

PLANNING COMMISSION/ BOARD OF ADJUSTMENT MEETING

CITY COMMISSION ROOM
Tuesday, September 9, 2025
7:00am

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: August 12, 2025, Planning Commission Minutes

APPROVAL OF MINUTES: August 12, 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. 748 – by Austin Kesteloot, for a conditional use that if approved would permit the applicant to build a condo with four dwelling units in a R-90 zone at 902 N Olive Avenue. The property is legally described as The West Half (W1/2) except the North 145.85 Feet thereof, of Block Twenty-Six (26) of Smith & Trow's Summit Addition to Madison, Lake County, South Dakota.
2. Decision on Appeal No. 748 – Austin Kesteloot
3. Hearing on Appeal No. 749 – by Running Supply Inc., for a variance that if approved would permit the applicant to use material defined as sheet siding in the GT-1 District. The property is legally described as Lot One (1), Block Eight (8), Lakeview Industrial Park Addition to the City of Madson, Lake County, South Dakota.
4. Decision on Appeal No. 749 – Running Supply Inc

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
August 12, 2025
7:00 am

John Groce called the meeting to order at 7:00am. The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jennifer Wolff, Donna Fawbush, Jacob DeBoer, Roger Olson and alternate Kerry Barlow. Ryan Hegg, Dan Whitlock, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Mayor Roy Lindsay, Angela McKillip, Randy Hanson and Brooke Rollag were also in attendance.

Motion by Commissioner Fawbush to approve the June 17, 2025, Planning Commission Minutes. Seconded by Commissioner Maxwell. Motion carried unanimously.

Motion by Commissioner Wolff to approve the June 17, 2025, Board of Adjustment Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner DeBoer to approve the August 12, 2025, agenda. Seconded by Commissioner Iverson. Motion carried unanimously.

Old Business: None

Motion by Commissioner DeBoer, seconded by Commissioner Olson to move into Board of Adjustment at 7:02 am. Motion carried unanimously.

Motion by Commissioner DeBoer, seconded by Commissioner Fawbush to move out of Board of Adjustment and into Planning Commission at 7:34 am. Motion carried unanimously.

New Business: None

Public Input: None

Commissioner Maxwell motioned to adjourn. Second by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 7:36 am.

Dan Whitlock

Planning Commission

BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
August 12, 2025

The Planning Commission motioned to move into Board of adjustment at 7:02 am.

The following members were present for roll call: John Groce, Jim Iverson, Jennifer Wolff, Bob Maxwell, Jacob De Boer, Roger Olson, 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, Jeff Wieman, Randy Hanson, Angela McKillip and Brooke Rollag.

This being the time and place set for the hearing on variance Appeal Request No. 746 by T&S Properties, for a variance that if approved would permit the applicant to include offsite parking as onsite parking at 1116 S Washington Avenue. Mr. Hegg went through the contents of the packet stating the provided easement between adjacent properties would accommodate the required parking spots. Discussion regarding employee and future office parking.

There were no additional opponents or proponents. Chairman Groce 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. 746. Motion carried unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 747 by LAIC, for a variance that if granted would permit the applicant to increase the allowable square footage for signage at 1032 W Center Street. Mr. Hegg went through the contents of the packet regarding the allowed 32 square feet of signs versus the requested 89 square feet. The lot size has space for the additional requested signs. Additional signs will assist in traffic flow and control.

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 Mr. Olson to approve Appeal No. 747. Motion carried unanimously.

Motion by Mr. DeBoer, seconded by Ms. Fawbush to move out of the Board of Adjustment at 7:34am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

Room 89603

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 748

APPLICANT (PRINT): Austin Kesteloot PHONE: (605)270-3674

ADDRESS: 914 N. Liberty Avenue, Madison SD

OWNER (PRINT): KX LLC PHONE: ---
IF DIFFERENT THAN APPLICANT

ADDRESS: --- same as above

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)

The W 1/2 of Block 26 of Smith and Trow's Summit Addition to Madison, Lake County, South Dakota, except the N145.85' thereof

