



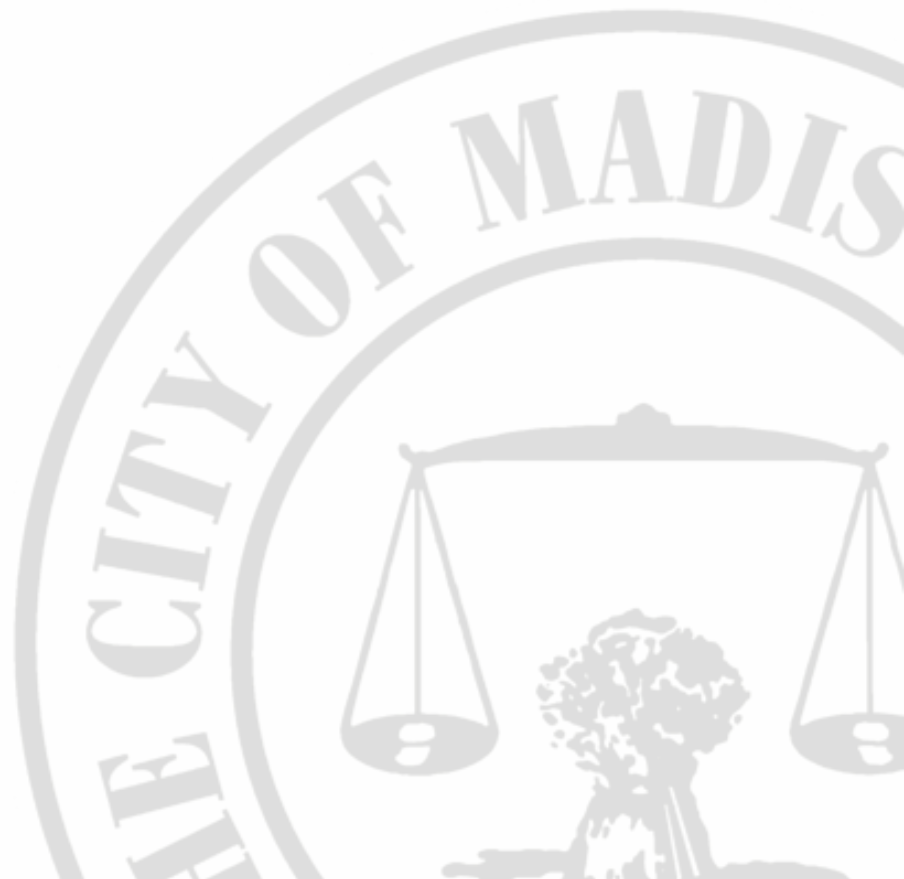
## City Council Agenda

**MEETING DATE:** Tuesday, May 6, 2025, at 5:30 PM

**MEETING PLACE:** City Hall, 101 W. Main Street, Madison, IN 47250

- A. Lord's Prayer/Pledge of Allegiance
- B. Calling of roll & notice of absentees
- C. Reading, approving, correcting, or disposing of minutes from prior meeting
- D. Presentation of petitions, memorials, remonstrance's, introduction of motions and guests
- E. Resolution or Bills
  - Resolution 2025-7C: Transferring Certain Appropriations and Revenue between Funds Sponsor C. Krebs, *(Transfers amounts between positive/negative funds for YE2024 clean-up)*
  - Resolution 2025-8C: Approving the Issuance of TIF Revenue Bonds: Sponsor J. Bartlett *(Approves issuance of TIF bonds in the amount <= \$4.9 million as authorized by the Madison Redevelopment Commission, the purpose of which is to meet the city's 2025 parks and housing investment plans.)*
  - Ordinance 2025-6: Reestablishing Cumulative Capital Development Rate: Sponsor J. Schafer *(Updates the city's 1985 ordinance regarding the CCDF rate as permitted by state statute.)*
  - Ordinance 2025-7: Rezoning 3483 North Michigan Rd.: Sponsor P. Thevenow *(Decision on favorable recommendation from Plan Commission.)*
  - Ordinance 2025-8: Rezoning 1145 W. Second St.: Sponsor P. Thevenow *(Decision on favorable recommendation from Plan Commission.)*
- F. Reports, recommendations, other business from standing/select committees of the city council
  - Mayor Courtney: Appointment of Finance Standing Committee of Common Council
- G. Reports of city officials
  - Mindy McGee: Bid awards for Community Crossings and Transfer Station
- H. Bills on second reading
- I. Miscellaneous
- J. Public comments (per sign-up sheet)
- K. Mayor's comments
- L. Next Council Meeting: Tuesday May 20, 2025, at 5:30 PM @ City Hall Council Chambers
- M. Motion to adjourn.

