



[AGENDA_CUSTOM_TEXT_2] AGENDA
TUESDAY, MAY 13, 2025
7:00 AM - CITY COMMISSION ROOM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES APRIL 8, 2025

- 1) Planning Commission and Board of Adjustment Minutes

APPROVAL OF AGENDA

- 2) May 13, 2025 Agenda

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS (Board of Adjustment)

- 3) Appeal No. 734 Avery Hyland Conditional Use Fitness Facility
- 4) Appeal No. 736 Jennifer Suttin Conditional Use in Home Daycare
- 5) Appeal No. 737 Jeff Hyland Variance to Build a 40' x 70' Garage
- 6) Appeal No. 738 Shellie Schlamb Conditional Use Operate a Dog Boarding Business
- 7) Appeal No. 739 Morgan & Deb Rohde Conditional Use Convert Home into Duplex in a R-90 Zone
- 8) Appeal No. 740 Heather Pulis Conditional Use Move in Pre-manufactured Home in a R-60 Zone

NEW BUSINESS (Planning Commission)

- 9) Appeal No. 735 City of Madison Rezone

PUBLIC INPUT

ADJOURN

Any person with a disability wishing to attend any board meeting who may require special arrangements, please contact the Finance Office at (605) 256-7500 at least 24 hours before meeting time. All attempts shall be made to accommodate a request.

PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
April 8, 2025
7:00 am

Chairman John Groce called the meeting to order at 7:01am. The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jennifer Wolff, Donna Fawbush, Jacob DeBoer and alternate Kerry Barlow. Ryan Hegg, Dan Whitlock, Roy Lindsay, Chad Van Den Hemel, Jennifer Hasleton, Robert Thuringer, Nikoa Stassi, Martin Hanson and Shari Ebdrup were also in attendance.

Motion by Commissioner Maxwell to approve the March 11, 2025, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Iverson to approve the March 11, 2025, Board of Adjustment Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Wolff to approve the April 8, 2025, agenda. Seconded by Commissioner DeBoer. Motion carried unanimously.

Old Business: None

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

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

New Business:

Plat Approval of Lots 12A and 13A in Block 1, Trojan Village 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 Input:

Commissioner Iverson motioned to adjourn. Second by Commissioner Fawbush. Motion carried unanimously. Meeting adjourned at 8:03 am.

Dan Whitlock
Planning Commission

BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
April 8, 2025

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

The following members were present for roll call: John Groce, Jim Iverson, Jennifer Wolff, Bob Maxwell, Jacob DeBoer, Donna Fawbush and Alternate Kerry Barlow. Also present were Administrative Officials Ryan Hegg, Mayor Roy Lindsay and Dan Whitlock. The following people were in attendance in addition to the Board, Jennifer Hasleton, Chad Van Den Hemel, Shari Ebdrup, Nikoa Stassi, Martin Hanson and Robert Thuringer.

This being the time and place set for the hearing on conditional use Appeal Request No. 731 by Robert Thuringer, for a conditional use application that, if granted, will permit the applicant to operate a small business to facilitate the purchase, sale and transfer of firearms from his residence at 1408 NE 3rd Street. Mr. Hegg went through the contents of the packet stating this business will be for transfers, not for public retail, no intention for signage. No additional parking will be needed.

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. DeBoer to approve Appeal No. 731. Motion carried unanimously.

This being the time and place set for the hearing on conditional use Appeal Request No. 732 by Shari Ebdrup for a conditional use application that, if granted, will permit the applicant to operate a daycare from her residence at 1012 NW 6th Street. Mr. Hegg went through the contents of the packet regarding the neighborhood. Plenty of parking for drop off and pick up times. No signage.

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. Iverson, second by Ms. Fawbush to approve Appeal No. 732. Motion carried unanimously.

This being the time and place set for the hearing on conditional use Appeal Request No. 733 by Nikoa Stassi for a variance application that, if granted, will permit the applicant to build a 24'x30' garage which would exceed the maximum lot coverage in a R-90 zone lot at 303 NW 7th Street. Mr. Hegg went through the contents of the packet explaining the lot is only 50 feet in width in a R-90 zone. The home and garage currently exceeds the lot coverage limitations.

Mayor Lindsay states he supports this variance. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Maxwell, second by Mr. Iverson to approve Appeal No. 733. Motion carried unanimously.

Motion by Mr. Maxwell, seconded by Mr. DeBoer to move out of the Board of Adjustment at 7:49am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, May 13, 2025
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: April 8, 2025, Planning Commission Minutes

APPROVAL OF MINUTES: April 8, 2025, 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. 734 – Avery Hyland, for a conditional use application that, if granted, will permit the applicant to operate a fitness facility at 120 S Highland Avenue. The property is legally described as Lot 11 Block 8 Henkin’s Second Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 734 – Avery Hyland
3. Hearing on Appeal No. 736 – Jennifer Suttan for a conditional use application that, if granted, will permit the applicant to operate a daycare from her residence at 818 NW 11th Street. The property is legally described as Lot Eighteen (18) in Block Three (3) of Williams Bros. Addition to Madison, Lake County, South Dakota.
4. Decision on Appeal No. 736 – Jennifer Suttan
5. Hearing on Appeal No. 737 – Jeff Hyland for a variance application that, if granted, will permit the applicant to build a 40’x70’ garage at 118 SW 4th Street. The property is legally described as E 50’ Lots 5, 6, 7 & E50’ S13’ Lot 8 Block 4 Town Proprietors Third Addition AND Lots 5, 6, 7 Except E50’ & S13’ Lot 8 Except E50’ Block 4 Town Proprietor’s Third Addition to Madison, Lake County, SD.
6. Decision on Appeal No. 737 – Jeff Hyland

