

MADISON CITY PLAN COMMISSION

Minutes

September 8, 2025

The Madison City Plan Commission held a regular meeting on Monday, September 8, 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: Patrick Thevenow, Mike Armstrong, Karl Eaglin, Jerry Ralston, and Rick Farris. Also present: Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the August 6, 2025 or the August 11, 2025, meeting minutes. K. Eaglin made the motion to approve the August 6, 2025 and August 11, 2025, minutes as written – Seconded by M. Armstrong – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor and none against.

August 6, 2025 and August 11, 2025 Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCAF-25-7:** Matthew Binzer on behalf of Jon Kuner – Application to Amend Final Plat to split the parcel with the parcel ID of 39-08-28-221-033.000-007 into 3 lots.

Location: 2013 WELLS DR

Zoned: R-8-Residential Medium Density(R-8)

Matt Binzer represented the application. M. Binzer stated that he intends to build two single-family homes on two of the three lots, with the third lot containing city infrastructure (a lift station and sewer mains) making it unbuildable. Utilities are available at the street and will be metered separately for each buildable lot.

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

Audience concerns focused on stormwater runoff, particularly from Suzanne Arruda, a resident living across the street at 1445 Monroe Dr., who outlined existing flooding issues due to inadequate storm drains and runoff from surrounding hills. The city confirmed a stormwater mapping and capital improvement plan is underway to address drainage issues. The board acknowledged these concerns but noted that stormwater management is considered during construction and is regulated under municipal stormwater programs.

P. Thevenow made the motion to approve the application as submitted – seconded by R. Farris – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-25-7 was approved in accordance with the motion and vote.

2. **PCAF-25-8:** John Demaree – Application to Amend Final Plat to split the parcel with the parcel ID of 39-08-26-223-001.000-007 into 2 lots.

Location: 1938 MICHIGAN RD

Zoned: R-4-Residential Low Density(R-4)

John Demaree represented the application. J. Demaree seeks to split his parcel to create a separate lot for his mother-in-law to live nearby with ownership.

The proposed split parcel does not meet the current zoning ordinance requirements for minimum lot size (quarter acre) and width (50 feet) to be buildable.

The board explained that without a variance from development standards, the new lot would be unbuildable. The applicant acknowledged the need for a variance and expressed intent to revert the property back to the primary parcel once the granny pad is no longer needed.

Concerns were raised about property access, potential landlocking, and the legal complexities involved if the lot is sold separately in the future. The board expressed skepticism about conditional ownership arrangements and emphasized the challenges of enforcing such conditions.

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

The applicant requested to table the application to seek further clarity and possibly pursue a variance or alternative solutions.

K. Eaglin made the motion to table the application – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-25-8 was tabled in accordance with the motion and vote.

3. **PCAF-25-9:** Jim Pruett on behalf of D&W Realty Holdings LLC – Application to Amend Final Plat to consolidate the parcels previously established as Century Plaza Addition which includes the parcels with the parcel IDs of 39-08-22-114-002.000-007 through 39-08-22-114-023.000-007, 39-08-22-114-024.000-007, and 39-08-22-114-037.000-007.

Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62

Zoned: GB-General Business(GB)

Jim Pruett represented the application. The intent is to unplat the existing parcels and create a new configuration for a planned urban development (PUD)-style residential rental community with 19 single-family homes on one consolidated parcel. These homes will be rentals, not individually sold.

A new roadway is planned to bisect the parcel, with the layout slightly modified from the original plat. The development is zoned general business, but since these are rentals and not individually owned homes, rezoning may not be immediately required.

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

Audience concerns concentrated on traffic congestion near the planned road's intersection with Michigan Road, proximity to existing businesses (notably a motel and a candle shop), and noise impacts. The applicant confirmed state and fire department approvals for the road's location and design, though final drainage, utilities, and landscaping plans are pending.

Additional audience concerns included stormwater drainage and safety risks from existing industrial slabs near the property. The commission clarified that setbacks and landscaping requirements would be addressed separately in future applications.

Following discussion on the variance application, the board moved forward with a motion on the amend final plat application.

P. Thevenow made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-25-9 was approved in accordance with the motion and vote.

4. **SDVA-25-1:** Jim Pruett on behalf of D&W Realty Holdings LLC – Application for a Variance from Subdivision Standards to allow for a smaller right of way for a future road.

Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62

Zoned: GB-General Business(GB)

Jim Pruett represented the application. The request is to reduce the right-of-way (ROW) width to accommodate 19 homes in a constrained parcel. The proposed road would have a pavement width of 20-26 feet, with a 10-foot setback for utilities and sidewalks. Two options for the roadway were discussed: constructing a city street to city specifications or a private driveway maintained by the property owner. Cost estimates indicated a city street may cost double (~\$250,000) compared to a private driveway (~\$125,000).

The board expressed concerns about the sufficiency of a 40-foot ROW for 19 homes, traffic safety, emergency vehicle access, and long-term maintenance. The fire chief reviewed and approved the turnaround design for emergency vehicles. Sidewalks and curbs would be required if the road is built to city standards, but not if it remains a private driveway. Potential future issues include the need for a full cul-de-sac if the road exceeds 500 feet and requirements for sidewalks, which could require additional variances.

Board members requested a more detailed cross-sectional drawing showing the road, sidewalks, curbs, and setbacks to better understand the proposal.

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

The applicant requested to table this application pending further cost analysis and design clarifications.

K. Eaglin made the motion to table the application – seconded by M. Armstrong – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

SDVA-25-1 was tabled in accordance with the motion and vote.

New/Old Business:

No further business brought before the Board.

P. Thevenow made the motion to adjourn – seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor and none against.

Meeting adjourned at 6:46 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

Josh Wilber, President

Nicole Schell, Secretary/Director of Planning