

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, March 10, 2026
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: January 13, 2026, Planning Commission Minutes

APPROVAL OF MINUTES: January 13, 2026, 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. 759 – Jeff Hyland for a variance application that if granted would allow the applicant to construct a 60'x60' addition to facility with a 5' setback at 222 SW 4th Street. 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. 759 – Jeff Hyland
3. Hearing on Appeal No. 760 – Heather Lee for a conditional use application to run an indoor playground in a Central Business zone located at 105 S Egan Avenue. The property is legally described as Lots Three (3) and Four (4) in Block Sixteen (16) of the Original Plat of the City of Madison, South Dakota.
4. Decision on Appeal No. 760 – Heather Lee

NEW BUSINESS (Planning Commission):

1. Hearing on Appeal No. 758 Steven Pedersen to Rezone from R-90 Single Family Residence to R-60 Duplex Residence. The properties are legally described as Tract

1 of Pederson Addition to the City of Madison, Lake County, South Dakota. Tract B and C1 of Windsor Estates Second Addition to the City of Madison, Lake County, South Dakota

2. Decision on Appeal No. 758 – Steven Pedersen

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.

**Join the meeting via Zoom: <https://us06web.zoom.us/j/88197604793>
Meeting ID 881 9760 4793**

PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
January 13, 2026
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 Donna Fawbush. Ryan Hegg, Dan Whitlock, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Jenny Wolff, Eli Roeman, Adam Roeman, Marlon Wiebe, Mike Plooster, DJ Scotting, Brian Kern and Benny Rosado were also in attendance.

Motion by Commissioner Olson to approve December 9, 2025, Planning Commission Meeting Minutes. Seconded by Commissioner Maxwell. Motion carried unanimously.

Motion by Commissioner Fawbush to approve December 9, 2025, Board of Adjustment Meeting Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Iverson to approve the January 13, 2026, 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 7:01 am. Motion carried unanimously.

Motion by Commissioner Iverson, seconded by Commissioner Olson to move out of Board of Adjustment and into Planning Commission at 7:33 am. Motion carried unanimously.

Hearing on Appeal No. 757 – City of Madison to Rezone from HB (Highway Business) to ML (Light Manufacturing). New zoning will match surrounding zoning and the city’s comprehensive land use plan. Discussion regarding adjacent landowner’s concerns and questions. Possibilities of what the property can be used for once it is rezoned to Light Manufacturing. Considerations regarding constant noise after daylight hours. Letters from adjacent property owners both Michael Johnson and Dan Roeman are against the Rezone stating concerns about future development in the area. Brian Kern questions what this rezone opens to other companies if the mining does not work out.

Motion to approve recommendation of rezone to the City Commission made by Commissioner Iverson, seconded by Commissioner Barlow. Roll call vote taken. Motion passed 4 in favor (Iverson, Maxwell, Barlow, Gross), 2 against (DeBoer, Olson), 1 abstention (Fawbush).

Public Input: None

Commissioner Iverson motioned to adjourn. Seconded by Commissioner Fawbush. Motion carried unanimously. Meeting adjourned at 7:59 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
January 13, 2026**

The Planning Commission motioned to move into the Board of adjustment at 7:01 am.

The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jacob DeBoer, Roger Olson, Kerry Barlow and Donna Fawbush. 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, Mike Plooster, Adam Roeman, Eli Roeman, DJ Scouting, Marlon Wiebe, Benny Rosado, Jenny Wolff and Brian Kern.

This being the time and place set for the hearing on conditional use Appeal Request 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. Mr. Hegg went through the contents of the packet explaining Mr. Rosado has been fixing vehicles at his residence. Discussion regarding how many vehicles currently on lot, how many will be worked on at a time, hours of operation and noise.

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. Olson, second by Mr. DeBoer to approve Appeal No. 756. Roll call vote taken. Motion failed 2-5.

