

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, September 10, 2024
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: August 13, 2024, Planning Commission 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. 719 by LAIC, for a conditional use application that, if granted, will permit the applicant to conduct business as a day care center in an R-60 Duplex Residential zone at 1032 W Center Street. The property is legally described as Tract 1 Henkin's First Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 719 – LAIC
3. Hearing on Appeal No. 720 by LAIC, for a variance application that, if granted, will permit the applicant to use metal sheet siding for siding at 1032 W Center Street. The property is legally described as Tract 1 Henkin's First Addition to the City of Madison, Lake County, South Dakota.
4. Decision on Appeal No. 720 – LAIC
5. Hearing on Appeal No. 721 by Kwik Trip Inc, for a conditional use application that, if granted, will permit the applicant to operate a car wash. The property is legally described as Lots 1 and 2 of Schultz's Second Addition in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota.
6. Decision on Appeal No. 721 – Kwik Trip
7. Hearing on Appeal No. 722 by Kwik Trip Inc, for a variance application that, if granted, will permit the applicant to exceed the maximum number of signs allowed. The property is legally described as Lots 1 and 2 of Schultz's Second Addition in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota.
8. Decision on Appeal No. 722 – Kwik Trip Inc

9. Hearing on Appeal No. 723 by Jeff Hyland, for a variance application that, if granted, will permit the applicant to construct a 25'x32' addition which would encroach on sideyard setback at 222 SW 4th Street. The property is legally described as Lots Five (5), Six (6), Seven (7), and Eight (8) in Block Five (5) of Town Proprietor's Third Addition to Madison, Lake County.

10. Decision on Appeal 723 – Jeff Hyland

NEW BUSINESS (Planning Commission):

1. Approve Plat of Tract 1 Henkin's First 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
August 13, 2024
7:00 am

Chairman John Groce called the meeting to order at 7:00am. The following members were present for roll call: Jim Iverson, Bob Maxwell, John Groce, Donna Fawbush, Jacob DeBoer and Jennifer Wolff. Also present was Administrative Official Ryan Hegg and Dan Whitlock. Jennifer Hasleton, Chad Van Den Hemel, Gary Zay, Roy Lindsay and Scott Teigen were also in attendance.

Motion by Commissioner Maxwell to approve the July 9, 2024, Planning Commission Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Iverson to approve the July 9, 2024, Board of Adjustment Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner DeBoer to approve the August 13, 2024 agenda. Seconded by Commissioner Maxwell. Motion carried unanimously.

Old Business: None

New Business:

This being the time and place set for the hearing on Appeal No. 718, Schultz Family LLC, requesting a change of Zoning that, if granted, will change the Zoning District from Single Family Residence (R-90) to Highway Business (HB). The property is legally described as Lots 1 and 2 of Schultz's Second Addition in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota. Ryan Hegg went through the contents of the agenda packet. This is a rezone of a property recently annexed into City limits in July 2024. Surrounding properties are zoned as Highway Business (HB). Motion to approve rezone made by Commissioner DeBoer, seconded by Commissioner Wolff. Motion passed unanimously.

Approval of Plat of Tract A1, Block 3 of Windsor Estates Second Addition to the City of Madison, Lake County South Dakota. Motion to approve made by Commissioner Iverson, seconded by Commissioner Fawbush. Motion passed unanimously.

Approval of Plat of Lots 10A, 10B, 10C and 10D in Block 1 of Lakeview Industrial Park Addition to the City of Madison, Lake County, South Dakota. Motion to approve made by Commissioner Iverson, seconded by Commissioner Wolff. Motion passed unanimously.

Public Comment: None

Commissioner Wolff motioned to adjourn. Second by Commissioner DeBoer. Motion carried unanimously. Meeting adjourned at 7:40 am.

