



PROJECT BRIEF – PCAF-25-3

Application Date: 05/27/2025

Meeting Date: 07/14/2025; 8/11/25

Application Description:

Application to Amend Final Plat to create a new parcel from 1860+ E Bob Olink Ct which has the parcel ID of 39-09-31-200-019.000-006 and join the existing parcels of 1860+ E Bob Olink Ct which has the parcel ID of 39-09-31-200-019.000-006 and 1884 E Telegraph Hill Rd which has the parcel ID of 39-09-31-200-008.000-006.

Current Zoning: Low Density Residential (R-4)	Project Location: 1860+ E Bob Olink Ct & 1884 E Telegraph Hill Rd
Applicant: Ronald Knight	Owner: Ronald Knight

Preliminary Staff Recommendation: Approve

Conditions:

Reasoning:

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

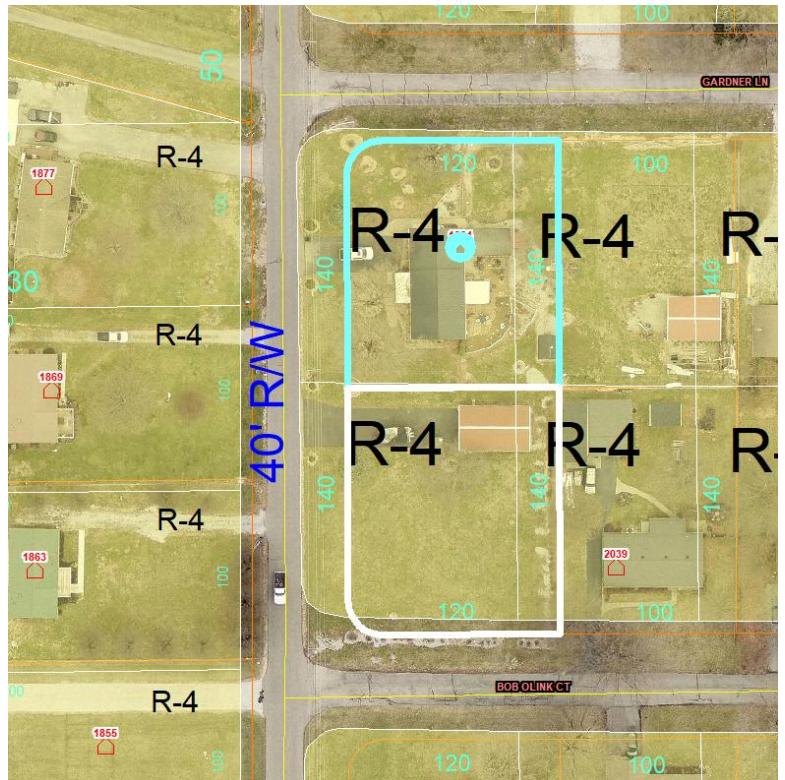
Part of Gardners Addition

- New lot will be approximately .30 acres which is compliant with the zoning ordinance.
- Remainder of current lot 13 will be combined with lot 12 (parcel with house)

Prior Approvals:

Surrounding Zoning and Land Use:

North: Low Density Residential (R-4)
South: Low Density Residential (R-4)
East: Low Density Residential (R-4)
West: Low Density Residential (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:

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 -25-6

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: Ronald E. Knight
Street: 1884 Telegraph Hill Road
City: Madison State: IN Zip: 47205
Phone (Preferred): 812-495-1041
Phone (Alternate): 812-599-3180/Wife
Email: RKD851041@G-mail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
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: 1860 + 6 Bob Olink Ct

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

Subdivision Name: Gardener Zoning Classification: _____

SURVEYOR OR ENGINEER INFORMATION

Name: Pettit
Mailing Street Address: PO Box 412
City: Hanover State: IN Zip: 47243
Phone (Preferred): _____ 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.

____ day of _____, 20____

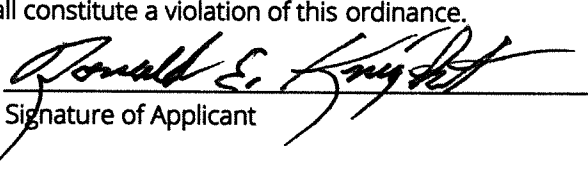
Engineer/Surveyor

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.

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

DESCRIPTION

Part of the Northwest Quarter of Section 31, Township 4 North, Range 11 East, Madison Township, Jefferson County, Indiana and more particularly described as follows:

Commencing at a 1" Iron pipe found marking the Northwest corner of LOT 13, GARDNER'S ADDITION, Plat Book 2, page 59A and in the Recorder's Office, Jefferson County Indiana; thence S 00°08'58" E along the East line of Telegraph Hill Road and the west line of said Lot 13, 37.29' to a 5/8" rebar set at the POINT OF BEGINNING; thence S 00°08'58" E continuing along the west line of said Lot 13 102.71' to a bush found marking the Southwest corner of Lot 13; thence N 89°51'05" E along the North line of Bob O' Link Court and the south line of Lot 13, 120.00' to a 5/8" rebar set at the Southeast Corner of Lot 13; thence N 00°08'58" W 140.00' to a 5/8" rebar set at the Northeast Corner of Lot 13; thence S 89°51'05" W along the North line of Lot 13 18.32' to a 5/8" rebar set; thence S 00°00'54" W along the rear side of an existing garage 37.29' to a 5/8" rebar set; thence S 89°51'05" W 101.52' to the POINT OF BEGINNING.

