

PLANNING COMMISSION/ BOARD OF ADJUSTMENT MEETING

CITY COMMISSION ROOM
Tuesday, October 14, 2025
7:00am

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: September 9, 2025, Planning Commission Minutes

APPROVAL OF MINUTES: September 9, 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. 750 – SODAK Construction for a variance application that, if granted, will permit the applicant to deviate from the required 96 parking spaces to 77 spots at ten feet wide or 80 spots at nine feet wide. The property is legally described as Lot Three (3) of Southridge Square First Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 750 – SODAK Construction
3. Hearing on Appeal No. 751 – 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 1147 N Olive Avenue. The property is legally described as Lot Thirteen (13) Block Three (3) William's Brother's Addition to Madison, Lake County, South Dakota.
4. Decision on Appeal No. 751 – Robert Thuringer
5. Hearing on Appeal No. 752 – Inter-Lakes Community Action Partnership, for a variance that if granted, would permit the applicant to use angled, off-street parking as part of the project and to allow for 28 units in the Central Business District in lieu of the lot size permitted 24 at 122 SW 1st Street. The property is legally described as Lot 101 of Block 16 of the Original Plat of Madison, Lake County, South Dakota.
6. Decision on Appeal No. 752 – Inter-Lakes Community Action Partnership

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
September 9, 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, Donna Fawbush, Jacob DeBoer, Roger Olson and Kerry Barlow. Ryan Hegg, Dan Whitlock, Roy Lindsay, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Elisabeth Kesteloot and, Robin Wolff were also in attendance.

Motion by Commissioner Olson to approve the August 12, 2025, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Maxwell to approve the August 12, 2025, Board of Adjustment Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Iverson to approve the September 9, 2025, agenda. Seconded by Commissioner DeBoer. Motion carried unanimously.

Old Business: None

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

Motion by Commissioner Iverson, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:36 am. Motion carried unanimously.

New Business: None

Public Input: Discussion regarding storage units on SE 2nd Street, status of property at 724 NE 3rd Street, 328 N Harth Avenue process and boulevard maintenance requiring code enforcement.

Commissioner Olson motioned to adjourn. Second by Commissioner Fawbush. Motion carried unanimously. Meeting adjourned at 7:51 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
September 9, 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, Bob Maxwell, Jacob De Boer, Roger Olson, Donna Fawbush and 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, Elisabeth Kesteloot and Robin Wolff.

This being the time and place set for the hearing on conditional use Appeal Request 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. Mr. Hegg went through the contents of the packet describing setbacks and that the property had previously been in the flood plain but has been removed by FEMA’s most recent flood plain map. Elizabeth Kesteloot states the dwelling will be catered to college students. Sufficient parking included in provided garage and driveway located in the front. Discussion regarding exterior lighting and landscaping.

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. 748. Motion carried unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 749 – by Runnings Supply Inc., for a variance that if approved would permit the applicant to use material defined as sheet siding in the GT-1 District. Mr. Hegg went through the contents of the packet stating the property has a previous variance using the same material. Discussion on location and size of structure. It will need to be anchored down.

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. DeBoer to approve Appeal No. 749. Motion carried unanimously.

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

Dan Whitlock
Board of Adjustment

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 750

APPLICANT (PRINT): Sodak Construction PHONE: 605-881-8206
ADDRESS: 1144 Park St Lake Norden, SD 57248 (P.O. BOX 273 Lake Norden)
OWNER (PRINT): Seb Bludorn PHONE: 605-651-5171
IF DIFFERENT THAN APPLICANT
ADDRESS: P.O. Box 273 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 VARIANCE 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: TBD Washington Ave

EXISTING LAND USE: Vacant EXISTING ZONING: ~~Code Use~~ HB: R-20

SIZE OF PARCEL: ACRES / SQFT 99381 LOT DIMENSIONS: WIDTH 268 LENGTH 507 DEPTH _____

SURROUNDING LAND USE
NORTH: Commercial - Multifamily
SOUTH: Commercial - Classic corner
EAST: Commercial - Motel
WEST: Commercial - Prestinos Auto Mall

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)

Seeking a variance to obtain approval for ⁷⁷ parking ^{spaces} ~~spaces~~ not within the City ordinance with the available space on our lot or 80 spaces if we are able to go to 9' width.