Dan Whitlock
Planning Commission

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER _____

APPLICANT (PRINT): Lake Area Improvement Corp PHONE: 605-256-0797

ADDRESS: 315 S Egan Ave Madison SD 57042

OWNER (PRINT): City of Madison PHONE: 605 256 7501
IF DIFFERENT THAN APPLICANT

ADDRESS: 116 W Center 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)

Tract 1 of Henkins First Addition to the City of Madison, Lake County SD

GENERAL AREA OR STREET ADDRESS: 1032 W Center St

EXISTING LAND USE: park space EXISTING ZONING: R-60

SIZE OF PARCEL: ACRES / SQFT 1.561 LOT DIMENSIONS: WIDTH 300 LENGTH 234 DEPTH _____
acres

SURROUNDING LAND USE
NORTH: park space
SOUTH: residential
EAST: park / residential
WEST: residential

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

R-60 Complimentary use for residential purposes and families. Buffering between busy county road to residential and park uses.

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 Bruce M. Ray

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) James B. Smith City Administrator

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: _____



1 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

FINISH LEGEND	
FLOOR / BASE	ROOM KEY
A. CPT-1 / VB-1	ROOM NAME
B. CPT-2 / VB-1	ROOM NUMBER
C. LVT-1 / VB-1	SPECIAL FINISH
D. LVT-2 / VB-1	CEILING MATERIAL
E. T-1 / PW-2	AND FINISH
F. T-2 / PW-3	WALL MATERIAL
G. EP / VB-1	AND FINISH
H. EC / VB-1	FLOORBASE
I. 9x11 / VB-2	
WALL / FINISH	CEILING / FINISH
1. GWB / P-1	a. GWS / P-4
2. GWB (WATER RESIS.) / P-1 / PW-1	b. ACT-1 / NONE
3. GWB (WATER RESIS.) / P-1 / PW-2	c. GWS / P-1
4. GWB (WATER RESIS.) / P-1 / PW-3	d. OS / P-3
5. GWB / P-1 / P-2	e. GWS / P-2 / ACT-1
6. GWS / VC-1	f. GWS / P-2
7. GWS / VC-2	
8. GWS (WATER RESIS.) / P-2	
9. GWS / P-1 / PW-3	
10. GWS / PW-3	
11. GWS / ACCENT COLOR (SEE PLAN FOR DETAILS)	



46369 223rd STREET
NUNDA, SOUTH DAKOTA 57050
805.696.9693
amckillip@ariseatdesign.com
www.ariseatdesign.com

