSION OF THE CITY OF MADISON, AT A MEETING HELD ON THE ____, DAY OF ____, 2023.

WITNESS MY HAND AS CITY FINANCE OFFICER AND THE OFFICIAL, SEAL OF THE CITY OF MADISON, SOUTH DAKOTA.

CITY FINANCE OFFICER
CITY OF MADISON, SOUTH DAKOTA

CITY ENGINEER APPROVAL:

I, ____, CITY ENGINEER OF THE CITY OF MADISON, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAT ON THIS ____, DAY OF ____, 2023.

CITY ENGINEER
CITY OF MADISON, SOUTH DAKOTA

REVIEWED AND APPROVED BY:

OWNER DATE

I, RAYMOND M. PIERSON, HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATE: 07/28/2023

Raymond M. Pierson
RAYMOND M. PIERSON
REG. NO. 8078

OWNER
TROJAN VILLAGE, LLC
730 S. WASHINGTON AVENUE
(605) 480-5555
AUTHORIZED REPRESENTATIVE: RANDY SCHAEFER
randyschaeferagency@gmail.com

SAYRE ASSOCIATES
216 S. DULUTH AVENUE
SIOUX FALLS, SD 57104
(605) 332-7211
ENGINEER: RAY PIERSON
rayp@sayreassociates.com

DRAWING INDICATES GENERAL UTILITY LOCATIONS ONLY. NEITHER THE CORRECTNESS OR COMPLETENESS OF LOCATIONS ARE GUARANTEED. CONTACT SOUTH DAKOTA ONE CALL PRIOR TO EXCAVATIONS. (1-800-781-7474)

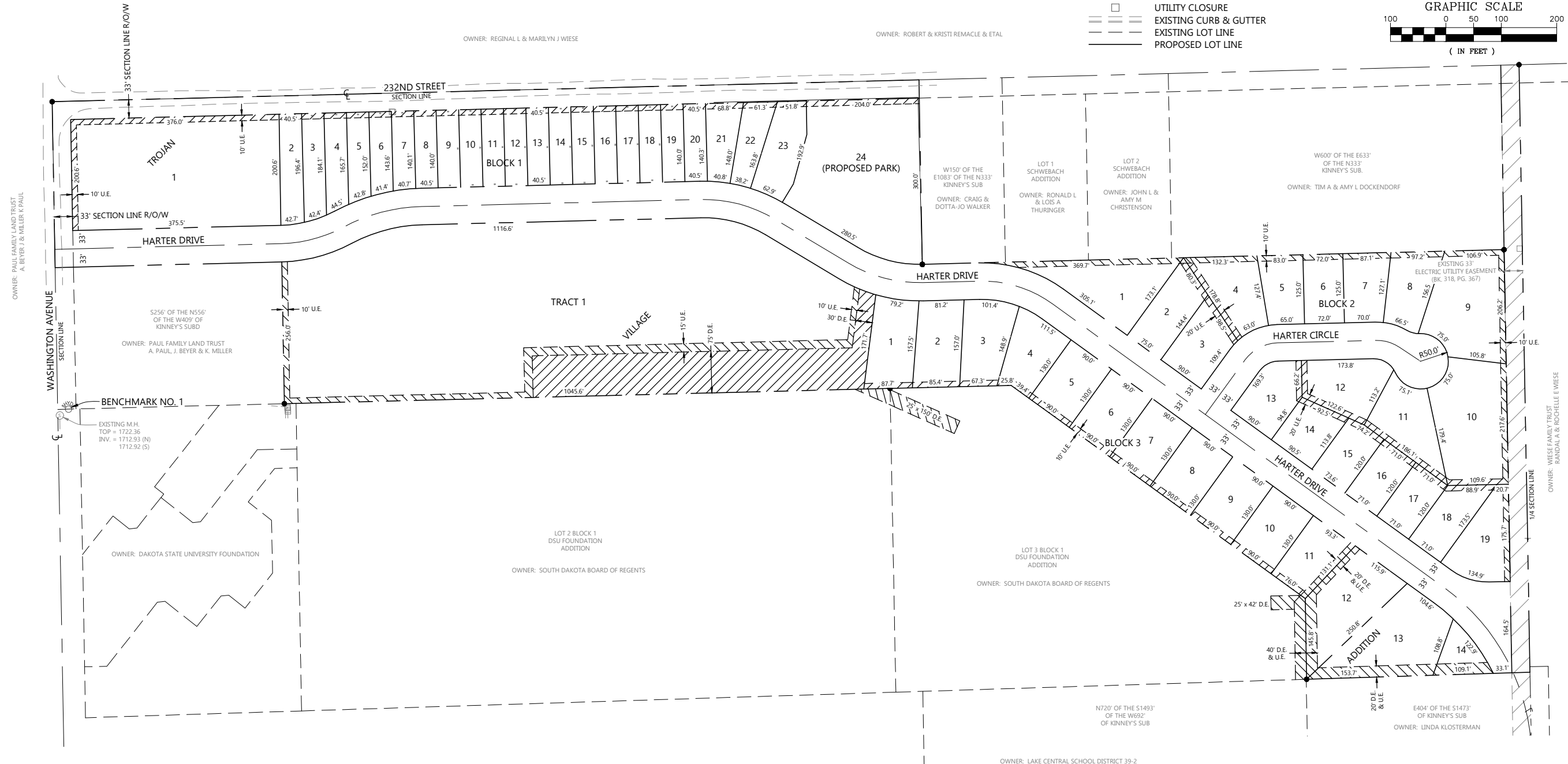
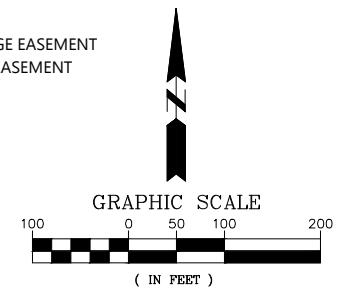
BENCHMARK NO. 1:
TOP NUT OF HYDRANT
S. 556'± OF THE INTERSECTION OF
232ND ST. & WASHINGTON AVE.
ELEV. = 1724.47 (88 DATUM)