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) [Signature]

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

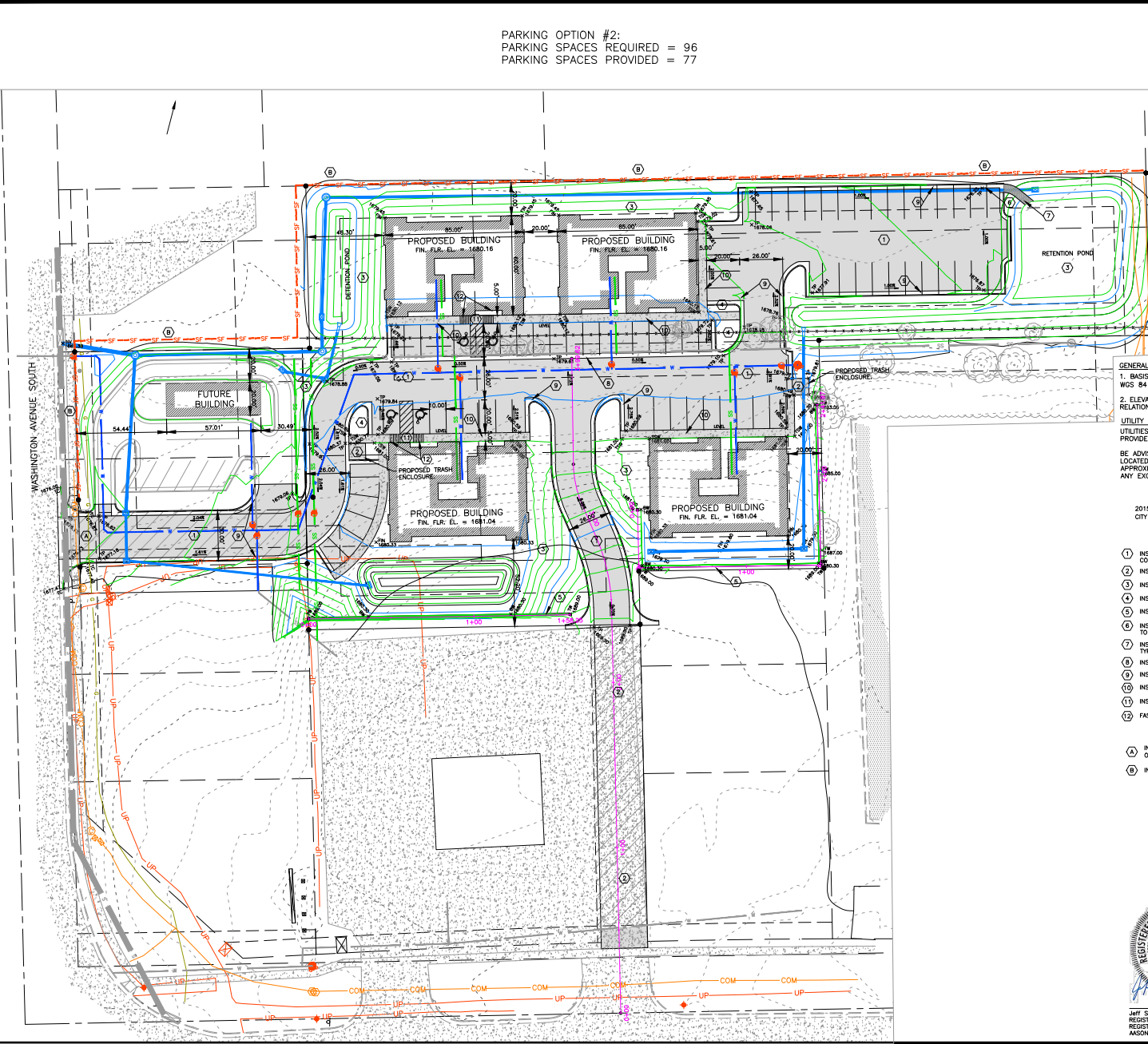
THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