GENERAL AREA OR STREET ADDRESS: 902 N. Olive Avenue

EXISTING LAND USE: vacant, bare lot **EXISTING ZONING:** R-90

SIZE OF PARCEL: ACRES (SQFT 1950) **LOT DIMENSIONS:** WIDTH 150 LENGTH 130 DEPTH ---

SURROUNDING LAND USE
NORTH: Single Family Residence
SOUTH: City Property / Vacant lot
EAST: Single Family Residence
WEST: City Property / Park

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

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 *Austin Kesteloot*

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: 7/30/2025
FEE PAID (NON-REFUNDABLE): X YES --- NO
DATE OF HEARING: SEPTEMBER 9 2025
ACTION BY BOARD OF ADJUSTMENT: ---

DESCRIPTION AND REASON

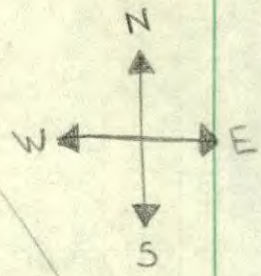
We propose to construct a two-story slab-on-grade condominium containing four separate 4-bedroom units that are modern and visually appealing from the exterior. Each unit will contain a single-car attached garage to add functionality and curb appeal. The structure will be set back from the road at least 40 feet and the driveway will have a large enough width to accommodate off-street parking for four vehicles per unit, or one vehicle per bedroom.

As Madison residents and landlords within the community, we have witnessed the housing shortage firsthand. DSU enrollment continues to rise and the number of people seeking long-term housing appears to remain steady. With the City owning the properties directly to the south and west and mature trees providing privacy between this parcel and the abutting properties, we feel this structure is a prime location for a 4-unit condominium and is visually concealed by surrounding homeowners.

Sayre Associates has completed a ground survey, and the property corners are staked. The property line is inset from the west sidewalk approximately 9 feet and the south sidewalk approximately 7.5 feet, which increases the visibility on the street corner and adds more distance from the structure to each sidewalk. The structure offset appears to be clear of the 50FT corner-sight triangle. Additionally, the north property line lies approximately 60 feet from the neighboring structure and is 33 feet south of the neighboring tree line and fenced in backyard.

We feel this type of housing would be a great addition to our community and help alleviate some of the housing shortages.

