

PLANNING COMMISSION/ BOARD OF ADJUSTMENT MEETING

CITY COMMISSION ROOM
Tuesday, January 13, 2026
7:00am

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES: December 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. 756 – Benny Rosado for a conditional use that if granted, would permit the applicant to use property at 704 SW 4th Street as a motor vehicle repair business in a R-60 zone. The property is legally described as Lot Seven (7) in Block One (1) of Coburn’s Addition to Madison, Lake County, SD..
2. Decision on Appeal No. 756 – Benny Rosado

NEW BUSINESS (Planning Commission):

1. Hearing on Appeal No. 757 City of Madison to Rezone from HB (Highway Business) to ML (Light Manufacturing). The properties are legally described as Block One Ash Hill Addition to the City of Madison in the SW1/4 of Section 8, TWP 106-N R52 W of the 5th PM and The South Sixty-six Feet (66’) of the East Three Hundred Thirty Feet (330’) Lot Thirteen (13) Block Three (3) Shimerda’s Addition to the City of Madison, South Dakota.
2. Decision on Appeal No. 757 – 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.

**PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
December 9, 2025
7:00 am**

Chairman John Groce called the meeting to order at 7:00 am. The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jacob DeBoer, Roger Olson, Kerry Barlow and alternate Travis Olson. Ryan Hegg, Dan Whitlock, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Jenny Wolff, Matthew Weiss and Hermela Aboye were also in attendance.

Motion by Commissioner Olson to approve the November 4, 2025, Planning Commission Meeting Minutes. Seconded by Commissioner Maxwell. Motion carried unanimously.

Motion by Commissioner Iverson to approve the November 4, 2025, Board of Adjustment Meeting Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner DeBoer to approve the December 9, 2025, agenda. Seconded by Commissioner Olson. Motion carried unanimously.

Old Business: None

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

Motion by Commissioner DeBoer, seconded by Commissioner Iverson to move out of Board of Adjustment and into Planning Commission at 8:02 am. Motion carried unanimously.

New Business: None

Public Input: Discussion regarding future ordinance updates with First District.

Commissioner Iverson motioned to adjourn. Seconded by Commissioner DeBoer. Motion carried unanimously. Meeting adjourned at 8:07 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
December 9th, 2025**

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

The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jacob DeBoer, Roger Olson, Kerry Barlow and alternate Travis Olson. Also present were Administrative Officials Ryan Hegg, Jenny Wolff and Dan Whitlock. The following people were in attendance in addition to the Board, Jennifer Hasleton, Chad Van Den Hemel, Jeff Wieman, Matthew Weiss and Hermela Aboye.

This being the time and place set for the hearing on variance Appeal Request No. 754 West Center Baptist for a conditional use that if granted, would permit the applicant to use property at 322 W Center Street as a church in a R-20 zone and with a front setback of 10 feet. Mr. Hegg went through the contents of the packet explaining the property is currently used a church. The congregation would like to keep the historic location.

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. 754. Motion passed unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 755 West Center Baptist for a variance that if granted, would permit the applicant to reduce the amount of required off street parking at 322 W Center Street. Mr. Hegg went through the contents of the packet describing the alteration and addition to the building has caused concerns for parking on Sundays. Some neighbors worry about the congestion during events. Although the parking spots will be short of required amount, the amount of parking spots will increase during the renovation.

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. Barlow, second by Mr. Maxwell to approve Appeal No. 755. Roll call vote taken. 7-0 Motion passed unanimously.

Motion by Mr. DeBoer, second by Mr. Iverson to move out of the Board of Adjustment at 8:02am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

2000 98803

29/10/2009

CIUDAD DE MADISON
SOLICITUD DE USO CONDICIONAL

NÚMERO DE APELACIÓN 756

SOLICITANTE (IMPRIMA): Benny Rosado

TELÉFONO: 605-370-4078

DIRECCIÓN: 704 SW 4th St Madison 57042

PROPIETARIO (IMPRESIÓN): _____ TELÉFONO: _____
SI ES DIFERENTE DEL SOLICITANTE

DIRECCIÓN: _____

YO/NOSOTROS, LOS ABAJO FIRMANTES, POR LA PRESENTE SOLICITAMOS A LA JUNTA DE AJUSTES DE LA CIUDAD DE MADISON DAKOTA DEL SUR, PARA EMITIR UN PERMISO DE USO CONDICIONAL PARA LA PROPIEDAD DESCRITA COMO:

DESCRIPCIÓN LEGAL (Por favor, imprima o escriba a máquina)

LOT 7 BLOCK 1 CORBURN'S ADDITION

ÁREA GENERAL O DIRECCIÓN CALLEJERA: 704 SW 4TH STREET

USO ACTUAL DEL SUELO: RESIDENTIAL ZONIFICACIÓN EXISTENTE: R-60

TAMAÑO DE LA PARCELA: ACRES / PIES CUADRADOS 12,300[±] DIMENSIONES DEL LOTE: ANCHO _____ LONGITUD 205' PROFUNDIDAD 100'

USO DEL SUELO CIRCUNDANTE .28
NORTE: MH HEAVY MANUFACTURING
SUR: R-60 EMERALD LOTS / CREEK
ESTE: R-60
OESTE: R-60

DESCRIBA LO QUE PROPONE HACER Y POR QUÉ SOLICITA UN PERMISO DE USO CONDICIONAL (adjunte una carta explicativa por separado si es necesario)

para mecanica Automatriz

Declaro (declaramos) además que si se concede esta solicitud, procederé (procederemos) con la construcción real de acuerdo con los planos adjuntos dentro de un año o un plazo adicional extendido a partir de la fecha efectiva de la apelación.

FIRMA DEL SOLICITANTE Benny Rosado

FIRMA DEL PROPIETARIO (SI ES DIFERENTE A LA DEL SOLICITANTE) _____

NOTA: UN CROQUIS DE LA PROPIEDAD PROPUESTA DEBERÁ ACOMPAÑAR ESTA SOLICITUD, MOSTRANDO LA SIGUIENTE:

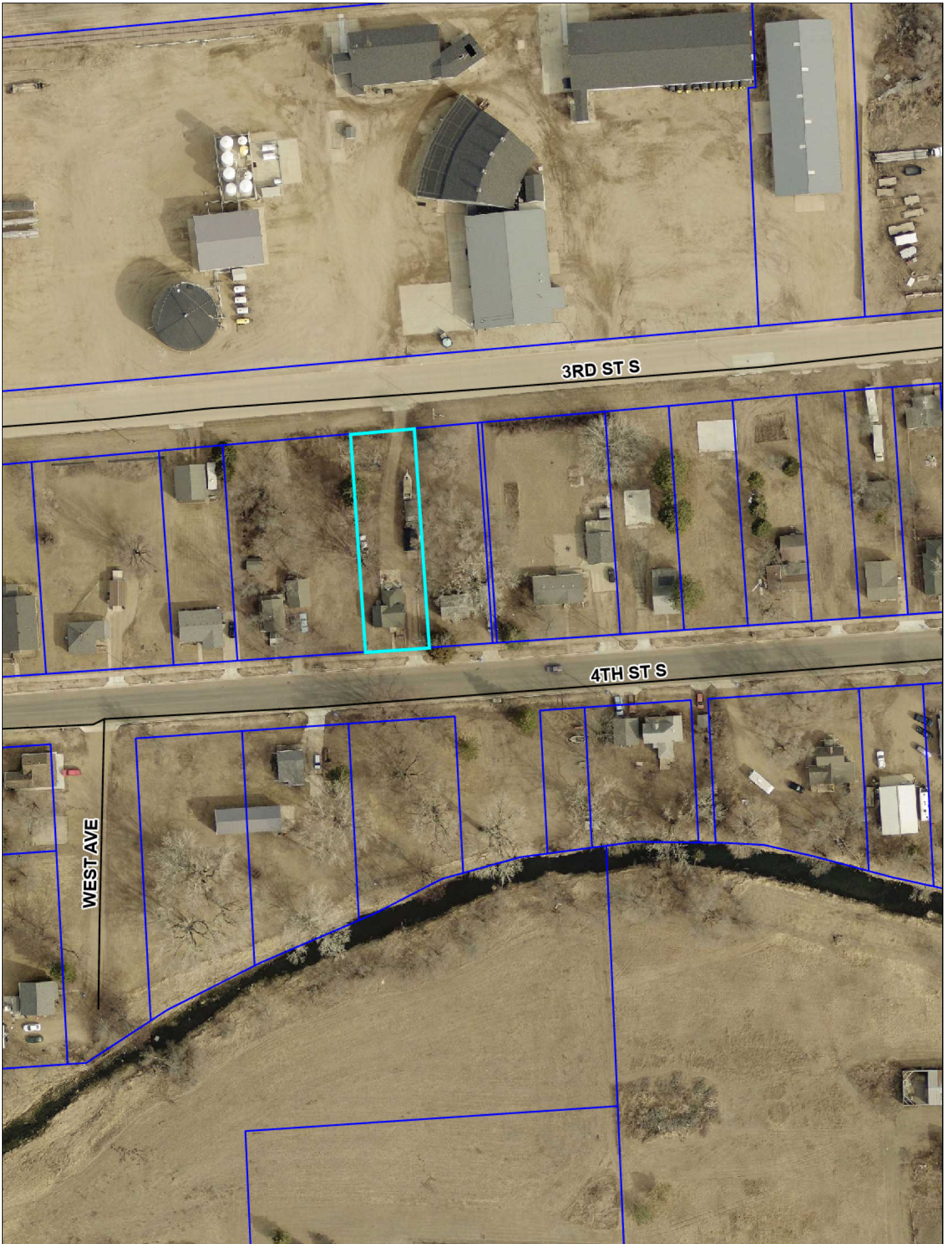
- 1. DIRECCIÓN NORTE
- 2. DIMENSIONES DE LA ESTRUCTURA PROPUESTA
- 3. NOMBRES DE LAS CALLES
- 4. OTRA INFORMACIÓN QUE SE PUEDA SOLICITAR
- 5. UBICACIÓN DE LA ESTRUCTURA PROPUESTA EN EL LOTE
- 6. DIMENSIONES DE LOS RETIROS FRONTALES Y LATERALES
- 7. UBICACIÓN DE LOS EDIFICIOS EXISTENTES ADYACENTES