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

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 9/19/2025
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: OCTOBER 14 2025
ACTION BY BOARD OF ADJUSTMENT: _____

PARKING OPTION #2:
 PARKING SPACES REQUIRED = 96
 PARKING SPACES PROVIDED = 77



LEGEND

- EXISTING CURB AND GUTTER
- CONTOUR LINES (1' INTERVALS)
- EXISTING BUILDING EXTERIOR FOOTPRINT
- SUBJECT PROPERTY BOUNDARY LINE
- LOT LINES
- SETBACK LINES
- EXISTING WIRE FENCE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND NATURAL GAS LINE
- ASPHALT SURFACING
- CONCRETE SURFACING
- △ CONTROL POINT LOCATION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- SET 1/2" DIA. REBAR W/ LSF: 11310
- MONUMENT RECOVERED
- DECIDUOUS TREE
- POWER POLE
- UTILITY TERMINAL

GENERAL NOTE

1. BASIS OF BEARING: UTM ZONE 14 NORTH - WGS 84 (7P). GROUND DISTANCES SHOWN.
 2. ELEVATIONS BASED ON NAVD 88 DATUM IN RELATION TO AN OPEN SOLUTION.
- UTILITY INFORMATION:
 UTILITIES ARE AS OBSERVED IN THE FIELD OR AS SHOWN ON MAPS PROVIDED BY ITS UTILITY.
- BE ADVISED THERE MAY BE PRIVATE FACILITIES IN THE AREA NOT LOCATED BY THIS SERVICE. ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

SPECIFICATIONS

2015 SDDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES
 CITY OF MADISON, SD STANDARD SPECIFICATIONS

SITE WORK

- ① INSTALL 4" THICK CONCRETE SURFACING OVER 6" THICK BASE COURSE.
- ② INSTALL 6" THICK CONCRETE PAVEMENT OVER 6" THICK BASE COURSE.
- ③ INSTALL 6" THICK TOPSOIL IN ALL GREEN SPACES.
- ④ INSTALL 4" THICK LANDSCAPE ROCK OVER GEO-TEXTILE FABRIC.
- ⑤ INSTALL CONCRETE RETAINING WALL. SEE DETAILS.
- ⑥ INSTALL 5" WIDE CURB CUT WITH 4" LONG TAPERS. SLOPE CURB CUT TO DRAIN EAST.
- ⑦ INSTALL CLASS A RIPRAP A 5' WIDE AND A MIN. OF 12" DEEP OVER TYPE B DRAINAGE FABRIC.
- ⑧ INSTALL 2" WIDE VALLEY GUTTER. SEE DETAILS.
- ⑨ INSTALL TYPE 806 CURBS AND GUTTER. SEE STANDARD PLATES.
- ⑩ INSTALL THICKENED EDGED SIDEWALK. SEE DETAILS.
- ⑪ INSTALL TYPE 3 SIDEWALK RAMP.
- ⑫ FASTEN ADA SIGNS TO BUILDING WITH STAINLESS STEEL HARDWARE.

SEDIMENT CONTROL WORK

- ④ INSTALL ROCK ENTRANCE. ROCK ENTRANCE SHALL BE A MIN. OF 24" WIDE AND 50" LONG. SEE STANDARD PLATES.
- ⑥ INSTALL EROSION CONTROL WATTLÉS. SEE STANDARD PLATES.



Jeff Stout
 REGISTERED ENGINEER
 REGISTRATION NO. 13158
 ASION ENGINEERING COMPANY, INC.



REVISIONS:
 DATE: BY:
 1.