BENCHMARK NOTE:
THE ELEVATION BASIS OF THIS SURVEY IS BASED ON GPS OBSERVATION OF THE TRIMBLE VIRTUAL REFERENCE STATION (VRS) SYSTEM AND IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

1. THE DEVELOPER IS COORDINATING WITH THE CITY OF MADISON TO PROVIDE A SECONDARY ACCESS TO AREAS THAT HAVE GREATER THAN 30 RESIDENTIAL UNITS.
2. LOT 1 OF BLOCK 1 WILL ONLY HAVE ACCESS OFF OF PROPOSED HARTER DRIVE AND WILL NOT BE GRANTED ACCESS TO 232ND STREET OR WASHINGTON AVENUE.

	PIN FOUND	D.E.	- PROPOSED DRAINAGE EASEMENT
	FIRE HYDRANT	U.E.	- PROPOSED UTILITY EASEMENT
	LIGHT POLE		
	POWER BOX		
	TELEPHONE BOX		
	SIGN		
	STREET SIGN		
	UTILITY CLOSURE		
	EXISTING CURB & GUTTER		
	EXISTING LOT LINE		
	PROPOSED LOT LINE		

100



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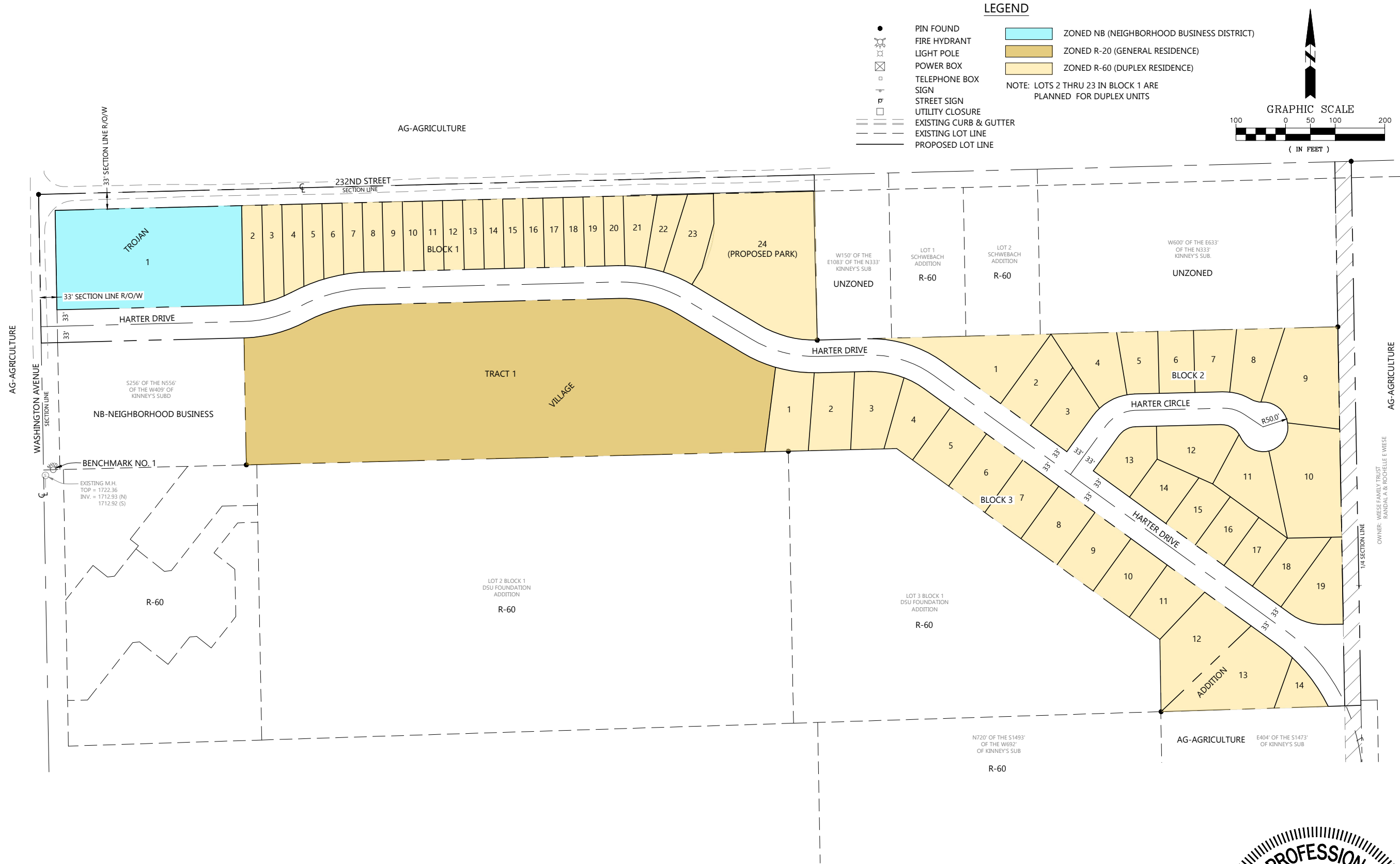


Engineering Solutions

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BY: BJB, 23107-PP.dwg, ZONING MAP, PRINT DATE: Jul 28, 2023



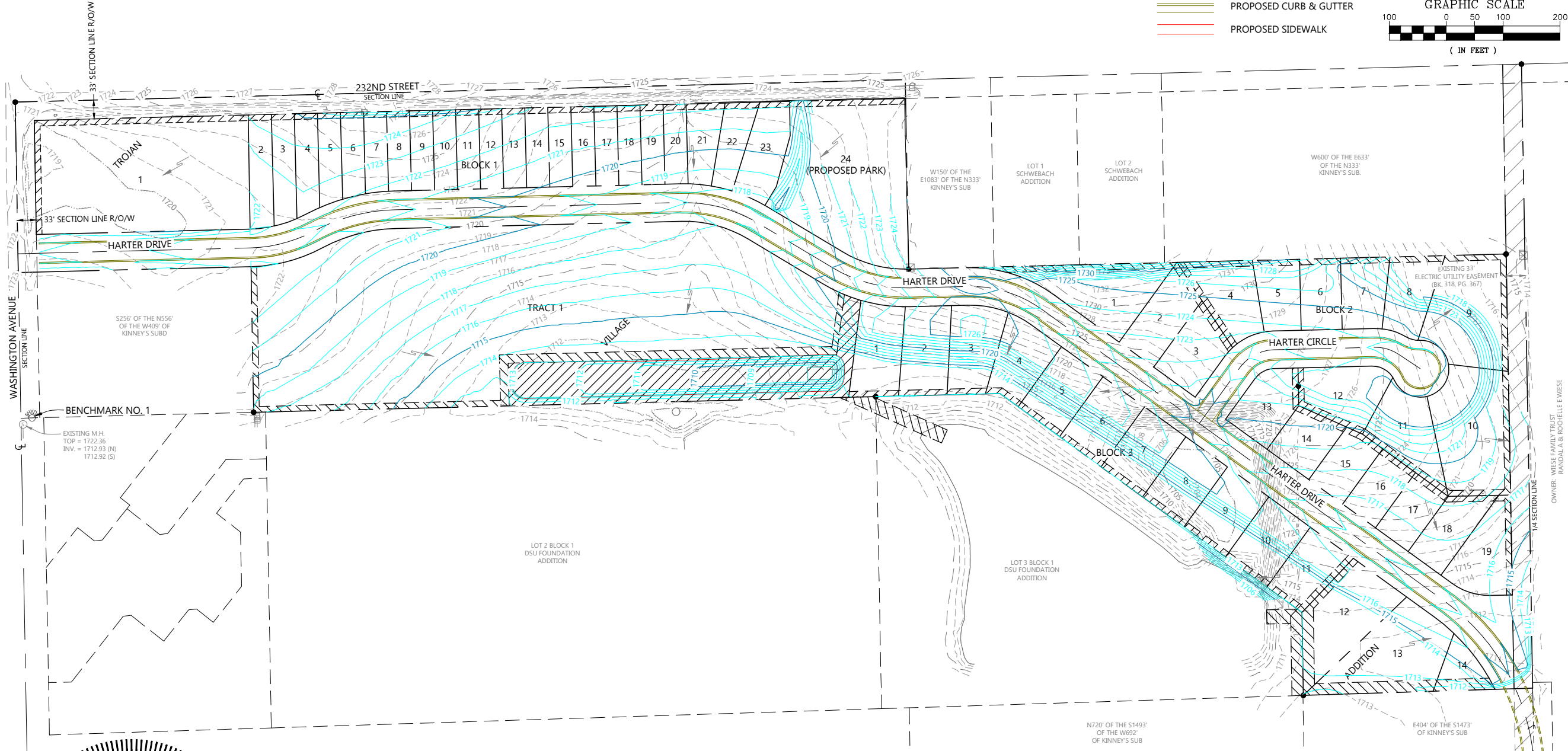
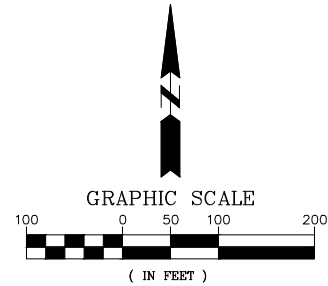
TROJAN VILLAGE ADDITION
TROJAN VILLAGE, LLC.
SEC. 5 - T106N - R52W
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO.: 23107
SURVEYED BY: JHC
CREATED BY: BJB
APPROVED BY: JHC
REVISION DATE:
ZONING MAP

