



PROJECT BRIEF – PCAF-25-4

Application Date: 04/22/2025

Meeting Date: 05/12/2025

Application Description:

An application has been filed 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.

Current Zoning: Historic District Residential (HDR)	Project Location: 1030 and 1030 ½ PARK AVE
Applicant: Stephen & Robin Mingione	Owner: Stephen & Robin Mingione

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Amended plat must have corrected information including required certifications, completed surveyor information, and be signed/notarized by the owner.

Reasoning:

The intent of the plat is still visible on the erroneous plat provided for the submittal of this application. The Plan Commission will be able to review the intended consolidation. Staff has already discussed the issues on the plat with the applicant but at time of publication, a new plat has not been submitted.

History, Relevant Information, & Prior Approvals:

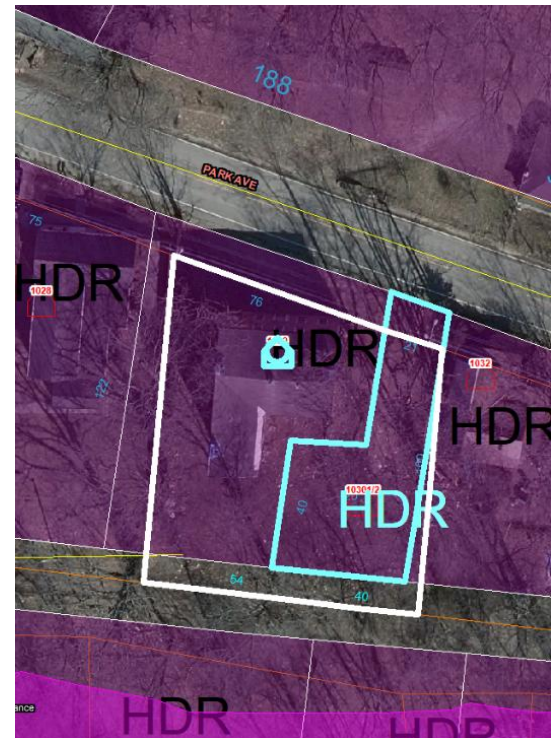
History: NA

Relevant Information:

Prior Approvals:

Surrounding Zoning and Land Use:

North: Historic District Residential (HDR)
South: Historic District Residential (HDR)
East: Historic District Residential (HDR)
West: Historic District Residential (HDR)



Comprehensive Plan, Ordinances, & Finding of Fact

Future Land Use Designations (Page 74-78)

NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

Ordinance:

Subdivision Regulations, SECTION H - RESUBDIVISION OF LAND

1. Procedure for Resubdivision

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the Commission by the same procedure, rules, and regulations as for a subdivision.



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:

PCAF-25-4

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

Application to Amend Final Plat

Ad Fee (for Legal Notice)

\$ 15.00

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 Subdivision Regulations, the Plan Commission may from time to time amend the provisions imposed by these regulations. Public hearing on an-proposed amendments shall be held by the Plan Commission in the "manner prescribed by law.

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: Robin Mingione
Street: 1030 Park Ave
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-493-3707
Phone (Alternate): _____
Email: r1mkfe@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Same
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

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

PROPERTY FOR WHICH THE AMENDMENT IS REQUESTED

Address and/or Legal Description of Property: 1030 Park Ave + 1030 1/2 Park Ave

Parcel I.D. (can be obtained from the office): 39-13-01-223-036.000-007

Subdivision Name: 39-13-01-223-037.000-007
Zoning Classification: HDP

SURVEYOR OR ENGINEER INFORMATION

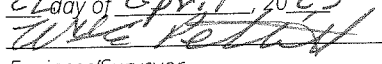
Name: Petitt & Assoc.
Mailing Street Address: 11 Medical Plaza
City: Hanover State: IN Zip: 47243
Phone (Preferred): 812-866-2562 Email: _____

The final plat shall meet the standards of design as set forth in Article IV of the Subdivision Regulations and shall show the following information:

- ☐ The plat shall be at a scale of fifty (50) feet to one (1) inch or larger.
- ☐ Date, title, name, and location of subdivision, graphic scale, and north arrow.
- ☐ All dimensions, angles, bearings, and similar data on the plat shall be tied to primary control points. Locations and descriptions of said control points shall be given, except where deemed clearly unreasonable or infeasible by the Plan Commission.
- ☐ Tract boundary lines, right-of-way lines of streets, easements, and other right-of-way, and property lines of residential lots with accurate dimensions to the nearest one hundredth of a foot; bearings of deflection angles, radii, arcs, and central angles of all curves with dimensions to the nearest 30".
- ☐ Name and right-of-way width of each street, easement, or other right-of-way.
- ☐ Lot numbers, lot lines, and frontage dimensions.
- ☐ Names and locations of adjoining subdivisions and streets, the location of adjoining unplatted properties, and the names and addresses of the owners of adjoining unplatted properties.
- ☐ Certification on plat by registered engineer or land surveyor as to the accuracy of survey and plat. This should be located on the plat *in the format below*:

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Madison, Indiana, Plan Commission, and that the monuments have been placed as shown hereon, to the specifications of the Building Inspector.

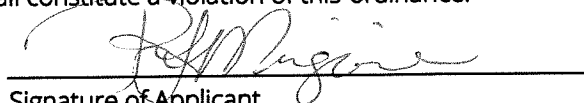
22 day of April 2025

Engineer/Surveyor

LS 80900006
Registration Number

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. I understand that upon approval of the final plat, the President and Secretary of the Commission will sign the certificate which shall be part of the reproducible mylar of the subdivision, plus two prints of same. I will receive two signed prints upon approval. I understand that it is the responsibility as the Subdivider to file with the County Recorder one copy of the approved final plat within thirty (30) days of the final plat signature date. Failure to file within this time shall constitute a violation of this ordinance.

4-16-25
Date


Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

Meeting Information: Plan Commission

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: _____ Time: 5:30PM

Documentation Review (Completed by Planning Office)

- ____ Owner Authorization provided (if req'd)
- ____ Application is complete
- ____ Three (3) black or blue line copies of the final plat
- ____ One (1) reproducible print of the final plat
- ____ GIS Information to applicant and attached
- ____ Certified Mail Receipts received (attach)
- ____ Certified Mail Green Cards received (attach)

Staff Notes
