



BZCU-24-2

Conditional Use Permit

Status: Active

Submitted On: 1/16/2024

Primary Location


301 JEFFERSON ST
MADISON, IN 47250

Owner


Vintage Lanes LLC
2ND ST 111 MADISON, IN
47250

Applicant

 Matthew Chandler

 812-584-1376

matt@thehandlerhotel.com

 111 E 2ND ST
MADISON, IN 47250

General Information

Are you the property owner?*

Yes

Permit Information

Type of Application

Initial Application

Zoning Classification

Central Business District (CBD)

Legal Description of Property

011-03921-00 O T PT. LOT 95 11-128-68 & 70
301 & 305 JEFFERSON St

Description of Existing Use

Vacant Commercial

Description of Proposed Use

Warehouse poration: two floors of duckpin bowling, house portion: first floor wine bar, 2nd and third floor one, two story apartment.

Proposed Schedule of Uses Category #

130, Apartments/739, other
amusements (duckpin bowling)

Narrative

Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?

Yes

Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?

Yes

Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?

Yes

Will this use not be hazardous or disturbing for existing or future neighboring uses?

No

Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?

Yes

Narrative (Continued)

Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?

This will not create excessive additional requirements, but will be an asset to our community in form of a new entertainment resource.

Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?

No, this will not be detrimental to our community or produce any of the above. The concept is of entertainment value not producing any of the above side effects.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

There will not be any traffic issues as the building is within a hundred feet of two public parking lot and also adequate street parking.

Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?

No this project will enhance the historic features, highlight historic features, and rehabilitate the building into use conforming with historic standards. No natural or scenic features will be damaged/loss.

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross 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.

Digital Signature*



Matthew Chandler

Jan 16, 2024