7. Hearing on Appeal No. 738 – Shellie Schlamb for a conditional use application that, if granted, will permit the applicant to operate a dog boarding business from her residence at 425 S Egan Avenue. The property is legally described as Lot One (1) in Block Four (4) of Town Proprietor’s Third Addition to Madison, Lake County, South Dakota and Lot Five (5) in Block Twenty Eight (28) of the Original Plat of Madison, Lake County, South Dakota
8. Decision on Appeal No. 738 – Shellie Schlamb
9. Hearing on Appeal No. 739 – Morgan & Deb Rohde for a conditional use application that, if granted, will permit the applicant to convert a single family home into a duplex in a R-90 zone at 1020 NW 5th Street. The property is legally described as The West Half (W ½) of Lot Eight (8) and all of Lot Nine (9) in Block Thirty Seven (37) of Smith and Trow’s Summit Addition to Madison, South Dakota.
10. Decision on Appeal No. 739 – Morgan & Deb Rohde
11. Hearing on Appeal No. 740 – Heather Pulis for a conditional use application that, if granted, will permit the applicant to move in a pre-manufactured home in a R-60 zone at 328 N Harth Avenue. The property is legally described as Lot 12 in Block 11 of Kennedy’s Subdivision of Blocks 11 and 12 of Kennedy’s Extension of Madison, Lake County, South Dakota.
12. Decision on Appeal No. 740 – Heather Pulis

NEW BUSINESS (Planning Commission):

1. Hearing on Appeal No. 735 – City of Madison requesting a change of Zoning that, if granted, will change the zoning District from Single Family Residential (R-90) to Heavy Manufacturing (MH). The property is legally described as Lot One (1) of Hyland Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 735 – City of Madison

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

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 734

APPLICANT (PRINT): Avery Hyland PHONE: 605-270-0005

ADDRESS: 120 S Highland Ave Madison SD 57042

OWNER (PRINT): n PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: 45019 223rd ST Nunda SD 57050

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 BLK 8 HENKIN'S 2ND ADDITION

GENERAL AREA OR STREET ADDRESS: 120 S Highland Ave

EXISTING LAND USE: BUSINESS EXISTING ZONING: HIGHWAY BUSINESS

SIZE OF PARCEL: ACRES / SQFT 11,100/6 LOT DIMENSIONS: WIDTH 143' LENGTH 80' DEPTH _____

SURROUNDING LAND USE

NORTH: HOUSING
SOUTH: A+ lawn care lot
EAST: Bill Dickard
WEST: Lake Herman Auto Sales

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

I am hoping to build a hot infrared yogo studio in my building

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 Avery Hyland

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: 4/14/2025
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: MAY 13 2025
ACTION BY BOARD OF ADJUSTMENT: _____

Rw082170

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 736

APPLICANT (PRINT): Jennifer Satten PHONE: 605-929-4674

ADDRESS: 818 NW 11th 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 CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Operate an in-home daycare.

GENERAL AREA OR STREET ADDRESS: 818 NW 11th St Madison, SD 57042

EXISTING LAND USE: _____ EXISTING ZONING: _____

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

SURROUNDING LAND USE
NORTH: _____
SOUTH: _____
EAST: _____
WEST: _____

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 operate an in-home daycare for the City of Madison. There is a need and I'm willing to use my background to help.

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 Jennifer Satten

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

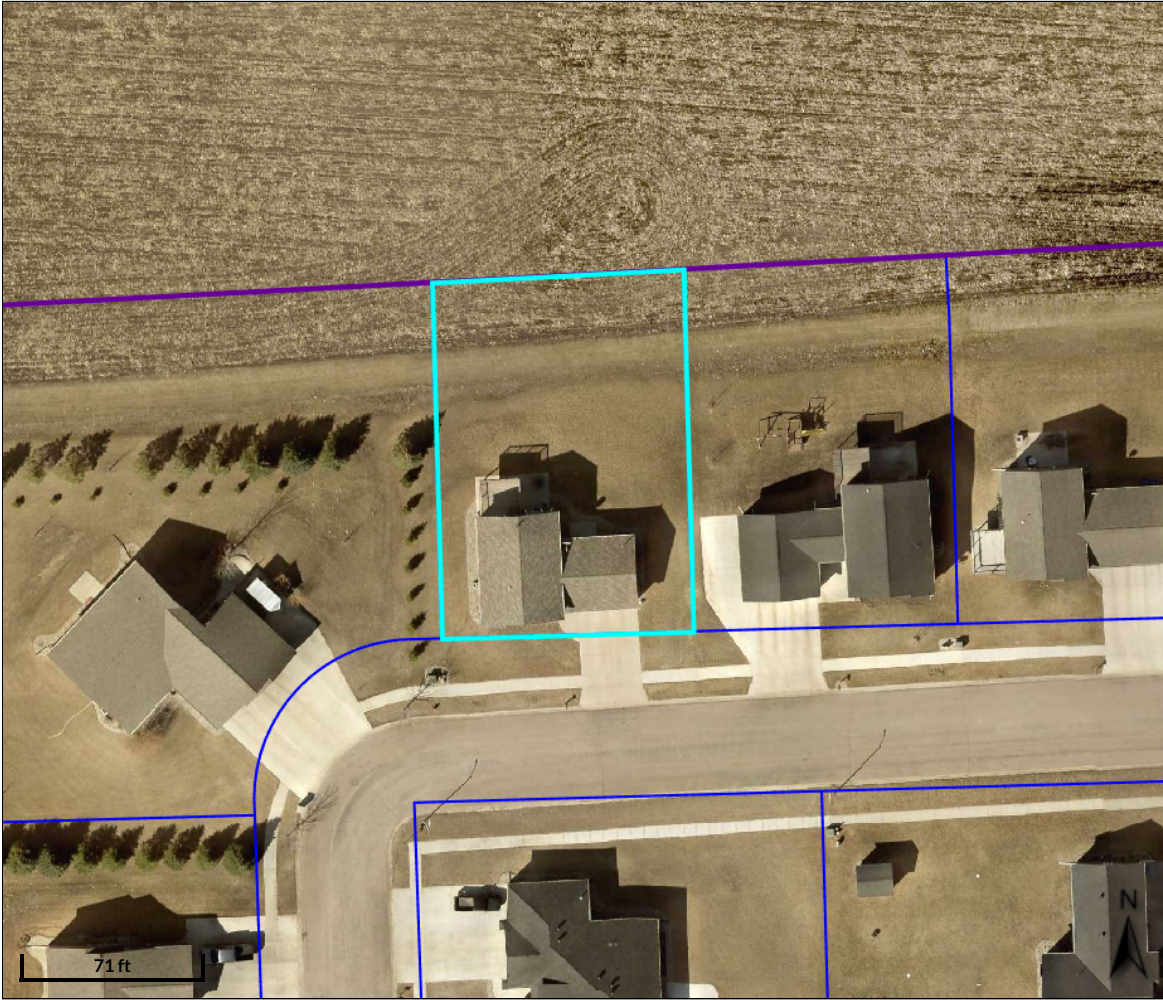
- 1. NORTH DIRECTION
- 2. DIMENSIONS OF PROPOSED STRUCTURE
- 3. STREET NAMES
- 4. OTHER INFORMATION AS MAY BE REQUESTED
- 5. LOCATION OF PROPOSED STRUCTURE ON LOT
- 6. DIMENSIONS OF FRONT AND SIDE SET BACKS
- 7. LOCATION OF ADJACENT EXISTING BUILDINGS