PROJECT NO.:	23107
SURVEYED BY:	JHC
CREATED BY:	BJB
APPROVED BY:	JHC
REVISION DATE:	
GRADING PLAN	

LEGEND

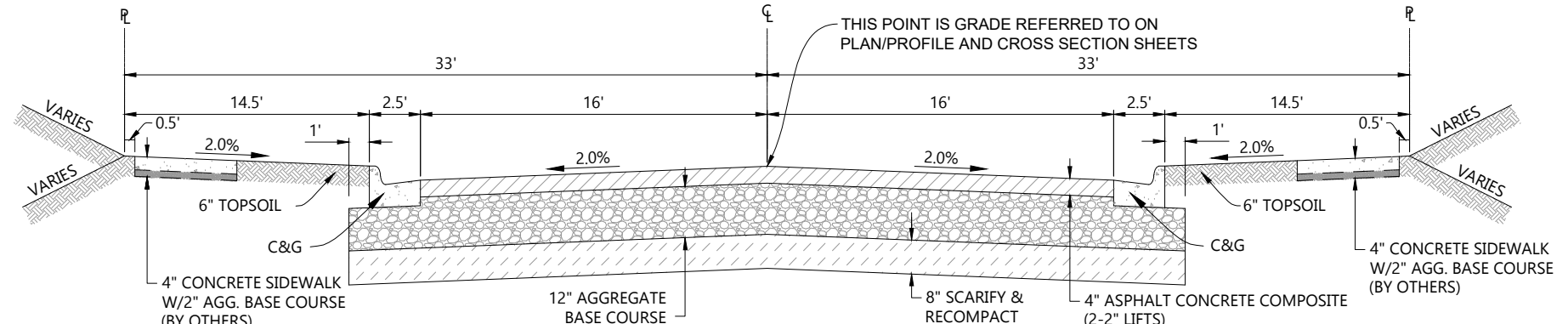
- 1400 --- EXISTING CONTOURS
- 1400 --- PROPOSED CONTOURS
- EXISTING DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK



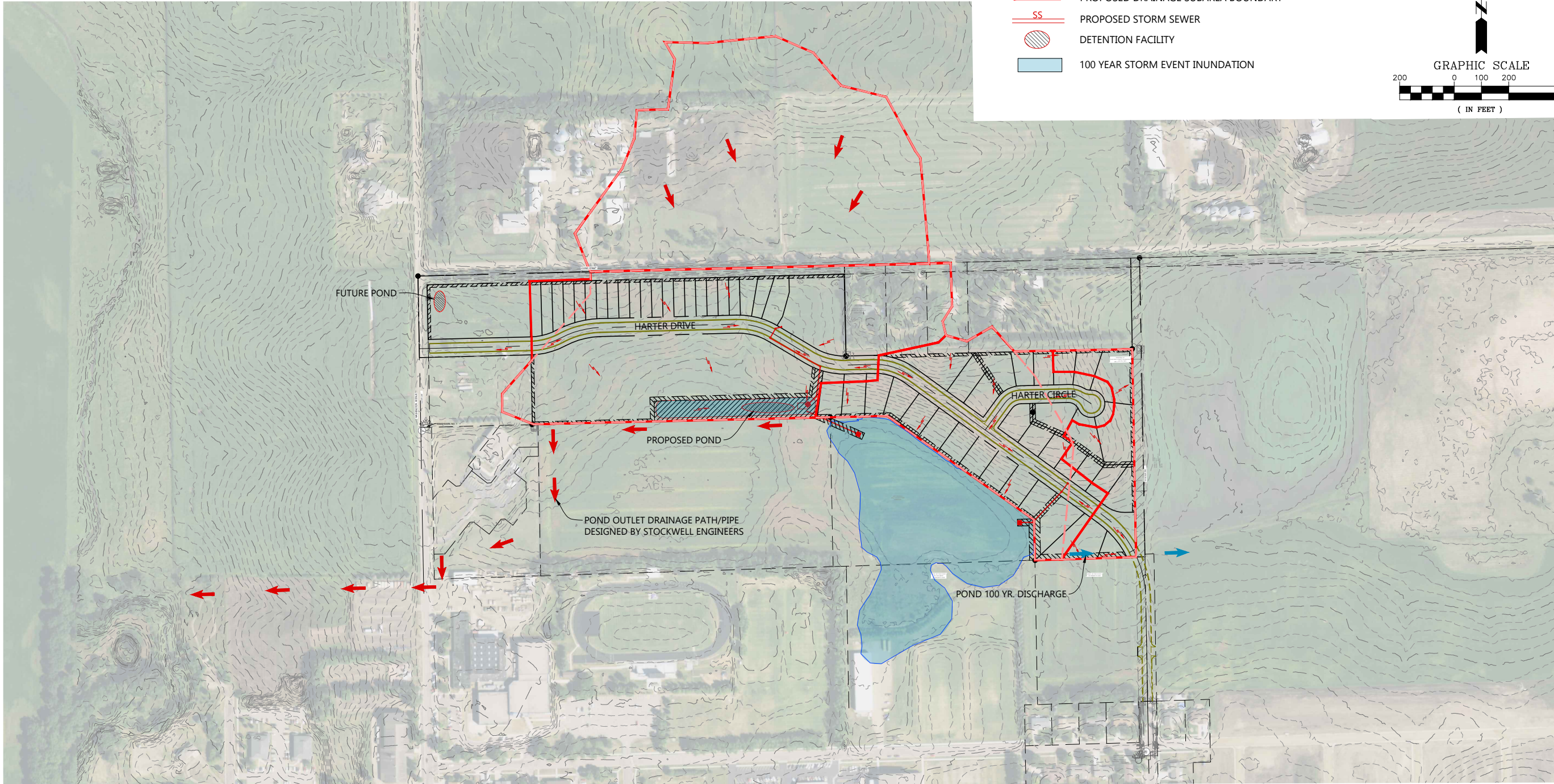
07/28/2023

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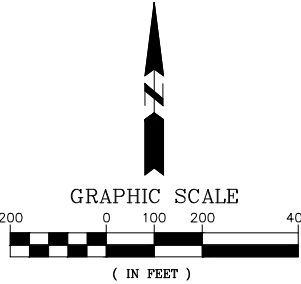
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HARTER DRIVE & HARTER CIRCLE

