

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, May 12, 2026
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: May 5, 2026, Planning Commission Minutes

APPROVAL OF MINUTES: May 5, 2026, Board of Adjustment Minutes

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 764 – Lake County 4-H for a variance that if approved would permit the applicant to use metal material defined as sheet siding in the GT-2 District. The property is legally described as Lot 12 County Auditor’s 3rd Addition to the City of Madison, South Dakota.
2. Decision on Appeal No. 764 – Lake County 4-H

NEW BUSINESS (Planning Commission):

1. Approve Plat JD’s Addition in the NW1/4 of Section 16, Township 106 North, Range 52 West of the 5th P.M. in Lake County, South Dakota.

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
May 5, 2026
7:00 am

Chairman John Groce called the meeting to order at 7:02 am. The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jacob DeBoer, Roger Olson and Kerry Barlow. Ryan Hegg, Dan Whitlock, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Roy Lindsay, Jameson Berreth, Mike Plooster, Mike Johnson, Jed Blom, Craig Hoffman, Casey Crabtree, Ann Hyland, Kelly Dybdahl, Mike Malone, Jeff Rud, Savannah Olinger, Camille Folley, were also in attendance. Via Zoom Amy Wills, Jeræ Wire and Jenny Wolff.

Motion by Commissioner DeBoer to approve April 14, 2026, Planning Commission Meeting Minutes. Seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Iverson to approve April 14, 2026, Board of Adjustment Meeting Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Maxwell to approve the May 5, 2026, agenda. Seconded by Commissioner Olson. Motion carried unanimously.

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 DeBoer to move out of Board of Adjustment and into Planning Commission at 8:32 am. Motion carried unanimously.

Public Input: None

Commissioner Iverson motioned to adjourn. Seconded by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 8:33 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
May 5, 2026**

The Planning Commission motioned to move into the Board of adjustment at 7:03 am.

The following members were present for roll call: John Groce, Jim Iverson, Jacob DeBoer, Roger Olson, Kerry Barlow and Robert Maxwell. Also present were Administrative Officials Ryan Hegg, Roy Lindsay, Jameson Berreth and Dan Whitlock. The following people were in attendance in addition to the Board, Jennifer Hasleton, Chad Van Den Hemel, Jeff Wieman, Mike Plooster, Mike Johnson, Jeff Rud, Craig Hoffman, Casey Crabtree, Ann Hyland, Kelly Dybdahl, Mike Malone, Jed Blom, Savannah Olinger and Camille Folley were also in attendance. Via Zoom Amy Wills, Jerae Wire and Jenny Wolff.

Old Business:

Appeal Request No. 762 & 763 Giga Project 19 Madison LLC for a conditional use application that if granted would allow the applicant to construct a 10 MW air-cooled modular data facility and 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 explaining the intended use and size of the proposed data facility. Camille Folley with Giga provided updated information regarding noise levels, security, lighting, fire hydrant requirements and fire lane access to site. Several residents and adjacent landowners share concerns and questions regarding the proposed data facility and the effects on the area. Particular to the site being a previous landfill area and an adjacent gravel pit which is required to keep dust within DANR regulations.

Chairman Groce closed the public hearing and proceeded to the decisions. Board discussions include the conditions of approval listed below for Appeal 762.

Noise Level

- No operation shall be carried on which involves noise in excess of normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line using a suitable instrument per performance standards of the Light Manufacturing District.

Noise Testing

- Shall be taken under full operational load and worst-case conditions at the property line.
- Initial third-party testing within 30 days of operation.
- Testing shall be a minimum 15-minute average.
- Quarterly testing is required during first year.
- Additional testing at City request.
- Testing shall be at applicant's expense.
- If noise limits are exceeded corrective action required in 90 days.

Resonance Sound Mitigation

- Depressed site grading (where feasible).
- 6 foot high earthen berms shall be installed along the entire length of the west and north sides and on the east side where feasible.

Fencing (Screening and Sound Mitigation)

- 6 foot tall chain link fencing with AcoustiSound panels shall be installed on top of the 6 foot tall berm on the west side, north side, and on the east side where feasible.
- Security fencing shall be installed on the south side per the plans submitted with the application.

Landscaping

- 6 foot tall noise obstructing/visual screening shrubs or trees shall be planted on all four sides of the site. These shall be single or double row plantings, with tight or staggered spacing.
- On the west, north, and east sides, the shrubs or trees shall be located so they provide maximum visual screening of the fencing.
- On the south side, trees and a 25 foot landscape buffer shall be installed per the plans submitted with the application. The tree plantings shall be sufficient to minimize visual impact of the site along Hwy 34 as noted.