Architect/Engineer Seal



Contributor

KEY PLAN

REVISIONS	DATE	NO.
ISSUED FOR PERMIT/CONTR.	06/07/2024	1

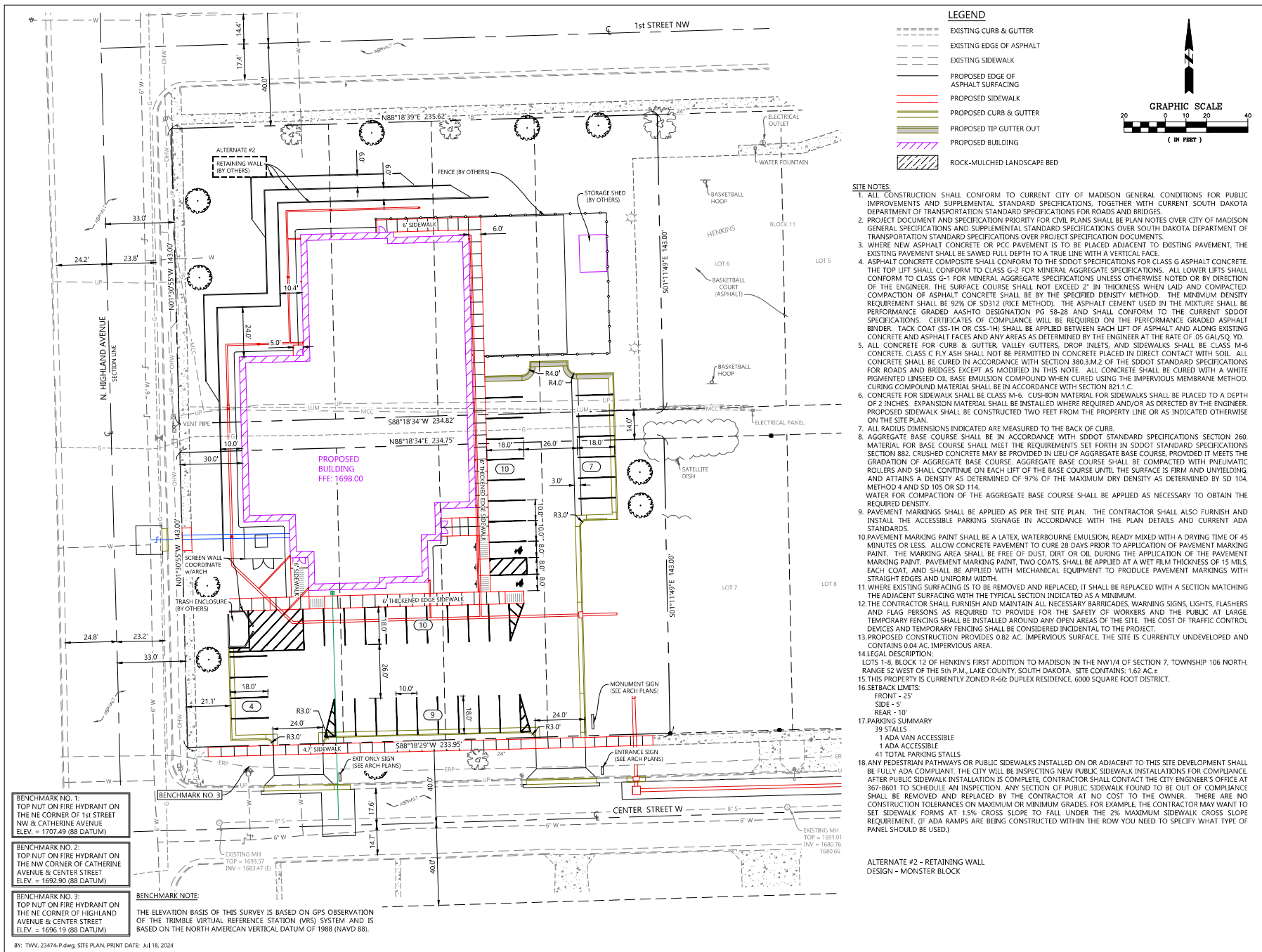
LAIC EARLY LEARNING CENTER

1032 West Center Street
Madison, South Dakota

FIRST FLOOR FINISH PLAN

Project Number: 2305
Scale: As Indicated
Date: 06/07/2024
Sheet No:

A205



arise

46369 223rd STREET
NUNDA, SOUTH DAKOTA 57050
805.696.9693
arnkllip@arisedesign.com
www.arisedesign.com