*City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to County sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To plan, contact ADA Coordinator at 812-265-8300.*





# MADISON *Indiana*

## Common Council Minutes

**MEETING DATE:** Tuesday, April 22, 2025, at 5:30 PM

**MEETING PLACE:** City Hall, 101 W. Main Street, Madison, IN 47250

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M. at City Hall, 101 W. Main Street, Madison, IN 47250.

Mayor Bob Courtney opened the meeting with the Lord's Prayer, followed by the Pledge of Allegiance to the Flag.

**Present:** Thevenow, Krebs, Dattilo, Schafer, Wilber, and Bartlett were present. Storm was absent (6-1).

**Minutes:** Wilber moved to approve the April 8, 2025, regular meeting minutes, seconded by Bartlett. All in favor, motion carried (6-0).

**Presentation of petitions, memorials, remonstrances, introduction of motion & guests: Proclamation for National Travel and Tourism Week: May 4-10, 2025:** Mayor Bob G. Courtney proclaims May 4-10, 2025, as National Travel and Tourism Week in Madison & Jefferson County, Indiana, recognizing the travel industry's vital role in the local and national economy. The proclamation highlights tourism's economic impact, job support, contributions to essential services, and growth in visitor numbers. It emphasizes that travel supports various industries, enhances community well-being, and is key to future prosperity. Andrew Forrester, Executive Director at VMI, thanked the Mayor and City Council and shared remarks about tourism in Madison, including the launch of new programs during National Travel and Tourism Week.

**Swearing In of New MPD Officers: Charles Alton, Coley Arvin, Jeremiah Douglas, Nathen Hobbs:** Police Chief Shawn Scudder introduced the four newest members of the MPD — Charles Alton, Coley Arvin, Jeremiah Douglass, and Nathen Hobbs — who were officially sworn in by Mayor Bob Courtney. The officers will begin their training at the police academy on May 5, 2025.

**Resolutions or bills: Resolution 2025-5C: Supporting 2025 Flood Recovery Efforts:** *Provides free removal of solid waste and debris for those impacted by the flood.* **Motion:** Thevenow moved to approve Resolution 2025-5C, seconded by Krebs. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. All in favor, resolution passes (6-0).

**Resolution 2025-6C: Park NRO Balance Correction:** *Transfers amounts between positive/negative park funds.*

**Motion:** Krebs moved to approve Resolution 2025-6C, seconded by Bartlett. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. All in favor, resolution passes (6-0).

**Reports, recommendations, and other business from standing/select committees of City Council:** None.

**Report of city officials: Economic Development Associate Director – Emily McKinney: Riverfront Liquor License Renewals: Red on Main, Rivertown Grill, Ohio Theatre, Red Bicycle Hall:** Through this program, the Council authorizes the Economic Development Department to issue up to 10 Riverfront Liquor Licenses. Three licenses are reserved for cultural experience venues, and all three have been allocated. The remaining seven licenses are designated for restaurants, with three currently in use and four still available. Applications for renewal under the Riverfront Liquor License program were submitted by Red on Main, Rivertown Grill, Ohio Theatre, and

Red Bicycle Hall. Each establishment met the necessary requirements for their respective category. Additionally, both restaurants exceeded the financial performance expectations established for their third year and beyond.

**Motion:** Bartlett moved to approve the renewals as presented, seconded by Wilber. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. All in favor, motion passes (6-0).

**Bills on second reading: Ordinance 2025-5: Repeal and Replace Section 70.04 Code Regarding Golf Cart**

**Regulations:** *Updates ordinance to clarify definitions and where golf carts, LSVs, and ORVs are allowed. A replacement ordinance has been included to reflect proposed amendments as recommended by the Special Projects Committee.* Tabled 4/8/25. **Motion:** Wilber moved to take the ordinance off the table, seconded by Bartlett. **Roll Call Vote:** Thevenow – Y, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. Majority rules, motion passes (6-0).

Councilman Schafer provided a brief overview of the Council's proposed replacement amendment and the efforts to consolidate previous amendments discussed with the Special Projects Committee. **Motion:** Schafer moved to amend and replace the previously proposed ordinance with the replacement version that has been presented, seconded by Wilber. **Roll Call Vote:** Thevenow – N, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. Majority rules, motion passes (5-1).

Councilmembers discussed where the boundaries should be for allowing golf carts to travel on Main Street and where they would be permitted to cross it.

**Public Comment re. Ordinance 2025-5:** Debby Anderson, of 417 Presbyterian Avenue, expressed her opposition to the "grandfathered" provision for golf carts, stating that all residents should be treated equally. Mayor Courtney addressed this comment. Shirley and Jeff Rynearson, City Clerk-Treasurer, explained that if the Council amends the radius for where golf carts are permitted, it will leave her residence landlocked and unable to access designated areas by golf cart. Champ Claussen, 722 West 3<sup>rd</sup> St, discussed some of the traffic issues in that specific corridor. Heather Coderre, representing Cruisin' Powersports, described the difference between golf carts and LSVs (low-speed vehicles).

**Motion:** Thevenow moved to amend on page 2, section D, where it states, "*Main Street in downtown Madison, running from Jefferson Street to Cragmont Street*" to say "*Cragmont Street to Wall Street.*" Motion dies for lack of a second.

**Motion:** Thevenow moved to remove section E on page 2, regarding "grandfathering" low-speed vehicles. Motion dies for lack of a second.

**Motion:** Bartlett moved to amend section D, part 4, after Orchard Street, replace "and" with a comma, and add a comma after Green Road, then add West Third Street and Delta Lane, seconded by Wilber. **Roll Call Vote:** Thevenow – N, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. Majority rules, motion passes (5-1).

**Ordinance 2025-5: Repeal and Replace Section 70.04 Code Regarding Golf Cart Regulations: Roll Call Vote:**

Thevenow – N, Krebs – Y, Dattilo – Y, Schafer – Y, Bartlett – Y, Wilber – Y. Majority rules, motion passes (5-1).

**Miscellaneous:** None.

**Public comment (per sign-up sheet):** Debby Anderson, 417 Presbyterian Avenue, requested clarification on the motion for Ordinance 2025-5 regarding "grandfathered" low-speed vehicles. DeAnna Copley, 1534 Clifty Drive, shared some concerns regarding the Jefferson House moving into the church next door to her property.

**Mayor's comments:** Flags are currently at half-staff in honor of the Pope's passing. At the next Council meeting, proposed changes to the traffic regulations on West Main Street will be presented. Additionally, Senate Bill One has passed both the House and Senate and has been signed into law.

The next regular meeting will be Tuesday, May 6, 2025, @ 5:30 pm.

**Adjourn:** Thevenow moved to adjourn, seconded by Krebs. All in favor (6-0).

Attested:

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**Mayor**

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**President Pro Tempore**

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**Shirley Rynearson, Clerk-Treasurer**



## Resolution 2025-7C

sponsor C. Krebs

### A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA

#### TRANSFERRING CERTAIN APPROPRIATIONS AND REVENUE BETWEEN DIFFERENT FUNDS.

WHEREAS, per IC 6-1.1-18-6 a transfer of money from one budget classification to another; a transfer is necessary to clear out negative balances from the fiscal year 2024. This transfer does not increase the 2024 Budget nor the 2025 budget.

NOW, Therefore, be it resolved BY the Common Council of the City of Madison, Indiana that the following certain funds are transferred:

From Appropriation Name:	Appropriation #:	To Revenue Name:	Revenue #:	Amount:
OPIOID Unrestricted Unappropriated	2256 020 600	General Fund	2211-925	\$42,087.87
From Appropriation Name:	Appropriation #:	To Revenue Name:	Revenue #:	Amount:
OPIOID Unrestricted Unappropriated	2256 020 600	Stellar Project Fund	2287-311	\$1,835.30
<b>TOTAL OF TRANSFERS</b>				<b>\$43,923.17</b>

The above entries will resolve the 2024-year end negative balance of **\$42,087.87**, in the **General Fund #1101** and a year-end negative balance of **\$1,835.30** in the **Stellar Project Fund 2287** while not increasing any appropriations for the 2024 Budget or the 2025 Budget.

The foregoing Resolution was passed and adopted by the Common Council, City of Madison, Indiana On the 6th day of May, 2025.

PRESENTED BY:

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Councilman

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Bob G. Courtney, Mayor

(SEAL)

ATTEST:

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Shirley Rynearson, Clerk-Treasurer

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MADISON  
APPROVING THE ISSUANCE OF REDEVELOPMENT DISTRICT  
TAX INCREMENT REVENUE BONDS OF THE CITY OF MADISON REDEVELOPMENT  
COMMISSION, AND RELATED MATTERS**

**WHEREAS**, the City of Madison Redevelopment Commission (the “Commission”) contemplates the issuance of bonds in an aggregate principal amount not to exceed Four Million Nine Hundred Thousand Dollars (\$4,900,000) (the “Bonds”) for the purpose of providing for (i) the financing of quality of life capital projects in the City of Madison as described in Exhibit A hereto (collectively, the “Project”), (ii) funding a debt service reserve account for the Bonds, if determined to be necessary, (iii) all incidental expenses incurred in connection therewith (all of which are deemed to be a part of the Project), and (iv) the costs of selling and issuing the Bonds;

