



## PROJECT BRIEF –BZCU-25-7

Application Date: 04/01/2025

Meeting Date: 05/12/2025

### Application Description:

An application has been filed for a Conditional Use Permit for category 220 Brewpub and Category 729 Other Public Assembly.

<b>Current Zoning:</b> Central Business District (CBD)	<b>Project Location:</b> 301&307 West St
<b>Applicant:</b> Brenda Cooper	<b>Owner:</b> Mad Paddle LLC

Preliminary Staff Recommendation: Approve with Conditions

### Conditions:

1. renewal period of 5 years
2. Conditional Use Permit issued to the business name of Mad Paddle

### Reasoning:

In line with previous approval at this location

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

#### History:

Mr. Wade received a Conditional Use Permit for cat. 220 and cat. 729 in 2018 for a period of 5 years. Mr. Wade applied under his name rather than the business name. When he sold the business, the Conditional Use Permit expired.

Relevant Information: NA

Prior Approvals: NA

### Surrounding Zoning and Land Use:

<b>North:</b> Central Business District (CBD)
<b>South:</b> Central Business District (CBD)
<b>East:</b> Central Business District (CBD)
<b>West:</b> Central Business District (CBD)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (pg. 74-78)*

#### DOWNTOWN CORE

This designation refers to the downtown core which encompasses much of area along Main Street and extends to the river between West and East streets. There are a mix of uses (residential, commercial, civic) contained in the 133-block historic district. Development occurs on an urban grid traversed by major thoroughfares (Main Street, Michigan Road, SR 7 and US 421). Like the Neighborhood Mixed- Use designation above, vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. Chapter 8: Targeted Redevelopment outlines redevelopment opportunities, several of which occur in the downtown core. Enhancing and maintaining connectivity, infrastructure and utilities must be approached in a proactive manner.

### Ordinance:

*SECTION 6.21 – CENTRAL BUSINESS DISTRICT (CBD) (pg. 78-79)*

#### C. Restrictions for Conditional Uses

1. All conditional uses permitted in the Official Schedule of Uses shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed.

### Finding of Fact:

*Finding of Fact #1 - Do you agree this is in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved?*

The applicant has provided the following response:	Yes, The City Council has approved prior to this request 220 as a brewpub and the existing 729
Staff Response:	Yes, both are allowed by conditional use within CBD.

***Finding #1 has been satisfied.***

*Finding of Fact #2 - Do you agree this will be harmonious with and in accordance with the general objectives, or with any specific objectives of the City's Comprehensive Plan and/or the Zoning Ordinance?*

The applicant has provided the following response:	yes included are investment opportunities, employment opportunities, preservation and restoration of historic property
Staff Response:	Yes, the business operates similar to a restaurant and the brewing process is done inside the building.

***Finding #2 has been satisfied.***

*Finding of Fact #3 - Do you agree this will be designed, constructed, 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?*

The applicant has provided the following response:	yes it will not change design, constructed and maintenance to existing character or appearance.
Staff Response:	Yes, it is located within a historic structure.

***Finding #3 has been satisfied.***

*Finding of Fact #4 - Do you agree this will not be hazardous or disturbing to existing or future neighboring uses?*

The applicant has provided the following response:	We will follow all related permitting and the brewing part will not have adverse effects to existing or future neighboring uses
Staff Response:	If all required permitting and best practices are followed, this should not be hazardous or disturbing to the neighbors.

***Finding #4 has been satisfied.***

*Finding of Fact #5 - Do you agree this will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, 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?*

The applicant has provided the following response:	yes it has been in business since 2018 and has all City services are close and provided
Staff Response:	Yes, it has proper public facilities and services.

***Finding #5 has been satisfied.***

*Finding of Fact #6 - Do you agree this will not create excessive requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?*

The applicant has provided the following response:	It will not be detrimental to public it will help the city and community
Staff Response:	If all required permitting and best practices are followed, this should not create excessive requires at the public's expense.

***Finding #6 has been satisfied.***

*Finding of Fact #7 - Do you agree this will 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?*

The applicant has provided the following response:	No. Prior approval shows no concerns when the brewing was taking place
Staff Response:	This will operate like a restaurant and the brewing takes place inside the building. This should not negatively impact on the general welfare of the community.

***Finding #7 has been satisfied.***

*Finding of Fact #8 - Do you agree this will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?*

The applicant has provided the following response:	We are located on two public streets no issues
Staff Response:	Yes, this is a corner property with adequate vehicular approaches.

***Finding #8 has been satisfied.***

*Finding of Fact #9 - Do you agree this will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance?*

The applicant has provided the following response:	We feel this will draw more people to Madison and create more revenue for the city
Staff Response:	Yes, this property has already been renovated to be used as a brewpub.

***Finding #9 has been satisfied.***



## BZCU-25-7

### Conditional Use Permit

Status: Active

Submitted On: 4/1/2025





### Primary Location

301 WEST ST  
MADISON, IN 47250

### Owner

Mad Paddle LLC  
West St 301 MADISON, IN  
47250

### Applicant

 Brenda Cooper  
 502-663-2174  
 maddpaddle47250@gmail.com  
 301 west ST  
Madison, Indiana 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

Tract 1 Parcel No 39-13-02-213-060.000-007  
301 West Street Madison IN 47250

Description of Existing Use

Category #220 Brewpub and Category #729 Other Public Assembly

## **Description of Proposed Use**

Category #220 Brewpub and Category #729 Other Public Assembly

## **Proposed Schedule of Uses Category #**

220 & 729

## **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?\***

yesThe City Council has approved prior to this request 220 as a brewpub and the existing 729

**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 included are investment opportunities, employment opportunities, preservation and restoration of historic property

**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 it will not change design, construction and maintenance to existing character or appearance.

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

We will follow all realted permitting and the brewing part will not have adverse effects to exisiting or future neighboring uses

**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 it has been in business since 2018 and has all City services are close and provided

## 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?\***

It will not be detrimental to public it will help the city and community

**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. Prior approval shows no conserns when the brewing was taking place

**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?\***

We are located on two public streets no issues

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


We feel this will draw more people to madison and create more revenue for the city

## 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\***

 Brenda Cooper  
Apr 1, 2025

**Limited  
Separation  
Age 21  
Chain**

# Self Pour Drink Wall

# Truss Room 3-Way Permit

**Garage Area**

### 3-Way Permit Area

## Public Access to Distill Carryout

**Limited  
Separation  
Age 21 Chains**

# Bar

### 3-Way Permit Taproom