Architect/Engineer Seal

Sayre Associates
Engineering Solutions

KEY PLAN

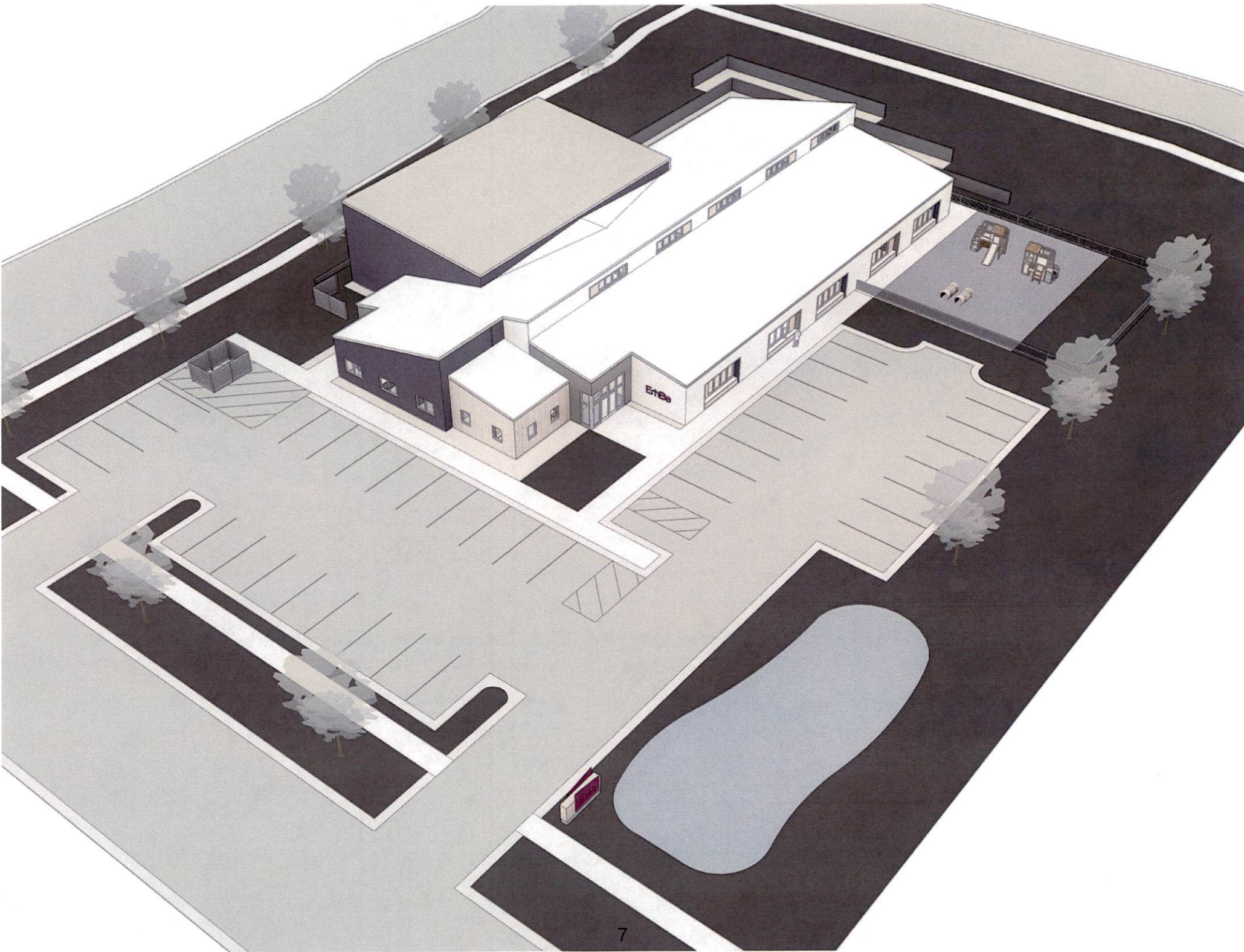
REVISIONS	DATE	NO.

LAIC EARLY LEARNING CENTER
Madison, South Dakota

SITE PLAN - ALTERNATE #2

Project Number: 2305
Scale:
Date: 10/05/2023
Sheet No:

T003



100063384

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 720

APPLICANT (PRINT): Lake Area Improvement Corp PHONE: 605.256.0747

ADDRESS: 315 S Egan Ave Madison SD 57042

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 VARIANCE FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Tract 2 of Henkins First Addition to the City of Madison, Lake County SD

GENERAL AREA OR STREET ADDRESS: 1032 W Center St

EXISTING LAND USE: park space EXISTING ZONING: R-60

SIZE OF PARCEL: ACRES / SQFT 1.561 LOT DIMENSIONS: WIDTH 300 LENGTH 234 DEPTH _____

SURROUNDING LAND USE
NORTH: park space
SOUTH: residential
EAST: park / residential
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)

Metal siding: economic efficient siding to keep cost reasonable. Cost effective to meet budget goals while creating a clean and modern aesthetic

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 Bruck M. Ray, Director of LARC
SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) James Brunk, City Administrator

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

2. 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: 8/19/24
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: 9/10/24
ACTION BY BOARD OF ADJUSTMENT: _____