LA JUNTA DE AJUSTE PODRÁ EXIGIR QUE DICHOS PLANOS SEAN PREPARADOS POR UN INGENIERO O AGRIMENSOR REGISTRADO.

**UTILICE LA HOJA DE INSTRUCCIONES DEL BOCETO ADJUNTO COMO EJEMPLO.

SOLO PARA USO OFICIAL

FECHA DE PRESENTACIÓN ANTE EL FUNCIONARIO ADMINISTRATIVO: 12/5/2005
TARIFA PAGADA (NO REEMBOLSABLE): X SI _____ NO
FECHA DE LA AUDIENCIA: JANUARY 13 2006
ACCIÓN DE LA JUNTA DE AJUSTE: _____



CITY OF MADISON
PETITION FOR A CHANGE IN ZONING CLASSIFICATION

3/26/2013

APPEAL NUMBER 757

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

ADDRESS: 435 S Highland Ave, Madison SD 57042

OWNER (PRINT): _____ PHONE: _____

IF DIFFERENT THAN APPLICANT

ADDRESS: _____

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)

Parcel 1-BLK 1 ASH HILL ADD #1903M-1

Parcel 2-S66' E330' LOT 13 BLK 3 SHIMERDA ADD EXEMPT #1909M

GENERAL AREA OR STREET ADDRESS: Hwy 34 and SE substation road

EXISTING LAND USE: Hay ground **EXISTING ZONING:** HB

SIZE OF PARCEL: ACRES / SQFT 3.75 LOT DIMENSIONS: WIDTH 330 LENGTH 496 DEPTH 494

SURROUNDING LAND USE/ZONING
NORTH: AG-crops
SOUTH: HB-Custom touch homes show lot
EAST: ML - substation
WEST: AG - crops

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)

Bitcoin mining facility-Looking to rezone to ML light manufacturing which coincides with the property to the east and southeast.