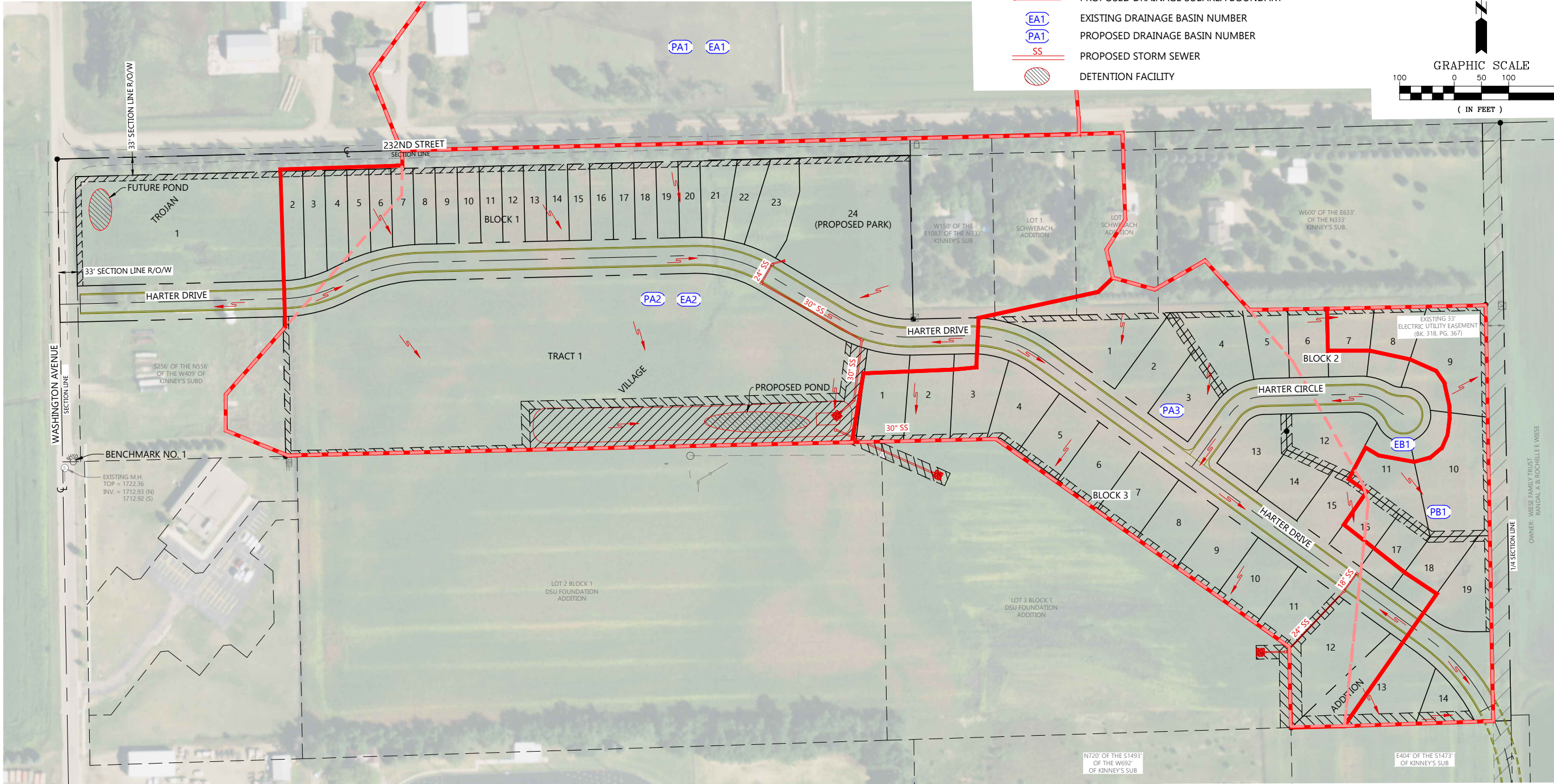


- LEGEND**
- EXISTING DRAINAGE SUBAREA BOUNDARY
 - PROPOSED DRAINAGE SUBAREA BOUNDARY
 - SS PROPOSED STORM SEWER
 - ⊘ DETENTION FACILITY
 - 100 YEAR STORM EVENT INUNDATION



TROJAN VILLAGE ADDITION
TROJAN VILLAGE, LLC.
SEC. 5 - T106N - R52W
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO.:	23107
SURVEYED BY:	JHC
CREATED BY:	BJB
APPROVED BY:	JHC
REVISION DATE:	
OVERALL DRAINAGE PLAN	



NOTE:

1. THE RELEASE RATES FROM THIS DEVELOPMENT SHALL NOT EXCEED PRE-DEVELOPED RATES FOR THE 2, 5, 10, 25, 50, AND 100 YEAR STORMS.

2. EXISTING AND PROPOSED BASIN "A" DISCHARGES TO DAKOTA STATE UNIVERSITY POND. EXISTING AND PROPOSED BASIN "B" DISCHARGES OFFSITE TO THE EAST.