GRADING PLAN OF
 SOUTHBIDGE SQUARE
 MADISON, SD

DATE: JULY 19, 2025

SCALE:

DRAWN BY: CBD

JOB NO.: 2024-146

SHEET C2 OF C9

00093267

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 751

APPLICANT (PRINT): Rob Thuringer PHONE: 605-480-0917

ADDRESS: 1147 N Olive 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 13 BLOCK 3 WILLIAM'S BROTHERS ADDITION

GENERAL AREA OR STREET ADDRESS: 1147 N Olive Ave 57042

EXISTING LAND USE: Residential EXISTING ZONING: R-20 R-60

SIZE OF PARCEL: ACRES / SQFT _____ LOT DIMENSIONS: WIDTH _____ LENGTH 90' DEPTH 200'

SURROUNDING LAND USE
NORTH: Residential
SOUTH: Residential
EAST: Residential
WEST: R-20

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

Small business to facilitate the purchase, sale, and transfer of
hearns.

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 Rob T

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: 9/22/2025
FEE PAID (NON-REFUNDABLE): X YES _____ NO
DATE OF HEARING: OCTOBER 14 2025
ACTION BY BOARD OF ADJUSTMENT: _____


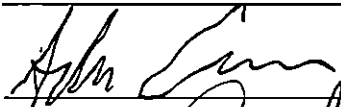
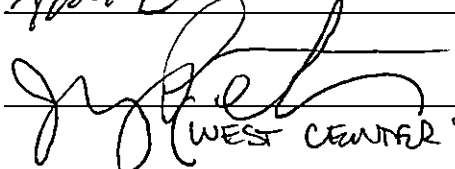
To My Neighbors,

I, Robert Thuringer, residing at 1147 N Olive Avenue, is applying for a Conditional Use to: "applicant to operate a small business to facilitate the purchase, sale and transfer of firearms from his residence."

A public meeting will be held for any questions or concerns on:

Tuesday October 14, 2025

We the undersigned adjacent owners have spoken to the applicants and approve.

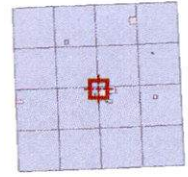
Signature	Address	Date
<u></u>	<u>1148 W Olive Ave</u>	<u>9-16-25</u>
<u>Shannon Bonner</u>	<u>1155 N Olive Ave</u>	<u>9-17-25</u>
<u>Lambert M. Ryan</u>	<u>1139 N. Olive Ave</u>	<u>9-17-25</u>
<u></u>	<u>1156 N. Olive Ave</u>	<u>9-17-25</u>
<u></u> (WEST CENTER BAPTIST)	<u>322 W Center Ave</u>	<u>9-20-25</u>

We the undersigned adjacent owners have spoken to the applicants and acknowledge that we have been made aware.

Signature	Address	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____



Overview



Legend

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

Parcel ID	213410030013010	Alternate ID	n/a	Owner Address	WILLIAMS, JACOB T & NICOLE M
Sec/Twp/Rng	n/a	Class	Residential		1147 N OLIVE AVE
Property Address	1147 N OLIVE AVE MADISON	Acreage	n/a		MADISON, SD 57042-0000
District	Madison CN 39-2				
Brief Tax Description	LOT 13 BLK 3 WILLIAMS BROS ADD #2482M-13 (Note: Not to be used on legal documents)				

Date created: 9/9/2025
Last Data Uploaded: 9/9/2025 6:19:58 AM

Developed by **SCHNEIDER**
GEOSPATIAL

Key Considerations

- **Federal Law:** The Gun-Free School Zones Act restricts possessing firearms within 1,000 feet of school grounds, but this does not prevent an FFL-licensed business from operating in such a zone.
- **Local Regulations:** While the federal law allows for FFLs in school zones, you must still comply with any local zoning laws or ordinances that may restrict firearm-related businesses.
- **ATF Application:** When applying for an FFL, the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) will review your application and conduct a thorough background check.
- **In-Person Interview:** A local ATF Industry Operations Investigator (IOI) will conduct an in-person interview as part of the application process.