Note: There is 1020 feet from the closest edge from any residential property

SIGNATURE OF APPLICANT *Travis - 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

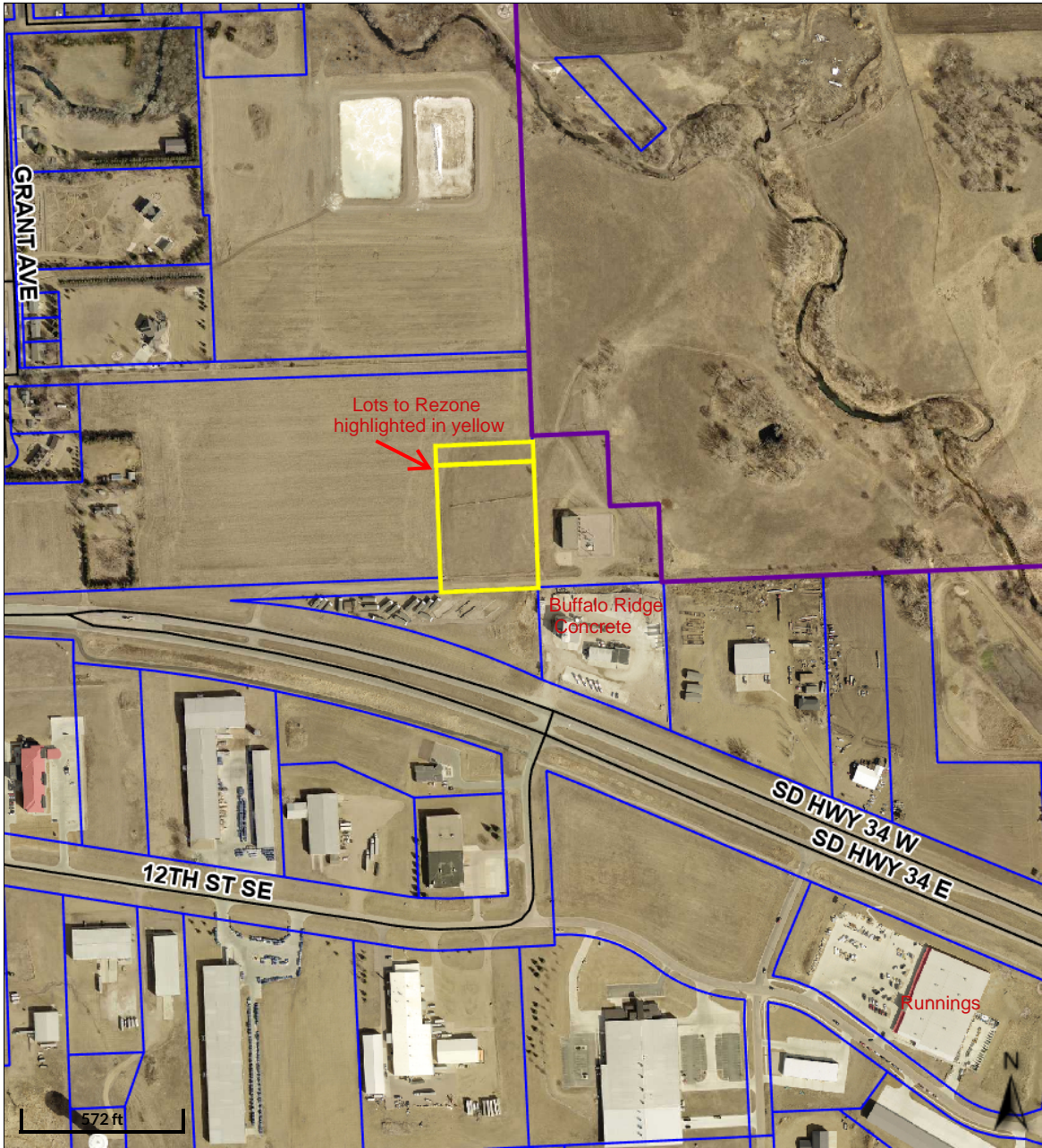
FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

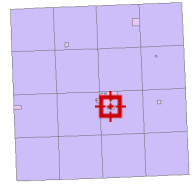
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO

DATE OF HEARING: _____







ACTION BY BOARD OF ADJUSTMENT: _____



Overview



Legend

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

Date created: 12/17/2025
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Developed by  **SCHNEIDER**
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