200603189

10/29/09

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 721

APPLICANT (PRINT): Kwik Trip PHONE: 608-793-5954 (Steven Lowe)

ADDRESS: 1813 Kramer St., Lacrosse, WI 54602

OWNER (PRINT): The Schultz Family, LLC & Red Horse Seed Production, INC PHONE: 605-270-2600
IF DIFFERENT THAN APPLICANT

ADDRESS: PO Box 466, Madison, SD 57042

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA, TO ISSUE A CHANGE IN ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Lot 2 of Schultz's Second Addition in the NE 1/4 of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota

GENERAL AREA OR STREET ADDRESS: The Southwest Corner of Washington Ave. and SW 10th St.

EXISTING LAND USE: Agriculture/Park It Market EXISTING ZONING: "HB" Highway Business District

SIZE OF PARCEL: ACRES / SQFT 4.76 ac LOT DIMENSIONS: WIDTH: 384.81'-369.01' DEPTH: 543.34'-540.81'

SURROUNDING LAND USE

NORTH: Car lot
SOUTH: Agriculture and electrician shop
EAST: Office buildings
WEST: Undeveloped "HB" highway business

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

See attached letter of explanation from Steven L. Lowe

SIGNATURE OF APPLICANT SH/L 8/21/2024

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Tary Schultz, Manager / Tary Schultz, President

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: 8/23/24
FEE PAID (NON-REFUNDABLE): \$100 YES X NO
DATE OF HEARING: 9/10/24
ACTION BY BOARD OF ADJUSTMENT: _____



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

www.kwiktrip.com

August 15, 2024

City of Madison
116 W Center Street
Madison, SD 57042

RE: Kwik Star Store 1759 – SW Corner of Washington Ave & 10th Street SE

To Whom it May Concern:

This letter is intended to accompany the Conditional Use Permit Application to the City of Madison for the requested operation of a Carwash in the Highway Business (HB) Zoning District on property located on Lot 2 of Shultz's Second Addition.

Kwik Trip, Inc. is proposing the construction of a new 10,950 square foot Convenience Store with an integrated 1,925 square foot single bay Carwash structure. Service Stations are a permitted use within the HB District however, Carwashes require a Conditional Use Permit. This site will gain access from 10th Street SE with a full access movement as well as two full access points from Washington Avenue. Included with the application in the submittal is an engineered site plan as well as building renderings that show the seamless prototypical Kwik Star design of the proposed C-Store with the integrated Carwash operations.

Operations

The requested hours of operation will be 24 hours for all uses: C-Store, Carwash, Fuel.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million-dollar investment in the City of Madison; Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be nearly \$600,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. We also take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip/Star would be happy to provide any additional information or answer any questions or concerns the City of Madison may have with our Conditional Use Request for Carwash operations. Please feel free to call or email with any questions you may have.

Sincerely,

Steven Lowe
Sr. Development/Construction Manager
Store Engineering
slowe@kwiktrip.com
608-793-5954

8000 43378

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 712

APPLICANT (PRINT): Kwik Trip, Inc. (Kwik Star) PHONE: 608-793-6034

ADDRESS: 1626 Oak St., La Crosse, WI 54602

OWNER (PRINT): The Schultz Family, LLC/Red Horse Seed Production PHONE: 605-256-6529
IF DIFFERENT THAN APPLICANT

ADDRESS: 23425 455th 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 2 of Schultz's Second Addition Plat as recorded in the Register of Deeds for Lake County, South Dakota on June 24, 2024 in Book 20, page 155 as Document No. 136648 located in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th PM, Lake County, South Dakota.

GENERAL AREA OR STREET ADDRESS: SW corner of 10th St. SE and Washington Ave. S

EXISTING LAND USE: Sales EXISTING ZONING: Currently County; rezoning to HB

SIZE OF PARCEL: ACRES / SQFT 4.83 LOT DIMENSIONS: WIDTH Irregular LENGTH Irregular DEPTH Irregular

SURROUNDING LAND USE

NORTH: Prostrollo Auto
SOUTH: Loyal Electric/Mustang Seeds
EAST: CU Mortgage, FirstLine Funding
WEST: The Floral Shop

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)

Kwik Star seeks a variance to city code, specifically Table 2 Supplementary Regulations for Signs Requiring Permit, for two additional signs. City code does not contemplate adequate signage for a modern convenience store/gas station. For example, the nearby Cenex has more signage than code currently allows. The subject site is also a double-frontage lot, for which code does not provide additional signs (only sign area).