Motion by Mr. Iverson, second by Mr. Olson to move out of the Board of Adjustment at 7:33am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 759

APPLICANT (PRINT): JESSE Hyland PHONE: 270-0504

ADDRESS: 222 SW 4th St Madison

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)

Lot 7 Block 1 of Coburn's Addition to Madison, SD

GENERAL AREA OR STREET ADDRESS: 222 SW 4th Street (West Side of Bldg)

EXISTING LAND USE: MANUFACTURING EXISTING ZONING: ML LIGHT MANUFACTURING

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

SURROUNDING LAND USE

NORTH: ML
SOUTH: R60
EAST: ML
WEST: R60

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)

addition to the west side to use as a room 60x60 ENCROACHING SIDE SETBACK 5' SETBACK

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 Jesse 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

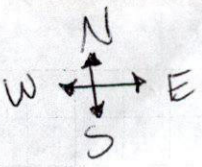
THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

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

FOR OFFICIAL USE ONLY

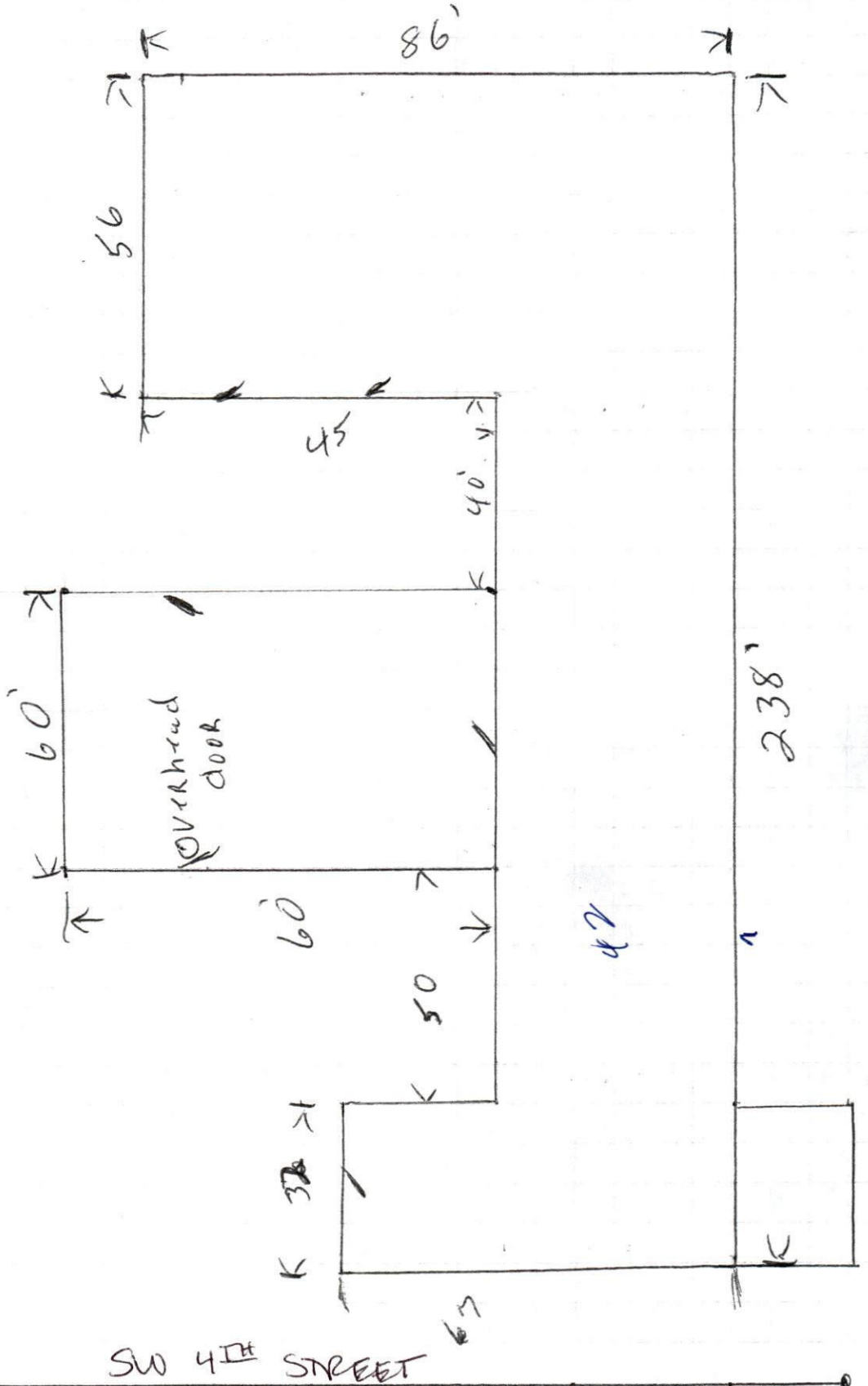
DATE FILED WITH ADMINISTRATIVE OFFICIAL: 2/5/2010
FEE PAID (NON-REFUNDABLE): YES NO
DATE OF HEARING: MAY 10 2010
ACTION BY BOARD OF ADJUSTMENT: _____