Containing 0.30 acres more or less and subject to all legal easements and Rights-of-ways.

Being a part of the same ground conveyed to Ronald W. Knight and Linda G. Knight, Husband and Wife as found in Instrument Number 2021-05937 and in the Recorder's Office, Jefferson County Indiana.

SURVEYOR'S REPORT

This report is for an original survey of a part of LOT 13, GARDNER'S ADDITION, Plat Book 2, page 59A and in the Recorder's Office, Jefferson County Indiana.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in

the locations of the lines and corners established this survey as a result of:

- Availability, condition and integrity of reference monuments;
- Record documents,
- Lines of occupation, and
- Measurements There may be unwritten rights associated with these uncertainties.

The Relative Positional Accuracy in the position of the lines & corners established this survey is within the requirements for a Suburban Survey (0.13 feet) plus 100 parts per million.

Reference Monuments: Found Lot Corners as shown.

Record Descriptions: The original deed for Ronald E. Knight and Linda G. Knight was clear and without conflicts with the deed. A new description was written for a proposed land split.

Lines of Occupation: There were no encroachments found during the field work for this survey.

1. The within tract does not lie in that Special Flood Hazard Zone A as said tract plots by scale on Community Panel 18077C0190C of the Flood Insurance Rate Map for Jefferson County, Indiana, effective Date 04/02/2015.

2. Ownership shown herein is per County or Township records or as indicated in title work provided by others.

3. No effort has been made to research or show easement or setback lines on this survey, unless otherwise shown on the plat. If setbacks or easements are shown, there is no guarantee that others do not exist.

4. All monuments were found or set within ±0.3' of ground level unless otherwise noted.

CERTIFICATE OF OWNERSHIP, CONSENT, AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and in accordance with my (our) desire, dedicate all streets, alleys, walks, parks, and other open spaces to public or private use

25 noted: May 21 2025

X Linda Knight
Owner
X Ron Knight
Owner

NOTARY PUBLIC

STATE OF INDIANA)
COUNTY OF JEFFERSON) SS:

I, Denise Burton, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that

Ronald W. Knight and Linda G. Knight personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 21 day of May, A.D. 2025.

County of residence Jefferson

My commission expires 6-3-2032

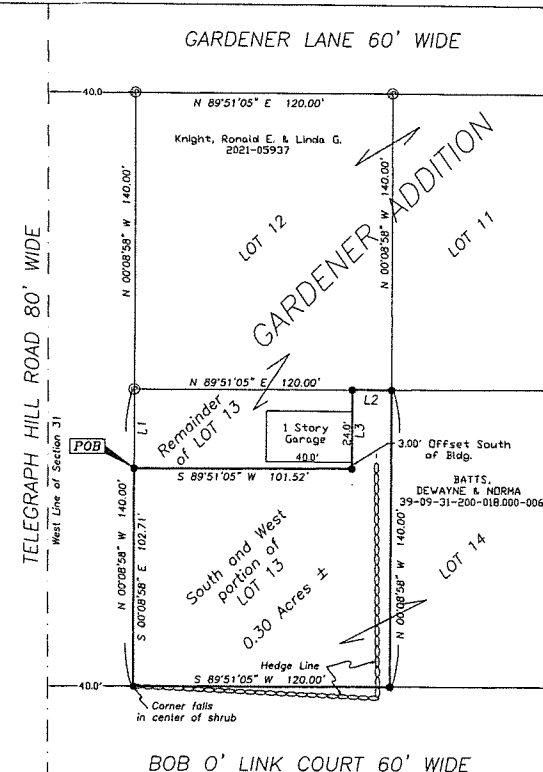
Denise Burton
Notary Public



LEGEND

- Corner Post Fnd
- 5/8" Rebar Set (Flush) (Pettitt Survey)
- 1" Iron Pipe Fnd (Origin Unknown)
- X Existing Fence

LINE	BEARING	DISTANCE
L1	S 00°08'58" E	37.29'
L2	S 89°51'05" W	18.32'
L3	S 00°00'54" W	37.29'



CITY OF MADISON PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF INDIANA)

CITY OF MADISON) > SS:

Approved this _____ day of _____, A.D. 20____ By the Planning Commission Staff.

CITY OF MADISON PLANNING & ZONING COMMISSION
MADISON, INDIANA

KERNEN, JEFF R. & RHONDA K.
39-09-31-200-020.000-006

0 40 80
Scale 1" = 40'
Basis of Bearing-Indiana State Plane
Coordinates, NAD 83(2011) East Zone

SURVEYOR'S CERTIFICATE

I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 4/30/2025 a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and noncontested, and that this plat is true and correct to the best of my information, knowledge, and belief.

Dated: 5/2/2025

Job No: H25-7766

William E. Pettitt
Registered Land Surveyor #LS8090006

<p>PETTITT & ASSOCIATES Surveyors Engineers 11 Medical Plaza P.O. Box 412 Hansover, IN 47243 (812) 866-2562 Fax (812) 866-2561</p>		<p>DATE: 5/2/2025 DRAWN BY: JLW CHECKED BY: DB FOR: LINDA KNIGHT JOB NO: H25-7766</p>	
<p>CRITICAL BY DATE Revision Drawn By Date 2 WEP 5/6/25 JLW 5/19/25</p>		<p>ORIGINAL SURVEY OF TRACT IN SEC. 31, T4N, R11E, MADISON TOWNSHIP, JEFF. CO. DRAWING NO:</p>	

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NAME: William E. Pettitt