

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, June 10, 2025
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: May 13, 2025, Planning Commission Minutes

APPROVAL OF MINUTES: May 13, 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. 741 – Sodak Construction, for a conditional use application that, if granted, will permit the applicant to build 48 apartment units. The property is legally described as Lot 3 of Southridge Square First Addition to the City of Madison, in the County of Lake, South Dakota.
2. Decision on Appeal No. 741 – Sodak Construction
3. Hearing on Appeal No. 742 – Scott DeVaney for a conditional use application that, if granted, will permit the applicant to move in a 34’x 28’ house with attached garage at 515 NW 6th Street. The property is legally described as Lot Eleven (11) except the West 24 feet thereof, and all of Lot Twelve (12) in Block Three (3) of Smith and Trow’s Summit Addition to Madison, Lake County, SD.
4. Decision on Appeal No. 742 – Scott DeVaney
5. Hearing on Appeal No. 743 – City of Madison for a conditional use application that, if granted, will permit the applicant to erect a new substation. The property is legally described as The North 341 feet of the South 459.21 feet of the East 368.5 feet of Lot One (1) of County Auditor’s Subdivision in the Northeast Quarter (NE1/4) of Section Six (6), Township One Hundred Six (106) North, Range Fifty-Two (52), West of the 5th PM, Lake County, SD.
6. Decision on Appeal No. 743 – City of Madison

NEW BUSINESS (Planning Commission): None

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
May 13, 2025
7:00 am

Jim Iverson called the meeting to order at 7:03am. The following members were present for roll call: Jim Iverson, Bob Maxwell, Jennifer Wolff, Donna Fawbush, Roger Olson, Jacob DeBoer and alternate Kerry Barlow. Ryan Hegg, Dan Whitlock, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Jameson Berreth, Nichelle Reed, Adam Foland, Morgan Rhode, Deb Rhode, Jeff Hyland, Jennifer Suttan, Skylar Suttan, Avery Hyland, Shellie Schlamb, Nathaniel Putney, Tom Kommes, Ken Falor, Nancy Falor, Linda Liddell, Linda Brick, Jerry Bergheim, Ron Keever, David Petrik, Penny Petrik, Dan Fiege and Brady Logue were also in attendance.

Motion by Commissioner Maxwell to approve the April 8, 2025, Planning Commission Minutes. Seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner DeBoer to approve the April 8, 2025, Board of Adjustment Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Wolff to approve the May 13, 2025, agenda. Seconded by Commissioner Barlow. Motion carried unanimously.

Old Business: None

Motion by Commissioner Olson, seconded by Commissioner DeBoer to move into Board of Adjustment at 7:05 am. Motion carried unanimously.

Motion by Commissioner Olson, seconded by Commissioner Fawbush to move out of Board of Adjustment and into Planning Commission at 9:02 am. Motion carried unanimously.

New Business:

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) at 503 S Highland Avenue. Zoning will match surrounding land use. Motion to approve made by Commissioner Maxwell, seconded by Commissioner Fawbush. Motion passed unanimously.

Public Input: None

Commissioner Fawbush motioned to adjourn. Second by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 9:06 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
May 13, 2025**

The Planning Commission motioned to move into Board of adjustment at 7:05 am.

The following members were present for roll call: Jim Iverson, Jennifer Wolff, Bob Maxwell, Jacob DeBoer, Donna Fawbush, Roger Olson and Alternate Kerry Barlow. Also present were Administrative Officials Ryan Hegg, Jameson Berreth and Dan Whitlock. The following people were in attendance in addition to the Board, Jennifer Hasleton, Chad Van Den Hemel, Jeff Wieman, Nichelle Reed, Adam Foland, Morgan Rhode, Deb Rhode, Jeff Hyland, Jennifer Suttan, Skylar Suttan, Avery Hyland, Shellie Schlamb, Nathaniel Putney, Tom Kommes, Ken Falor, Nancy Falor, Linda Liddell, Linda Brick, Jerry Bergheim, Ron Keever, David Petrik, Penny Petrik, Dan Fiege and Brady Logue.

This being the time and place set for the hearing on conditional use Appeal Request No. 734 by Avery Hyland, for a conditional use application that, if granted, will permit the applicant to operate a fitness facility at 120 S Highland Avenue. Mr. Hegg went through the contents of the packet stating the building will be half Talk the Tee and half the fitness facility. No fence will be installed. There were no additional opponents or proponents. Commissioner Iverson closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Ms. Wolff, second by Mr. DeBoer to approve Appeal No. 734. Roll call vote taken. 7-0 in favor. Motion carried unanimously.

This being the time and place set for the hearing on conditional use Appeal Request No. 736 by 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. Mr. Hegg went through the contents of the packet regarding the neighborhood. No signs or fence will be added. There were no additional opponents or proponents. Commissioner Iverson closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. DeBoer, second by Mr. Olson to approve Appeal No. 736. Roll call vote taken. 7-0 in favor. Motion carried unanimously.

This being the time and place set for the hearing on conditional use Appeal Request No. 737 by Jeff Hyland for a variance application that, if granted, will permit the applicant to build a 40'x70' garage at 118 SW 4th Street. Mr. Hegg went through the contents of the packet explaining when the current tenant moves out of trailer home, the trailer will be removed, and the garage will go there. Mr. Hyland would like a larger garage to store his vehicles and other large items. Public concerns regarding density of structures in area. There are no lot coverage concerns from the city. The garage would have wood siding to match the house. Commissioner Iverson 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. 737. Roll call vote taken. 5-2 against. Motion failed.

This being the time and place set for the hearing on conditional use Appeal Request No. 738 by Shellie Schlamb for a conditional use application that, if granted, will permit the applicant to operate a dog boarding business at her residence at 425 S Egan Avenue. Mr. Hegg went through the contents of the packet. Ms. Schlamb has been boarding at this location for two years. One previous complaint regarding barking by neighbor. Dogs are kept inside at night. Images of kennels provided by Ms. Schlamb. Health history taken for each animal. Discussion regarding

strays. Adjacent property owner Jeff Hyland shared concerns of barking and the noise disturbing the neighborhood. Adjacent neighbor Nathan Putney explains the surrounding land use is commercial and not many residents to be affected by noise. Commissioner Iverson closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Ms. Wolff, second by Mr. Barlow to approve Appeal No. 738. Roll call vote taken. 5-1 in favor. Commissioner DeBoer abstains. Motion passes.

This being the time and place set for the hearing on conditional use Appeal Request No. 739 by Morgan and Deb Rhode for a conditional use application that, if granted, will permit the applicant to convert single family home into a duplex in a R-90 zone at 1018 NW 5th Street. Mr. Hegg went through the contents of the packet regarding the situation. The house is currently for sale with the tentative purchaser wanting the duplex. Adam Foland spoke on behalf of the Rhodes. Several adjacent property owners shared their concerns and disapproval of the duplex. Commissioner Iverson closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Olson, second by Mr. Barlow to approve Appeal No. 739. Roll call vote taken. 7-0 against. Motion failed.

This being the time and place set for the hearing on conditional use Appeal Request No. 740 by Heather Pulis for a conditional use application that, if granted, will permit the applicant to move in a 16'x72' pre-manufactured home at 328 N Harth avenue. Mr. Hegg went through the contents of the packet. Images of the home are provided in the agenda packet. Several adjacent property owners share concerns regarding a mobile home in the flood plain, the current state of the basement fill, future foundation, timeline, property values in area, ability to obtain a No Rise certificate, amount of trash and debris on lot. Commissioner Iverson closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Barlow, second by Mr. Olson to approve Appeal No. 740. Roll call vote taken. 7-0 against. Motion failed.

Motion by Mr. Olson, seconded by Ms. Fawbush to move out of the Board of Adjustment at 9:02am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 741

APPLICANT (PRINT): Sodak Construction PHONE: 605-651-5171

ADDRESS: PO Box 273 Lake Norden SD 57248

OWNER (PRINT): Job Bludorn PHONE: 605-651-5171
IF DIFFERENT THAN APPLICANT

ADDRESS: 711 Eventide Ave Lake Norden SD 57248

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

LEGAL DESCRIPTION (Please print or type)

Lot 3 of Southridge Square first addition to the city of Madison, Lake County, South Dakota

GENERAL AREA OR STREET ADDRESS: _____

EXISTING LAND USE: Vacant **EXISTING ZONING:** HB

SIZE OF PARCEL: ACRES 0.99381 (SQFT) **LOT DIMENSIONS:** WIDTH 268 LENGTH 507 DEPTH _____

SURROUNDING LAND USE
NORTH: Commercial / Multi-family
SOUTH: Commercial - Classic Corridor
EAST: Commercial - Americana / Residential Homes
WEST: Commercial - Prospector Auto Mall

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

We propose to build 48 units Apartment units to provide Affordable Housing in Madison SD.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT [Signature]

