



PROJECT BRIEF – PCRZ-25-1

Application Date: 03/6/2025

Meeting Date: 04/14/2025

Application Description:

An application has been filed 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).

Current Zoning: Light Industry(M-1)	Project Location: 3483 N. MICHIGAN RD
Applicant: Brandon Dugle	Owner: Sheila Raycher

Preliminary Staff Recommendation: Approve

Conditions: NA

Reasoning:

RA zoning is across the street and will accommodate the property to allow the continued use for raising of livestock and residential dwelling.

History, Relevant Information, & Prior Approvals:

History:

Home appears to be built in 1955 per Jefferson County Property Card

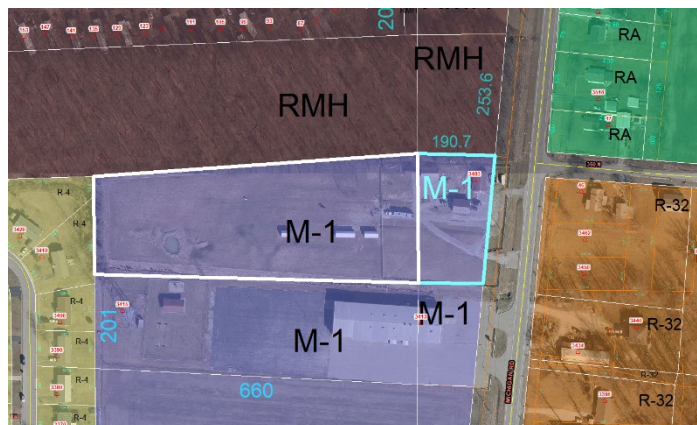
Relevant Information:

Owner wishes to build an addition which requires the property to be rezoned to allow for residential use. This would not be considered spot zoning since the proposed RA zoning is located around the street.

Prior Approvals: NA

Surrounding Zoning and Land Use:

North: Residential Mobile Home(RMH)
South: Light Industry(M-1)
East: Residential Agriculture(RA) and Residential High Density(R-32)
West: Residential Low Density(R-4)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

SUBURBAN RESIDENTIAL

Suburban Residential refers to neighborhoods of single-family of low to moderate densities, as well as attached, manufactured, and multifamily developments. This category is characterized by larger lot and housing typically built after World War II. Suburban residential areas may also contain institutional uses such as civic, religious, and educational facilities. New development should always be required to connect to existing infrastructure and utility services. Residential neighborhoods should be connected by streets and sidewalks or multi-use paths to schools and other compatible non-residential areas. Cul-de-sac streets, which do not encourage connectivity, should be minimized.

Ordinance:

SECTION 10.00 – NON-CONFORMING USE SPECIFICATIONS (Page 109)

Within the districts established by this ordinance, or amendments that may later be adopted, there exists non-conforming uses of land or structures which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendments thereto. It is the intent of this ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expanded, or extended, and not be used as grounds for adding other structures or uses which are prohibited elsewhere in the same district.

SECTION 10.20 – EXTENSION (Page 109)

Non-conformities are declared by this ordinance to be incompatible with permitted uses in the districts in which such use is located. A non-conforming use of a structure, a nonconforming use of land, or a non-conforming use of a structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment of a building, premises or additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

SECTION 12.02 – INITIATION OF ZONING AMENDMENTS (Page 130)

Amendments to this ordinance may be initiated in one of the following ways:

1. By adoption of a motion by the Plan Commission.
2. By adoption of a resolution by the City Council.
3. By the filing of a petition with the Plan Commission by at least fifty percent (50%) of the owners of property within the area proposed to be changed by said amendment.

A majority of the property owners desiring to file a petition for a zoning amendment must first submit an application for an advisory hearing and meet with the Plan Commission for the purpose of ascertaining the location and capacity of streets, utilities, and other existing or planned community facilities which may affect the property being considered.



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:
PCRZ-25-1

101 W Main St
Madison, IN 47250
(812) 265-8324

Application to Amend the Official Zoning Map (Rezoning)

Application Fee	\$ 100.00
Ad Fee (for Legal Notice)	\$ 15.00
Total Due	\$ 115.00

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

Purpose: Per the City of Madison Zoning Ordinance, whenever the public necessity, convenience, general welfare, or good zoning practices require, the City Council may by ordinance after receipt of recommendations thereon from the Plan Commission, and subject to procedures provided by law, amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Brandon Dugle
 Street: 8942 N. 325 E
 City: Madison State: IN Zip: 47250
 Phone (Preferred): 812-593-4337
 Phone (Alternate): _____
 Email: bduglebrandon@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Sheila Raycher
 Street: 3483 N. Michigan Rd
 City: Madison State: IN Zip: 47250
 Phone (Preferred): 502-640-0155
 Phone (Alternate): sraycher333@gmail.com
 Email: _____

*** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.**

PROPERTY FOR WHICH REZONING IS PROPOSED

Address and/or Legal Description of Property: 3483 N. Michigan Rd
Madison IN 47250

Parcel I.D. (can be obtained from the office): _____

Present Zoning Classification: M-1

Description of Proposed Use: Residential Ag

Approximate Cost of Work to be Done: _____

Proposed Zoning Classification: RA

Description of the rezoning request: _____


Submit property site plan detailing all requested setbacks. The site plan should also indicate structures, parking areas, adjoining streets and neighboring land uses.

Include any other documents/information which you feel will aid the Board in making its determination.

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, across streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

3/6/2025
Date



Signature of Applicant

COMPLETED BY PLANNING OFFICE	Meeting Information: Plan Commission
Application Accepted on: _____	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 5:30PM

Documentation Review (Completed by Planning Office)

- ___ Owner Authorization provided (if req'd)
- ___ Site plan is adequate
- ___ Application is complete
- ___ GIS Information to applicant and attached
- ___ Certified Mail Receipts received (attach)
- ___ Certified Mail Green Cards received (attach)

Staff Notes



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

PROPERTY OWNER AUTHORIZATION FORM

I/We, Sheila Raycher hereby authorize
(Property Owner(s) - Please Print)

Brandon Doyle, representative for Madison Construction
(Applicant's Name) (Company, Firm, Organization)

to make application for a Rezoning amend to
(Type of Permit)

change property from M-1 to RA at
(Description of Proposed Work)

3483 N Michigan Rd
(Property Address)

Madison, IN 47250
(City, State, Zip Code)

Sheila Raycher
(Property Owner Signature)

3/6/25
(Date)