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

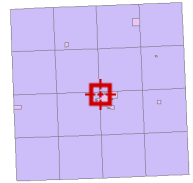
**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 4/17/25
FEE PAID (NON-REFUNDABLE): YES NO
DATE OF HEARING: MAY 13 2025
ACTION BY BOARD OF ADJUSTMENT: _____



Overview



Legend

- Parcels
- Parcel Points**
- BLL
- CONDO
- Roads
- Corporate Limits
- Political Townships
- FEMA Floodway
- FEMA Flood Zone**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID 213410030018010	Alternate ID n/a	Owner Address SUTTEN, SKYLER
Sec/Twp/Rng n/a	Class Residential	818 NW 11TH ST
Property Address 818 NW 11TH ST	Acreage 0.3	MADISON, SD 57042-0000
District Madison CN 39-2		
Brief Tax Description LOT 18 BLK 3 WILLIAMS BROS ADD #2482 M-18		
		(Note: Not to be used on legal documents)

Date created: 4/28/2025
 Last Data Uploaded: 4/28/2025 8:09:37 AM

Developed by **SCHNEIDER**
GEOSPATIAL

POOD 82611

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 737

APPLICANT (PRINT): JEFF HYLAND PHONE: 270-0504

ADDRESS: 118 SW 4th Street

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)

E 50' Lots 5, 6, + 7 + E 50' S 13' Lot 8 Blk 4 Town Proprietors Addition and Lots 5, 6, and 7 Exc. E 50' + S 13' Lot 8 Exc. E 50' Blk 4 Town Proprietors Addition

GENERAL AREA OR STREET ADDRESS: 118 SW 4th Street

EXISTING LAND USE: Residential EXISTING ZONING: R-60

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

SURROUNDING LAND USE

NORTH: R-60 residential
SOUTH: R-60 residential
EAST: R-60 residential
WEST: R-60 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)

GARAGE 40x70

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.

X 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

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: 4/22/2025
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: MAY 13 2025
ACTION BY BOARD OF ADJUSTMENT: _____



State Steel

SIOUX CITY, IA
800-831-0862

SPENCER, IA
800-747-9559

GRAND ISLAND, NE
800-658-4352

DES MOINES, IA
800-783-3590

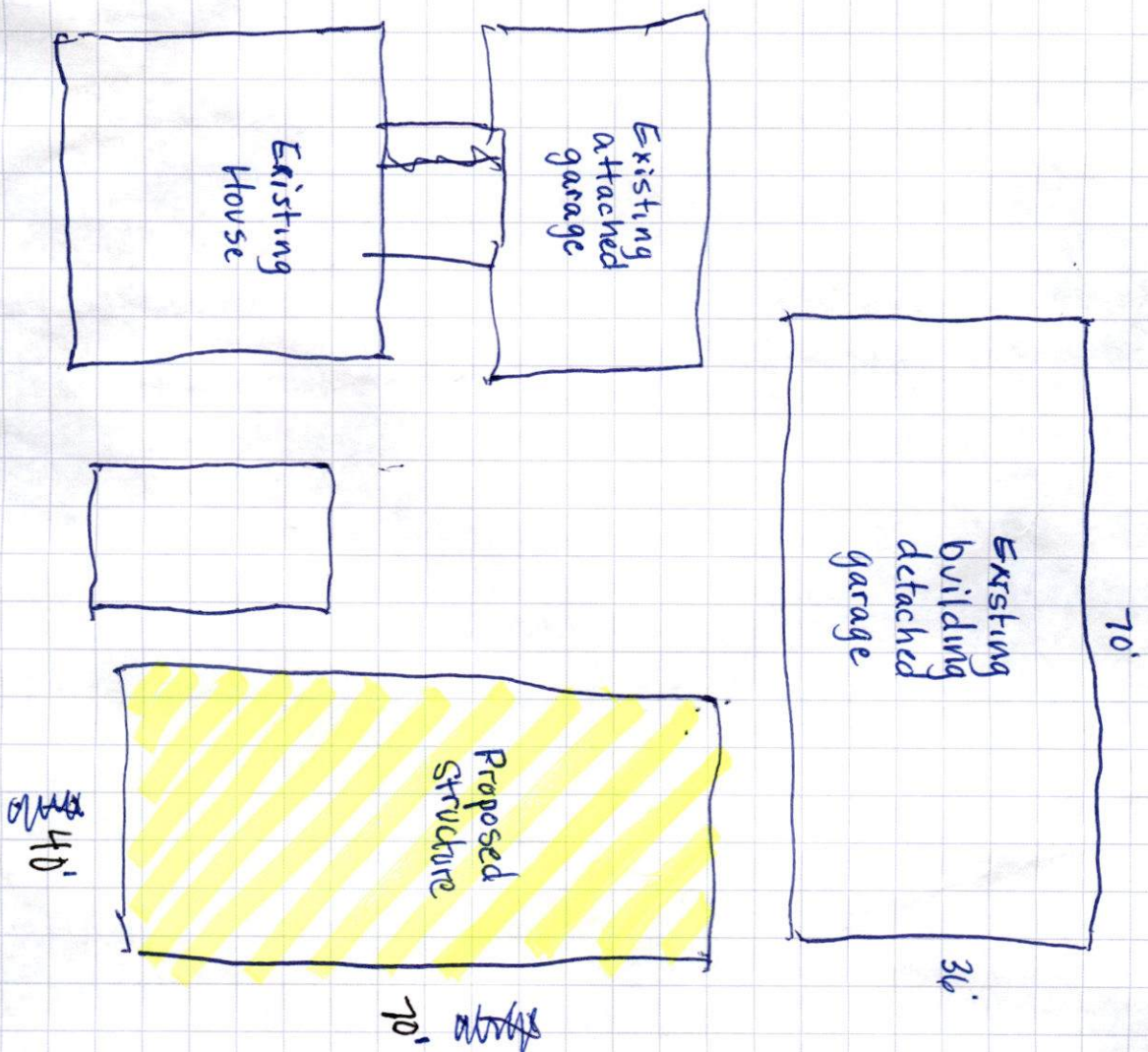
SIOUX FALLS, SD
800-658-5522

OMAHA, NE
800-898-4523

Sheet, Plate & Coil-Cut To Length, In-Line Temper Mill, Cold Reduction and Stretcher Leveling