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

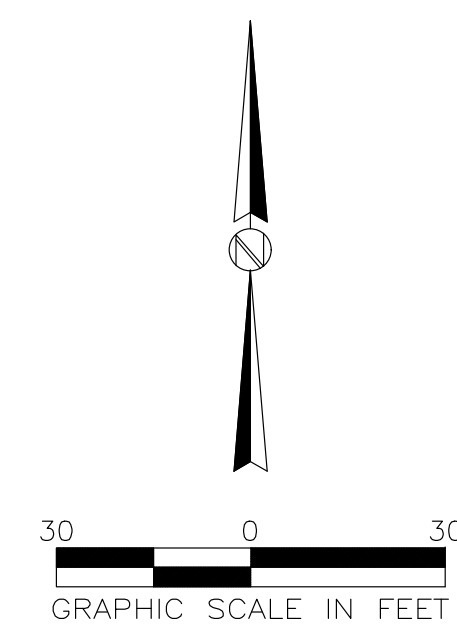
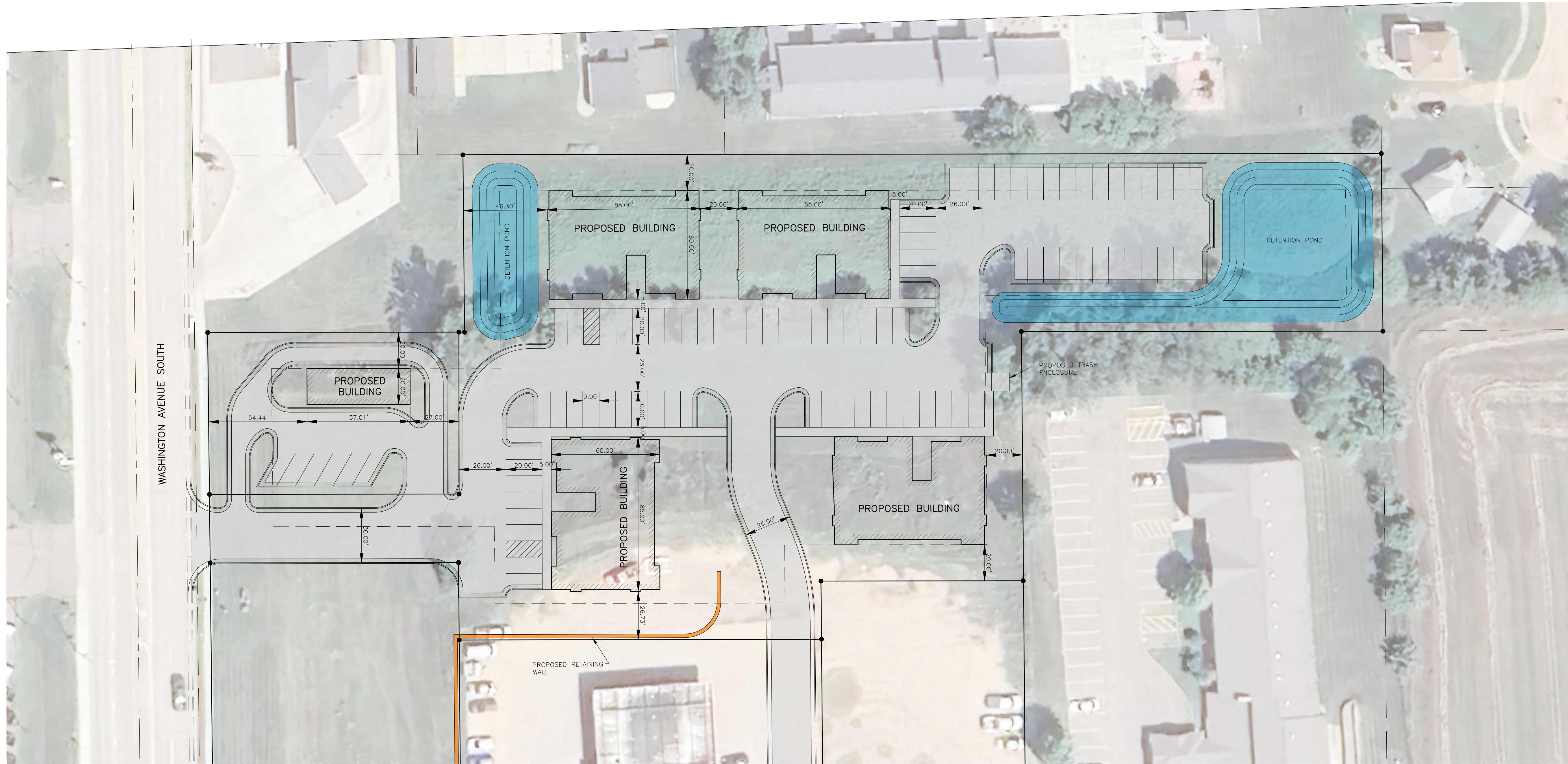
1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

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.

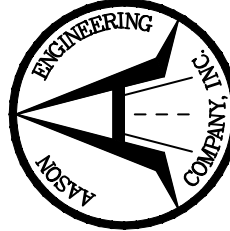
FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 5/13/25
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: JUNE 10, 2025
ACTION BY BOARD OF ADJUSTMENT: _____



REVISIONS:
 DATE:
 BY:
 1.

This Work Coordinated By:
 AASON ENGINEERING COMPANY
 1022 4th Street SE
 Madison, SD 57102
 Phone No. (605) 882-2371
 Fax No. (605) 882-1042



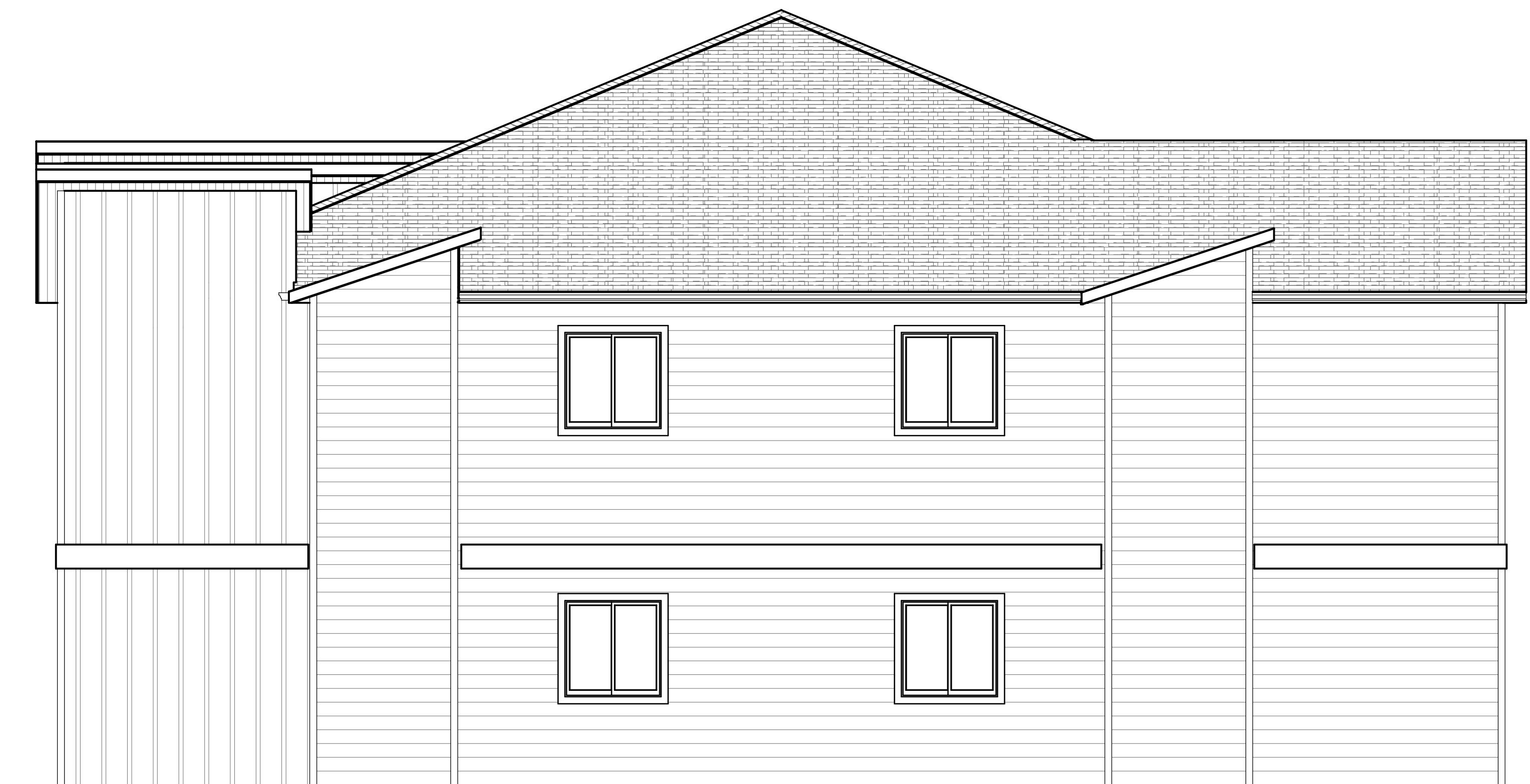
CONCEPTUAL LAYOUT NO. 2

SOUTHRIDGE SQUARE
 MADISON, SD

DATE: OCTOBER 20, 2024
 SCALE:
 DRAWN BY: CBD
 JOB NO.: -
 SHEET - OF -



FRONT ELEVATION



RIGHT ELEVATION

PLAN INDEX - SCALES UNLESS OTHERWISE NOTED		
PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"

HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION OR LicensE: HAMLIN BUILDING CENTER, INC. HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND FINISHES ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



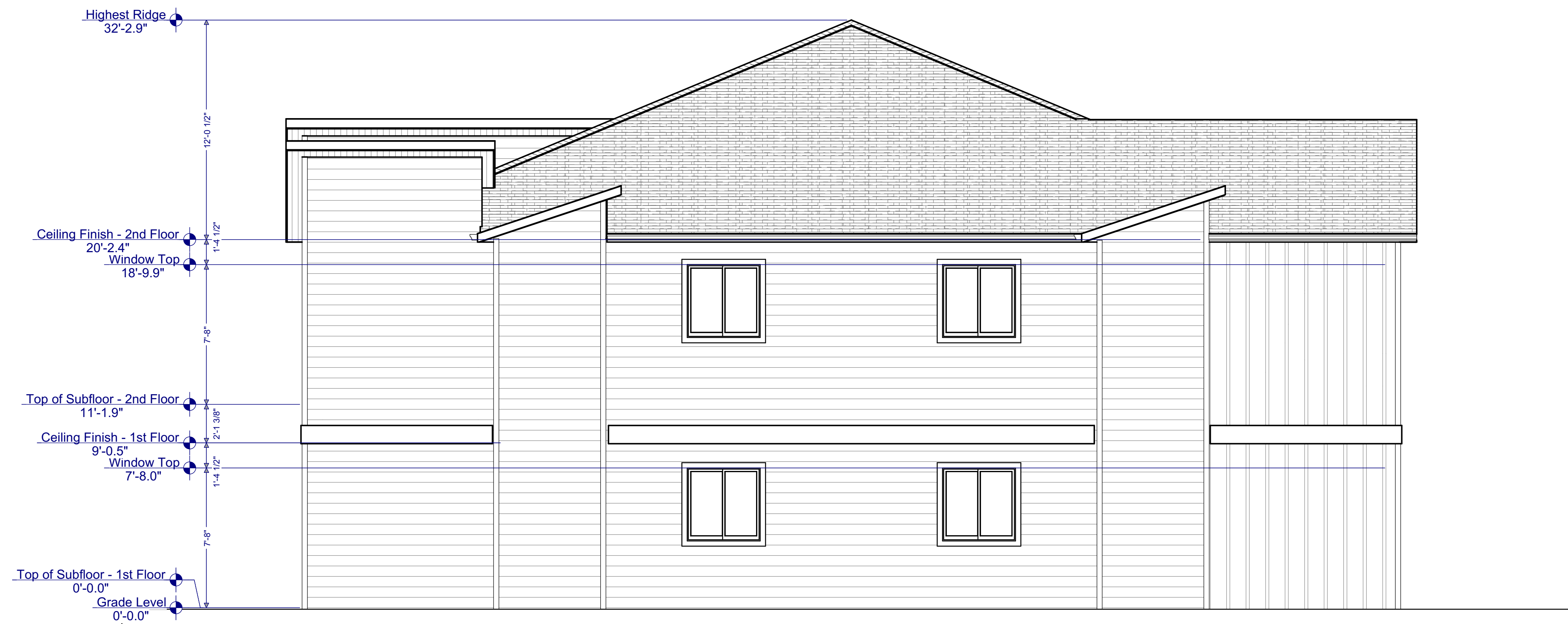
BUILDING PLANS FOR:
 SODAK CONSTRUCTION
 YANKTON 12 UNIT
 YANKTON, SD,
 HAMLIN BUILDING CENTER 45002 SD HWY 28 LAKE NORDEN, SD 57248
 LN | 605-785-3381 BK | 605-692-3381