TABLE OF PROPOSED POND DATA							
EVENT	EXISTING PEAK FLOW (CFS)	EXISTING RUNOFF VOLUME (AC-FT)	DEVELOPED PEAK FLOW INTO POND (CFS)	DEVELOPED RUNOFF VOLUME (AC-FT)	DEVELOPED PEAK FLOW OUT OF POND (CFS)	HWL	MAX STORAGE VOLUME (AC-FT)
2 YEAR	21.43	3.100	25.27	3.262	11.27	1710.92	0.476
5 YEAR	36.41	5.170	38.23	5.131	13.65	1711.86	0.896
10 YEAR	46.09	5.708	45.50	6.374	14.76	1712.35	1.199
25 YEAR	60.13	8.634	55.18	8.183	22.21	1712.78	1.492
50 YEAR	72.45	10.475	66.10	9.784	32.27	1712.97	1.621
100 YEAR	82.76	12.049	74.72	11.143	42.74	1713.12	1.740

TABLE OF OUTLET DISCHARGES (CFS)							
EXISTING CONDITIONS							
DESCRIPTION	AREA (Ac.)	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
TO DSU POND	43.679	21.44	36.42	46.09	60.14	72.45	82.75
TO EAST	4.89	4.33	7.50	9.66	12.74	15.47	17.79
DEVELOPED CONDITIONS							
LABEL	AREA (Ac.)	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR
TO DSU POND	46.26	20.09	28.99	34.45	48.32	64.03	79.02
TO EAST	3.2	2.53	4.59	5.98	8.03	9.85	11.42

SUMMARY OF PROPOSED STORM SEWER INLETS

D.I. NO. 1 (SF-6)
TOP = 1692.07
INV. = 1688.38 (W,E)

D.I. NO. 2 (SF-6)
TOP = 1692.07
INV. = 1688.59 (N)
1688.49 (W)

D.I. NO. 3 (FUTURE)
TOP = 1698.79
INV. = 1692.65 (S, W)

D.I. NO. 4 (FUTURE)
TOP = 1698.79
INV. = 1692.98 (E)



07/28/2023

TROJAN VILLAGE ADDITION

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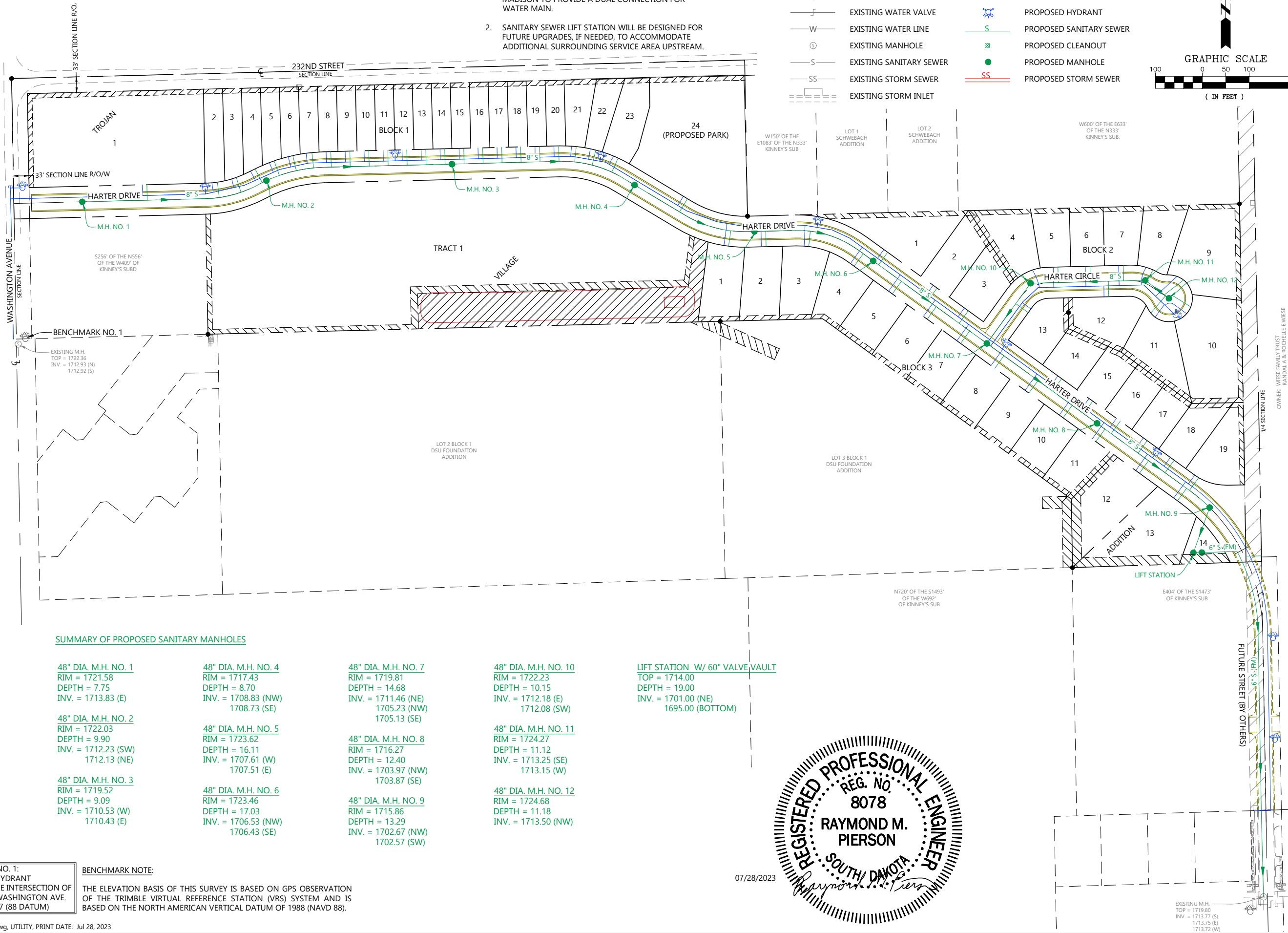
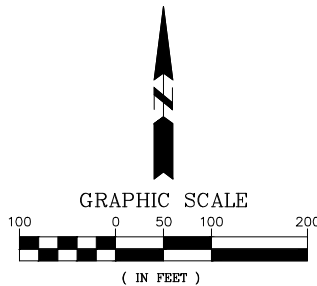
PROJECT NO.:	23107
SURVEYED BY:	JHC
CREATED BY:	BJ8
APPROVED BY:	JHC
REVISION DATE:	
DRAINAGE PLAN	