Laser Cutting thru 1" Carbon / 3/4" Stainless • CNC Sawing • Shearing • Forming • Just-in-Time Delivery

Complete Inventory of Aluminum, DOM, Carbon, Galvanized & Stainless Pipe, Tubing & Bars



R000 82650

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 738

APPLICANT (PRINT): Shellie Schlamb (Eich) PHONE: 605-270-1477

ADDRESS: 425 S. Egan Ave Madison SD. 57042

OWNER (PRINT): Same PHONE: Same
IF DIFFERENT THAN APPLICANT

ADDRESS: Same

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 5 Blk 28 Orig Plat #279M
(Madison City - / - Madison CN 39-2)

GENERAL AREA OR STREET ADDRESS: 425 S. Egan Ave

EXISTING LAND USE: _____ EXISTING ZONING: Residential

SIZE OF PARCEL: ACRES / SQFT: 160 LOT DIMENSIONS: WIDTH 95 LENGTH 136 DEPTH _____

SURROUNDING LAND USE
NORTH: Commercial
SOUTH: Residential
EAST: Street - Residential
WEST: Commercial

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

See Attached

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 Shellie Schlamb (Eich)

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Same

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: 4/23/2025
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: May 13, 2025
ACTION BY BOARD OF ADJUSTMENT: _____

I am seeking a conditional used permit for small scale, boarding of six kennels with 2 Cat kennels (Separate).

Have not had any problems with having dogs there for the last two years. concrete was done for Kennels last summer(6 foot steel panels for out side fencing)There are only four kennels with indoor outdoor doors. there are five outdoor kennels for our attached to the indoor kennels with dog doors and one is for grooming, dogs to go out and go potty .They are not left open all the time if I am not home, the dogs don't have access to the outside. last potty call is at nine in which everybody is turned out dog doors are dropped in. They are settled in for the evening. Nobody is outside during the overnights .Please see attached photos as reference. I also have attached photos of the yard, which is completely fenced and access for small dogs to not get through fences. Kennels are cleaned and disinfected on a daily basis, and there are no animals that show any kind of aggression taken. The next closest kennel of any sort is in Salem (patriot kennels)and south of madison. (Waggers Inn, they are only open from May through September). The vets are no longer boarding so it makes it very accessible for our town. I Have had multiple council members board with me in the past two years, not just grooming services, People do not have to leave town an seek other facilities in other towns. There have not been any incidents or PD reports except for one report here recently 4/21/25

officer contacted me that Mr. Highland was complaining about dogs barking. He also had problems the weekend before with the neighbors dog.Please note that there's no bark sound ordinance rules for madison at this time. I stopped to speck with him after pickup paperwork to no avail was Rude and stated multiple time that he took care those dogs(pointing out Keevers Trailer, in which he evicted according to Ron Kever) and he wants to not hear any dogs barking , there are a total of 17-20dogs within a 2 block radius of our block.

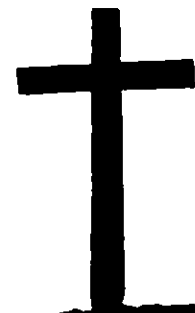
I urge you to come take a look, but the pictures should show you what you need This is my only source of income and I am here 24 seven, if I need to go away, the dogs are brought inside and Dog doors are dropped in the outside kennels so they are always contained and I do have someone that helps. Take care of things if I need to do any type of a trip.

**An average of capacity
6 kennels 6 dogs - 12 dogs**

That is depending on size and homing some homes have two dogs. They would be house together in most cases