PAGE TITLE:
 EXTERIOR ELEVATIONS

DATE:
 3/20/2025

SCALE:
 1/4"=1'-0"

SHEET #:
 1/7



LEFT ELEVATION



REAR ELEVATION

PLAN INDEX - SCALES UNLESS OTHERWISE NOTED		
PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"

HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION OR LICENSE. HAMLIN BUILDING CENTER, INC. HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND FINISHES ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



BUILDING PLANS FOR:
SODAK CONSTRUCTION
YANKTON 12 UNIT
YANKTON, SD,

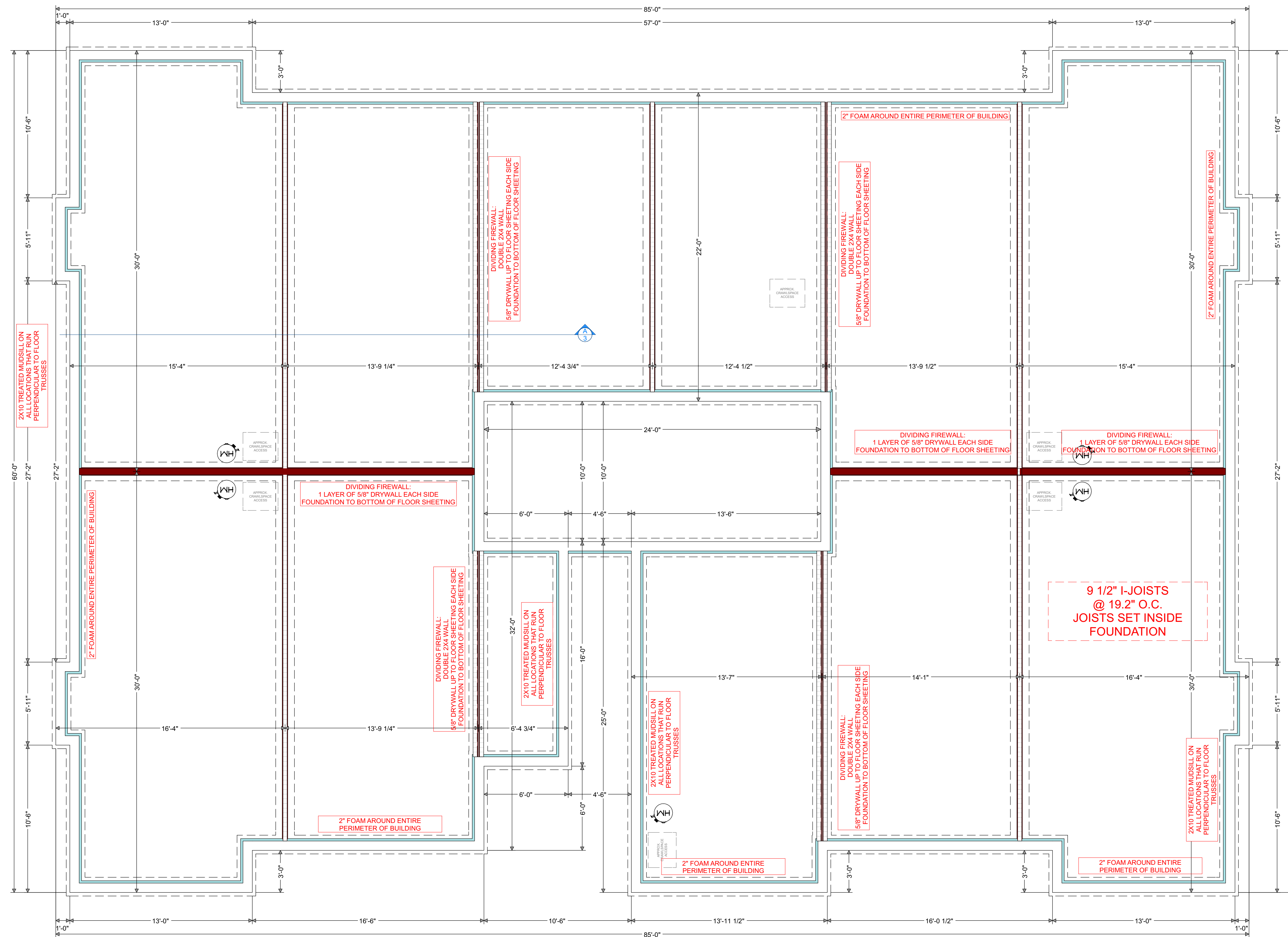
HAMLIN BUILDING CENTER 45002 SD HWY 28 LAKE NORDEN, SD 57248
LN | 605-785-3381 BK | 605-692-3381

PAGE TITLE:
EXTERIOR ELEVATIONS

DATE:
3/20/2025

SCALE:
1/4"=1'-0"

SHEET #:
2/7



PLAN INDEX - SCALES UNLESS OTHERWISE NOTED		
PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"

HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION OR LACK THEREOF. HAMLIN BUILDING CENTER, INC. HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND MATERIALS ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



BUILDING PLANS FOR:
SODAK CONSTRUCTION
YANKTON 12 UNIT
YANKTON, SD,

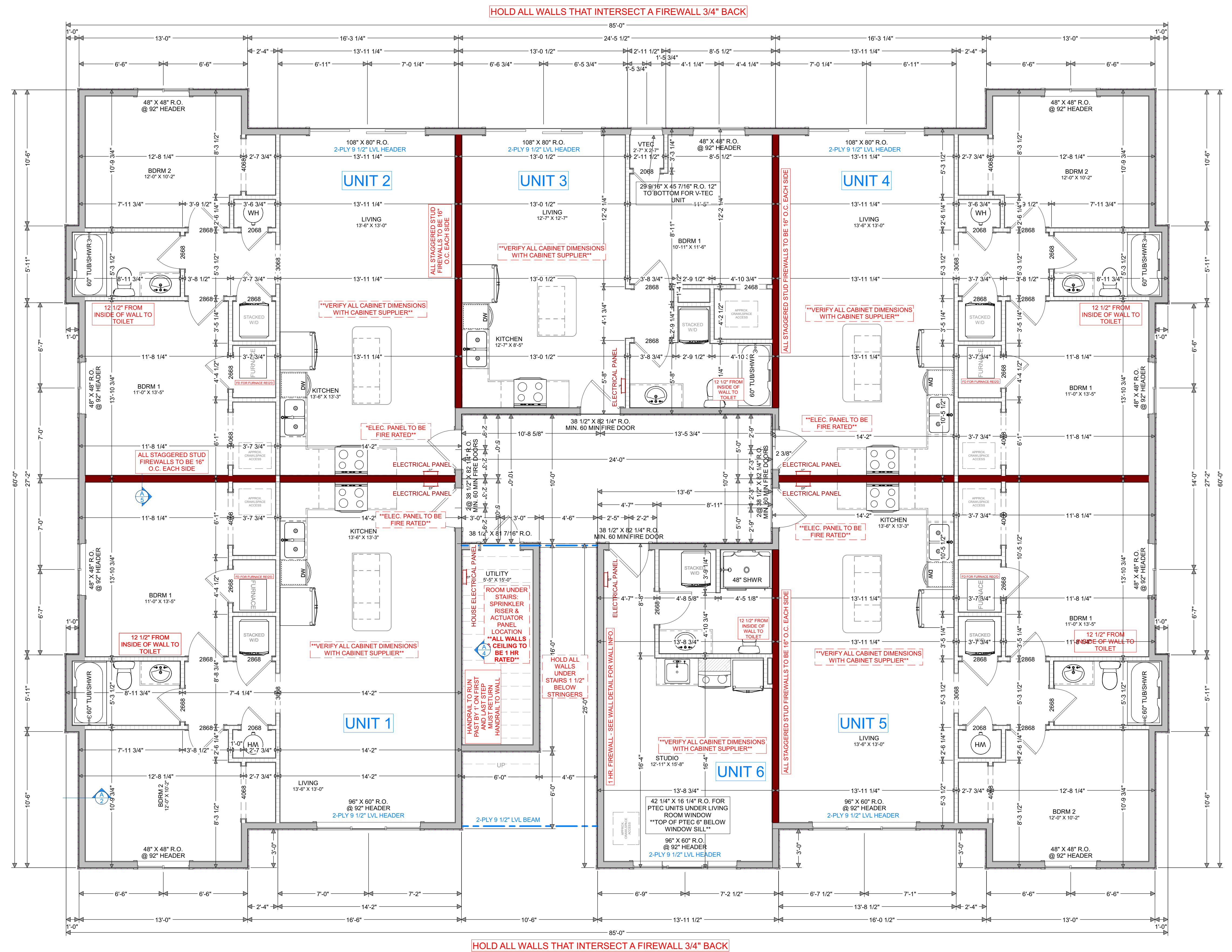
HAMLIN BUILDING CENTER 45002 SD HWY 28 LAKE NORDEN, SD 57248
 LN | 605-785-3381 BK | 605-692-3381

PAGE TITLE:
FOUNDATION
 CRAWLSPACE FOUNDATION
4' FOUNDATION WALLS
 (UNLESS OTHERWISE NOTED)

DATE:
 3/20/2025

SCALE:
 1/4"=1'-0"

SHEET #:
3/7



HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. HAMLIN BUILDING CENTER, INC. HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND HEADERS ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



BUILDING PLANS FOR:
SODAK CONSTRUCTION
YANKTON 12 UNIT
YANKTON, SD,
 HAMLIN BUILDING CENTER 45002 SD HWY 28 LAKE NORDEN, SD 57248
 LN | 605-785-3381 BK | 605-692-3381

PAGE TITLE:
MAIN FLOOR
 STUDIO: APPROX. 348 SQ-FT 1 BED: APPROX. 530 SQ-FT
 2 BED UNITS: APPROX. 829 SQ-FT
9' CEILING HEIGHTS
 WINDOWS DRAWN @ 92" HEADER HEIGHTS
 (UNLESS OTHERWISE NOTED)

