



PROJECT BRIEF – PCGB-25-3

Application Date:

Meeting Date: 10/14/2025

Application Description:

Application to establish setbacks for the multi-unit single family development within general business. Setbacks will be 5ft from the North, South, and East property lines. Setbacks will be 30.18 ft from the west property line. Should the development include a public road, setbacks will be 5ft from its right of way.

| | |
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| Current Zoning: General Business(GB) | Project Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62 |
| Applicant: Jim Pruett | Owner: D&W Realty Holdings LLC |

Preliminary Staff Recommendation: Approve

Conditions:

Reasoning: The designation of Community Commercial (General Business) within the Comprehensive Plan notes that "this area may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking".

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

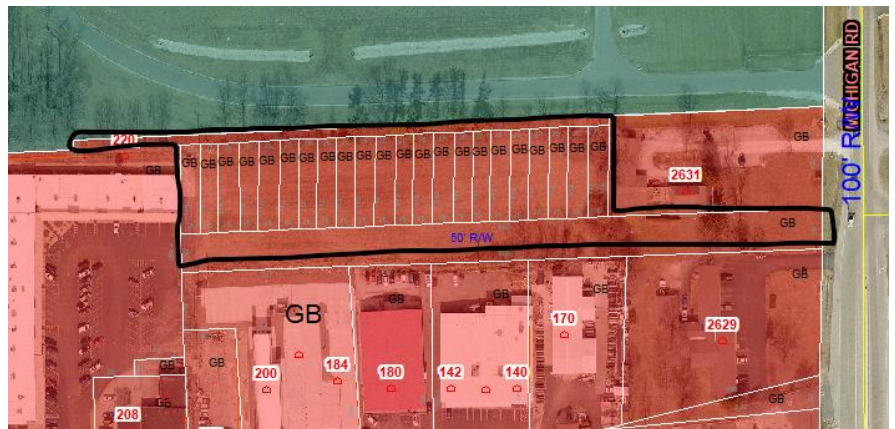
Part of Century Plaza

Prior Approvals:

Consolidation of parcels approved on 9/8/25

Surrounding Zoning and Land Use:

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|------------------------------------|
| North: Heavy Industry(M-2) |
| South: General Business(GB) |
| East: General Business(GB) |
| West: General Business(GB) |



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

COMMUNITY COMMERCIAL

Community commercial includes higher intensity uses including national retailers, offices, food services, lodging, and entertainment, which draw customers from the City and adjacent communities. The designation may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking. While most community commercial uses are predominately one-story, uses may be mixed both vertically (in the same structure with retail below and residential or office above), or horizontally -- uses adjacent. New commercial centers should have cohesive architectural styles using high-quality materials, and provide landscaping, lighting, pedestrian accommodations, and even open space if over a certain size. Controlled access (limiting curb cuts) and cross-access easements between businesses (connecting parking lots) should be considered to mitigate potential traffic congestion.

Ordinance:

Zoning Ordinance, SECTION 6.20 – GENERAL BUSINESS DISTRICT (GB) (page 77-78)

A. General

4. The Plan Commission shall determine setbacks. Each site should be individually checked by the Building Inspector to determine what the most appropriate setback should be. Landscaping, ease of access, light and air, and costs should all be taken into account. Adjacent uses should also be considered so as to not locate a noisy use next to a quiet one, or some similar misfortune.



PCGB-25-3

General Business

Setback Application

Status: Active

Submitted On: 9/18/2025





Primary Location

2629 MICHIGAN RD
MADISON, IN 47250

Owner

Armand Ralph & Ann
Irrevocable Trust
DAWSON SMITH RD 1365
Madison, IN 47250-7880

Applicant

 Jim Pruett
 812-701-1000
 jimpruett@jimpruett.com
 304 Jefferson St.
Madison, IN 47250

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

D & W Realty Holdings LLC

Mailing Street Address*

1110 East Israel Street

City*

GREENSBURG

State*

IN

Zip Code*

47240

Permit Information

Address or Legal Description of Property*

2629 N MICHIGAN RD

Zoning Classification: GB

Description of Proposed Use*

multi-family development

Setback Requests (from edge of right-of-way)

North Lot Line* ?