R#00103014



BLANCHE AVENUE

CULVERT







Addition Location

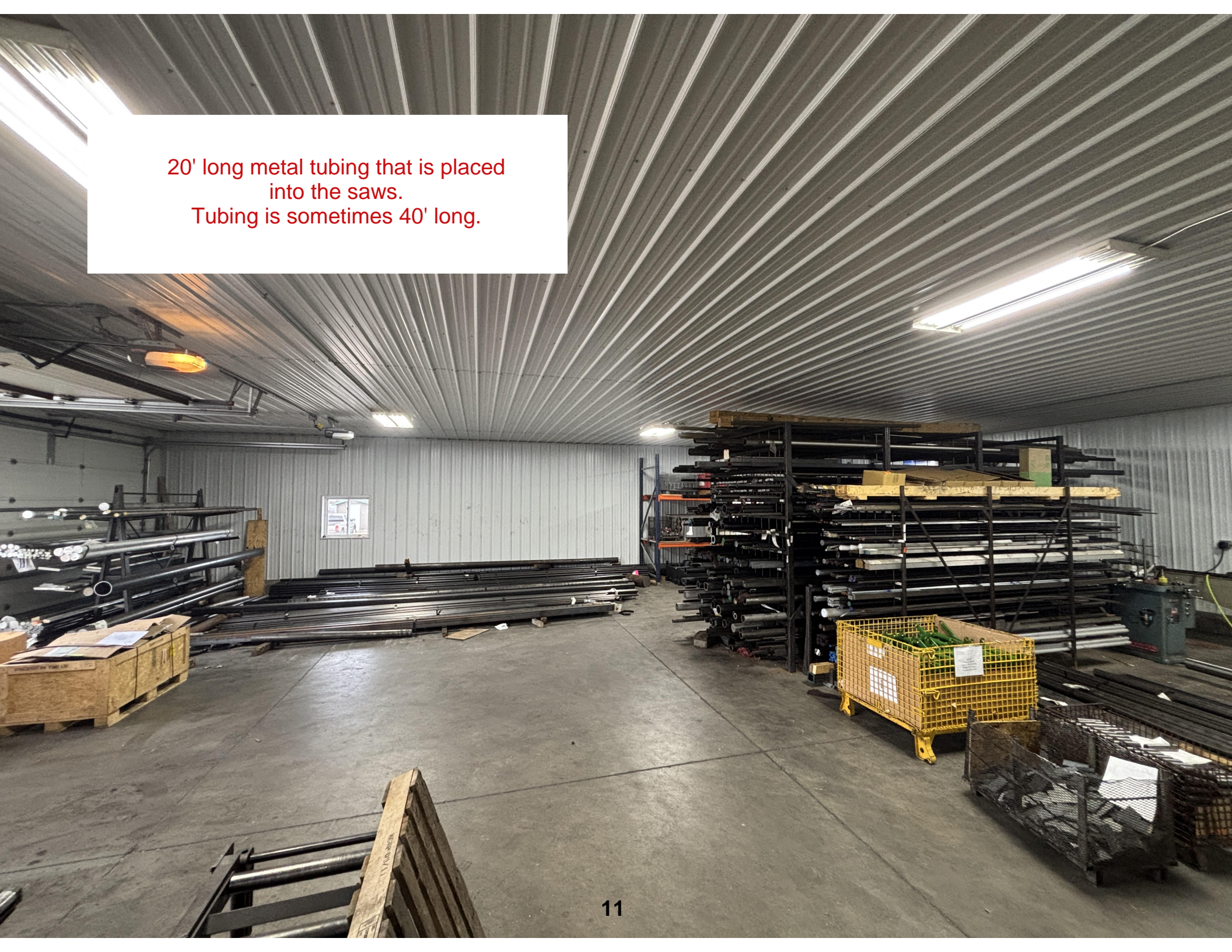


Edge of building
will come to red line

Saws and equipment
to move to new addition



20' long metal tubing that is placed
into the saws.
Tubing is sometimes 40' long.





Construct retaining wall here to
match retaining wall along
SW 4th Street



Retaining wall example

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 760

APPLICANT (PRINT): Heather and Larry Lee "Grammy's Space" PHONE: 605-291-2357

ADDRESS: 530 SE 3rd Street Madison SD 57042 105 S EGAN AVENUE

OWNER (PRINT): WISD Properties LLP PHONE: 507-920-9993
IF DIFFERENT THAN APPLICANT

ADDRESS: 2556 Broadway Ave Slayton MN 56172 P.O. Box 159

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)

Lots 3 and 4 Blk 16 Original Plat #145M

GENERAL AREA OR STREET ADDRESS: 102 South Egan Ave Madison SD 57042

EXISTING LAND USE: Commercial Business EXISTING ZONING: Commercial Business

SIZE OF PARCEL: ACRES / SQFT _____ LOT DIMENSIONS: WIDTH 60 LENGTH 100 DEPTH _____

SURROUNDING LAND USE

NORTH: CB _____
SOUTH: CB _____
EAST: CB _____
WEST: CB _____

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

_____ Please 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

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Kent Johansen
managing partner
WISD Properties

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: 2/17/2020
FEE PAID (NON-REFUNDABLE): YES NO
DATE OF HEARING: 2/10/2020
ACTION BY BOARD OF ADJUSTMENT: _____

R0010363

I am requesting a conditional use permit as stated in Section 17.11.04 #2 Auditoriums, meeting halls and recreational facilities.