**WHEREAS**, the City of Madison Common Council (the “Common Council”) now desires to approve the issuance of the Bonds; and

**WHEREAS**, the Bonds shall be payable solely from tax increment revenues generated by the North Madison Allocation Area (the “Tax Increment”);

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MADISON COMMON COUNCIL AS FOLLOWS:**

1. The Common Council hereby approves the issuance of the Bonds.
  2. The Bonds shall be issued in the maximum principal amount of Four Million Nine Hundred Thousand Dollars (\$4,900,000), with a final maturity no later than August 1, 2035, and shall bear a per annum interest rate not to exceed six percent (6.0%). The Bonds will be payable solely from the Tax Increment.
  3. A portion of the proceeds of the Bonds may be applied to pay capitalized interest on the Bonds or to fund a reserve fund for the Bonds if determined to be necessary or appropriate by the President of the Commission with the advice the Commission’s financial advisor. The Bonds may be subject to redemption prior to maturity on terms determined by the Commission prior to the sale of the Bonds, with the advice of the Commission’s financial advisor.
  4. The Mayor of the City is hereby authorized and directed, for and on behalf of the City, to execute and deliver any contract, agreement, certificate, instrument or other document and to take any action as he determines to be necessary or appropriate to accomplish the purposes of this Resolution, such determination to be conclusively evidenced by such person’s execution of such contract, agreement, certificate, instrument or other document or such person’s taking of such action.
3. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

DULY PASSED on this 6th day of May, 2025, by the Common Council of the City of Madison, Indiana.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Shirley Ryneerson, Clerk-Treasurer

This resolution presented by me, the Clerk-Treasurer of the City of Madison, Indiana, to the Mayor for his approval this 6th day of May, 2025.

\_\_\_\_\_  
Shirley Ryneerson, Clerk-Treasurer

This resolution signed and approved by me, the Mayor of the City of Madison, Indiana, this 6th day of May, 2025.

\_\_\_\_\_  
Bob Courtney, Mayor



## EXHIBIT A

The projects consist of certain local public improvements in or serving the North Madison Economic Development Area, including without limitation projects to improve the quality of place and housing needs of the City in order to allow the City to continue its growth and to attract and retain talent supporting the City's commercial and industrial institutions. In particular, the proceeds of the Bonds may be used to fund a portion of the costs of projects to be financed in part by READI 2.0 funds selected by the Our Southern Indiana Redevelopment Authority for funding under the designations "READI 2.0 Funds -Madison Coal Property Housing and Indiana's Music City Amphitheater," as well as other identified projects that meet the goals of the Economic Development Plan for the North Madison Economic Development Area (collectively, the "Project"). These include but are not limited to the revitalization of Welch Park and the development of entry-level single-family homes on Madison's hilltop.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE  
CITY OF MADISON, INDIANA REESTABLISHING THE  
CUMULATIVE CAPITAL DEVELOPMENT FUND**

WHEREAS, the City of Madison has previously established a Cumulative Capital Development Fund (CCDF) and a corresponding rate pursuant to Indiana Code 36-9-15.5; and

WHEREAS, the CCDF Rate has trended below the maximum allowable by state law and is currently \$0.0334 per \$100 assessed value, a rate that was set in 1985 by ordinance; and

WHEREAS, the City of Madison Common Council find it necessary to reestablish the CCDF and raise the corresponding rate to \$0.05 per \$100 assessed value, the maximum rate allowed by Indiana Code 36-9-15.5.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA, that:

Section 1. A need now exists for the reestablishment of a Cumulative Capital Development Fund for the purposes set forth in Indiana Code 36-9-15.5.

Section 2. An ad valorem property tax levy will be increased and the revenues from the levy will be retained in the City of Madison Cumulative Capital Development Fund.

SECTION 3. The maximum rate of levy under SECTION 2 will not exceed \$0.0500 per \$100 of Net Assessed Valuation beginning with taxes payable in 2026 and thereafter, continuing until reduced or rescinded.

SECTION 4. The funds accumulated in the City of Madison Cumulative Capital Development Fund will be used for all uses as set out in IC 36-9-15.5.

SECTION 5. Notwithstanding Section 4, funds accumulated in the City of Madison Cumulative Capital Development Fund may be spent for purposes other than the purposes stated in Section 4, if the purpose is to protect the public health, welfare, or safety in an emergency situation which demands immediate action. Money may be spent under the authority of this section only after the mayor issues a declaration that the public health, welfare or safety is in immediate danger that requires the expenditure of money in the fund.

BE IT FURTHER ORDERED AND ORDAINED that a certified copy of this ordinance shall be submitted to the Department of Local Government Finance of the State of Indiana as provided by law. The tax rate for this Fund is subject to certification by the Department of Local Government Finance.