In summary: Operating an FFL business near a school is possible by navigating federal and local regulations. You should consult the ATF and local authorities for guidance to ensure compliance.

From this I think he would be fine.

Justin.

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 752

APPLICANT (PRINT): Lloyd Companies on behalf of ICAP PHONE: 605.275.4296

ADDRESS: 150 E 4th Pl; Sioux Falls, SD 57104

OWNER (PRINT): Inter-Lakes Community Action Partnership PHONE: 605.256.6518
IF DIFFERENT THAN APPLICANT

ADDRESS: PO BOX 268; 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 101 BLK 16 ORIGINAL PLAT TO MADISON #158M

GENERAL AREA OR STREET ADDRESS: 122 SW 1ST ST

EXISTING LAND USE: Vacant EXISTING ZONING: Vacant

SIZE OF PARCEL: ACRES / SQFT 0.57 ac LOT DIMENSIONS: WIDTH _____ LENGTH 181' DEPTH 138'

SURROUNDING LAND USE
NORTH: Daycare/Office
SOUTH: Commercial
EAST: Commercial
WEST: Garage/Storage

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)

The limited length of the lot limits the ability to provide the full parking requirements off-street; we request that angled off-street parking stalls be permitted to be counted as part of the project. Additionally, we are requesting a variance to allow for 28 units in the CB District as compared to the 24 that are currently allowed by the lot size.

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 Aubrey Baumann

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

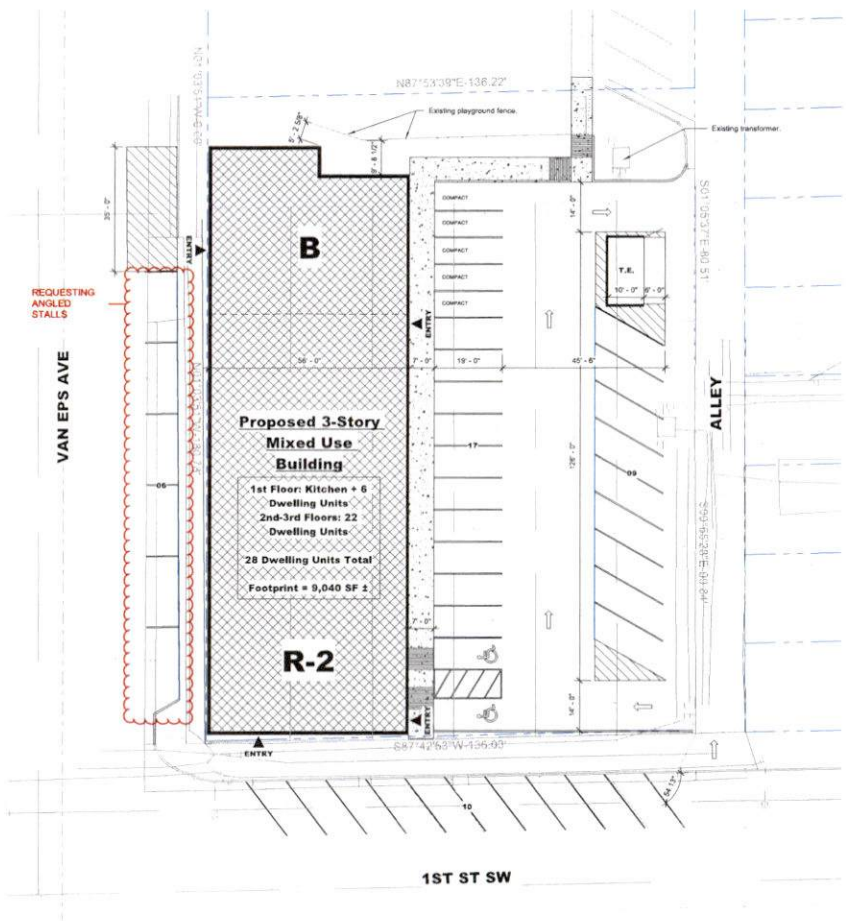
THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