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 Matthew Tope

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Kay Schultz

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

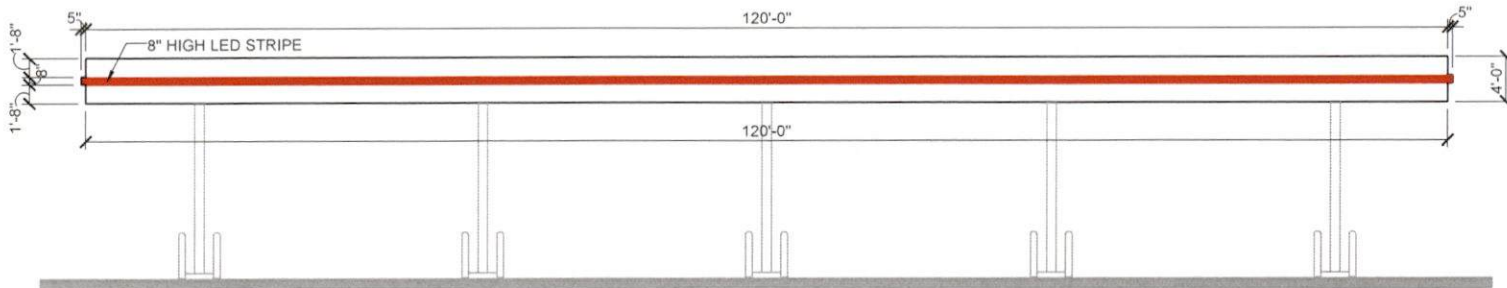
2. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

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

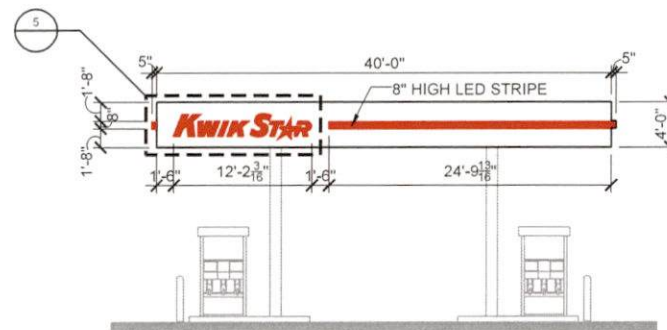
FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 8/23/24
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: 9/10/24
ACTION BY BOARD OF ADJUSTMENT: _____



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #08

SCALE: 1/2" = 1'-0"

**Kwik
TRIP**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH: (608) 781-8988
FAX: (608) 781-8960

CANOPY SIGNAGE
CONVENIENCE STORE #1759
W. 1 BAY CW & SIDE DIESEL
WASHINGTON AVE & SE 10TH ST
MADISON, SD

#	DATE	DESCRIPTION



Client

Kwik Star

Project

A - Pylon

Consultant

Kelly Voegele

Design Art

Danielle Hadley

Pylon Sign Specifications

MAIN ID

-Fabricated Aluminum w/
Translucent Faces & White LEDs

PRICER / CARWASH

-Fabricated Aluminum w/ Opaque
Faces & Illuminated Copy & 16"

Pricers

EMC

-Daktronics 135 x 270 x 8mm RGB

Area

- Main ID 44.67 sqft
- Pricer Cabinet 54.67 sqft
- EMC 30.57 sqft
- Total 129.91 sqft

Color Key

- 1 Black S/G
- 2 Cardinal Red
- 3 #7328 White Acrylic
- 4 White of Lexan
- 5 Black (3630-22)
- 6 Yellow (3630-015)

Job Number

125767

Creation Date

8/5/2024

Revision Date

Revision Number

Approved by: _____ Date: _____ Landlord: _____ Date: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.

*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

0000 63204

10/29/2009

**CITY OF MADISON
VARIANCE APPLICATION**

APPEAL NUMBER 723

APPLICANT (PRINT): Jeff Hyland PHONE: 605-270-0504

ADDRESS: 222 SW 4th St Madison SD 57042

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 VARIANCE FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK FIVE (5) OF TOWN PROPRIETOR'S THIRD ADDITION TO MADISON, LAKE COUNTY

GENERAL AREA OR STREET ADDRESS: 222 SW 4th St

EXISTING LAND USE: Commercial EXISTING ZONING: Commercial

SIZE OF PARCEL: ACRES / SQFT _____ LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE

NORTH: _____
SOUTH: _____
EAST: _____
WEST: _____

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)

Expanding business on a small lot 25x32

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 Jeff Hyland

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

2. 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

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

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 8/23/24
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: 9/10/2024
ACTION BY BOARD OF ADJUSTMENT: _____

632/200



NW COR. 7-106-52
(FND REBAR)

BLOCK 5
HENKINS 2ND ADDITION

1ST STREET N.

80'

33'

N88°18'39"E 219.69'

33'

300.00'

N01°30'55"W 2647.66'

HIGHLAND AVENUE

SECTION LINE

80'

33'

S88°18'29"W 233.95'

CENTER STREET

80'

W1/4 COR. 7-106-52
(FND REBAR W/CAP)

BLOCK 8
HENKINS 2ND ADDITION

EX. 10' UTILITY
EASEMENT
(BK 727, PG 418)

EX. 10' UTILITY
EASEMENT

TRACT 1
CONTAINS:
68,011 SF ±
1.561 ACRES ±

HENKINS

LOT 4

LOT 3

LOT 2

LOT 1

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

ALLEY

LOT 5

LOT 6

LOT 7

LOT 8

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

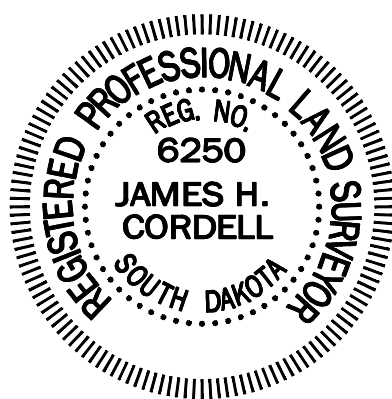
CATHERINE AVENUE

ADDITION

BLOCK

FIRST

BLOCK



GRAPHIC SCALE

0 40 80 160

(IN FEET)



PLAT OF
TRACT 1 HENKINS FIRST ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA

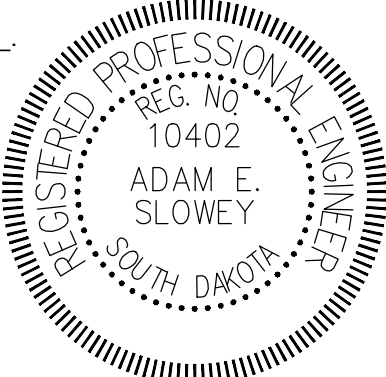
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before August 8, 2024, survey and replat Lots 1 thru 8 inclusive in Block 12 of Henkins First Addition to Madison in the NW1/4 of Section 7, 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 1 of Henkins First 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, City of Madison, 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 Tract 1 of Henkins First Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: Lots 1 thru 8 inclusive in Block 12 of Henkins First Addition to Madison in the NW1/4 of Section 7, 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 41. Said plat, hereby vacated, is situated within Tract 1 of Henkins First Addition to the City of Madison, Lake County, South Dakota, as surveyed.

Dated this _____ day of _____, 20____.

Owner: City of Madison

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 the City of Madison, 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 municipality 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 Tract 1 of Henkins First 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 Tract 1 of Henkins First 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

Sayre
Associates

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

Engineers • Surveyors