**Most of the time it is normally only one dog
Cat housing would only be two cats per Kennel at any given time maximum**

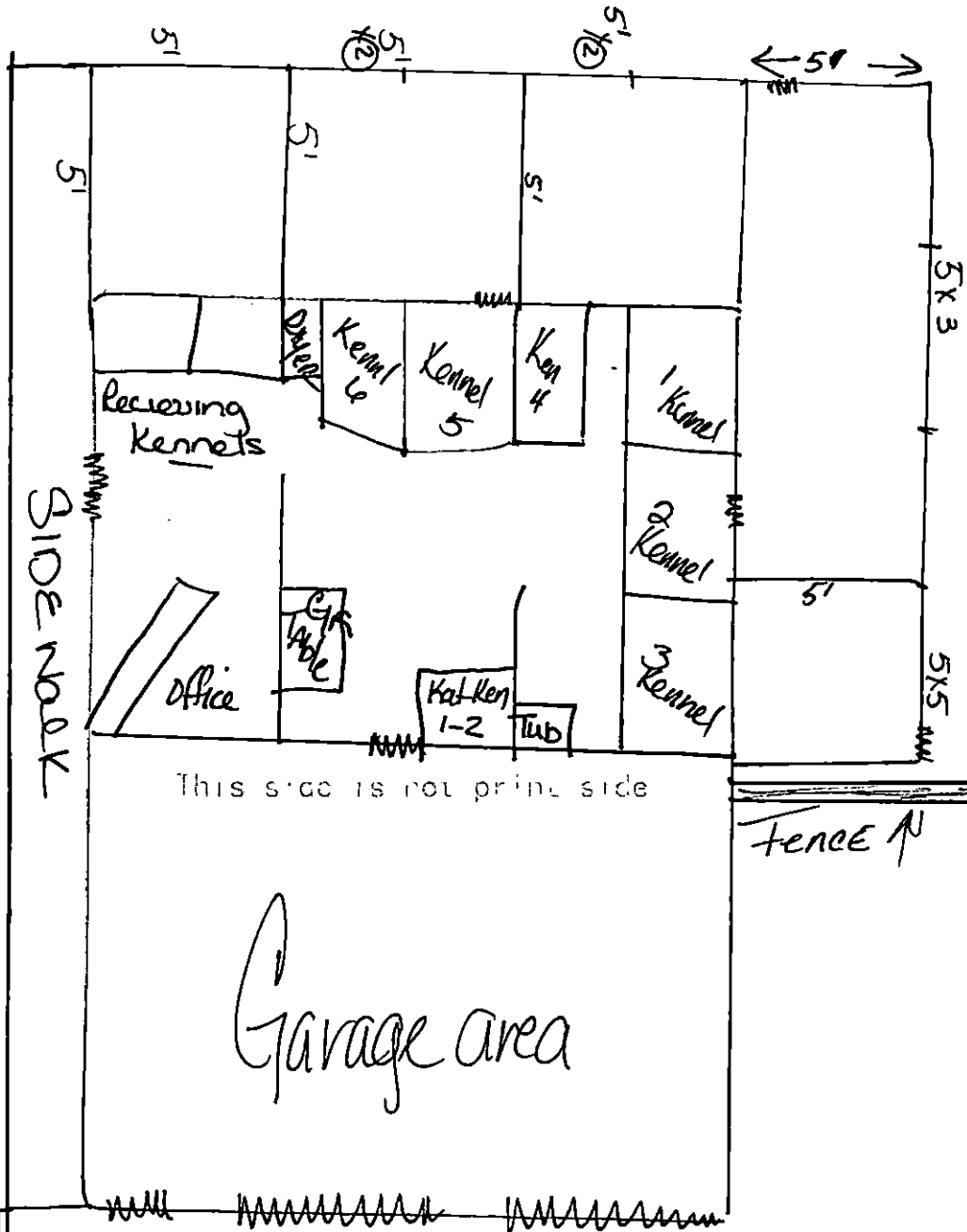
**Thank you
Shellie Schlamb(Eich)**



Chainlink + Wooden Fencing →

8' Wire Fence

Removal



Fence ↑

Fence

Double Lot

House

2000 826116

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 739

APPLICANT (PRINT): Morgan J. Deb Rohde PHONE: 605, 291-9037

ADDRESS: 921 W 1st Ave - Flandreau, SD 57028

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)

W 1/2 LOT 8 & ALL LOT 9 BLK 37 SMITH & TROW ADDITION

GENERAL AREA OR STREET ADDRESS: 1020 NW 5th St, Madison SD, 57042

EXISTING LAND USE: Single Family EXISTING ZONING: Single Family R-90

SIZE OF PARCEL: ACRES / SQFT 10225 LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE

NORTH: Residential
SOUTH: residential
EAST: residential
WEST: 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)

Property was once a duplex and was converted to a single family dwelling. We'd like to turn it back into a duplex

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 Morgan J. Deb Rohde 4-22-2025

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

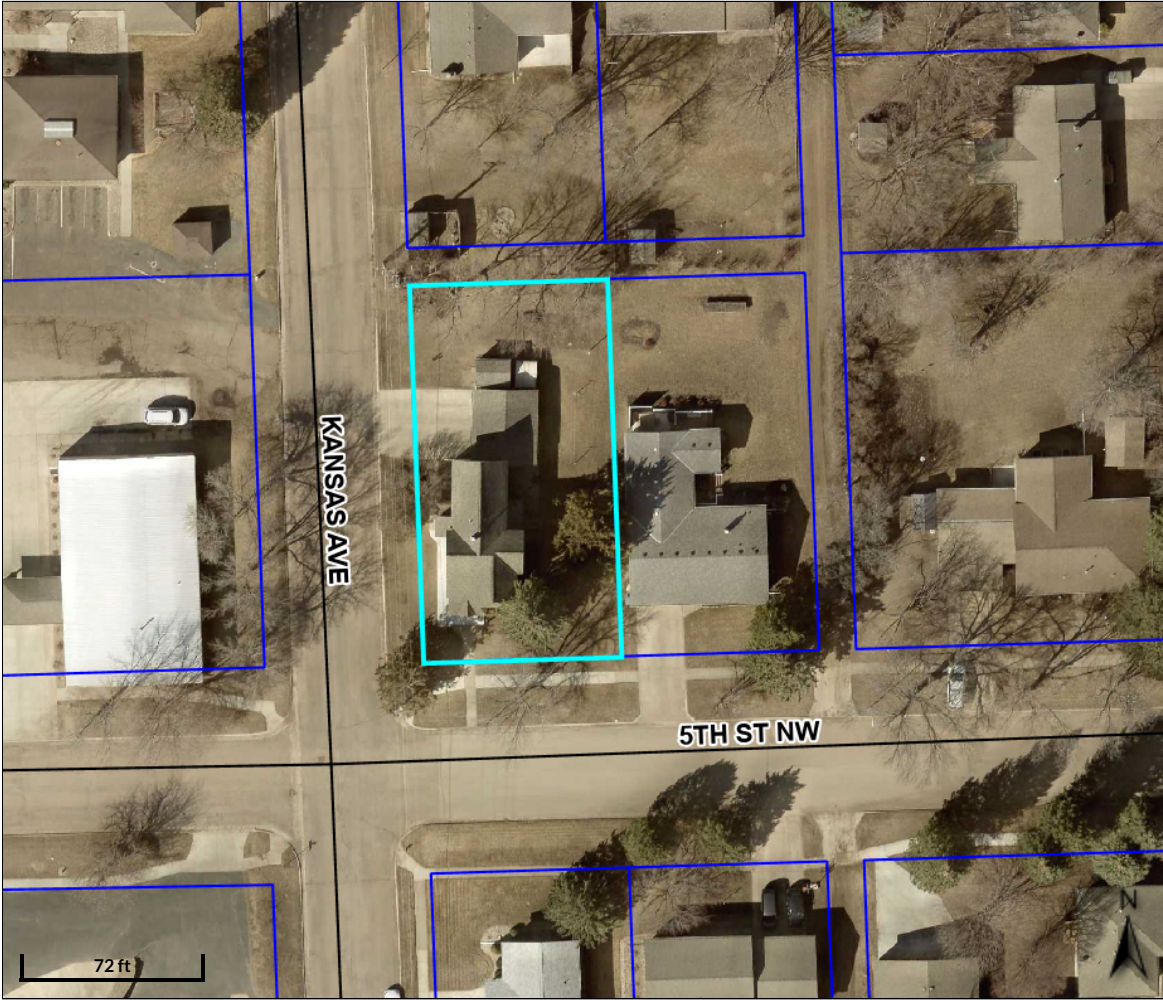
- 1. NORTH DIRECTION
- 2. DIMENSIONS OF PROPOSED STRUCTURE
- 3. STREET NAMES
- 4. OTHER INFORMATION AS MAY BE REQUESTED
- 5. LOCATION OF PROPOSED STRUCTURE ON LOT
- 6. DIMENSIONS OF FRONT AND SIDE SET BACKS
- 7. LOCATION OF ADJACENT EXISTING BUILDINGS