Lighting

- Shall be downward-directed light
- Shall be maximum 0.5 foot-candle illuminance.

Security Cameras

- Cameras shall be pointed inward.

Motion to approve Appeal 762 by Mr. DeBoer, second by Mr. Maxwell. Roll call vote taken. 5-1. Motion passed.

Motion to approve Appeal 763 by Mr. Iverson, second by Mr. DeBoer. Roll call vote taken. Motion passed unanimously.

Motion by Mr. Iverson, second by Mr. DeBoer to move out of the Board of Adjustment at 8:32 am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 764

APPLICANT (PRINT): Lake County 4-H PHONE: 605-256-7603

ADDRESS: 1000 S. Egan Ave Madison SD 57042

OWNER (PRINT): Lake County PHONE: 605-256-7600
IF DIFFERENT THAN APPLICANT

ADDRESS: 200 E Center St. 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 12 CO Awd 3rd Add Exempt

GENERAL AREA OR STREET ADDRESS: 1000 S. Egan Ave Madison

EXISTING LAND USE: RR/GT-2/MU-E EXISTING ZONING: RR/GT-2/MU-E

SIZE OF PARCEL: (ACRES) SQFT 1584 LOT DIMENSIONS: WIDTH 567 LENGTH 1183.79 DEPTH _____

SURROUNDING LAND USE

NORTH: R-60
SOUTH: RR + CB
EAST: CB
WEST: PO + RR

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)

Adding two (2) 16x72 lean to structures to existing. Seeking a variance for Sec 17.123 GT-2 Gateway Overlay district to allow utilization of metal sheet material