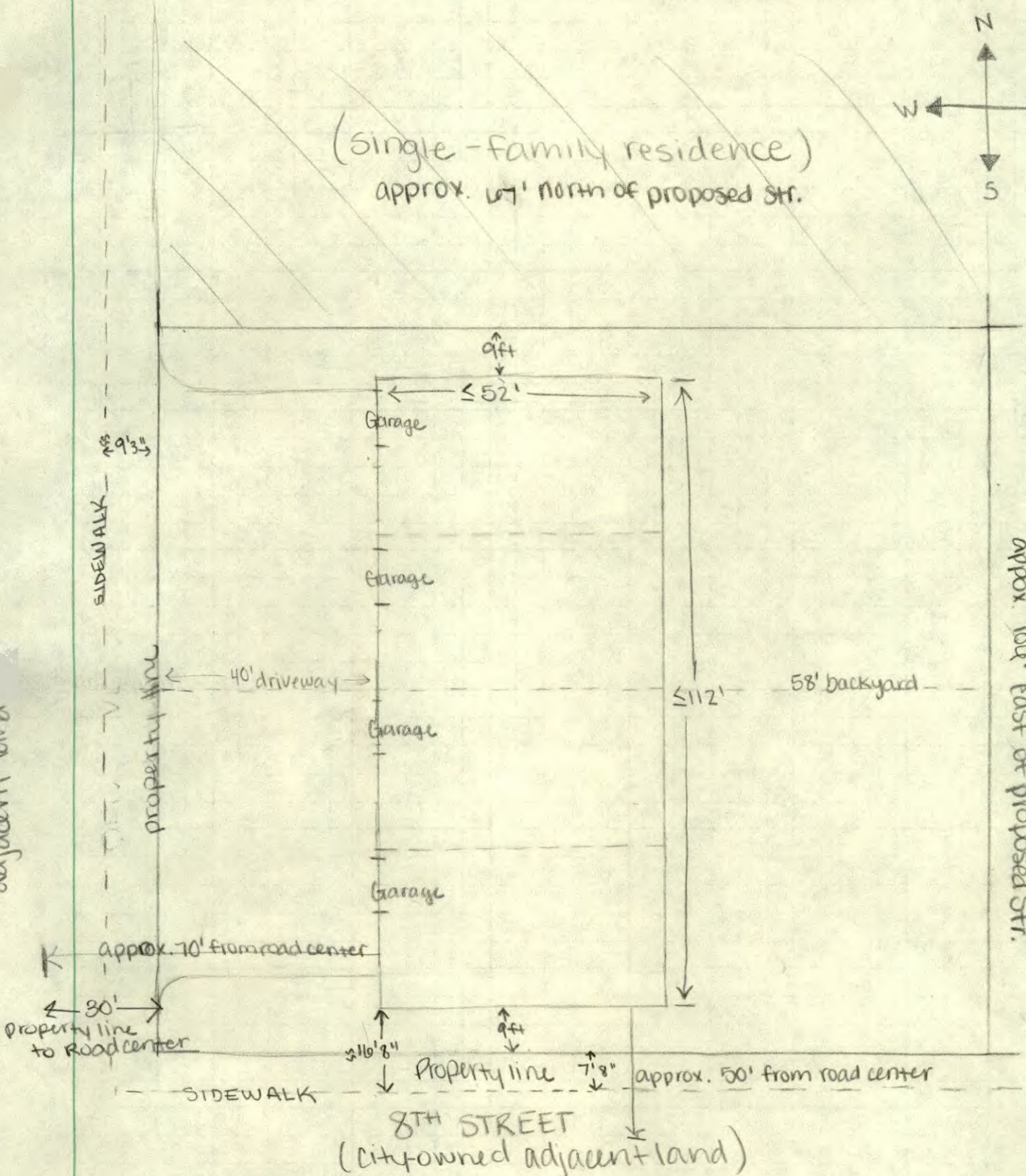
Thank you for your time and consideration.



(Single-family residence)
approx. 67' north of proposed str.

City Owned adjacent land

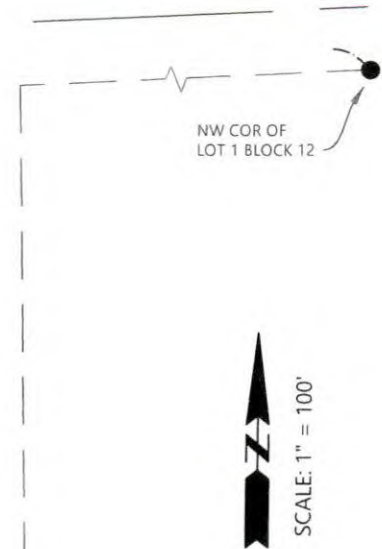
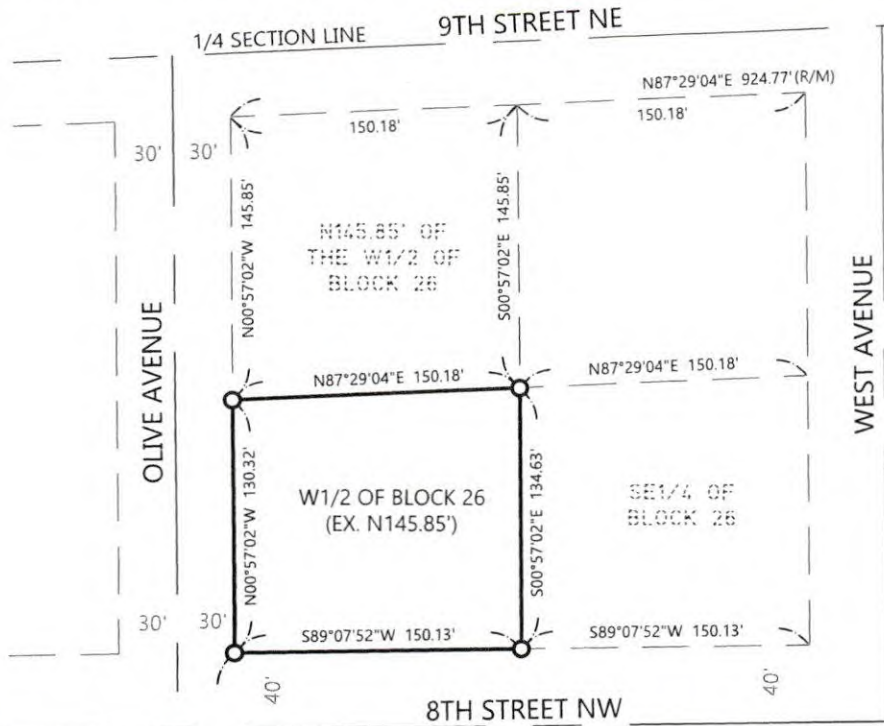
(Single-family residence + utilities)
approx. 104' east of proposed str.