UTILITY NOTES:

1. THE DEVELOPER IS COORDINATING WITH THE CITY OF MADISON TO PROVIDE A DUAL CONNECTION FOR WATER MAIN.
2. SANITARY SEWER LIFT STATION WILL BE DESIGNED FOR FUTURE UPGRADES, IF NEEDED, TO ACCOMMODATE ADDITIONAL SURROUNDING SERVICE AREA UPSTREAM.

LEGEND

	FIRE HYDRANT		PROPOSED WATER VALVE
	EXISTING WATER SHUTOFF		PROPOSED WATER LINE
	EXISTING WATER VALVE		PROPOSED HYDRANT
	EXISTING WATER LINE		PROPOSED SANITARY SEWER
	EXISTING MANHOLE		PROPOSED CLEANOUT
	EXISTING SANITARY SEWER		PROPOSED MANHOLE
	EXISTING STORM SEWER		PROPOSED STORM SEWER
	EXISTING STORM INLET		



SUMMARY OF PROPOSED SANITARY MANHOLES

48" DIA. M.H. NO. 1
RIM = 1721.58
DEPTH = 7.75
INV. = 1713.83 (E)

48" DIA. M.H. NO. 2
RIM = 1722.03
DEPTH = 9.90
INV. = 1712.23 (SW)
1712.13 (NE)

48" DIA. M.H. NO. 3
RIM = 1719.52
DEPTH = 9.09
INV. = 1710.53 (W)
1710.43 (E)

48" DIA. M.H. NO. 4
RIM = 1717.43
DEPTH = 8.70
INV. = 1708.83 (NW)
1708.73 (SE)

48" DIA. M.H. NO. 5
RIM = 1723.62
DEPTH = 16.11
INV. = 1707.61 (W)
1707.51 (E)

48" DIA. M.H. NO. 6
RIM = 1723.46
DEPTH = 17.03
INV. = 1706.53 (NW)
1706.43 (SE)

48" DIA. M.H. NO. 7
RIM = 1719.81
DEPTH = 14.68
INV. = 1711.46 (NE)
1705.23 (NW)
1705.13 (SE)

48" DIA. M.H. NO. 8
RIM = 1716.27
DEPTH = 12.40
INV. = 1703.97 (NW)
1703.87 (SE)

48" DIA. M.H. NO. 9
RIM = 1715.86
DEPTH = 13.29
INV. = 1702.67 (NW)
1702.57 (SW)

48" DIA. M.H. NO. 10
RIM = 1722.23
DEPTH = 10.15
INV. = 1712.18 (E)
1712.08 (SW)

48" DIA. M.H. NO. 11
RIM = 1724.27
DEPTH = 11.12
INV. = 1713.25 (SE)
1713.15 (W)

48" DIA. M.H. NO. 12
RIM = 1724.68
DEPTH = 11.18
INV. = 1713.50 (NW)

LIFT STATION W/ 60" VALVE VAULT
TOP = 1714.00
DEPTH = 19.00
INV. = 1701.00 (NE)
1695.00 (BOTTOM)



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TROJAN VILLAGE ADDITION

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SEC. 5 - T106N - R52W
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO.: 23107

SURVEYED BY: JHC

CREATED BY: BJ8

APPROVED BY: JHC

REVISION DATE:

UTILITY PLAN