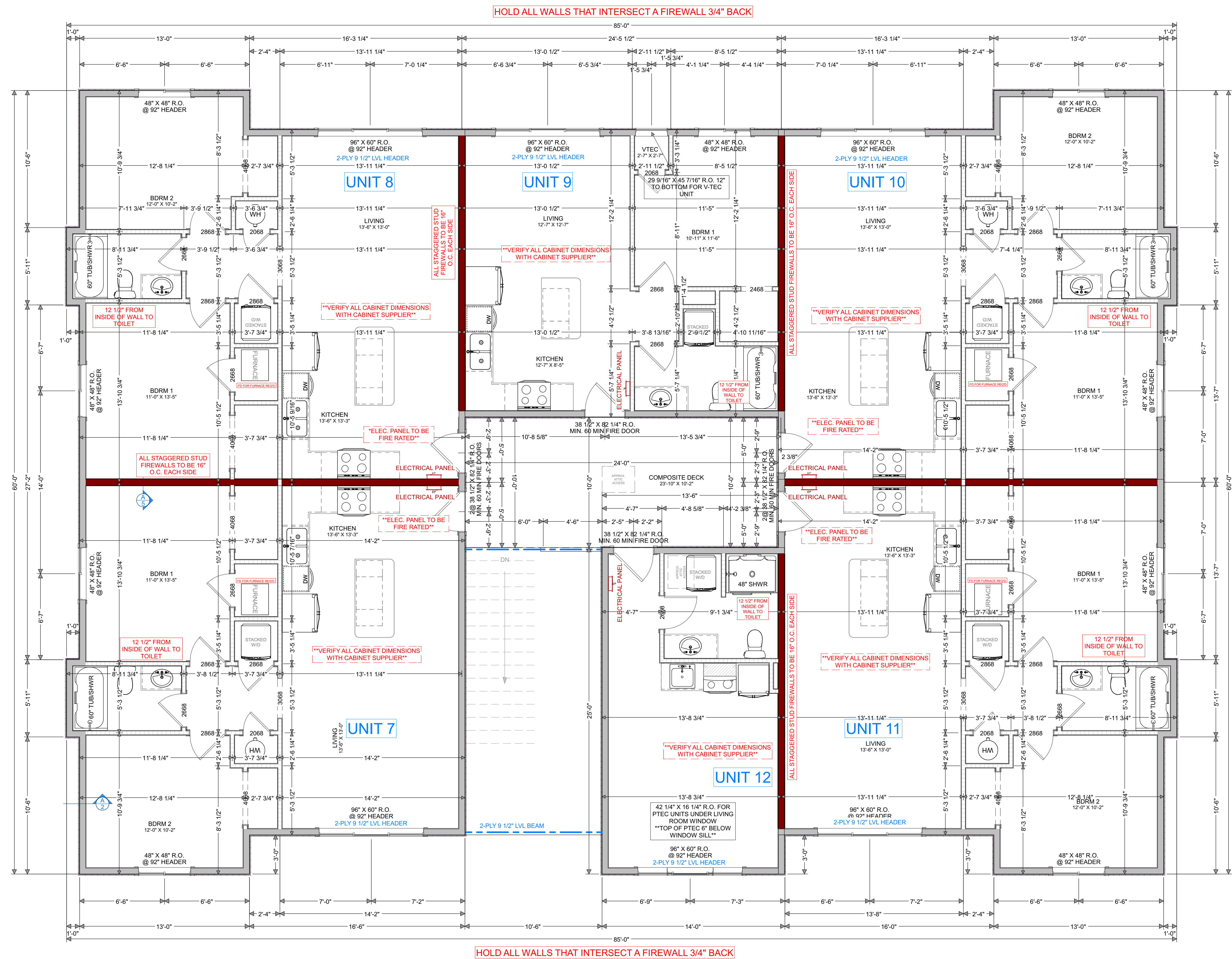
DATE:
 3/20/2025

SCALE:
 1/4"=1'-0"

SHEET #:
 4/7

PLAN INDEX - SCALES UNLESS OTHERWISE NOTED

PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"



HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. HAMLIN BUILDING CENTER, INC. HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



BUILDING PLANS FOR:
SODAK CONSTRUCTION
YANKTON 12 UNIT
YANKTON, SD,
 HAMLIN BUILDING CENTER 4502 SD HWY 28 LAKE NORDEN, SD 57248
 LN | 605-785-3381 BK | 605-692-3381

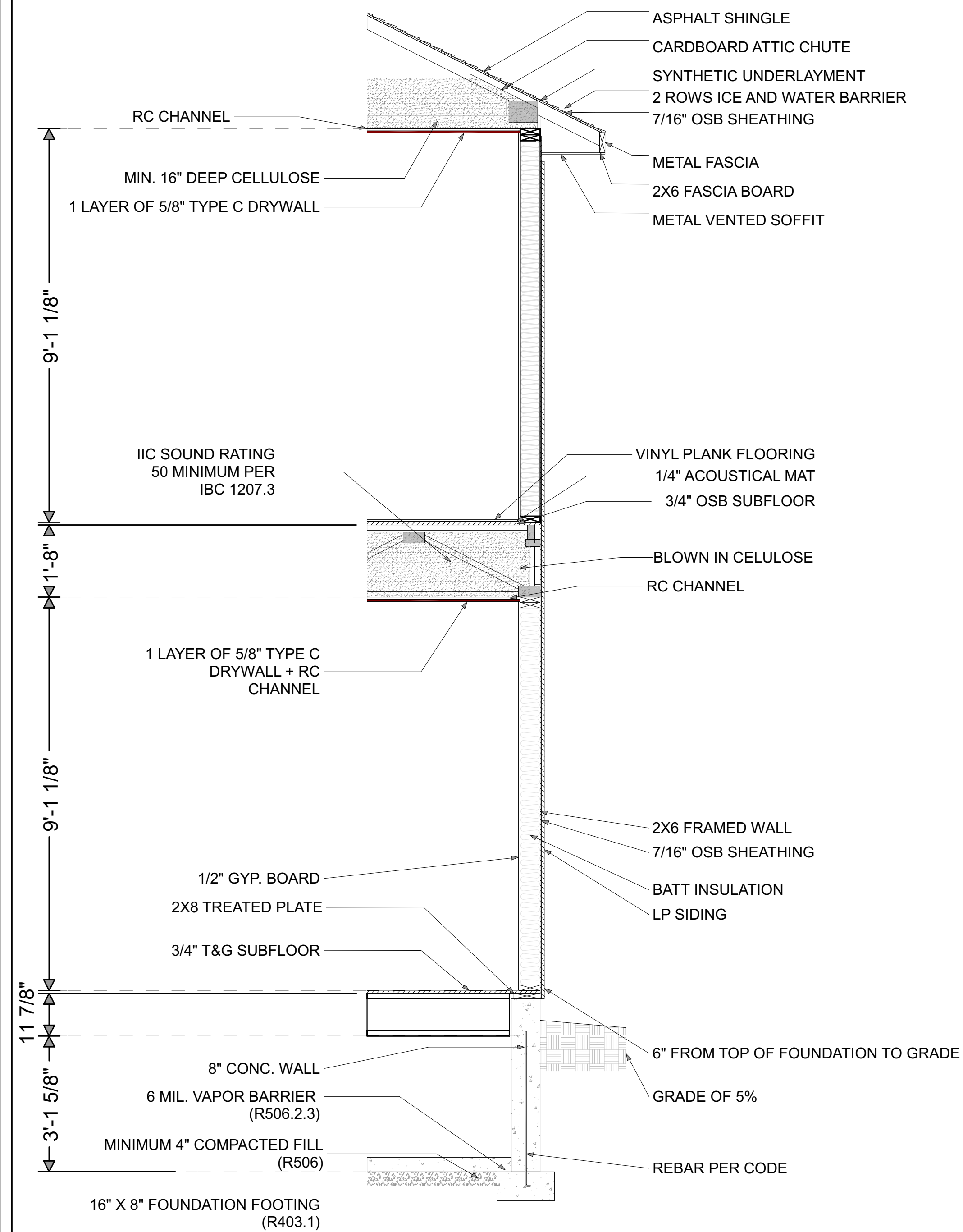
PAGE TITLE:
2ND FLOOR
 STUDIO: APPROX. 348 SQ-FT 1 BED: APPROX. 530 SQ-FT
 2 BED UNITS: APPROX. 829 SQ-FT
9' CEILING HEIGHTS
 (UNLESS OTHERWISE NOTED)

DATE:
 3/20/2025

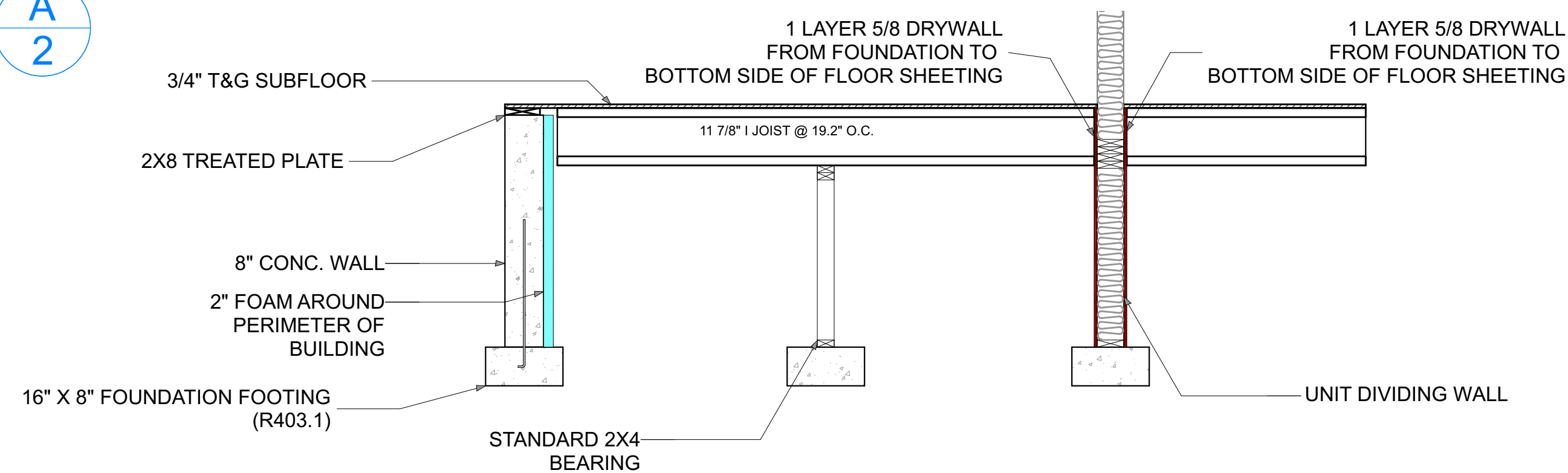
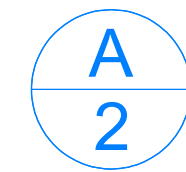
SCALE:
 1/4"=1'-0"

SHEET #:
5/7

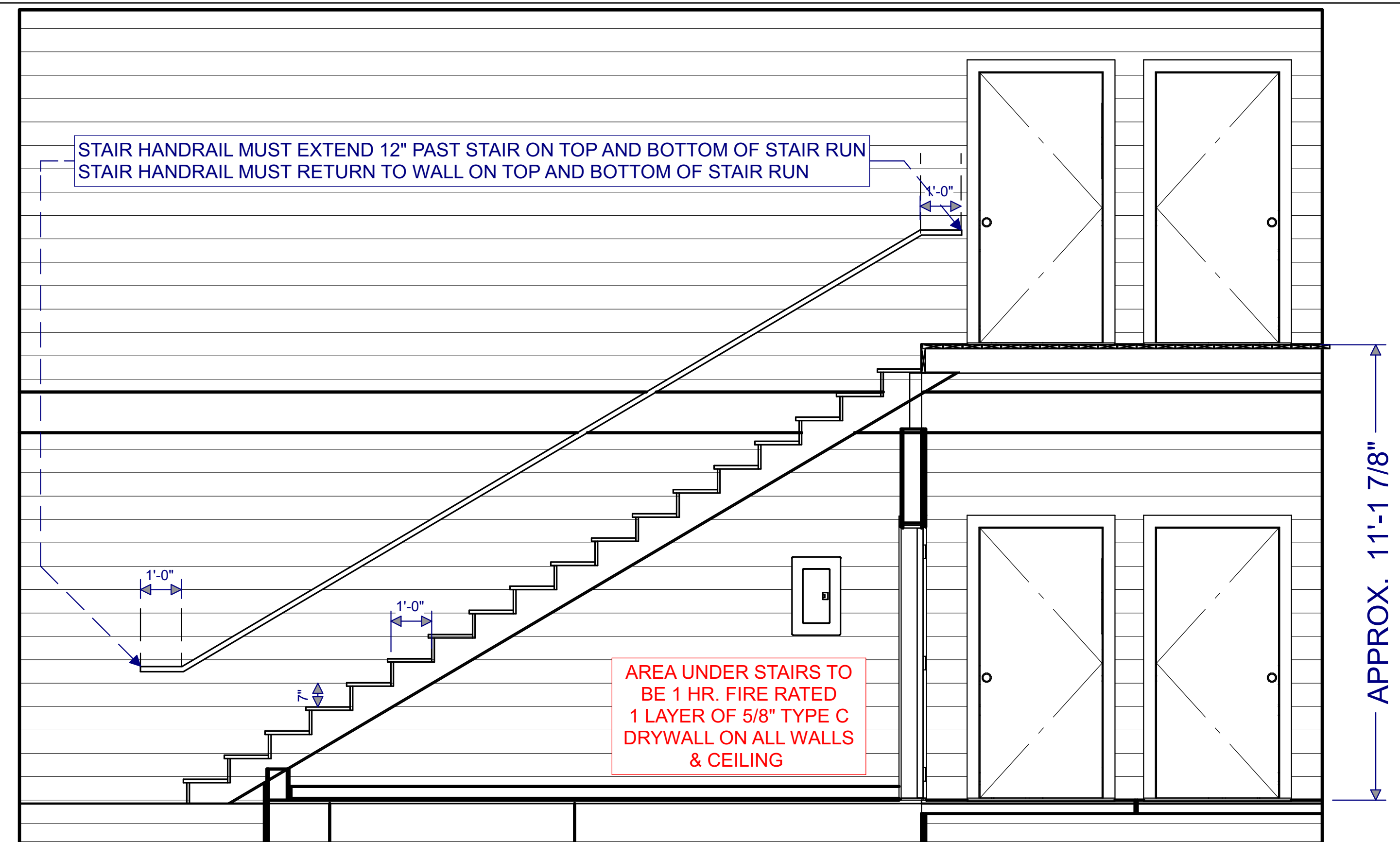
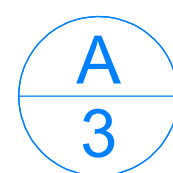
PLAN INDEX - SCALES UNLESS OTHERWISE NOTED		
PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"



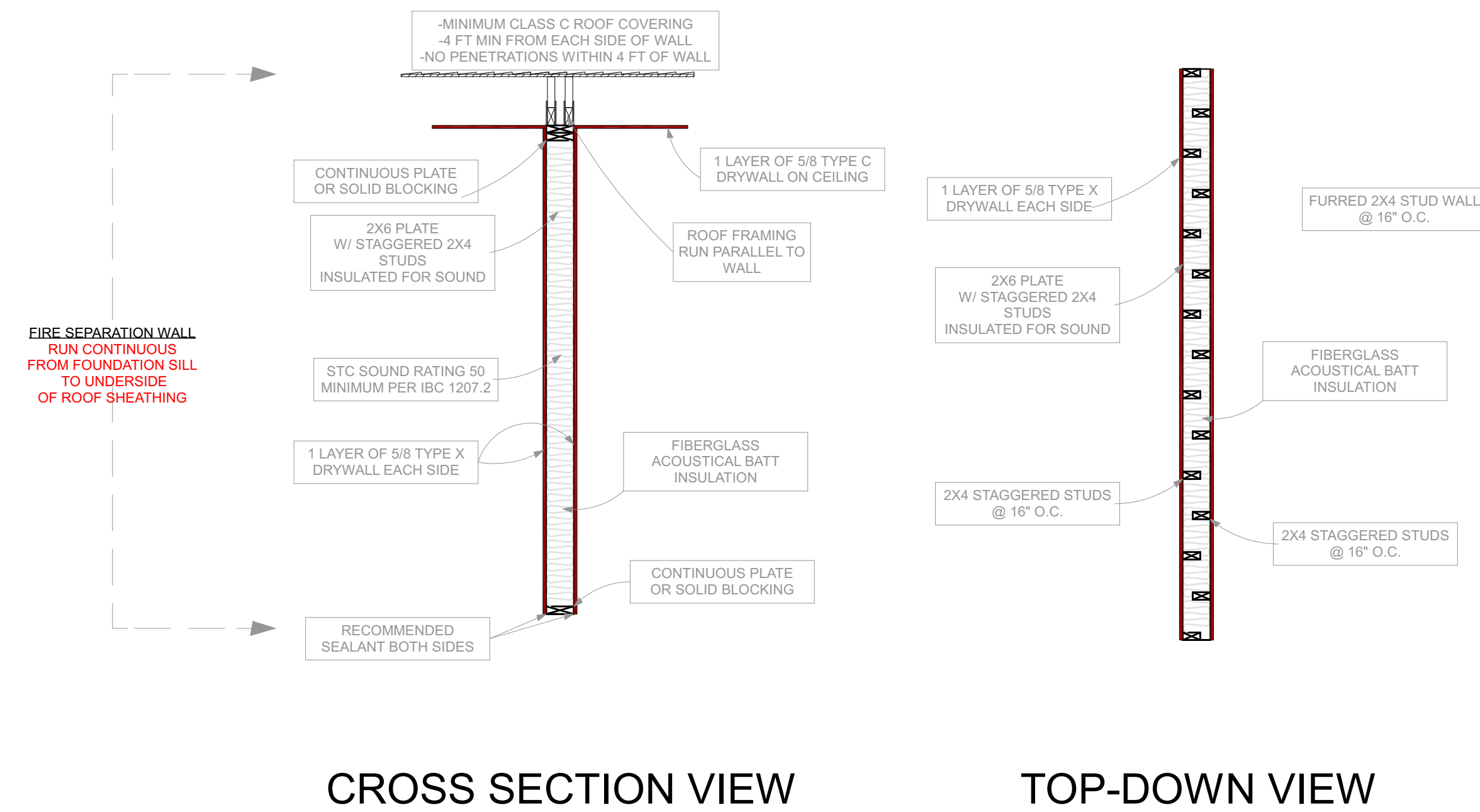
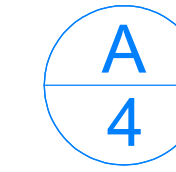
A.2 TYP. WALL DETAIL
1/2 IN = 1 FT



A.3 APPROX. FLOOR SYSTEM BEARING & FIREWALL DETAIL
1/2 IN = 1 FT



A.4 APPROX. EXTERIOR STAIR AND RAILING DETAIL
7/16 IN = 1 FT



A.5 APPROX FIREWALL DETAIL
1/2 IN = 1 FT



PLAN INDEX - SCALES UNLESS OTHERWISE NOTED		
PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"

HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION OR LICENSED PROFESSIONAL ENGINEER OR ARCHITECT HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



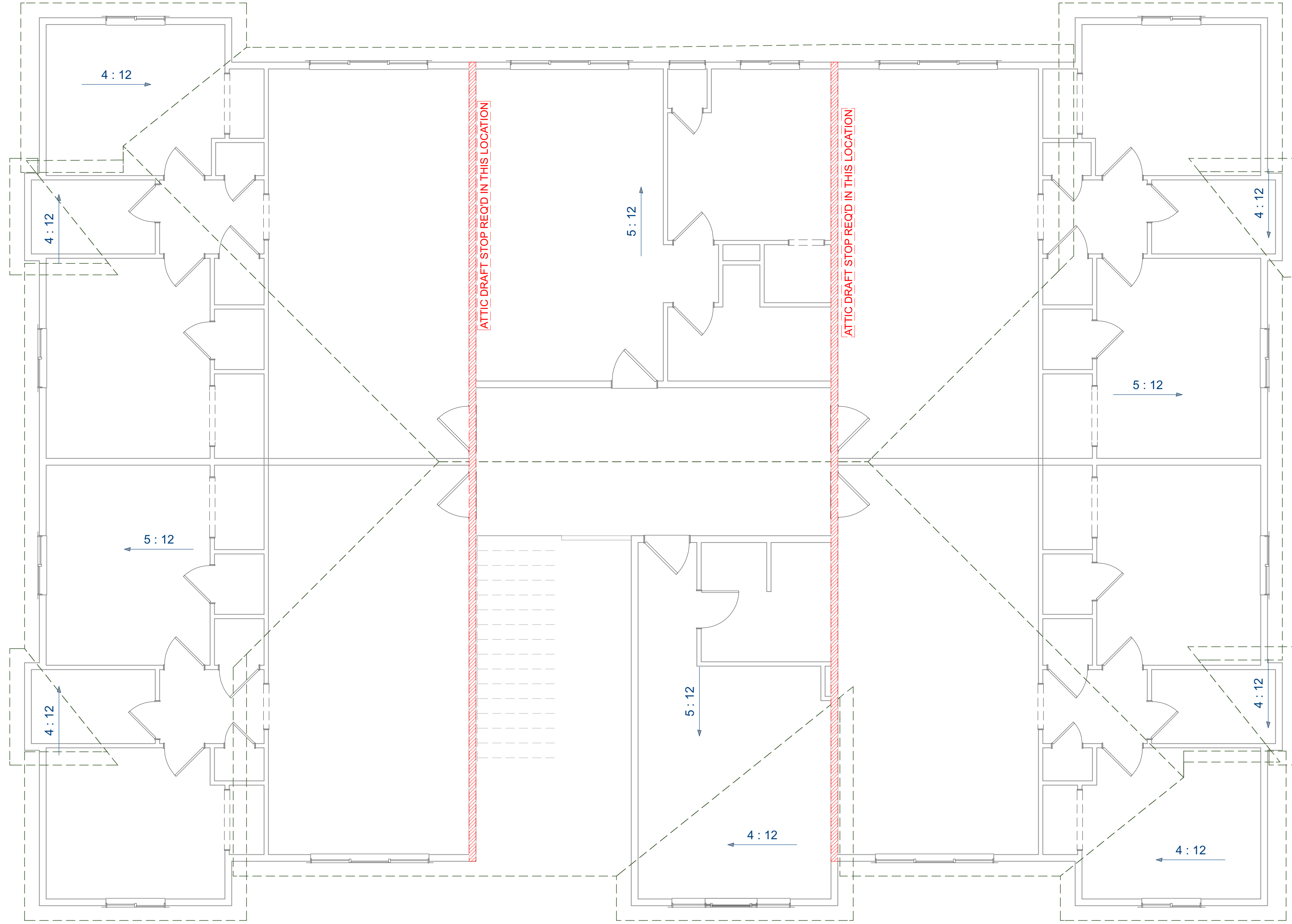
BUILDING PLANS FOR:
SODAK CONSTRUCTION
YANKTON 12 UNIT
YANKTON, SD,
HAMLIN BUILDING CENTER 45002 SD HWY 28 LAKE NORDEN, SD 57248
LN | 605-785-3381 BK | 605-692-3381

PAGE TITLE:
CAD DETAILS

DATE:
3/20/2025

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

SHEET #:
6/7



ATTIC DRAFT STOP REOD IN THIS LOCATION

ATTIC DRAFT STOP REOD IN THIS LOCATION

PLAN INDEX - SCALES UNLESS OTHERWISE NOTED		
PAGE	PAGE TITLE	SCALE
1	EXTERIOR ELEVATIONS	1/4"=1'-0"
2	EXTERIOR ELEVATIONS	1/4"=1'-0"
3	FOUNDATION	1/4"=1'-0"
4	MAIN FLOOR	1/4"=1'-0"
5	2ND FLOOR	1/4"=1'-0"
6	CAD DETAILS	1/2"=1'-0"
7	APPROX. ROOF LAYOUT	1/4"=1'-0"

HAMLIN BUILDING CENTER, INC. HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. HAMLIN BUILDING CENTER, INC. HAS PROVIDED A DRAFTING SERVICE TO THE OWNER AND/OR CONTRACTOR PER THEIR SPECIFICATIONS. ALL DIMENSIONS AND MATERIALS ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



BUILDING PLANS FOR:
 SODAK CONSTRUCTION
 YANKTON 12 UNIT
 YANKTON, SD,

HAMLIN BUILDING CENTER 45002 SD HWY 28 LAKE NORDEN, SD 57248
 LN | 605-785-3381 BK | 605-692-3381

PAGE TITLE:
 APPROX. ROOF LAYOUT
 12" OVERHANGS ALL AROUND
 SEE ENGINEERED LAYOUT FOR DETAILS

DATE:
 3/20/2025

SCALE:
 1/4"=1'-0"

SHEET #:
 7/7

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 742

APPLICANT (PRINT): Scott DeVaney PHONE: 605-270-0779

ADDRESS: 620 North Liberty 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 CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Lot 11 except the west 24 feet thereof, and all of Lot 12 in Block 3 of South and Towns Addition to Madison

GENERAL AREA OR STREET ADDRESS: 515 NW 6th St

EXISTING LAND USE: Vacant lot EXISTING ZONING: residential

SIZE OF PARCEL: ACRES / SQFT 19968 LOT DIMENSIONS: WIDTH 76' LENGTH _____ DEPTH 143'

SURROUNDING LAND USE

NORTH: residential
SOUTH: residential
EAST: 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)

move in a 34x28 house with attached garage 24x24 onto a new basement with a 6x20 front porch

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 Scott DeVaney

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: 5/8/2025
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: JUNE 10, 2025
ACTION BY BOARD OF ADJUSTMENT: _____

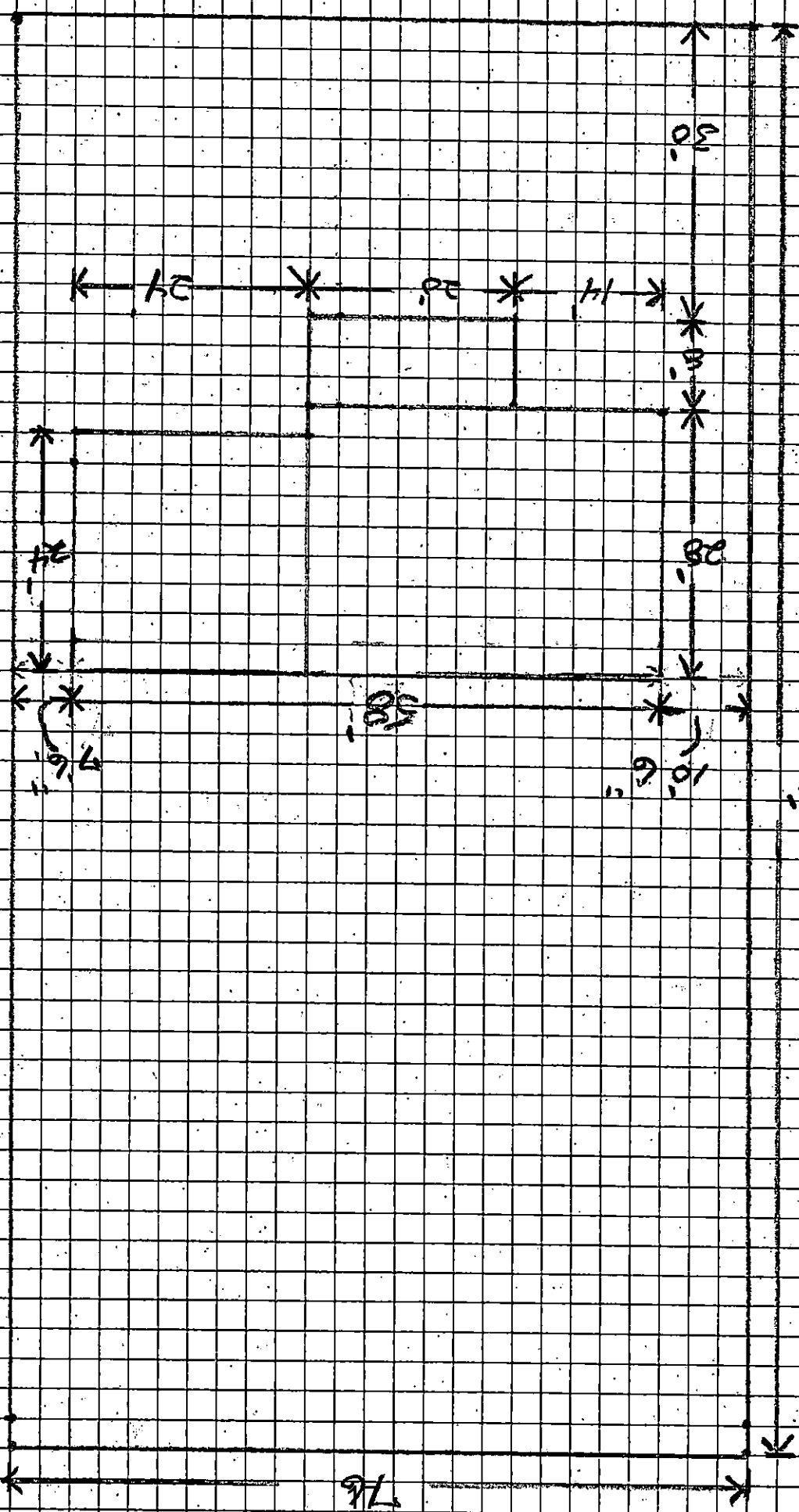


15



16

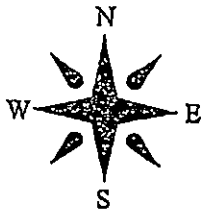
NW 6TH ST



60

E

Mortgage Inspection



NOT TO SCALE

NOTICE: This Mortgage Inspection and drawing is not a boundary survey or plat of survey. This Mortgage Inspection was prepared to assist the mortgage company and title insurance company and is not to be used for any purposes of boundary disputes, location of actual deed, title or platted lines, or construction of new improvements. Graphic representation shall be deemed approximate and no reliance shall be placed on the scale of the drawing. The location of the improvements shown on this drawing are approximate and are based on visual inspection of the premises. The lot dimensions are taken from recorded plat or county records.

Ordered By:
Weber Abstract

Attn: Kelli

Address:
515 NW 6th Street
Madison, SD 57042
Buyer: DD Amert Family Trust
Owner: Frank L. Feldman

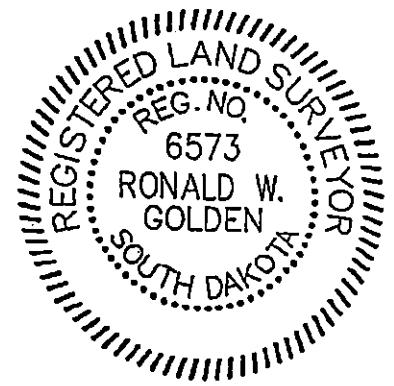
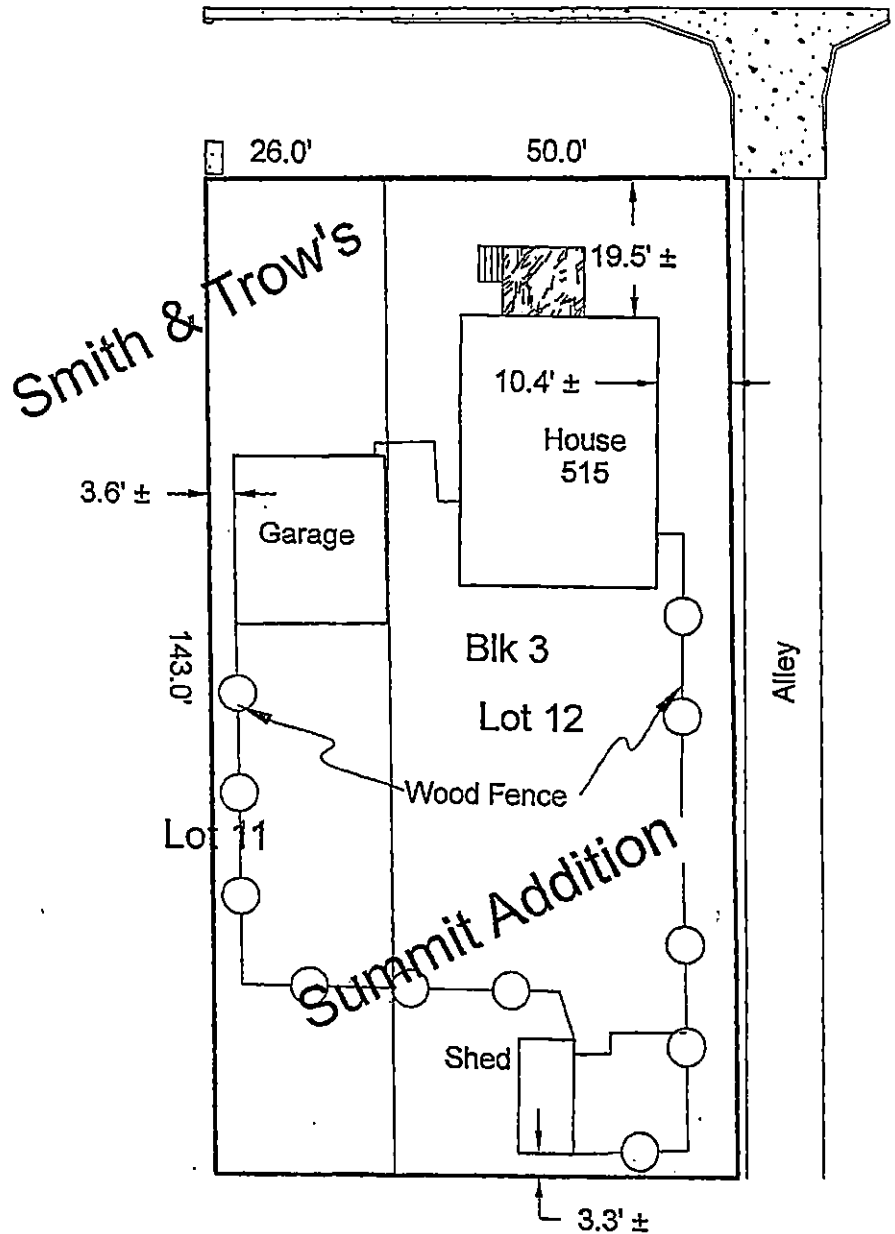
Legal Description: Lot 11 except the West 24 Feet thereof, and all of Lot 12 in Block 3 of Smith and Trows Summit Addition to Madison, Lake County, South Dakota, according to the recorded plat thereof.

In my opinion, all buildings located upon the above described premises are wholly within the boundary lines of said premises except as shown on the above sketch. Furthermore, none of the buildings located upon adjoining property encroach upon said property.

Prepared by: 
Ronald W. Golden R.L.S. No. 6573

DD Amert Family_M_m

NW 6th Street



Dated: 8/18/2019

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 743

APPLICANT (PRINT): City of Madison PHONE: 605-256-7522

ADDRESS: 435 S. Highland Ave

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

ADDRESS: ~~_____~~

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

LEGAL DESCRIPTION (Please print or type)

Lot 1 Co. Adv Sub'd Ex N341' S459.21' E368.5', Ex Veral Greene's 1st addh.
4 2 MHRC 1st Addn NE 1/4 6-106-52

GENERAL AREA OR STREET ADDRESS: Parking lot North of existing Greene Substation

EXISTING LAND USE: Parking lot EXISTING ZONING: MU-R

SIZE OF PARCEL: ACRES / SQFT _____ LOT DIMENSIONS: WIDTH 180 LENGTH 205 DEPTH 205

SURROUNDING LAND USE
NORTH: Agriculture
SOUTH: existing Substation
EAST: DSU
WEST: MHRC vacant lot

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

erect new substation. ER changing incoming voltage to 115KV instead of 69KV

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] - Utility Director

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

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

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

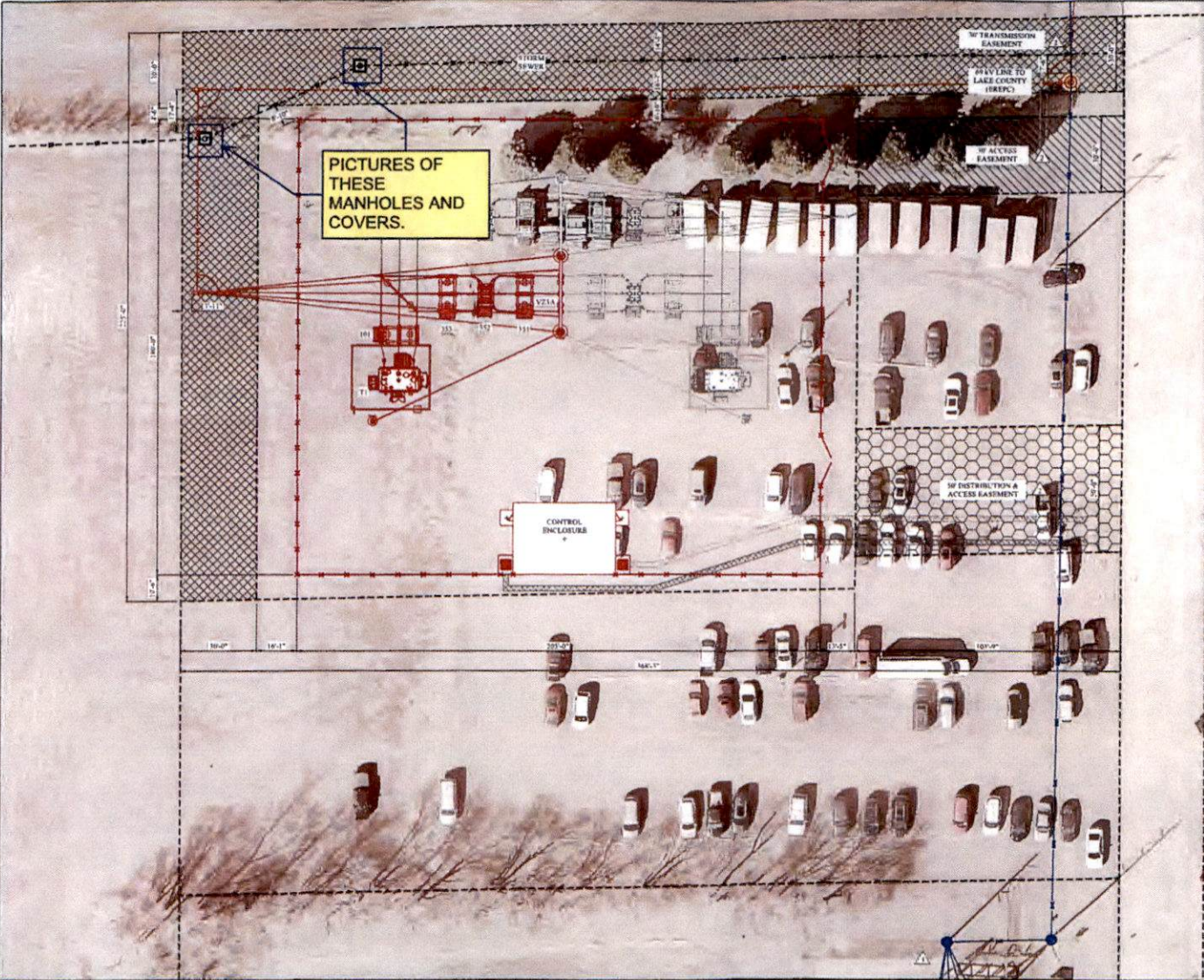
**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

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

File Path: 42820251110010.dwg

Project: 42820251110010.dwg

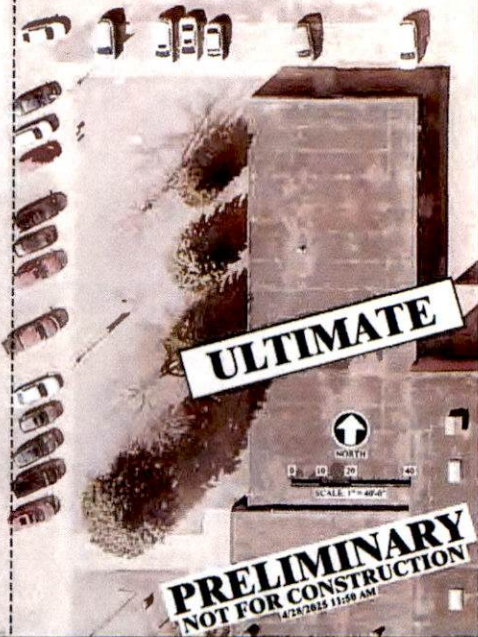


LEGEND

- Chain link fence (proposed)
- Transmission line (existing)
- Transmission line (to install)
- New equipment (to install)
- Future equipment
- Property boundaries and encumbrances (proposed)
- DSU storm sewer (existing)

NOTES

- ⚠ Existing substation shall remain in service until project completion. Temporary and final transmission line routing shall be determined during design.
- ⚠ Easements will be required for distribution and transmission lines running into the substation. Easements will also be required for drive access.



REV.	DATE	DESCRIPTION

DGR ENGINEERING

Project Manager: CAR
 Designer: AMR/GEM
 Project Number: 415935
 Phone: (712) 472-2531

CITY OF MADISON
 MADISON, SOUTH DAKOTA



SITE PLAN
 GREEN SUBSTATION

SHEET
 GS-200

LOT 1
EX DEEDED PLATS
OF CO. AUD. LOT 1
NE1/4 6-106-52

LOT 1
MHRC 1ST ADD'N

LEGEND

- - - - - PROPERTY LINE
- - - - - SECTION LINE
-  PARCEL 1
-  PARCEL 2
- FOUND MONUMENT

NOTES:

1. EXISTING SUBSTATION LOCATED IN PARCEL 1 SHALL REMAIN IN SERVICE UNTIL NEW SUBSTATION IS CONSTRUCTED AND COMMISSIONED.

DESCRIPTION - PARCEL 1

VERAL GREENE'S 1ST ADDITION IN THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP ONE HUNDRED SIX (106) NORTH, RANGE FIFTY-TWO (52) WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.

OWNER INFORMATION

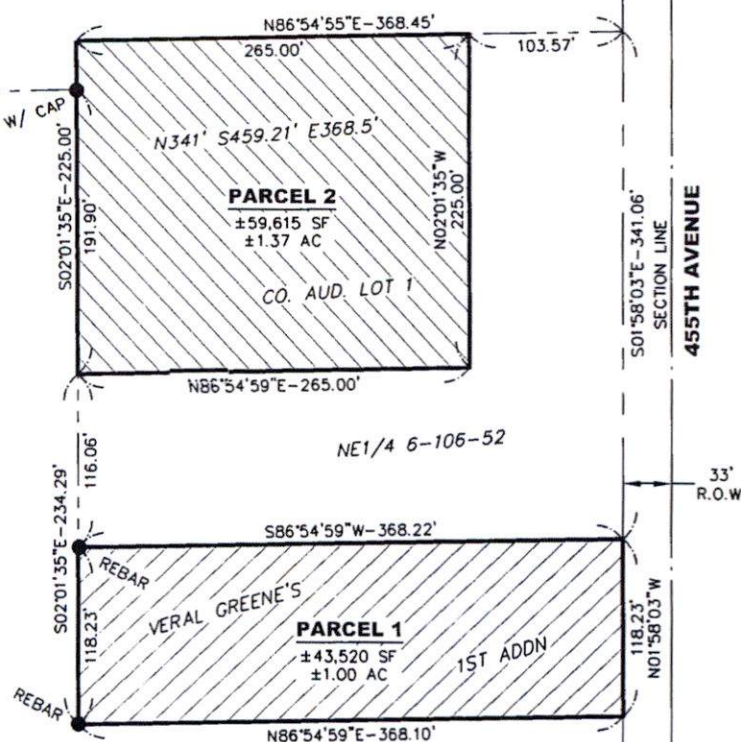
CITY OF MADISON
116 W. CENTER STREET
MADISON, SOUTH DAKOTA 57042

DESCRIPTION - PARCEL 2

A PORTION OF THE NORTH 341 FEET OF THE SOUTH 459.21 FEET OF THE EAST 368.5 FEET OF LOT 1 OF COUNTY AUDITOR'S SUBDIVISION IN THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP ONE HUNDRED SIX (106) NORTH, RANGE FIFTY-TWO (52) WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA. TO BE PLATTED AS LOT 1 OF GREEN'S SUBSTATION ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.

