

MADISON CITY PLAN COMMISSION

Minutes

May 12, 2025

The Madison City Plan Commission held a regular meeting on Monday, May 12, 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, Van Crafton, Joel Storm, Jerry Ralston, and Rick Farris. Board member Patrick Thevenow participated by Microsoft Teams. Also present: Nicole Schell, Director of Planning, Joe Jenner; Attorney, Bob Courtney, Mayor and Tony Steinhardt, Deputy Mayor.

Minutes:

There were no corrections or additions to the April 14, 2025, meeting minutes. K. Eaglin made the motion to approve the April 14, 2025, minutes as written – Seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is nine (9) in favor and none against.

April 14, 2025 Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCAF-25-3:** Rakesh Patel for MADISON PROPERTY LLC– Application to Amend Final Plat. The applicant is requesting to split the property with the parcel ID: 39-08-22-223-001.000-007.

Location: 751 JEFFERSON CT

Zoned: General Business (GB)

J. Wilber asked if the applicant was present. The applicant did not appear before the board.

**PCAF-25-3** was tabled.

2. **PCRZ-25-3:** Pettit Properties LLC – Application to Amend the Official Zoning Map. The applicant is requesting to rezone the properties with the parcel ID: 39-08-14-000-015.000-006 and 39-08-15-000-013.000-006 from Residential Mobile Home (RMH) to Residential Low Density (R-4).

Location: 3515+ N. MICHIGAN RD

Zoned: Residential Mobile Home (RMH)

N. Schell noted that this application needed to be tabled to allow the applicant to send out the necessary notification letters. J. Wilber asked J. Jenner if a motion to table the application was necessary. J. Jenner stated that notification is required and therefore the board did not need to vote to table this application.

**PCRZ-25-3** was tabled.

3. **PCAF-25-4:** Stephen & Robin Mingione – Application to Amend Final Plat. The applicant is requesting to consolidate the properties with the parcel ID: 39-13-01-223-036.000-007 and 39-13-01-223-037.000-007.

Location: 1030 PARK AVE and 1030 ½ PARK AVE

Zoned: Historic District Residential (HDR)

Robin Mingione was present to represent the application to consolidate two properties in a historic residential district at Park Avenue. This request was straightforward. 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 Z. Laughlin – Roll Call Vote – all ayes – Final vote is nine (9) in favor and none against. Motion Carries.

PCAF-25-4 was approved\* in accordance with the motion and vote.

\*Following the board meeting, staff were informed that notification letters were not sent by the applicant. This will result in this approval being voided.

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

1. **Resolution 2025-PC1:** City of Madison – Application to Amend the Zoning Ordinance, Official Zoning Map, and Schedule of Uses. The applicant is requesting to create a Riverfront District (RF) within the zoning ordinance. This requires an amendment to the Zoning Ordinance, Official Zoning Map, and Schedule of Uses.

This application intended to recreate a Riverfront District (RF) within zoning regulations, necessitating amendments to the zoning ordinance and map. The city officials emphasized the importance of modernizing policies affecting the riverfront to address long-standing issues associated with disinvestment and housing shortages.

The mayor highlighted the riverfront's current condition, pointing out that decades of neglect have hindered the local economy and housing availability. The need for regulation redesign was strongly advocated, believing that responsible investments in modern apartments could potentially reinvigorate the area. The mayor disabused community fears regarding high-rise constructions by indicating that the proposed buildings would be three to four stories and aimed at accommodating middle-class families, not luxury apartments.

Recognition of community concerns prompted the proposal to limit the maximum building height from 45 feet (four stories) to 35 feet (three stories), intended to respect the historic nature of existing structures.

Residents and officials communicated about the need for transparent discussions, stating that community involvement is critical in shaping any proposed developments. Numerous residents expressed worries regarding the potential for increased housing costs, traffic congestion, and the overall effects on Madison's aesthetic and character.

Recommendations were made for future meetings to hold at larger venues like Brown Gym to accommodate greater community engagement while providing the opportunity for more detailed discussions about proposals affecting the riverfront and housing strategies.

The following individuals provided public comment during the meeting: Garrett Boyd, Robert Stacier, Georgie Kelly, Mark Timmons, Angie Lobb, Randy Bellamy, Deanna Shelley, Amy Stewart, Debbie Beeman, Cathy Hale, Alan Long, Shelly Murphy-Smith, Dave Daghir, Karen Skillman, Jan Vetrus, Anthony Kidd, Julie Patterson, Steven Cox, Lauren Ross, Jeff DeVillers, Richard Ice, Nathan Montoya, Rainey Wilson, and Julie Thevenow.

N. Schell noted that the following individuals had provided written comments to either her office or Councilman Thevenow prior to the meeting: Joel Ferguson, Chris Cody, Julie Patterson (Petition), Kasie Lessley, Cathy Jackson, Colleen Johnston-Burdette, Tracy Keller Green, and Deanna Shelley. N. Schell and P. Thevenow provided those comments to the commission members prior to the meeting.

Mayor Courtney and the Plan Commission membership recognized the need for continued public dialogue as the process moves forward, making it evident that defining Madison's growth approach will require careful consideration and collective input from its residents.

J. Wilber asked the Board and the audience if they had any further questions.

M. Armstrong made the motion to table Resolution 2025-PC1 – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is nine (9) in favor and none against. Motion Carries.

Resolution 2025-PC1 was tabled.

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 7:47 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

  
J. Wilber, Chairman  
Nicole Schell, Secretary/Director of Planning