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

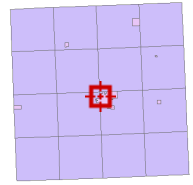
**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 4/22/2025
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: May 13 2025
ACTION BY BOARD OF ADJUSTMENT: _____



Overview



Legend

- Parcels
- Parcel Points**
- BLL
- CONDO
- Roads
- Corporate Limits
- Political Townships
- FEMA Floodway
- FEMA Flood Zone**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	211100370009010	Alternate ID	n/a	Owner Address	ROHDE, MORGAN W & DEBRA M
Sec/Twp/Rng	n/a	Class	Residential		1020 NW 5TH ST
Property Address	1020 NW 5TH ST	Acreage	0.25		MADISON, SD 57042-0000
District	Madison CN 39-2				
Brief Tax Description	W1/2 LOT 8 & ALL LOT 9 BLK 37 SMITH & TROW #1269M				
	(Note: Not to be used on legal documents)				

Date created: 4/28/2025
 Last Data Uploaded: 4/28/2025 8:09:37 AM

Developed by **SCHNEIDER**
GEOSPATIAL

May 7, 2025

received
5/7/2025

City of Madison Board of Adjustment
503 S. Highland Ave.
Madison, SD 57042

Dear Members of the Board of Adjustment,

I am writing to express my concern regarding the conditional use application submitted by the Rohde family for the property located at 1020 NW 5th Street. As a member of the community and the owner of a home adjacent to the applicant, I strongly encourage the Board to deny this request and maintain the property as a single-family dwelling.

Preserving single-family residences in our neighborhood helps maintain its current character, stability, and sense of community. Our street is one block from Highway 81, which has businesses, an apartment complex, and a funeral home. The funeral home often uses our street for additional parking. The area from 1020 NW 5th St and east consists of well-maintained single-family residences. Converting a residence into a duplex could change the dynamics of the area by introducing multi-family dwellings, affecting traffic, parking availability, and neighborhood cohesion.

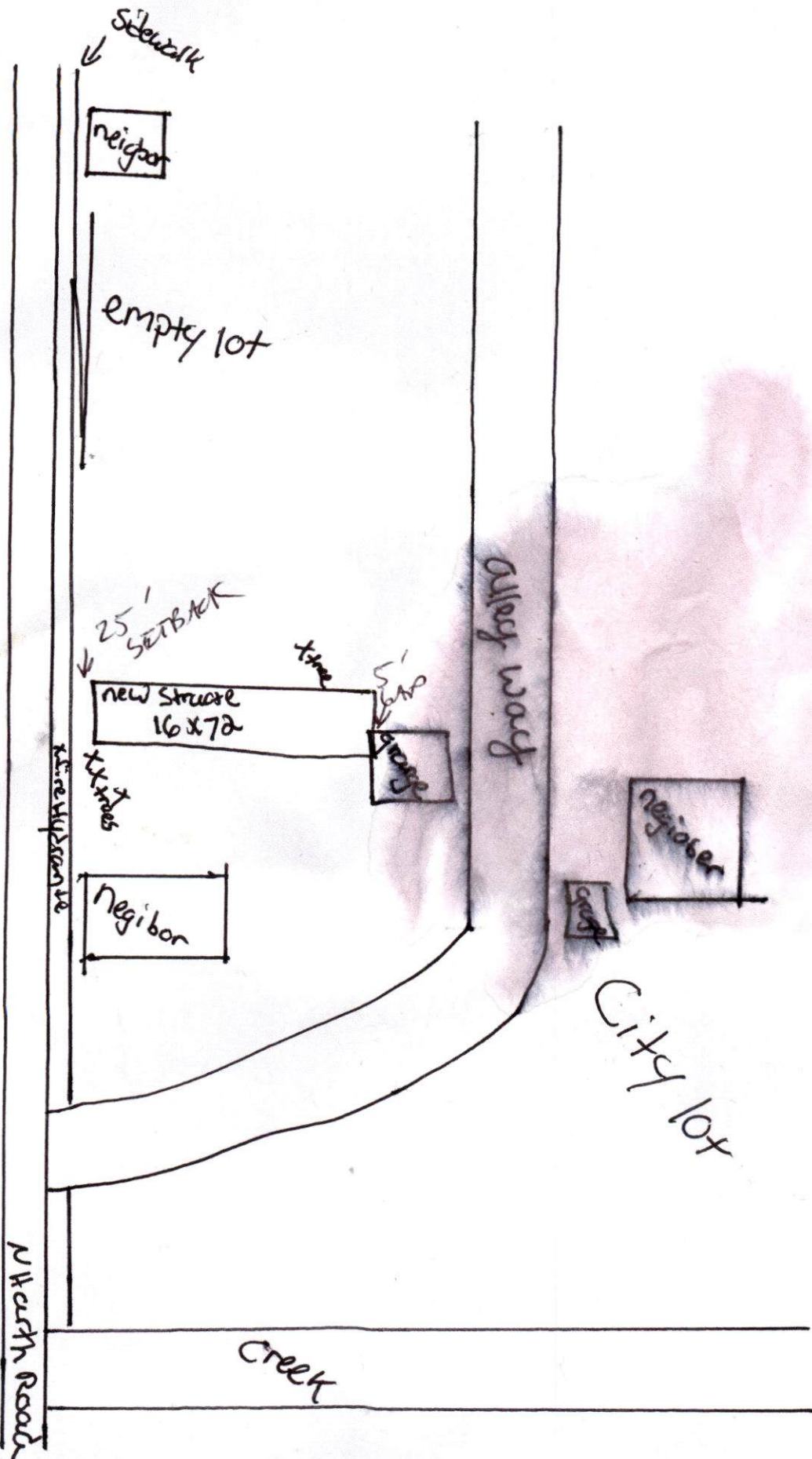
I urge the Board to consider the long-term impact of such a change and to prioritize the interests of current residents. Please keep 1020 NW 5th Street as a single-family home to protect the integrity and quality of our neighborhood.