Grammy's Space is a safe place for kids and youth with age-appropriate place for kids to play indoors and have birthday parties. The space will be divided up for ages 0-48 months, ages 4 to 11 and a space for ages 12-16. A maker space for those who would like to make fun projects.



CITY OF MADISON
PETITION FOR A CHANGE IN ZONING CLASSIFICATION

3/26/2013

APPEAL NUMBER 758

APPLICANT (PRINT): STEVEN PEDERSEN PHONE: 605-530-5113

ADDRESS: 1120 TWIN OAKS DRIVE MADISON, SD 57042

OWNER (PRINT): STEVEN PEDERSEN PHONE: 605-530-5113

IF DIFFERENT THAN APPLICANT

- TRACT 3 WINDSOR ESTATES SECOND ADD #2215M-2-B
ADDRESS: TRACT 1 PEDERSEN ADD. EX PART TRACT A1 BLK 3 WINDSOR ESTATES TRACT
C1 WINDSOR ESTATES SECOND ADD CITY OF MADISON #2074M-A-1

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)

ALL ABOVE PROPERTIES - TOTAL 3 PARCELS.

GENERAL AREA OR STREET ADDRESS: 5th St NE & 4th St. NE

EXISTING LAND USE: _____ EXISTING ZONING: R90

SIZE OF PARCEL: ACRES / SQFT ^{APPROX} 4.5 LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____
_{ACRES}

SURROUNDING LAND USE/ZONING NORTH: _____
SOUTH: _____
EAST: _____
WEST: _____
R90

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)

I BELIEVE REZONING TO R60 WOULD ALLOW
FOR FURTHER DEVELOPMENT IN THAT AREA BY
PROMOTING SUSTAINABLE AND BENEFICIAL HOUSING
FOR CURRENT COMMUNITY AND MARKET DEMANDS.

SIGNATURE OF APPLICANT 

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: 2/2/2020
FEE PAID (NON-REFUNDABLE): YES NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

P00102532

TRACT C1 WINDSOR ESTATES SECOND ADDITION CITY OF MADISON



I AM MARY O'LOUGHLIN.

