

MADISON CITY PLAN COMMISSION

Minutes

April 14, 2025

The Madison City Plan Commission held a regular meeting on Monday, April 14, 2025, at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilber, President, with the following additional Board Members present: Mike Armstrong, Karl Eaglin, Zac Laughlin, Patrick Thevenow, Jerry Ralston, and Rick Farris. Also present: Nicole Schell, Director of Planning, and Tony Steinhardt, Deputy Mayor. Board Members Absent: Van Crafton. Joel Storm arrived during the review of the first application. Joe Jenner; Attorney was also absent.

Minutes:

There were no corrections or additions to the March 10, 2025, meeting minutes. Z. Laughlin made the motion to approve the March 10, 2025, minutes as written – Seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is seven (7) in favor and none against.

March 10, 2025, Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCRZ-25-1:** Brandon Dugle on behalf of Sheila Raycher – Application to Amend the Official Zoning Map. The applicant is requesting to rezone the properties with the parcel ID: 39-08-14-000-016.000-006 and 39-08-15-000-014.000-006 from Light Industry(M-1) to Residential Agriculture(RA).  
Location: 3483 N. MICHIGAN RD  
Zoned: Light Industry(M-1)

Brandon Dugle represented the application on behalf of Sheila Racher. The intention behind the rezoning is to facilitate renovations and allow for a 1,000 square foot addition. The board discussed the necessity for agricultural zoning due to existing livestock (horses) on the property. The concerns about potential spot zoning were discussed, contributing to clarity about the surrounding areas and previous zoning applications. J. Wilber asked the Board and the audience if they had any further questions.

K. Eaglin made the motion to approve the application as submitted and recommend the rezoning to the city council – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

PCRZ-25-1 was approved and recommended to the City Council in accordance with the motion and vote.

2. **PCRZ-25-2:** David Joe Craig – Application to Amend the Official Zoning Map. The applicant is requesting to rezone the property with the parcel ID: 39-08-34-334-113.000-007 from Heavy Industry(M-2) to Residential Medium Density(R-8)  
Location: 1145 W SECOND ST  
Zoned: Heavy Industry(M-2)

David Joe Craig was present at the meeting. This property has historically served residential purposes but is currently classified under heavy industry due to previous uses. The building was constructed circa 1940 and has always had a residential presence. Plans include remodeling to make it appropriate for residential living. J. Wilber asked the Board and the audience if they had any further questions.

Z. Laughlin made the motion to approve the application as submitted and recommend the rezoning to the city council – seconded by K. Eaglin – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

PCRZ-25-2 was approved and recommended to the City Council in accordance with the motion and vote.

3. **PCAF-25-2:** David and Janeen Wise – Application to Amend Final Plat. The applicant is requesting to consolidate the properties with the parcel ID: 39-13-03-121-060.000-007 and 39-13-03-121-061.000-007.  
Location: 1014 and 1016 W FIRST ST  
Zoned: Historic District Residential (HDR)

David Wise was present for the meeting. The properties are located within a historic district and require amendments to the final plat for the intended construction. The initial presented plat contained some errors, but a corrected version had been provided. J. Wilber asked the Board and the audience if they had any further questions.

K. Eaglin made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is eight (8) in favor and none against. Motion Carries.

**PCAF-25-2 was approved in accordance with the motion and vote.**

**New/Old Business and Public Comment:**

During the meeting, a local citizen, Charlie Ricketts, raised several questions regarding the Ready 2.0 housing project on Vaughn Drive, highlighting the importance of transparency in municipal projects. His queries were focused on:

- The nature of housing (rental or ownership)
- Affordability and regulations governing the housing (like rent control)
- Environmental considerations due to floodway restrictions
- Previous zoning denial raised concerns about consistency in decision-making.

Ricketts emphasized the need for the board to consider future community needs and desired land use, pointing out how the development aligns with maintaining the aesthetic and functional quality of the area.

No further business brought before the Board.

K. Eaglin made the motion to adjourn – seconded by J. Ralston – Unanimous Consent Vote – Motion carries.

Meeting adjourned at 5:47 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

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J. Wilber, Chairman

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Nicole Schell, Secretary/Director of Planning