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

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 9/24/2025
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: 10/14/2025
ACTION BY BOARD OF ADJUSTMENT: _____

5/17/2024 11:11:22 AM J:\Users\KJ\OneDrive\KAP Mixed Use Tax Credit\Site Plans\Site Plan\KAP Mixed Use Tax Credit.rvt



In CB zoning, allowed 1 dwelling unit per 1,000 square feet of lot area. 24 allowed, need variance for the 28 shown

LEGAL DESCRIPTION:

PROJECT DATA

OCCUPANCY GROUP:	B, R-2	BUILDING TYPE:	VA
ZONING:	CB	FIRE SUPPRESSION:	NFPA 13
FORM:	-		-
REQUIRED YARDS:		PARKING:	
FRONT:	0'	PARKING REQ.:	
SIDE:	0'	PER SDMA:	42
REAR:	19'	PER CITY:	0
FLOOR AREAS:		PARKING PROV.:	48
SEE UNIT PLANS		ON SITE:	26
		STREET:	16
		SHORT 16 STALL STREET PARKING NOT ALLOWED	
SITE AREA (ENTIRE SITE):		H.C. PARKING REQ.:	92
- S.F.		H.C. PARKING PROV.:	92
(- ACRES +/-)			
		NO. OF STORES:	03
		HEIGHT:	42 max per CB zoning

B.1. Commercial Kitchen:	
ALLOWABLE HEIGHT:	50'
# OF STORES:	3 max
ALLOWABLE AREA:	18,000 SF

B.2. Apartments:	
ALLOWABLE HEIGHT:	60'-0"
# OF STORES:	4 max
ALLOWABLE AREA:	12,000 SF

1 Site Plan
 Scale: 1/16" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

VanDeWalle Architects LLC
 1100 S. FORT ST. SUITE 100
 SIOUX FALLS, S.D. 57104-4411
 605-338-4411

LLOYD

KCAP Mixed Use Tax Credit
 Madison, SD

Site Plan

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Project No. 24007	Revisions	A1.0
Date 05.31.24		
Drawn By KJK		

5/11/2024 12:11:20 PM J:\03024207 CAD Model Use For Credit/Net Model & Consultant Drawings/Consultant/2024/03/2024 CAD Model Use For Credit.rvt



Unit Mix - Building

Label	Area	Unit Type	Count
Studio	448 SF		03
1 Bedroom	581 SF		11
1 Bedroom - Corner	581 SF		02
2 Bedroom	859 SF		06
3 Bedroom	1054 SF		04
Total			26

Unit Mix - 1st Floor

Label	Area	Unit Type	Count
Studio	448 SF		01
1 Bedroom	581 SF		03
2 Bedroom	859 SF		02
Total			06

Unit Mix - 2nd Floor

Label	Area	Unit Type	Count
Studio	448 SF		01
1 Bedroom	581 SF		05
1 Bedroom - Corner	581 SF		01
2 Bedroom	859 SF		02
3 Bedroom	1054 SF		02
Total			11

Unit Mix - 3rd Floor

Label	Area	Unit Type	Count
Studio	448 SF		01
1 Bedroom	581 SF		05
1 Bedroom - Corner	581 SF		01
2 Bedroom	859 SF		02
3 Bedroom	1054 SF		02
Total			11

PRELIMINARY
NOT FOR CONSTRUCTION

VanDeWalle Architects LLC
 ARCHITECTURE • PLANNING • INTERIORS
 Sioux Falls, S.D. 605.338.4411