5

East Lot Line* ?

5

South Lot Line ?

5

West Lot Line* ?

30.18

Note: For lots with angles/odd shapes, an approximation can be listed above; however, details must be shown on site plan

Amanda Gross

From: danwu594011@gmail.com
Sent: Tuesday, September 16, 2025 12:11 PM
To: Amanda Gross
Subject: LETTER OF AUTHORIZATION

LETTER OF AUTHORIZATION

Date: 9/16/2025

To Whom It May Concern,

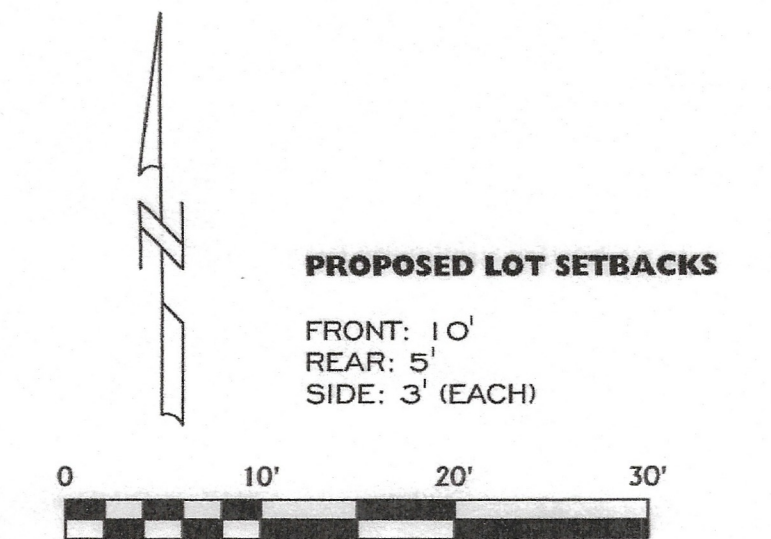
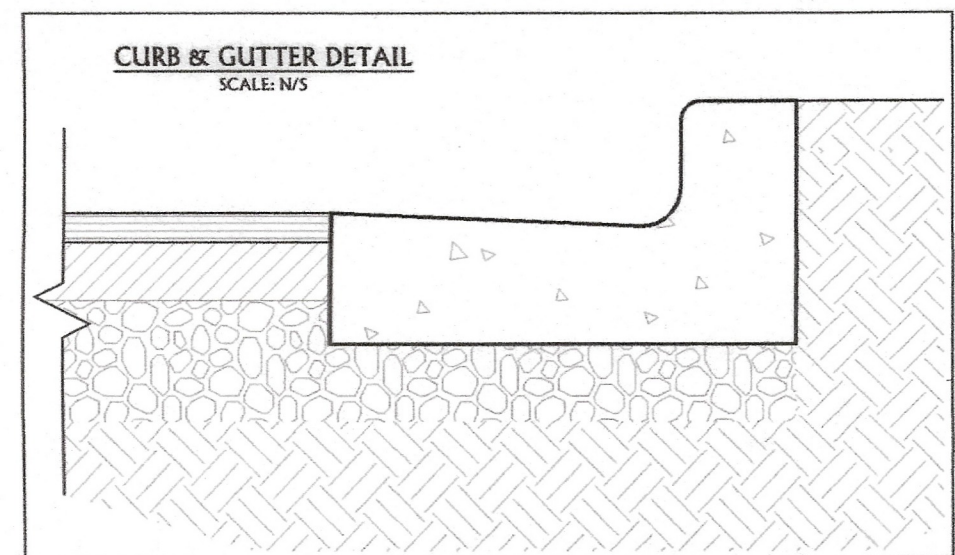
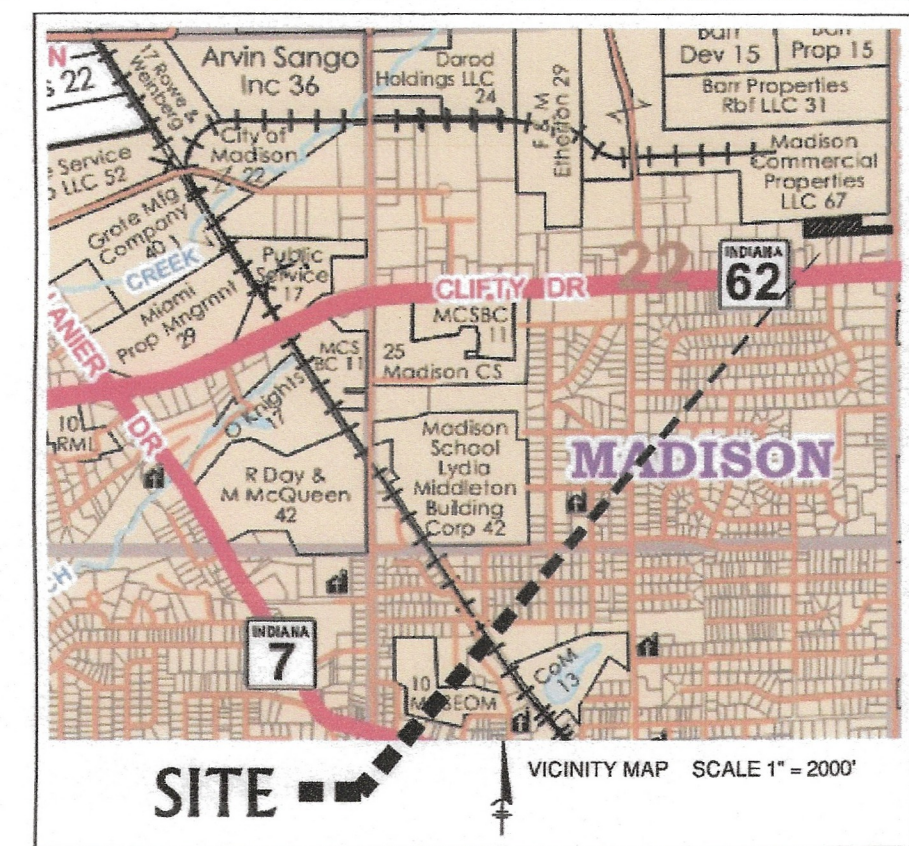
I, Dan Wu, as a member of D&W Realty Holdings, LLC, hereby authorize Jim Pruett to act on behalf of D&W Realty Holdings, LLC in all matters pertaining to the filing and processing of the General Business Setback Application.

This authorization includes, but is not limited to, the submission of all necessary documents, attendance at meetings, and communication with relevant authorities regarding these applications.

This authorization is effective as of the date above and shall remain in effect until the completion of the application processes unless revoked in writing by D&W Realty Holdings, LLC.

Sincerely,

Dan Wu
Member
D&W Realty Holdings, LLC



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|---|--|--|
| PETTITT & ASSOCIATES Surveyors Engineers 11 Medical Plaza P.O. Box 412 Hanover, IN 47243 (812) 866-2562 Fax (812) 866-2561 | | |
| CERTIFIED BY: JEL DATE: 9/12/2025 Revision: 1 Drawn By: JEL Date: 9/12/2025 FOR: JIM PRUETT | | |
| SCALE: 1" = 10' DRAWN BY: JEL CHECKED BY: JWK DATE: 9/12/2025 JOB NO: 25-149 ROAD DETAIL OF CENTURY PLAZA IN SEC 22, T4N, R10E, MADISON TOWNSHIP, JEFF. CO. | | |
| DRAWING NO: 1 | | |