Thank you for your time and consideration.

Sincerely,



Linda Liddell
1016 NW 5th St.
Madison, SD 57042
815-341-4767
Lliddell08@gmail.com



alley way

Nichelle Reed
328 N Ave




Siouxfalls.Isemanhomes.com

VINCE: VINCE@ISEMANHOMES.COM
GENE: GHARWOOD@ISEMANHOMES.COM
NICK: NBONNETT@ISEMANHOMES.COM



(605) 336 3276 | 4733 N CLIFF AVE

 Iseman Homes Sioux Falls

Our Home

101,713.80



3 BEDROOMS



2 BATHROOMS



1080 SQ. FT.



16X72



4/28/25

Re: Conditional Use Permit

To Whom it May Concern,

We are homeowners at 403 North Lee Ave which is adjacent via the alley to 328 North Harth Ave.

Please consider the following as our written comments and questions for consideration in regard to the conditional use application for the current property owner to place a manufactured home on the property.

- Concerns about our property value
 - o What type of manufactured home is being proposed?
 - o Overall sturdiness of home?
 - What type of foundation will be used?
 - Is current land stable and appropriately prepared to sustain foundation?
 - Would it meet FEMA requirements to not pose a threat to our property in the case of future flooding?
- Has the property owner obtained proper permits through the city, FEMA, etc.? What are the FEMA requirements to re-construct a home in flood zone?
- What type of timeline is going to be proposed?
 - o What will the city's oversight be for the entire duration of the process if granted?
 - o Property in the current state of disrepair is not in a position to begin any type of structure placement
 - o Current property owner failure to meet city code requirements in terms of maintaining property and containing belongings to own property lines
- Mental turmoil of this situation on our family and neighborhood
 - o Historical dealings with this property owner have been significantly frustrating and stressful with more mess than progress ever made
 - o The current state of property has resulted in continual drain of city resources including city police, animal control, and city engineering office
 - o Other options – city or FEMA buyout of property to avoid new structure in flood zone?

As homeowners adjacent to this property, we are opposed to the authorization of the conditional use permit. This homeowner has failed to comply with previous demolition and building permits. We need substantial proof of their building intentions, timeline, and planned materials prior to acceptance of this request.

Thank you for your time and consideration,

David Petrik Penny Petrik

David and Penny Petrik

403 North Lee Ave
Madison, SD 57042

May 7, 2025

received
5/7/2025 JPT

Dear Madison Board of Adjustment,

I am writing to you about the letter I received about Heather Pulis's application to move a premanufactured home onto 328 N Harth Ave.

I am a homeowner and have lived in Madison for over three years. It is of my opinion that the application should be dismissed due to a few factors that I will list below.

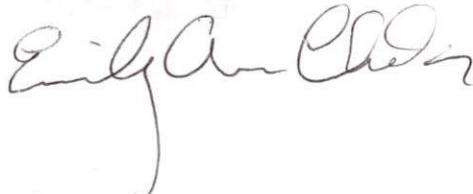
Firstly, the location of the lot in which the premanufactured home is being proposed has been deemed by FEMA to be in a floodplain zone. I have great concerns about the applicant taking the necessary precautions required to make the structure as safe as possible. We all know how devastating flooding can be in our town and placing a pre-manufactured home on a lot that isn't zoned for it can have detrimental consequences.

Secondly, placing a premanufactured home in a neighborhood of traditional houses will impact the home values of everyone adjacent. North Harth Avenue is filled with historic homes that, in some cases, are over a hundred years old. Placing a premanufactured home in the midst of Victorian and Craftsman homes will undoubtedly have the potential of devaluing the neighborhood.

Lastly, approving the placement of a premanufactured home on a lot that has not been zoned for it will set a legal precedent. Yes, having adequate housing will always a topic in Madison especially after flooding destroyed many homes. But if the application is approved that allows other developers and landowners to place manufactured homes on lots that were never zoned for that type of structure. This decision isn't only about this single application. It is about all the other applications in the future that could argue that they also be given exceptions and be allowed to build however they please disregarding the rules and regulations.

Thank you for considering the opinions of those adjacent to the property in question.

Emily Clark



received
5/7/2025 JCL

May 7th, 2025

To the Board of Adjustment, City of Madison:

I am writing to share my perspective on Heather Pulis's conditional use application to put a pre-manufactured home on 328 N Harth Ave.

Firstly, I am concerned about setting precedent in allowing one homeowner to place a building on a property that is not zoned for this kind of development. This could open up the possibility of other properties in town being developed in ways that do not align with zoning regulations.

Additionally, the 2026 Madison Strategic Plan includes establishing historic preservation efforts, in particular in the corridor connecting Madison and DSU. Since this street is in an area directly between downtown Madison and DSU, and only one street removed from Egan Avenue, this places the property in question in the exact area that the city intends to improve and maintain, including, but not limited to, façade improvements and historical preservation.

Moreover, according to the strategic plan and survey results published on the City of Madison website, visitors to Madison often remark on the beauty of homes and historical architecture. Placing a pre-manufactured home in one of these historic areas, or very nearly adjacent to it, would undermine those historic improvement efforts, and reduce the visual and historic interest that visitors to Madison specifically enjoy.

I appreciate the opportunity to share my perspective on the prospective development plans.



Jessica Clark

received
5/5/2025

May 1, 2025

RE: Conditional Use Permit

Board of Adjustment:

This letter is regarding the property legally described as Lot 12 in Block 11 of Kennedy's Subdivision of Blocks 11 and 12 of Kennedy's Extension of Madison, Lake County, South Dakota. I am an adjacent property owner.

I am not in favor of a conditional use permit for this property. Since a fire first destroyed a portion of the home, I have observed what appears to be a flagrant disregard for city, state and federal zoning regulations as the owners first attempted to restore the property to a livable condition and again as they began total demolition of the property. Most recently I observed the filling of the basement with construction debris and then covering it with a minimal amount of dirt.

As a neighboring property owner, I have been disturbed by the trash and debris not only on their property, but also on the city lot adjacent to this property. It has often been filled with debris and vehicles for extended periods of time.

Because the current owners have displayed a consistent willingness to ignore and disobey established rules and regulations and because there appears to be an established history of this behavior, I would strongly suggest this request be denied.

