

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, April 9, 2024
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: March 12, 2024, Planning Commission Minutes.

APPROVAL OF MINUTES: March 12, 2024, Board of Adjustment Minutes

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE: None

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

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 709 – Lake County 4-H for a variance that would permit the applicant to use metal material for a shed roof at 1000 S Egan Avenue. The property is legally described as Lot 12 County Auditor's 3rd Addition to the of Madison, South Dakota.
2. Decision on Appeal No. 709 - Lake County 4-H

NEW BUSINESS (Planning Commission):

1. Approve Plat of Lots 1A Thru 10A in Block 1, Trojan Village 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

**PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
March 12, 2024
7:00 am**

Chairman John Groce called the meeting to order at 7:02am. The following members were present for roll call: Jim Iverson, Bob Maxwell, Jennifer Wolff, Roger Olson, John Groce, Donna Fawbush, Michael Johnson and alternate Jacob DeBoer. Also present were Administrative Officials Ryan Hegg, and Dan Whitlock. Gary Zay, Jennifer Hasleton, Chad Van Den Hemel, Stuart Van De Wiele, Kyle Hyne, Dale Droge and Dean Gulbranson were also in attendance.

Motion by Commissioner Maxwell to approve the February 13, 2024, Planning Commission Minutes. Seconded by Commissioner Wolff. Motion carried unanimously.

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

Motion by Commissioner Iverson to approve the March 12, 2024 agenda. Seconded by Commissioner Fawbush. Motion carried unanimously.

Old Business: None

Motion by Commissioner Wolff, seconded by Commissioner Olson to move into Board of Adjustment at 7:04 am. Motion carried unanimously.

Motion by Commissioner Wolff, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:49 am. Motion carried unanimously.

New Business:

Final Plat Approval of Lot 1, Lot 2, and Lot 3 Schladweiler Addition in the SW1/4 of Section 1, Township 106 North, Range 53 West, of the 5th P.M., Lake County, South Dakota. Motion to approve made by Commissioner Iverson, seconded by Commissioner Maxwell. Motion passed unanimously.

Public Input: None

Commissioner Johnson motioned to adjourn. Second by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 7:57 am.

Dan Whitlock
Planning Commission

BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
March 12, 2024

The Planning Commission motioned to move into Board of adjustment at 7:04 am.

The following members were present for roll call: Chairman John Groce, Board Members Jim Iverson, Jennifer Wolff, Roger Olson, Bob Maxwell, Michael Johnson, Donna Fawbush and Alternate Jacob DeBoer. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. The following people were in attendance in addition to the Board and the aforementioned individuals, Gary Zay, Jennifer Hasleton, Chad Van Den Hemel, Stuart Van De Wiele, Kyle Heyn, Dale Droge and Dean Gulbranson

This being the time and place set for the hearing on Variance Appeal Request No. 708 – by Dean Gulbranson. Mr. Hegg went through the contents of the packet for Appeal No. 708. The applicant is requesting a variance that would allow the permit the applicant to use a 50’ width Lot size contrary to the 60’ width requirement at 912 N Egan Avenue. If approved, two consecutive lots would have a 50’ width. Mr. Gulbranson spoke of his intent to move in a house on the second lot.

Dale Droge spoke on concerns utilizing the 50’ lot width. Wanting to keep the required space between homes.

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. Maxwell, second by Mr. Olson to approve Appeal No. 708. Roll call vote taken. 2 yes 5 no. Motion denied.

Motion by Ms. Wolff, second by Mr. Olson to move out of the Board of Adjustment at 7:49am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

P00052170

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 709

APPLICANT (PRINT): Lake County Shooting Sports PHONE: 605-256-7603

ADDRESS: 1000 S Egan Ave Madison SD 57042

OWNER (PRINT): Lake County 4-H PHONE: 605-256-7603
IF DIFFERENT THAN APPLICANT

ADDRESS: 1000 S Egan Ave Madison SD 57042

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

LEGAL DESCRIPTION (Please print or type)

Lot 12 Co AUD 3rd Add Exempt #2192 m

GENERAL AREA OR STREET ADDRESS: 1000 South Egan Ave Madison SD 57042

EXISTING LAND USE: AG EXISTING ZONING: AG

SIZE OF PARCEL: ACRES / SQFT LOT DIMENSIONS: WIDTH 660' LENGTH 1320' DEPTH

SURROUNDING LAND USE

NORTH: Business / Residential
SOUTH: AG
EAST: Business
WEST: Residential

PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a letter of explanation to document requirements necessary to approve if necessary)

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] (Lake County 4H Shooting Sports) - President

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) [Signature]

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

- | | |
|--|--|
| 2. 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 ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

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

DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

← BACK TO THE MAIN SITE
([HTTPS://WWW.DAKOTASTORAGE.COM/](https://www.dakotastorage.com/))



12X20 Utility Ranch Wood Panel Shed Located in Madison South Dakota

~~\$6,774.00~~ \$6,374.00

Location: Madison South Dakota

(/collections/all/location_madison_south_dakota)

Roofing: Metal **Siding:** Wood Panel

SOLD

Email us (<mailto:sales@dakotastorage.com?>)
☒ about this product Subject=12X20 Utility Ranch Wood Panel Sh
Located in Madison South Dakota)

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Item Number: 12X20ECORSW-FG

Serial Number: 52482-23PEP_BW

Description:
12X20 Utility Ranch Wood Panel Shed

Lake County Board of Adjustment
116 West Center Street
Madison SD 57042

To The Lake County Board of Adjustment,

The Reason we are seeking a variance for our shed that we would like to purchase and place at the Lake County 4-H grounds is due to the metal roof on the shed. The Cost of a shed the same size with shingles is more then the cost of the one with metal. Also, the longevity of Metal roofs is more feasible. The Lake County Shooting sports have grown a lot over the years, and we have quite a bit of equipment that needs to be stored in a dry place. We have fundraised and found this shed (See attached) It fits the size we need and is within our budget at this time due to the sale price.

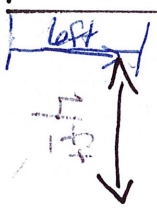
Sincerely,

Lake County Shooting sports Coaches

Enclosure

N ↓

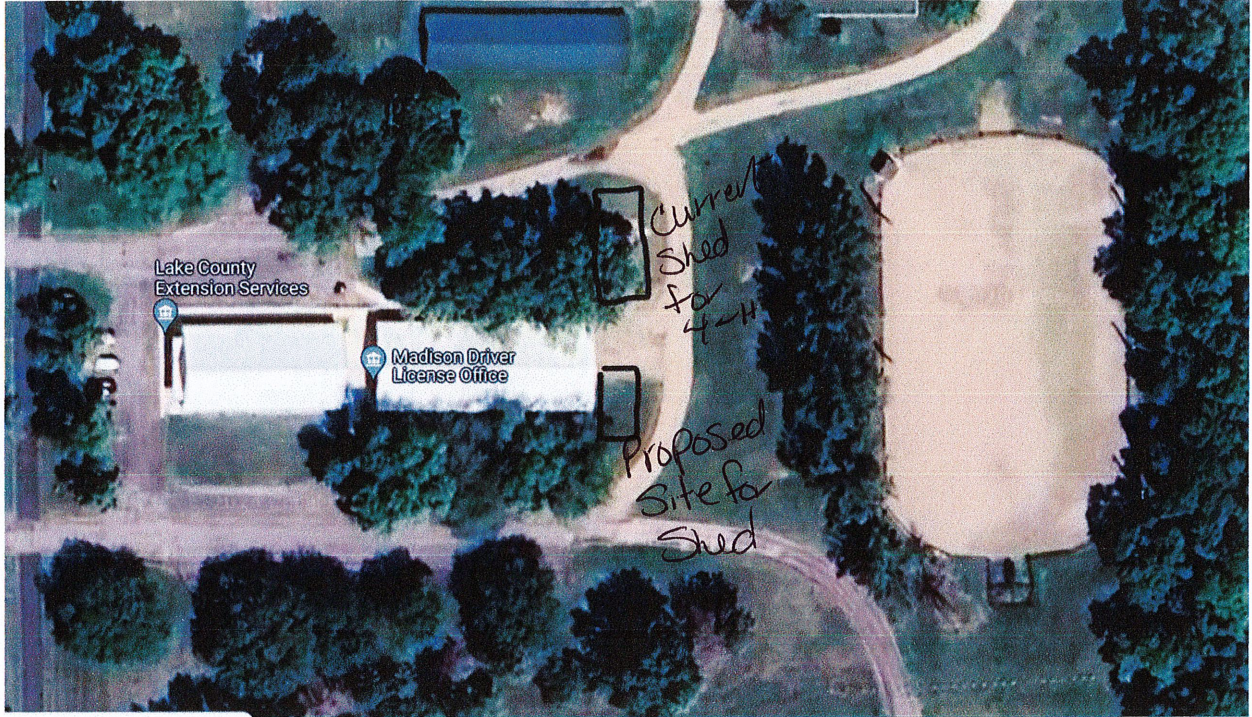
H-H Center



Shed
12x20

7

North



West

East

South

[illegible]

PLAT OF
LOTS 1A THRU 10A IN BLOCK 1, TROJAN VILLAGE ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA

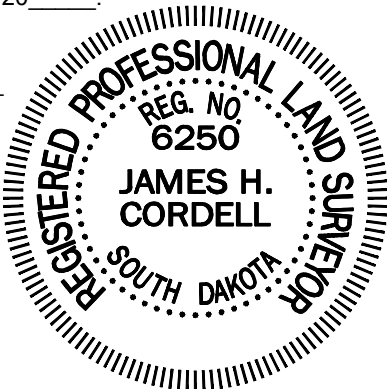
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before March 27, 2024, survey and replat Lots 1 thru 10 in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, into lots and a block as shown. The same shall hereafter be known and described as **Lots 1A thru 10A in Block 1, Trojan Village 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, Trojan Village, LLC, 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 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 Lots 1A thru 10A in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: Lots 1 thru 10 in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, said plat on file at the Register of Deeds office in Book 20 of Plats, page 141. Said plat, hereby vacated, is situated within Lots 1A thru 10A in Block 1, Trojan Village Addition to the City of Madison, Lake County, South Dakota, as surveyed.

Dated this ____ day of _____, 20____.

Owner: Trojan Village, LLC

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 Trojan Village, LLC, 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 company by ____ self as _____.

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

My commission expires: _____

Notary Public, State of 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 Lots 1A thru 10A in Block 1, Trojan Village 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 Lots 1A thru 10A in Block 1, Trojan Village 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, 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