- 1) No larger than 112' x 52' = 5824 SF (29.9% of ground coverage)
- 2) Two-story, 3-4 bedrooms each, 2.5 bath

RECORD OF SURVEY

PROJECT NO.: 24175
 DATE: 7/22/25
 PREPARED FOR: Kesteloot Excavation
 PROPERTY ADDRESS: 902 N. Olive Avenue, Madison, SD
 LEGAL DESCRIPTION: The W1/2 of Block 26 of Smith & Trow's
 Summit Addition to Madison, Lake County, South Dakota,
 except the N145.85' thereof.

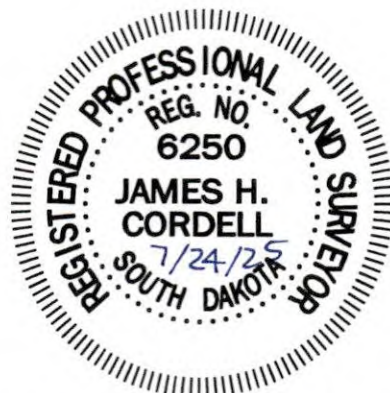


Notes:

The bearing system for this plat is based on the UTM Zone 14 North.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument
- (R) - Record Distance
- (M) - Measured Distance



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

James H. Cordell
 REGISTERED LAND SURVEYOR



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

Engineers • Surveyors



DRAWN BY:

KLR

APPROVED BY:

COVER PAGE

081225-01
Kesteloot 4 Flex
(Colman)

DRAWINGS PROVIDED BY:



REVISION:

N/A

DATE:

8/21/2025

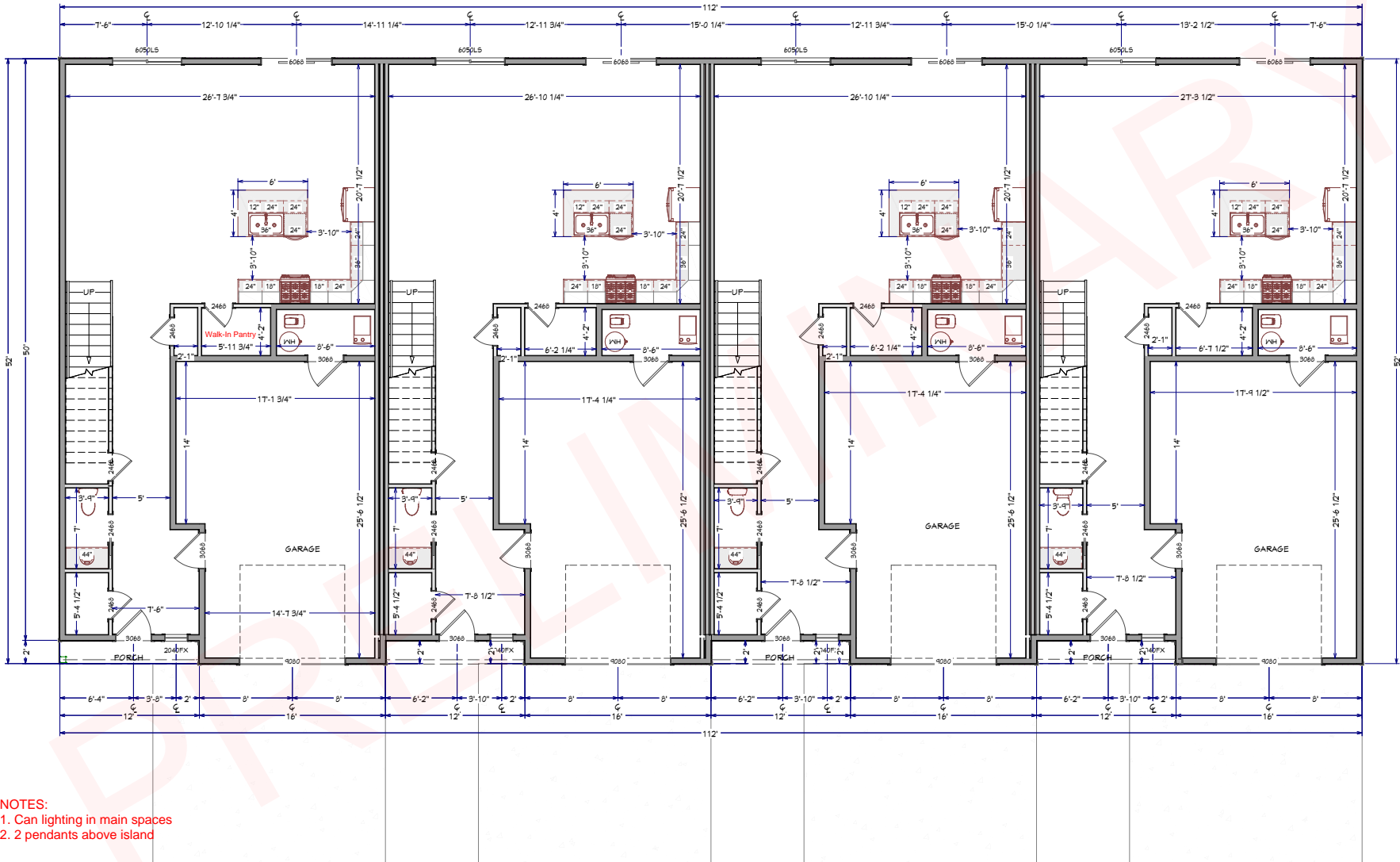
SCALE:

NTS

SHEET:

P-1

9FT WALL



- NOTES:**
1. Can lighting in main spaces
 2. 2 pendants above island

1st Floor

DRAWN BY:

KLR

APPROVED BY:

FLOOR LAYOUT
1ST FLOOR

081225-01

Kestelot 4 Flex
(Colman)

DRAWINGS PROVIDED BY:



REVISION:

N/A

DATE:

8/21/2025

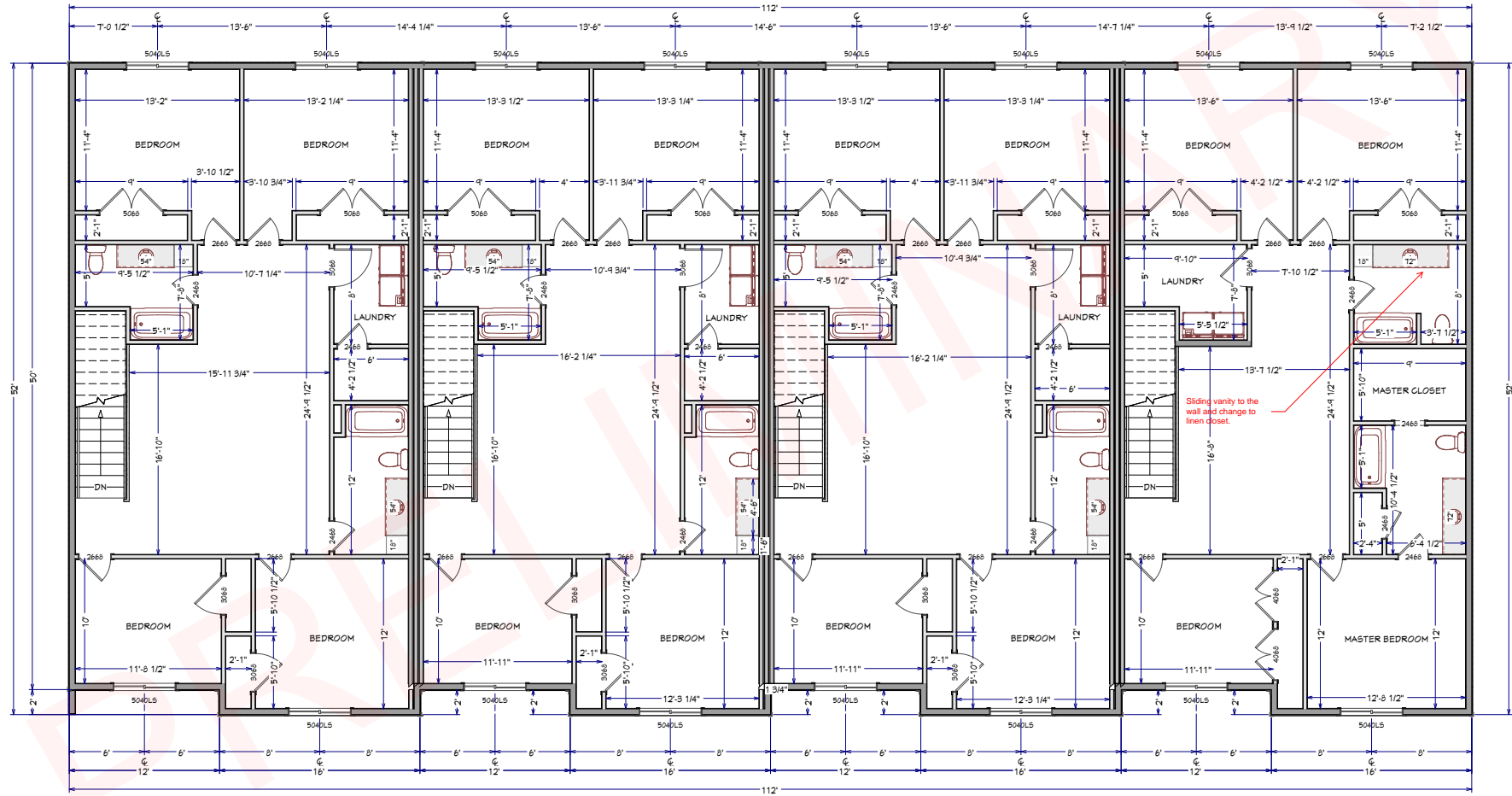
SCALE:

1/4" = 1'-0"

SHEET:

P-3

8FT WALL



- NOTES:
1. Ceiling fan/light fixture in each bedroom
 2. Can lights in all other spaces (dimnable in the center main space)
 3. Bathroom light fixtures at each vanity
 4. Stairwell light to be on its own switch

2nd Floor

DRAWN BY:

KLR

APPROVED BY:

FLOOR LAYOUT
2nd FLOOR

081225-01
Kesteloot 4 Flex
(Colman)

DRAWINGS PROVIDED BY:

HOMESTEAD
BUILDING SUPPLIES

REVISION:

N/A

DATE:

8/21/2025

SCALE:

1/4" = 1'-0"

SHEET:

P-4

4/12 PITCH
6/12 FRONT GABLES
24" OVERHANGS



Exterior Elevation Front

Exterior light
Exterior outlet (placed in the most economical location)
Wire in garage doors



Exterior Elevation Back

One exterior outlet placed to the right of the patio door
Frost-free water spicket
Probable location of AC unit
Exterior light

*ALL UNITS TO HAVE SAME LAYOUT/FEATURES

DRAWN BY:

KLR

APPROVED BY:

ELEVATIONS

081225-01

Kesteloot 4 Flex
(Colman)

DRAWINGS PROVIDED BY:



REVISION:

N/A

DATE:

8/21/2025

SCALE:

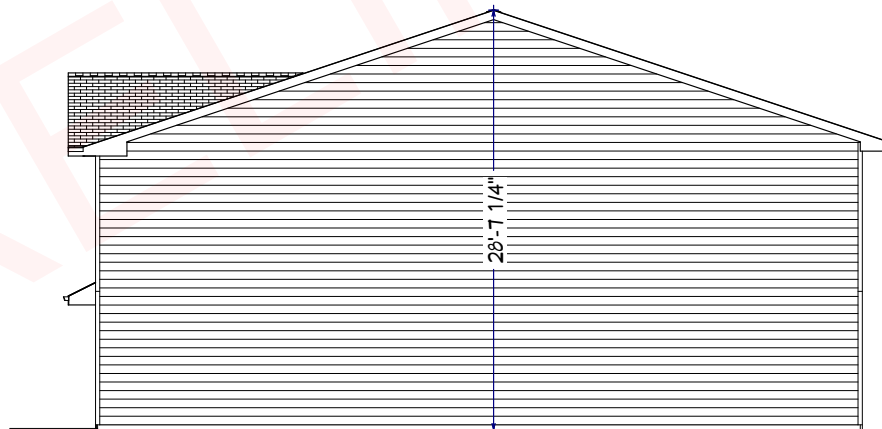
1/4" = 1'-0"

SHEET:

P-5



Exterior Elevation Left



Exterior Elevation Right

DRAWN BY:

KLR

APPROVED BY:

081225-01
Kesteloot 4 Flex
(Colman)

DRAWINGS PROVIDED BY:



REVISION:

N/A

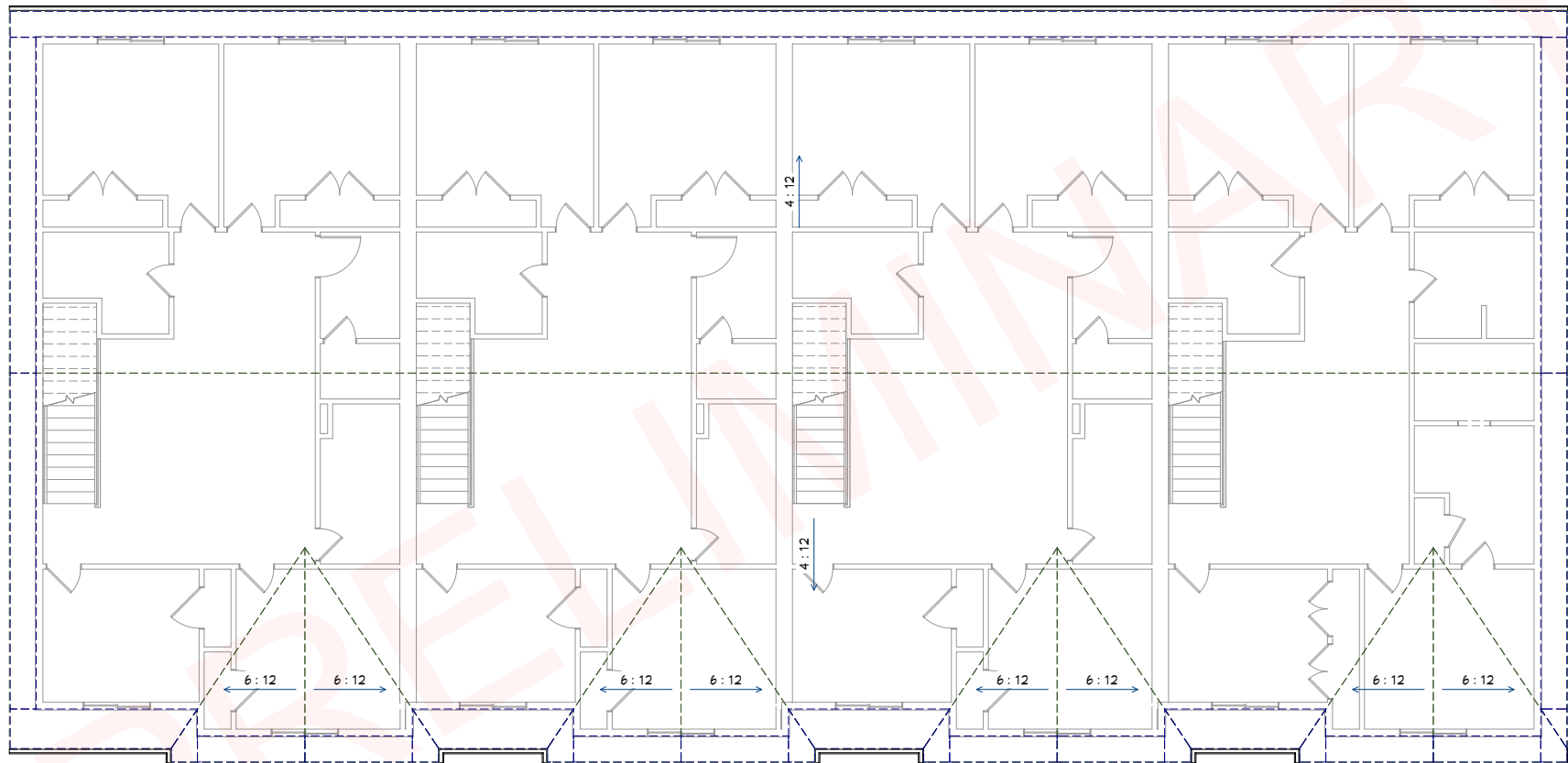
DATE:

8/21/2025

SCALE:

SHEET:

P-6



Roof Plan View

DRAWN BY:

KLR

APPROVED BY:

ROOF PLANES

081225-01
Kesteloot 4 Flex
(Colman)

DRAWINGS PROVIDED BY:



REVISION:

N/A

DATE:

8/21/2025

SCALE:

SHEET:

P-7







CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 749

APPLICANT (PRINT): Running Supply Inc PHONE: 507-532-9566

ADDRESS: 901 N Hwy 59, Marshall MN 56258

OWNER (PRINT): Chad Weh (JRR II) PHONE: 507-828-4677
IF DIFFERENT THAN APPLICANT

ADDRESS: 901 N Hwy 59 Marshall MN 56258

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 1 Block 8 Lakeriew Industrial Park addition to the City of madison, lake county, South Dakota

GENERAL AREA OR STREET ADDRESS: 1212 S. Industrial Ave, Madison SD 57042

EXISTING LAND USE: Retail EXISTING ZONING: General Business District

SIZE OF PARCEL: ACRES / SQFT 8.994 LOT DIMENSIONS: WIDTH LENGTH DEPTH Light Manufacturing & Gateway District

SURROUNDING LAND USE

NORTH: 426.26 LIGHT MANUFACTURING
SOUTH: 292.03 LIGHT MANUFACTURING
EAST: 527.13 LIGHT MANUFACTURING
WEST: 879.39 LIGHT MANUFACTURING

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)

We would like to put up a hay shelter that would have exposed fasteners on the siding. The structure will provide clean, dry storage for hay. The exposed fasteners would allow for replacement of damaged panels as needed.

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 Chad Weh (JRR II) owners rep

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Chad Weh (owner rep)

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: 8/21/2025
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: 9/2025
ACTION BY BOARD OF ADJUSTMENT: _____



Date: 8-18-2025

To: City of Madison, SD

From: Chad Weyh (JR&R II) Runnings Authorized Representative

Re: Variance Request

To Whom it may concern:

We are applying for a variance to allow exposed fasteners in a 3 sided structure to store hay and straw that we sell at our Madison retail location at 1212 South Industry Avenue.

This structure would need exposed fasteners for maintenance purposes. This building sits out on our lot and the panels would be subject to damage from high wind. With the exposed fastener we could easily replace panels to maintain good appearance.

We do have neighbors whose buildings and including our own retail store have exposed fasteners. Please see pictures included in the Packet. We would place fasteners in a neat, orderly pattern and would be the same color as the siding they are fastening

We are wanting to build this with standard construction practices to keep it simple and cost effective from the initial build to maintenance cost. We do not feel our actions are the cause of needed special conditions.

If this variance is granted, we do not feel this would give us special privilege. We want to construct this to keep the product from blowing around and making the parking lot appearance look mediocre and to deliver a dry , quality product to the public.

Thank you for your consideration

Regards,

A handwritten signature in black ink that reads 'Chad Weyh'.

Chad Weyh,
Construction/Maintenance Manager—Runnings.







Madison Physical Therapy



Madison Window and Glass