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 Jennifer Heyford

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Jim Kern

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: 4/13/2013

FEE PAID (NON-REFUNDABLE): X YES NO

DATE OF HEARING: May 12 2010

ACTION BY BOARD OF ADJUSTMENT: _____

2001 07600

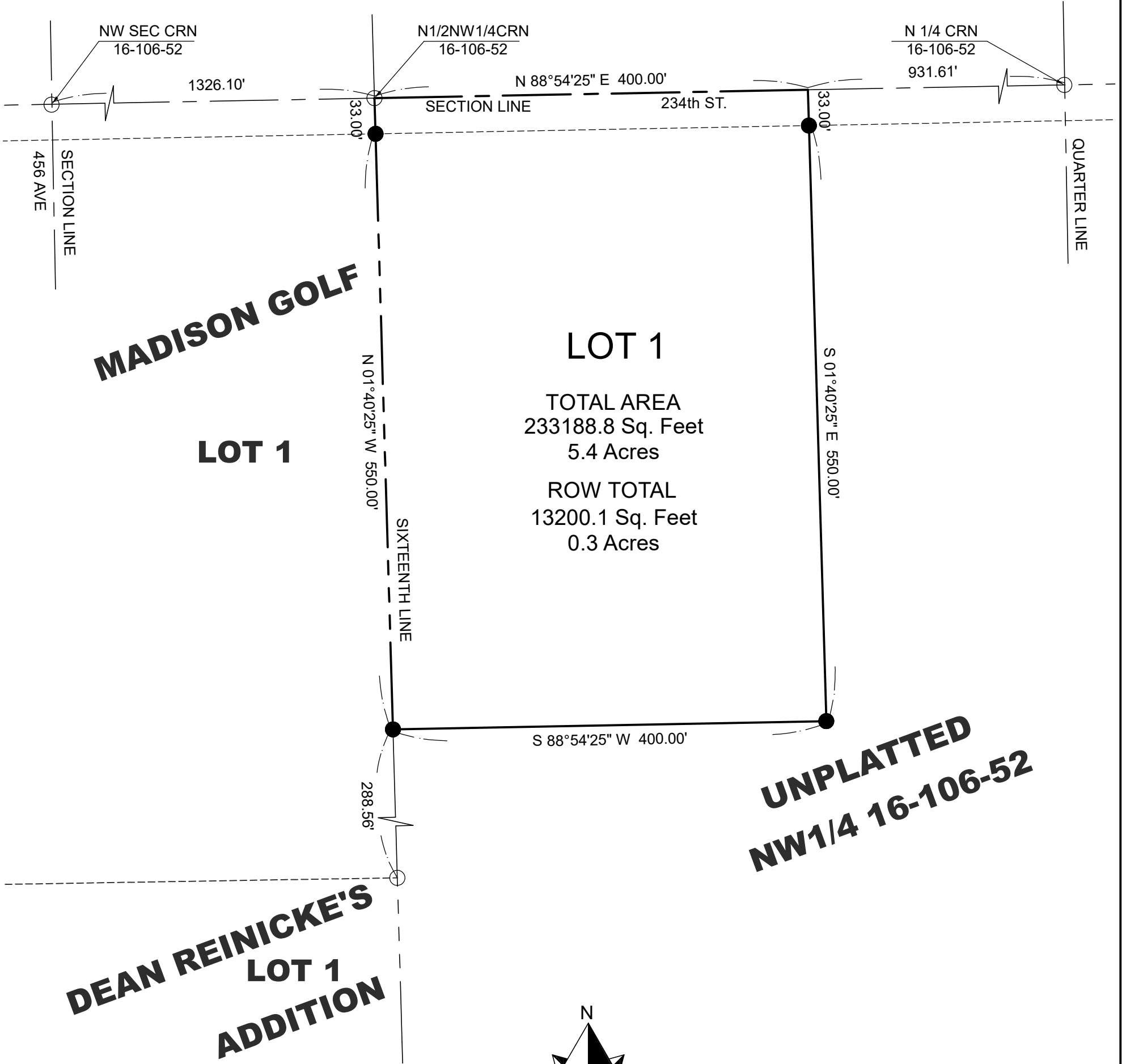






JD'S ADDITION

IN THE NW1/4 OF SECTION 16, TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M. IN LAKE COUNTY, SOUTH DAKOTA.



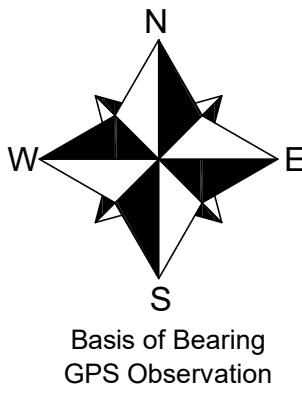
LOT 1

TOTAL AREA
233188.8 Sq. Feet
5.4 Acres

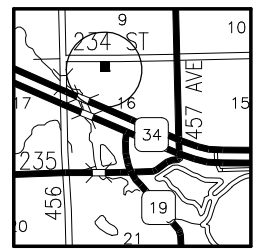
ROW TOTAL
13200.1 Sq. Feet
0.3 Acres

**UNPLATTED
NW1/4 16-106-52**

**DEAN REINICKE'S
LOT 1
ADDITION**



SCALE: 1" = 100'



VICINITY MAP
16-106-52

SURVEYOR'S CERTIFICATE

I, Ronald W. Golden, a Registered Land Surveyor in the State of South Dakota, do hereby certify that I did on or before April 2, 2026, survey that parcel of land described as LOT 1 OF JD'S ADDITION IN THE NORTHWEST QUARTER (NW1/4) IN SECTION SIXTEEN (16), TOWNSHIP ONE HUNDRED SIX (106) NORTH, RANGE FIFTY-TWO (52) WEST OF THE 5th P.M. IN LAKE COUNTY, SOUTH DAKOTA.

Ronald W. Golden, RLS
Registration No. 6573

LEGEND

- SET 5/8" REBAR w/ CAP
- FOUND IRON PIN
- — — SECTION LINE
- — — 1/4 LINE
- — — 1/16TH LINE
- — — PROPERTY LINE
- — — PUBLIC RIGHT OF WAY

CITY ENGINEER CERTIFICATE

I, _____, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission. Signed on this _____ day of _____, 20_____.

CITY ENGINEER
City of Madison, South Dakota

CITY PLANNING COMMISSION CERTIFICATE

Approval of the JD'S ADDITION is hereby granted by the City Planning Commission on this _____ day of _____, 20_____.

Chair, City of Madison Planning Commission

CITY COMMISSION APPROVAL

Resolution Number _____

Be it Resolved by the City Commission of the City of Madison, that the plat of JD'S ADDITION within the 3 mile jurisdiction of the City of Madison is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Adopted this _____ day of _____, 20_____.

MAYOR
City of Madison, South Dakota

ATTEST: _____
City Finance Officer

CITY FINANCE OFFICER'S CERTIFICATE

State of South Dakota)
 ss:
County of _____)

I, _____, the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota, hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original as contained in the minutes of the said Board of City Commissioners for the meeting of said Board held on the _____ day of _____, 20_____ and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified, or amended, on this ___ day of _____, 20_____.

CITY FINANCE OFFICER
City of Madison, South Dakota