LLOYD

ICAP Mixed Use Tax Credit
 Madison, SD

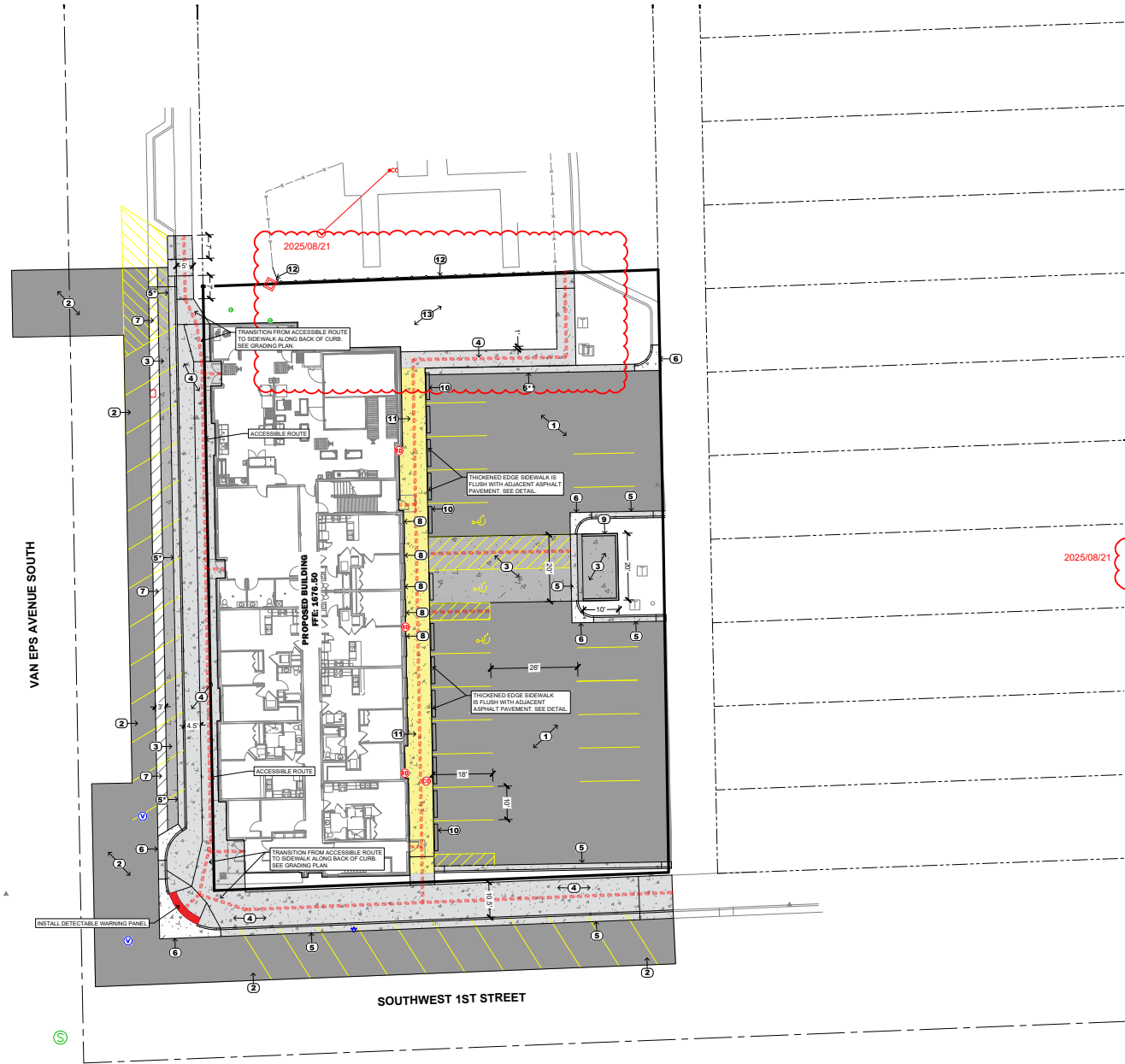
Floor Plans

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Project No.	24021	Revisions	
Date	05.31.24		
Drawn By	KLK		A2.0



0 15 30



SURFACING LEGEND:

- PROPOSED ASPHALT CONCRETE COMPOSITE
- PROPOSED NON REINFORCED PCC PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED CONCRETE VALLEY GUTTER
- PROPOSED REINFORCED CONCRETE FILLET CORNER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED THICKENED EDGE SIDEWALK
- PROPOSED ACCESSIBLE ROUTE