The foregoing ordinance was adopted by the Common Council, City of Madison, Indiana at a regular meeting held on the \_\_\_\_ day of \_\_\_\_ 2025.

PRESENTED BY:

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Councilman

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Bob G. Courtney, Mayor

(SEAL)

ATTEST:

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Shirley Ryneerson, Clerk-Treasurer

**NOTICE OF PUBLIC HEARING REGARDING PROPOSED ORDINANCE 2025-6 OF THE COMMON  
COUNCIL OF THE CITY OF MADISON TO REESTABLISH THE  
CUMULATIVE CAPITAL DEVELOPMENT FUND**

Notice is hereby given to the taxpayers of the City of Madison, Jefferson County, Indiana, that the Common Council will consider at 101 W Main Street at 5:30 PM on Tuesday, May 20, 2025, the reestablishment of the cumulative capital development fund under the provisions of Indiana Code 36-9-15.5 for all uses as set out in 36-9-15.5.

The tax will be levied on all taxable real and personal property within the taxing district and will not exceed \$0.0500 per \$100 of assessed valuation. The proposed fund will be levied beginning with taxes due and payable in the year 2026. Taxpayers appearing at such hearing shall have the right to be heard thereon. The proposal for reestablishment of the cumulative capital development fund is subject to approval by the Department of Local Government Finance.

Within 30 days after the date of the adoption of the cumulative fund by the Common Council, the City of Madison will publish a Notice of Adoption. Upon publication of the Notice of Adoption, twenty-five (25) or more taxpayers in the taxing district may file a petition with the Jefferson County Auditor not later than noon 30 days after the publication of the Notice of Adoption setting forth their objections to the proposed fund.

The complete text of the proposed amendment to the Rate Ordinance is on file and available for examination and copying at the office of the Clerk-Treasurer at the City Hall, 101 West Main Street, Madison, Indiana 47250, during regular business hours, and will be available at the public hearing.

Dated: May 2, 2025

CITY OF MADISON, INDIANA,  
Mayor's Office

[To be published two (2) times Tuesday, May 6, 2025 and Tuesday, May 13, 2025, in the *Madison Courier*.]

**AN ORDINANCE OF THE COMMON COUNCIL OF THE  
CITY OF MADISON, INDIANA AMENDING THE  
ZONING MAP OF THE CITY OF MADISON, INDIANA**

WHEREAS, a proposal has been submitted to the Common Council of the City of Madison for the zoning of the following described property to be changed from Light Industry (M-1) to Residential Agriculture (RA).

Address:

3483 N. MICHIGAN RD  
3483 N. MICHIGAN RD

Parcel No.

39-08-14-000-016.000-006  
39-08-15-000-014.000-006

WHEREAS, there has been a favorable recommendation made by the City of Madison Plan Commission to the Common Council of the City of Madison, Indiana to amend the zoning map of the City of Madison, Indiana;

WHEREAS, by voting in favor of this Ordinance, the Common Council believes that it is in the best interest of the City of Madison, Indiana, and its citizens that the zoning map be amended as requested and it therefore concurs with the favorable recommendation of the Plan Commission; and

WHEREAS, a positive vote herein is an affirmation that the Common Council hereby allows the zoning map to be amended as requested in the proposal.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF  
THE CITY OF MADISON, INDIANA, that:

Section 1. Upon the denial of this Ordinance, the City of Madison zoning map shall not be amended, and the Common Council does not agree with the favorable recommendation submitted by the Plan Commission.

Section 2. Upon a vote to approve this Ordinance, the City of Madison zoning map shall be amended as requested, concurring with the favorable recommendation submitted by the Plan Commission and the Common Council adopts the proposal submitted to the Plan Commission.

Section 3. That this ordinance shall be in full force and effect from and after this date.

The foregoing Ordinance was adopted by the Common Council, City of Madison, Indiana at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PRESENTED BY:

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Bob G. Courtney, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Ryneearson, Clerk-Treasurer



## 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).

<b>Current Zoning:</b> Light Industry(M-1)	<b>Project Location:</b> 3483 N. MICHIGAN RD
<b>Applicant:</b> Brandon Dugle	<b>Owner:</b> 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

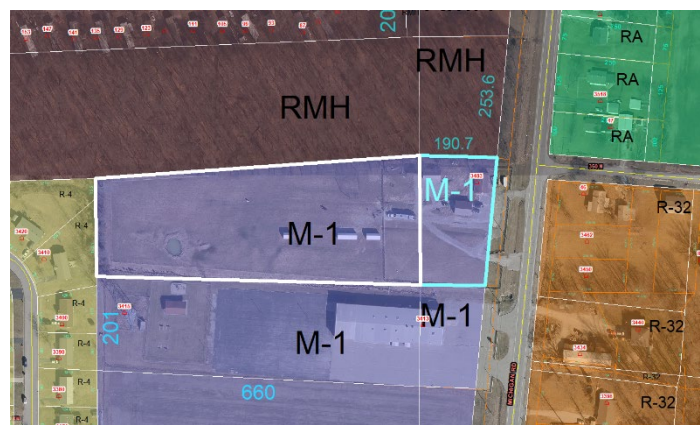
#### Relevant Information:

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:

<b>North:</b> Residential Mobile Home(RMH)
<b>South:</b> Light Industry(M-1)
<b>East:</b> Residential Agriculture(RA) and Residential High Density(R-32)
<b>West:</b> 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
<b>Total Due</b>	<b>\$ 115.00</b>

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](http://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): srayercher333@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

<b>COMPLETED BY PLANNING OFFICE</b>	<b>Meeting Information: Plan Commission</b>
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 R A 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)





**AN ORDINANCE OF THE COMMON COUNCIL OF THE  
CITY OF MADISON, INDIANA AMENDING THE  
ZONING MAP OF THE CITY OF MADISON, INDIANA**

WHEREAS, a proposal has been submitted to the Common Council of the City of Madison for the zoning of the following described property to be changed from Heavy Industry(M-2) to Residential Medium Density(R-8).

Address:

1145 W SECOND ST

Parcel No.

39-08-34-334-113.000-007

WHEREAS, there has been a favorable recommendation made by the City of Madison Plan Commission to the Common Council of the City of Madison, Indiana to amend the zoning map of the City of Madison, Indiana;

WHEREAS, by voting in favor of this Ordinance, the Common Council believes that it is in the best interest of the City of Madison, Indiana, and its citizens that the zoning map be amended as requested and it therefore concurs with the favorable recommendation of the Plan Commission; and

WHEREAS, a positive vote herein is an affirmation that the Common Council hereby allows the zoning map to be amended as requested in the proposal.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF  
THE CITY OF MADISON, INDIANA, that:

Section 1. Upon the denial of this Ordinance, the City of Madison zoning map shall not be amended, and the Common Council does not agree with the favorable recommendation submitted by the Plan Commission.

Section 2. Upon a vote to approve this Ordinance, the City of Madison zoning map shall be amended as requested, concurring with the favorable recommendation submitted by the Plan Commission and the Common Council adopts the proposal submitted to the Plan Commission.

Section 3. That this ordinance shall be in full force and effect from and after this date.

The foregoing Ordinance was adopted by the Common Council, City of Madison, Indiana at a regular meeting held on the \_\_\_ day of \_\_\_\_\_, 2025.

PRESENTED BY:

\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Bob G. Courtney, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Ryneerson, Clerk-Treasurer





## PROJECT BRIEF – PCRZ-25-2

Application Date: 03/24/2025

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 property with the parcel ID: 39-08-34-334-113.000-007 from Heavy Industry(M-2) to Residential Medium Density(R-8).

<b>Current Zoning:</b> Heavy Industry(M-2)	<b>Project Location:</b> 1145 W SECOND ST
<b>Applicant:</b> David Joe Craig	<b>Owner:</b> David Joe Craig

### Preliminary Staff Recommendation: Approve

#### Conditions: NA

#### Reasoning:

Heavy manufacturing does not make sense in this area of town for future development. The home has existed prior to the zoning ordinance however the current owner wishes to improve the property.

### History, Relevant Information, & Prior Approvals:

#### History:

Home built around 1940-1950 per Jefferson County Property Card and Historic District Survey

#### Relevant Information:

In today's standard, heavy manufacturing would not be located on a property of this size. This would not be considered spot zoning since the proposed R-8 zoning is located around the street. Staff will also be looking into the potential of updating the zoning within this area during the ordinance update process.

#### Prior Approvals: NA

### Surrounding Zoning and Land Use:

<b>North:</b> Residential Medium Density(R-8)
<b>South:</b> Heavy Industry(M-2)
<b>East:</b> Heavy Industry(M-2)
<b>West:</b> Heavy Industry(M-2)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*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:

*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:

PC R2 - 25 - 2

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
<b>Total Due</b>	<b>\$ 115.00</b>

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](http://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: David J. Craig  
Street: 1145 West Second Street  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 812-599-1678  
Phone (Alternate): 812-599-1679  
Email: djoecraig@gmail.com

### OWNER INFORMATION (IF DIFFERENT\*)

Name: David J. Craig  
Street: 494 Brentwood Dr  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 812-599-1678  
Phone (Alternate): 812-599-1679  
Email: djoecraig@gmail.com

\* 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: 1145 West Second Street, MADISON, IN  
See Attached

Parcel I.D. (can be obtained from the office): 39-08-34-334-113.000-007

Present Zoning Classification: M2

Description of Proposed Use: Residential

Approximate Cost of Work to be Done: \_\_\_\_\_

Proposed Zoning Classification: R8

Description of the rezoning request: UPDATE TO TRUE USAGE OF THE  
PROPERTY LOCATION

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.