Sincerely,



Brad Haar
Concerned Citizen

CITY OF MADISON
PETITION FOR A CHANGE IN ZONING CLASSIFICATION

3/26/2013

APPEAL NUMBER 735

APPLICANT (PRINT): CITY OF MADISON PHONE: 256-7500

ADDRESS: 503 S HIGHLAND AVENUE

OWNER (PRINT): CITY OF MADISON PHONE: 256-7500
IF DIFFERENT THAN APPLICANT

ADDRESS: 503 S HIGHLAND AVENUE

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 1 OF HIGHLAND ADDITIONS TO THE CITY OF MADISON

GENERAL AREA OR STREET ADDRESS:

EXISTING LAND USE: CITY HALL EXISTING ZONING: R-90

SIZE OF PARCEL: ACRES / SQFT 298,000 LOT DIMENSIONS: WIDTH 250 LENGTH 980 DEPTH _____

SURROUNDING LAND USE/ZONING
NORTH: CITY OF MADISON UTILITIES (MH)
SOUTH: R-90
EAST: LIGHT MANUFACTURING
WEST: COUNTY

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CHANGE IN ZONING CLASSIFICATION INCLUDING DISCUSSION ON WHAT CHANGE OR CHANGING CONDITIONS MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY (attach a separate sheet of paper if necessary)

R-90 TO HEAVY MANUFACTURING
MATCH SURROUNDING ZONING - CITY CAMPUS

SIGNATURE OF APPLICANT [Signature]

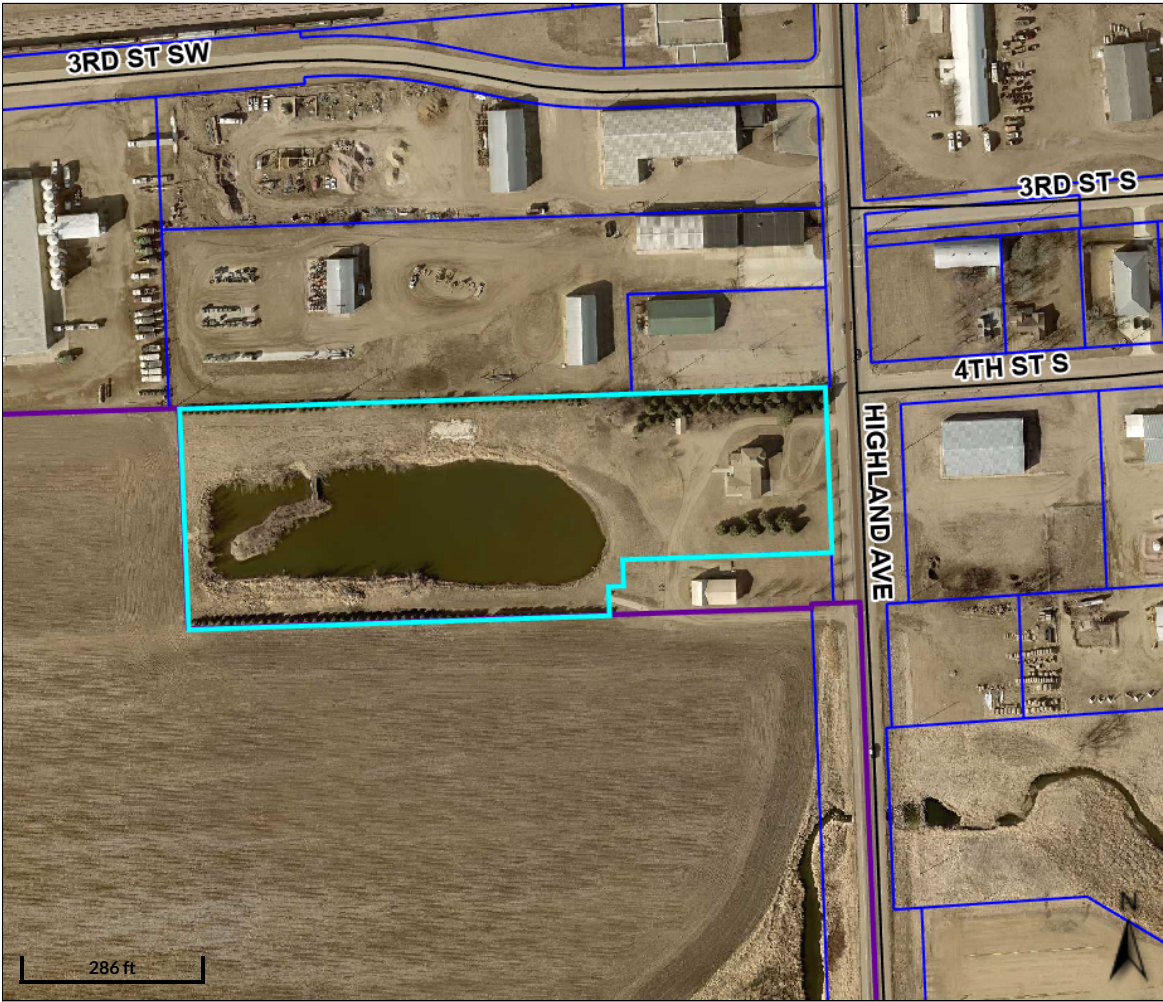
SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) [Signature]

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

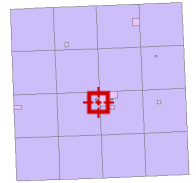
1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

FOR OFFICIAL USE ONLY







DATE FILED WITH ADMINISTRATIVE OFFICIAL: 4/16/2025
FEE PAID (NON-REFUNDABLE): YES NO N/A
DATE OF HEARING: May 13, 2025
ACTION BY BOARD OF ADJUSTMENT: _____



Overview



Legend

-  Parcels
- Parcel Points**
-  BLL
-  CONDO
-  Roads
-  Corporate Limits
-  Political Townships

Parcel ID	218091065312415	Alternate ID	n/a	Owner Address	CITY OF MADISON
Sec/Twp/Rng	12/106/52	Class	Exempt		116 W CENTER ST
Property Address		Acreage	n/a		MADISON, SD 57042-0000
District	Madison CN 39-2				
Brief Tax Description	LOT 1 HYLAND ADDITION #2248M				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/22/2025
 Last Data Uploaded: 4/22/2025 8:06:12 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL