



## PROJECT BRIEF –BZCU-25-12

Application Date: 05/21/2025

Meeting Date: 07/14/2025

### Application Description:

An application has been filed for a Conditional Use Permit for Category 749: Other Recreation (Including Camping & Picnic Areas) to allow for a small event central and one short-term rental unit.

<b>Current Zoning:</b> Residential Agriculture (RA)	<b>Project Location:</b> 2175 N K RD
<b>Applicant:</b> Angela Koehler	<b>Owner:</b> Angela Koehler

### Preliminary Staff Recommendation: Approve with Conditions

#### Conditions:

1. Conditional Use Permit shall be applied to the following parcels: 39-09-30-000-008.000-006 (2175 N K Rd), 39-09-30-000-009.000-006 (2000 + N K Rd), and 39-09-30-000-011.000-006 (1000 + N RYKERS RIDGE Rd)
2. Short-term Rental unit shall be limited to 2 people per occupiable bedroom
3. Rules provided to staff related to the two uses which defines at the minimum parking, traffic, and noise.
  - a. Staff recommends having a list of rules for each use rather than one list that applies to both.

#### Reasoning:

Property is split into three parcels: 39-09-30-000-008.000-006 (2175 N K Rd), 39-09-30-000-009.000-006 (2000 + N K Rd), and 39-09-30-000-011.000-006 (1000 + N RYKERS RIDGE Rd) and therefore the CUP should be applied to all three parcels.

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

History: NA

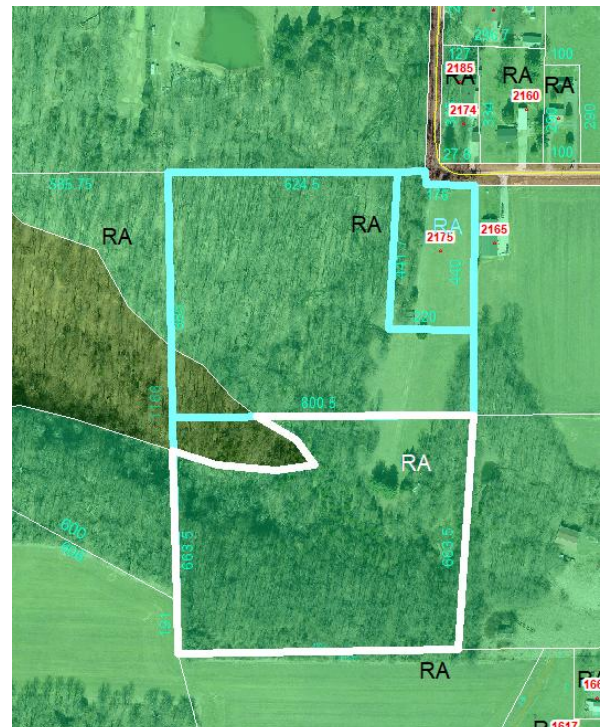
#### Relevant Information:

Notices were sent by the property owner to all surrounding neighbors of the three parcels not just the addressed parcel.

Prior Approvals: NA

### Surrounding Zoning and Land Use:

<b>North:</b> Residential Agriculture(RA)
<b>South:</b> Residential Agriculture(RA)
<b>East:</b> Residential Agriculture(RA)
<b>West:</b> Hillside(HS) and Residential Agriculture(RA)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (Page 74-78)*

#### AGRICULTURE / RURAL RESIDENTIAL

The Agriculture/Rural Residential land use designation generally occurs outside of the incorporated boundaries but within the two-mile fringe. The designation implies traditional farming practices such as crop production, livestock, agricultural production and storage centers (such as grain elevators); agricultural research; stables, wineries, and other natural and food production related activities. This also includes Rural Residential development. Activities characterized as agritourism (farm trails, farmers' markets, and roadside stands) may occur here. Development in this area will likely not be connected to municipal water or sanitary sewer. Development other than agriculture or associated rural residential should not be encouraged to minimize potential conflicts with other land uses.

### Ordinance:

*SECTION 6.11 – RESIDENTIAL AGRICULTURAL (RA) (page 39-44)*

8. Cultural, Entertainment, Recreational Activities, and Farms (711, 712, 719, 724, 731, 739, 743, 744, 749, 751, 752, 769, 817, 821, 829, 831 832, 839)

Providing that the following restrictions are adhered to, and upon receiving approval from the Board of Zoning Appeals, these uses may be permitted in this district:

- a. No structure shall be placed within fifty (50) feet of any lot line.
- b. Lighted areas shall be approved prior to development and shall be placed in such a way that they do not infringe upon the rights of adjacent property owners. It is recommended that no light standard be placed closer than seventy-five (75) feet from any adjacent property line.
- c. Areas for parking shall not be closer than forty (40) feet from any lot line.
- d. The structure(s) should be designed and landscaped so as not to destroy the continuity of the district. Plans shall require Plan Commission approval prior to construction.
- e. For adult entertainment uses, the provisions of City Ordinance Chapter 112 Sexually Oriented Businesses, as amended, shall also be complied with.