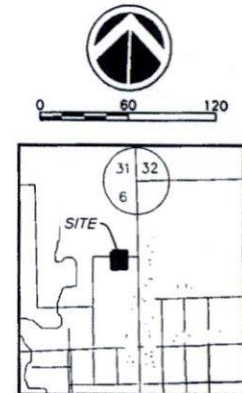
OWNER INFORMATION

SOUTH DAKOTA BOARD OF REGENTS
820 N WASHINGTON AVE
MADISON, SOUTH DAKOTA 57042



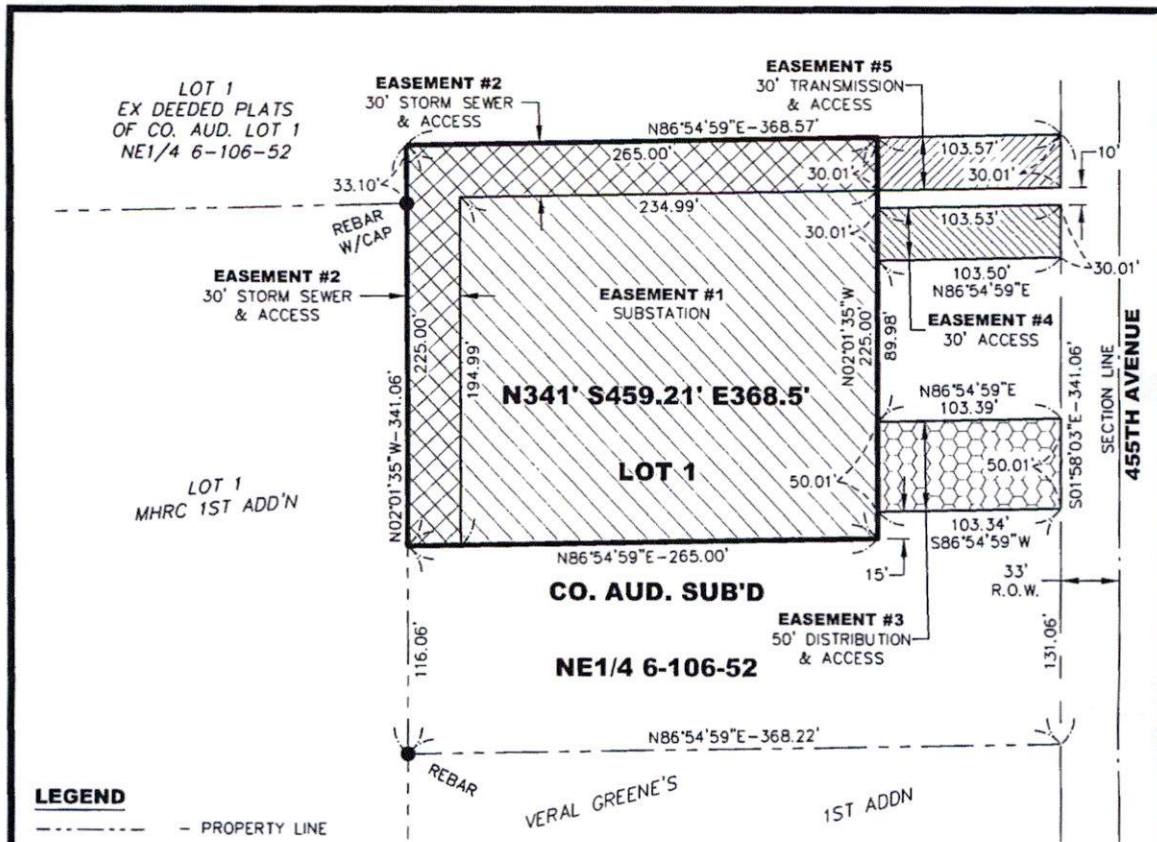
I HEREBY CERTIFY THAT THIS LAND SWAP EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

BY _____ 4/25/25
JOSHUA R. VANDERWERF, LS #10958 (DATE)



KEY MAP
MADISON, SD
SECTION 06-106-52

	Project Manager: JRV	LAND SWAP EXHIBIT	GREEN SUBSTATION LAKE COUNTY, SD
	Designer: JRV		
	Project Number: 415935		
	Phone: (605) 339-4157		



LEGEND

- - - - - PROPERTY LINE
- - - - - SECTION LINE
- SUBSTATION EASEMENT #1 (±59,615 SF, ±1.37 AC)
- EASEMENT #2 (±13,800 SF, ±0.32 AC) 30' STORM SEWER & ACCESS
- EASEMENT #3 (±5,168 SF, ±0.12 AC) 50' DISTRIBUTION & ACCESS
- EASEMENT #4 (±3,105 SF, ±0.07 AC) 30' ACCESS
- EASEMENT #5 (±3,107 SF, ±0.07 AC) 30' TRANSMISSION & ACCESS
- - FOUND MONUMENT

LEGAL DESCRIPTION OF GRANTOR'S LAND

A PORTION OF THE NORTH 341 FEET OF THE SOUTH 459.21 FEET OF THE EAST 368.5 FEET OF LOT 1 OF COUNTY AUDITOR'S SUBDIVISION IN THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP ONE HUNDRED SIX (106) NORTH, RANGE FIFTY-TWO (52) WEST OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.

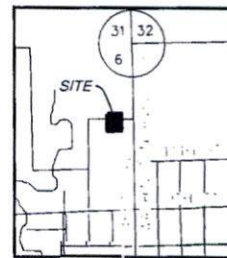
OWNER INFORMATION

SOUTH DAKOTA BOARD OF REGENTS
820 N WASHINGTON AVE
MADISON, SOUTH DAKOTA 57042



I HEREBY CERTIFY THAT THIS EASEMENT EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

BY _____ 5/02/25
JOSHUA R. VANDERWERF, LS #10958 (DATE)



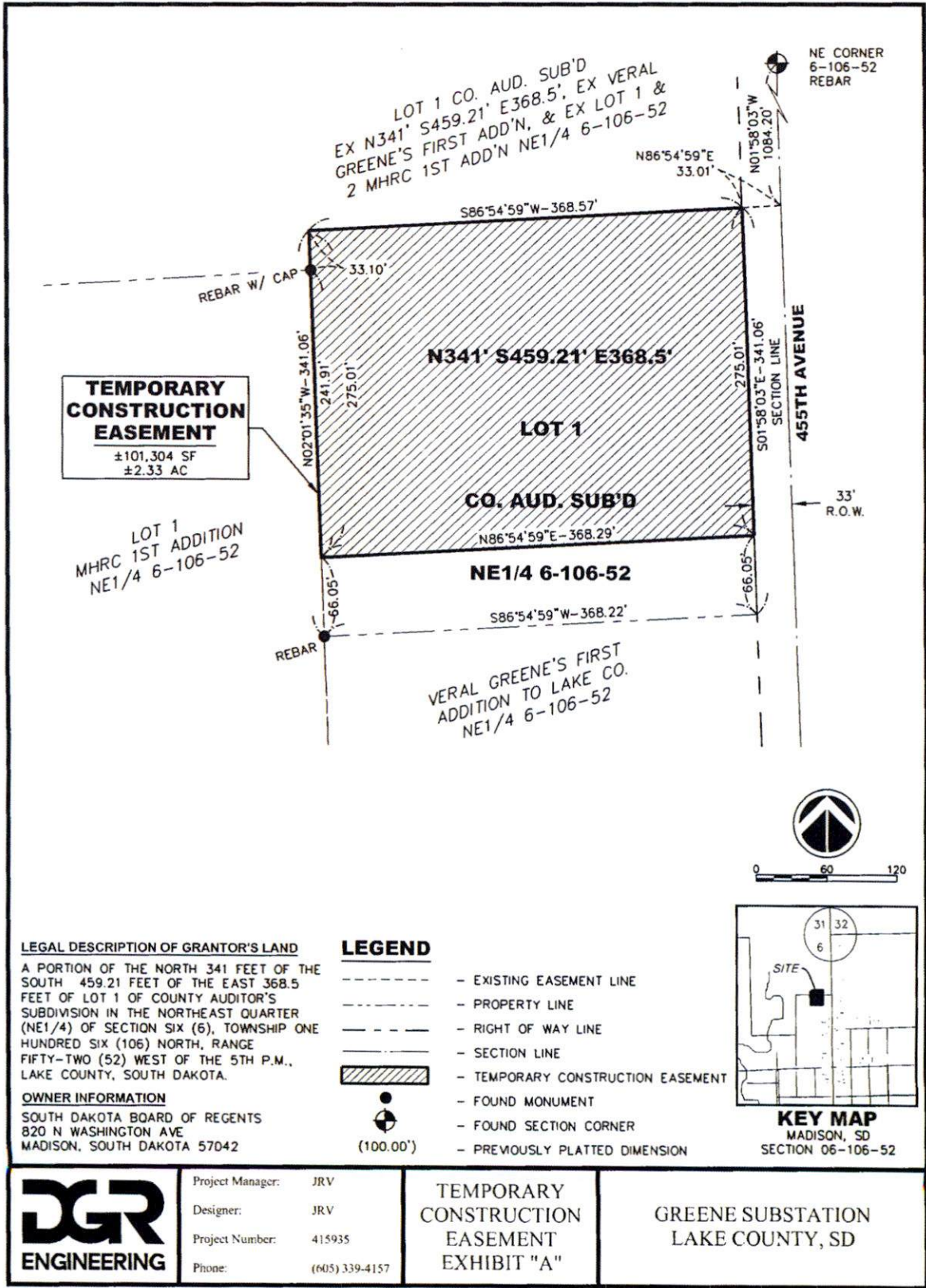
KEY MAP
MADISON, SD
SECTION 06-106-52



Project Manager: JRV
Designer: JRV
Project Number: 415935
Phone: (605) 339-4157

**PERMANENT
EASEMENT
EXHIBIT "A"**

**GREEN SUBSTATION
LAKE COUNTY, SD**



Plot Date: 5/2/2025 2:06:28 PM P: 04 159 35 SFO DWG PLATS AND EASEMENTS 415935 - 1 TEMPORARY EASEMENTS DWG