I received your notification regarding a Rescove petition
I will not be available to attend meeting on MARCH 10, 2026.
But I want to say I have lived here at 1341 N.E. 3 RD
Street for 53 years. It is a very quiet neighbor hood.
I want it to remain as it is now.

So I would not like to change the Rescove at this time.

THANK you!

Mary O'Loughlin

received
2/20/2024 JRA

Tom and Joyce Farrell
1416 N. E. 4th Street
Madison, SD 57042

February 24, 2026

Dear Members of the Madison Planning and Zoning Commission,

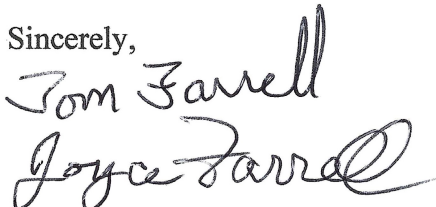
We are writing to respectfully request that you deny the proposed zoning change in our neighborhood, Windsor Estates Second Addition, from R-90 single-family residential to R-60, which would allow for smaller lots and duplexes. Our neighborhood has long been established and developed in accordance with the expectations and standards of R-90 zoning. Changing that designation would alter the character, density, and long-term stability of our area in ways that current homeowners neither anticipated nor support.

One of many concerns is the inevitable increase in traffic that would result from smaller lots and the addition of duplex units. Increasing the number of housing units in the same footprint would add substantially more vehicles, creating congestion, limiting street parking, and raising safety concerns for children, pedestrians, and cyclists in the neighborhood.

Additionally, the proposed change raises serious concerns about the potential reduction in property values for existing homeowners. We made significant financial investments in our homes, understanding that the surrounding properties would remain in compliance with R-90 standards. Introducing higher-density housing will create market uncertainty and undermine the stability that has made this neighborhood attractive to families and long-term residents.

Finally, it is important to note that Madison already has many other areas appropriately zoned for R-60 development and higher-density housing. Those locations can accommodate growth without fundamentally changing the character of established single-family neighborhoods. For these reasons—traffic impact, property value concerns, neighborhood character, and the availability of alternative locations—We respectfully urge the Commission to deny this zoning request. Thank you for your consideration and your service to our community.

Sincerely,

Handwritten signatures of Tom Farrell and Joyce Farrell. Tom's signature is in a cursive script, and Joyce's is also in cursive, appearing below Tom's.

Tom and Joyce Farrell (Owners since May 1999)

February 25, 2026

Dail and Janis Dailing
1420 NE 4th Street
Madison, SD 57042

RE: Re-Zoning in Windsor Estates Second Addition to City of Madison

Dear Members of the Madison Planning and Zoning Commission,

We are writing this letter to respectfully request that you deny the proposed zoning change to our neighborhood from R-90 to R-60. This property was developed as a community of single-family homes where people could live and raise their families with the expectations and standards of R-90 zoning.

Here is a list of our concerns:

- 1. Disruption to Community Character:** The introduction of multi-family units in areas predominantly populated by single homes can dramatically alter the identity of the neighborhood. Single-family neighborhoods often boast open spaces and family-oriented environments. Introducing multi-family housing can disrupt this harmony, creating a stark contrast that can be unsettling to existing residents that currently enjoy the expectations and standards of R-90 zoning.
- 2. Strain on Infrastructure:** Multi-family units mean more people. This translates to increased pressure on existing infrastructure like roads, sewage systems, and public utilities.
- 3. Traffic and Parking:** One of the most palpable effects of such zoning changes is the increase in traffic which affects the safety of children in the neighborhood. More families mean more vehicles, which could lead to congested roads, parking concerns and again safety for neighborhood children and pedestrians.
- 4. Impact on Property Values:** The introduction of multi-family units can have a mixed impact on property values. While diversifying the housing in a neighborhood may make the area appealing to a developer the potential deterioration of that neighborhood in aesthetics and the strain on amenities can negatively impact the value of surrounding single-family homes. Many times property taxes have increased but actual value of the single-family home has decreased.
- 5. Social Dynamics and Security:** Single-family zones foster close-knit communities where neighbors know each other, leading to an environment of trust and camaraderie. Multi-family zoning can strain these dynamics, leading to potential security concerns. It's not that multi-family residents are less trustworthy but can make it challenging to establish and maintain the close relationships that characterize the expectations and standards of single-home areas.

Currently there are areas in Madison zoned for multi-family development and I think it would be better if community leaders would steer prospective developers to those areas.

In conclusion, while multi-family zoning can address certain housing challenges, it's essential to consider the broader, often unintended, repercussions on established single-home neighborhoods.

We respectfully request the Commission deny this zoning request. Thank you for considering our request.

Sincerely,

A handwritten signature in blue ink, consisting of two names: "Dail Dailing" and "Janis Dailing". The signature is written in a cursive, flowing style.

Dail and Janis Dailing
Owners since October, 1997

March 2, 2026

Dear Members of the City Commission,

We are writing on behalf of our household to express our concerns regarding the proposed construction of duplex buildings in our neighborhood.

We understand the importance of responsible growth and the need for additional housing within our community. However, we believe this particular development is not consistent with the character, design, and infrastructure of our existing neighborhood.

Our neighborhood was designed and developed primarily for single-family homes. Introducing duplex structures would significantly alter the density, traffic patterns, parking availability, and overall feel of the area. Many of us chose to live here because of its low-density layout, quiet streets, and cohesive architectural style.

We are particularly concerned about:

- Increased traffic and congestion on streets not designed for higher density housing
- Strain on existing infrastructure, including utilities and drainage
- Limited parking capacity and potential overflow onto residential streets
- Impact on property values and neighborhood character
- Safety concerns for children and pedestrians

We respectfully ask the Commission to carefully consider whether this proposal aligns with the long-term vision and zoning intent for our neighborhood. We encourage thoughtful planning that preserves the integrity of established residential areas while exploring alternative locations better suited for higher-density housing.

We appreciate your time and your commitment to representing the interests of all residents. Thank you for your consideration of our concerns.

Sincerely,

Brianna and Pat Routier

Brianna and Pat Routier
1424 NE 4th St Madison SD 57042
broutier@gmail.com / 605-480-1669

Mikael & Amanda Palli
1342 NE 4th Street
Madison, SD 57042

March 4, 2026

Dear Members of the Madison Planning and Zoning Commission,

We are writing to respectfully request that you deny the proposed zoning change in our neighborhood, Windsor Estates Second Addition, from R-90 single-family residential to R-60, which would allow for smaller lots and duplexes. Our neighborhood has long been established and developed in accordance with the expectations and standards of R-90 zoning. Changing that designation would alter the character, density, and long-term stability of our area in ways that current homeowners neither anticipated nor support.

One of many concerns is the inevitable increase in traffic that would result from smaller lots and the addition of duplex units. Increasing the number of housing units in the same footprint would add substantially more vehicles, creating congestion, limiting street parking, and raising safety concerns for children, pedestrians, and cyclists in the neighborhood. I grew up in this neighborhood and my parents still live here too. Shortly after my husband and I were married, we purchased a lot for our own home because we admired this residential neighborhood consisting of single unit properties. We have 5 elementary age children and with the low traffic in our neighborhood, our kids have enjoyed many playful days outside.

As a professional in the real estate and finance world, the proposed change raises serious concerns about the potential reduction in property values for existing homeowners. We have made significant investments into our home with the understanding that the surrounding properties would remain in compliance with R-90 standards. Introducing multi-unit housing will create market uncertainty and deteriorate the aesthetics of this neighborhood that have made it appealing to the existing residents.

On a final note, it is important to recognize that Madison already has many other areas appropriately zoned for R-60 development and higher-density housing. Those locations can accommodate growth without fundamentally changing the character of established single-family neighborhoods. For these reasons—traffic impact, property value concerns, neighborhood character, and the availability of alternative locations—We respectfully urge the Commission to deny this zoning request. We appreciate your service to our community and we sincerely thank you for your time and consideration in this matter.

Sincerely,



Mikael & Amanda Palli (Owners since May 2014)