\_\_\_\_\_  
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)
- \_\_\_\_ 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*

JOB NO. 24127 BID OPENING May 1, 2025

JOB TITLE Madison Transfer Station Rehabilitation

JOB SPONSOR City of Madison

## BIDDERS

COMPANY	Sedam Construction	All Star Paving	
Base Bid Amount	\$ 342,895.00	\$ 527,264.75	\$
Alternate #1 Amount	\$130,000.00	No Bid	
Alternate #2 Amount	\$25,200.00	\$9,895.20	
Alternate #3 Amount	\$129,290.00	No Bid	

VE - \$33,000.00

COMPANY			
Base Bid Amount	\$	\$	\$
Alternate #1 Amount			
Alternate #2 Amount			
Alternate #3 Amount			



JACOBI, TOOMBS, AND LANZ, LLC  
1829 EAST SPRING STREET, SUITE 201  
NEW ALBANY, IN 47150  
(812)945-9585



May 1 2025

[illegible]

JACOBI, TOOMBS, AND LANZ, LLC  
1829 EAST SPRING STREET, SUITE 201  
NEW ALBANY, IN 47150  
(812)945-9585

Unit Price Bid Form									
City of Madison 2025-1 Community Crossings Grant Funded Street Paving Project						All Star Paving		Dave O'Mara	
Main St. (from Mill St. to Broadway St.)								Libs Paving	
Item #	Description	Quantity	Unit	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	Mobilization / Demobilization	1.00	LS	\$26,200.00	\$26,200.00	\$78,900.00	\$78,900.00	\$80,000.00	\$80,000.00
2	Maintenance of Traffic	1.00	LS	\$3,350.00	\$3,350.00	\$30,007.50	\$30,007.50	\$40,000.00	\$40,000.00
3	Contractor's Construction Engineering/Stakeout	1.00	LS	\$8,910.00	\$8,910.00	\$6,000.00	\$6,000.00	\$20,000.00	\$20,000.00
4	Demolition/Clearing of Right of Way	1.00	LS	\$14,600.00	\$14,600.00	\$60,000.00	\$60,000.00	\$33,000.00	\$33,000.00
5	Erosion Control	1.00	LS	\$4,885.00	\$4,885.00	\$4,000.00	\$4,000.00	\$10,000.00	\$10,000.00
6	Asphalt Milling	11,025.00	SYD	\$1.95	\$21,498.75	\$1.80	\$19,845.00	\$3.50	\$38,587.50
7	HMA Base, Type C (For Patching)	600.00	TON	\$112.30	\$67,380.00	\$115.00	\$69,000.00	\$250.00	\$150,000.00
8	HMA Surface, Type C	1,200.00	TON	\$107.00	\$128,400.00	\$92.00	\$110,400.00	\$135.70	\$162,840.00
9	HMA Surface for Approaches, Type C	110.00	TON	\$140.00	\$15,400.00	\$130.00	\$14,300.00	\$300.00	\$33,000.00
10	Subgrade Repair	350.00	CYD	\$119.75	\$41,912.50	\$157.85	\$55,247.50	\$175.00	\$61,250.00
11	Curb Ramps, Concrete	280.00	SYD	\$307.25	\$86,030.00	\$335.00	\$93,800.00	\$180.00	\$50,400.00
12	Curb, Concrete, 6 Inch, Remove and Replace	3,200.00	LF	\$47.55	\$152,160.00	\$94.00	\$300,800.00	\$68.00	\$217,600.00
13	Sidewalk, Concrete, 4 Inch	1,400.00	SYD	\$119.55	\$167,370.00	\$200.00	\$280,000.00	\$105.00	\$147,000.00
14	Driveway Approach, Concrete, 6 Inch	250.00	SYD	\$124.30	\$31,075.00	\$230.00	\$57,500.00	\$300.00	\$75,000.00
15	Transverse Marking, Thermoplastic, Multi-Component, Crosswalk Line, White, 24 Inch	2,000.00	LF	\$10.45	\$20,900.00	\$10.00	\$20,000.00	\$20.00	\$40,000.00
16	Pavement Message Marking, Thermoplastic, Lane Indication Arrow	14.00	EA	\$207.00	\$2,898.00	\$220.00	\$3,080.00	\$250.00	\$3,500.00
17	Line, Thermoplastic, Solid, Yellow, 6 Inch	2,500.00	LF	\$2.60	\$6,500.00	\$2.80	\$7,000.00	\$4.00	\$10,000.00
18	Line, Thermoplastic, Solid, White, 6 Inch	750.00	LF	\$2.60	\$1,950.00	\$2.80	\$2,100.00	\$4.00	\$3,000.00
19	Line, Thermoplastic, Solid, White, 6 Inch for Parking Stalls	1,000.00	LF	\$6.70	\$6,700.00	\$7.10	\$7,100.00	\$4.00	\$4,000.00
20	Transverse Marking, Thermoplastic, Crosshatch Line, White, 12 Inch	2,500.00	LF	\$5.20	\$13,000.00	\$5.50	\$13,750.00	\$10.00	\$25,000.00
21	Transverse Marking, Thermoplastic, Stop Line, White, 24 Inch	250.00	LF	\$10.45	\$2,612.50	\$10.00	\$2,500.00	\$14.00	\$3,500.00
22	Curb Painting, Yellow	1,600.00	LF	\$14.25	\$22,800.00	\$15.00	\$24,000.00	\$7.00	\$11,200.00
23	Adjust Casting to Grade	15.00	EA	\$290.60	\$4,359.00	\$550.00	\$8,250.00	\$250.00	\$3,750.00
24	Catch Basin	28.00	EA	\$4,501.00	\$126,028.00	\$3,630.00	\$101,640.00	\$5,000.00	\$140,000.00
25	Pipe, Circular, 12 Inch	1,500.00	LF	\$123.00	\$184,500.00	\$92.00	\$138,000.00	\$60.00	\$90,000.00
26	Steel Tube Drain, 5" x 5" x 1.8" Thick	300.00	LF	\$94.25	\$28,275.00	\$86.00	\$25,800.00	\$250.00	\$75,000.00
27	Street Signs	10.00	EA	\$237.20	\$2,372.00	\$355.00	\$3,550.00	\$650.00	\$6,500.00
28	Overhead Signs	6.00	EA	\$850.00	\$5,100.00	\$815.00	\$4,890.00	\$2,000.00	\$12,000.00
29	Reset "Yield to Pedestrian" Bollards/Sign	10.00	EA	\$1,105.00	\$11,050.00	\$930.00	\$9,300.00	\$500.00	\$5,000.00
30	Fire Cistern Decommissioning (Safeload with Flowable Fill)	4.00	EA	\$5,115.00	\$20,460.00	\$7,060.00	\$28,240.00	\$10,000.00	\$40,000.00
TOTAL BID PRICE = Total of Items 1 thru 30 =					\$1,228,675.75		\$1,579,000.00		\$1,591,127.50
					All Star Paving		Dave O'Mara		Libs Paving