SITE PLAN KEYNOTES:

- 1 INSTALL 4-INCH ASPHALT CONCRETE COMPOSITE OVER 6-INCH OF AGGREGATE BASE COURSE (960 SY)
- 2 INSTALL 6-INCH ASPHALT CONCRETE COMPOSITE OVER 12-INCH OF AGGREGATE BASE COURSE (570 SY)
- 3 INSTALL 6-INCH CONCRETE PAVEMENT OVER 6-INCH AGGREGATE BASE COURSE (155 SY)
- 4 INSTALL 4-INCH CONCRETE SIDEWALK OVER 2-INCH GRAVEL CUSHION (4,100 SF)
- 5 INSTALL CONCRETE CURB AND GUTTER (500 LF). *INDICATES TIP-OUT CURB AND GUTTER. **INDICATES DROP CURB AND GUTTER.
- 6 INSTALL 6-INCH REINFORCED PCC FILLET CORNER OVER 6-INCH AGGREGATE BASE COURSE (30 SY). SEE STANDARD PLATE 650.04
- 7 INSTALL 6-INCH REINFORCED PCC VALLEY GUTTER OVER 6-INCH AGGREGATE BASE COURSE (60 SY). SEE STANDARD PLATE 650.05
- 8 INSTALL STANDARD ADA ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING SIGN.
- 9 INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLAN FOR DETAILS.
- 10 INSTALL CONCRETE WHEEL STOP.
- 11 INSTALL THICKENED EDGE SIDEWALK (1,125 SF)
- 12 REINSTALL FENCE (88 LF). COORDINATE WITH OWNER ON FINAL RESET LOCATION.
- 13 PLAYGROUND AREA. LAYOUT BY OTHERS.

SURFACING PLAN NOTES:

1. CONTRACTOR SHALL VERIFY THE PROPOSED SURFACING SECTIONS WITH THE GEOTECHNICAL REPORT PRIOR TO GRADING AND PAVING OPERATIONS.
2. CONTRACTOR SHALL REFER TO THE GENERAL NOTES, STANDARD PLATES, SPECIAL DETAILS, AND SIOUX FALLS SUPPLEMENTAL SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED SURFACING SECTIONS.
3. CONTRACTOR SHALL REFER TO THE GRADING PLANS FOR CURB TAPER AND SIDEWALK TAPER LOCATIONS.



ICAP Mixed Use Tax Credit
Madison, South Dakota

Site Plan

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Project #:	Revisions	
24 02 052	20250901 - PLAYGROUND	
Date:	08.21.25	C4.0
Drawn By:	AJN	

received
10/1/2025
JCA

Carson Stemper
The Office Bar & Grill
201 S Egan Ave
Madison, SD 57042
carson@stemperautobody.com | 605-480-3070

10/1/25

City of Madison Board of Adjustment
503 S Highland Avenue, Madison, SD
Madison, SD 57042

RE: Variance Request – Inter-Lakes Community Action Partnership

Dear Chairman Groce and Members of the Board:

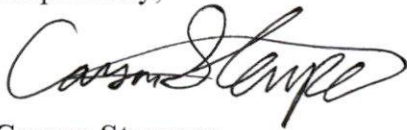
As the owner of The Office Bar & Grill, located directly across the street from the proposed project site, I would like to submit the following comment regarding the requested variance for off-street angled parking.

My concern is not with the project itself, but specifically with how the proposed parking will be presented and managed. Since the spaces in question are located on a public roadway, I respectfully request that no signage, striping, or other indications suggest that these stalls are reserved exclusively for the applicant's use.

Clear communication that the parking remains available for all downtown businesses and their patrons will help ensure fair access, maintain the vitality of the Central Business District, and avoid confusion for customers visiting surrounding establishments.

Thank you for the opportunity to provide input, and for your continued commitment to balancing growth with the shared interests of the Madison business community.

Respectfully,



Carson Stemper
Owner, *The Office Bar & Grill*