New Albany Office

1829 E. Spring Street, Suite 201, New Albany, IN 47150

P: 812.945.9585

May 2, 2025

Mayor Bob Courtney  
City of Madison  
101 West Main Street  
Madison, Indiana 47250

RE: City of Madison CCMG 2025-1 Street Paving Project Award Recommendation

Dear Mr. Courtney:

We have reviewed the bids for the City of Madison CCMG 2025-1 Street Paving Project. The low, responsive, responsible bidder for the project is All Star Paving, Inc. The contract bid is in the amount of \$1,228,675.75. We recommend that the City of Madison Board of Public Works and Safety award the project to All Star Paving, Inc.

Should you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

JTL | Prime AE

A handwritten signature in blue ink, appearing to read "J. Darby".

Josh Darby, P.E.

May 2, 2025

Mayor Bob Courtney  
City of Madison  
101 West Main Street  
Madison, Indiana 47250

RE: City of Madison Transfer Station Rehabilitation Project Award Recommendation

Dear Mr. Courtney,

We have completed our review of the bids submitted for the City of Madison Transfer Station Rehabilitation Project. Based on our evaluation, the lowest responsive and responsible bidder is Sedam Contracting LLC.

The breakdown of Sedam Contracting's bid is as follows:

- **Base Bid** – \$342,895.00- *(Includes pavement, concrete, drainage, and fence replacement)*
- **Alternate 1** – \$130,000.00- *(Includes a pre-engineered steel building and foundations for the recycling compactor)*
- **Alternate 2** – \$25,200.00- *(Includes a concrete wall and buttresses for the recycling compactor slab)*
- **Alternate 3** – \$123,290.00- *(Includes replacement of the building siding and roof)*

The total combined amount for the base bid and all three alternates is **\$627,385.00**.

Based on the submitted qualifications and bid evaluation, we recommend that the City of Madison Board of Public Works and Safety award the contract to Sedam Contracting LLC.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

JTL | Prime AE



Chrisman Long, P.E.