### 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:	To the best of my understanding, yes — the proposed use would be considered a conditional use under Article V and Section 7.00 for the Residential Agriculture (RA) zoning district. The planned activity falls under personal or recreational services not expressly permitted by right, and therefore requires approval through the Conditional Use Permit process."
Staff Response:	A short term rental does not have a defined category and therefore requires a conditional use permit until SECTION 11.71 – GENERAL and an event center falls within category 749 Other Recreation (Including Camping & Picnic Areas).

*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:	<p>Yes. The proposed use is harmonious with the general objectives of the City's Comprehensive Plan and Zoning Ordinance in the following ways:</p> <p><b>Supports Local Tourism &amp; Economic Development:</b> The project enhances Madison's appeal as a destination by providing a unique, locally owned venue for weddings, celebrations, and small business events—aligning with the city's goal to promote tourism and entrepreneurship.</p> <p><b>Encourages Responsible Rural Development:</b> The use of a privately owned rural property for a controlled, reservation-only event center and a single short-term rental reflects low-density, low-impact development that preserves the character of the area while providing community value.</p> <p><b>Promotes Adaptive Land Use:</b> The dual-purpose approach (event venue + Airbnb) optimizes land use without creating undue burden on infrastructure or neighbors. Parking, traffic, and noise will be managed in accordance with local ordinances.</p> <p><b>Respects Environmental and Community Standards:</b> All buildings and amenities will meet applicable codes for ADA accessibility, sanitation, and safety. Events will be held within limited hours, with all amplified sound complying with local noise regulations. This proposal reflects a thoughtful, small-business-oriented use of rural land that supports both community and economic goals outlined in Madison's long-term planning vision.</p>
Staff Response:	Yes, the event center could be considered part of agritourism and the comprehensive plan does not address short term rentals. Both uses are allowed by conditional use.

*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:	<p>Yes. The proposed use has been intentionally designed to blend with the rural, residential character of the surrounding area and will not alter the essential nature of the neighborhood.</p> <p>The <b>event center</b> will be a <b>pole barn-style structure</b>, consistent in scale and aesthetic with local agricultural and residential outbuildings. It will feature a tasteful exterior finish, landscaping, and a covered porch to maintain a welcoming, low-impact presence.</p> <p>The <b>Airbnb unit</b> will be a small, standalone structure—modest in size and thoughtfully positioned on the property to ensure privacy and minimal visual disruption. Outdoor features like the hot tub and firepit will be designed with natural materials and subdued lighting to preserve the serene rural setting.</p>
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The applicant has provided the following response Continued:	All <b>operations will be by reservation only</b> , with controlled guest volumes, appropriate on-site parking, and quiet hours observed in compliance with local ordinances. No commercial lighting is planned that would conflict with the area's residential or agricultural tone. Together, these uses will be <b>maintained to high standards</b> , supporting rural charm and enhancing the property without negatively impacting nearby landowners or the visual character of the vicinity.
Staff Response:	Based on the answer provided by the applicant, this will blend into the surrounding landscape which includes homes and barns. Assuming there are rules applied to both uses in terms of noise, traffic, and parking; it should not impact the neighboring uses.

*Finding #3 has been satisfied with the proposed conditions.*

*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:	Correct. The proposed use will not be hazardous or disturbing to existing or future neighboring properties. The event center and short-term rental have been thoughtfully designed to minimize disruption and maintain harmony with the quiet, rural character of the surrounding area. Key considerations include: <b>Reservation-only operation:</b> All events will be scheduled in advance, with no public walk-ins, which limits both traffic and activity. <b>Limited hours of operation:</b> Events will conclude by 10:00 PM, with cleanup completed by 11:00 PM, in accordance with local quiet hours. <b>Sound control:</b> Any amplified sound or music will remain within legal noise limits and oriented away from neighboring properties. <b>On-site parking:</b> Sufficient parking will be provided on the property to prevent overflow or congestion on nearby roads. <b>Low guest density:</b> With only one short-term rental unit and moderate event occupancy, the impact on surrounding landowners will remain minimal.
Staff Response:	Based on the answer provided by the applicant, if the rules included are followed this will not be disturbing to existing or future neighboring uses.

*Finding #4 has been satisfied with the proposed conditions.*

*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:	<p><b>Yes.</b> The proposed project will be fully supported by existing or responsibly supplemented infrastructure, ensuring it meets all requirements for public safety, convenience, and regulatory compliance:</p> <p><b>Road Access:</b> The site fronts a public roadway with capacity for event-related traffic and Airbnb guests, with clear and safe ingress/egress.</p> <p><b>Police &amp; Fire Protection:</b> Both law enforcement and firefighting services currently serve the area and can access the site without obstruction; emergency routes will be clearly marked and maintained.</p> <p><b>Refuse Disposal:</b> A licensed provider will be contracted for regular trash and recycling services, with discreet, screened collection areas on-site.</p> <p><b>Water &amp; Sewer:</b> The property is served by <b>Rykers Ridge Water Company</b> for potable water and the <b>Rykers Ridge Regional Sewer District</b> for wastewater—both are established providers with adequate capacity to support a 40' × 60' event center with three restrooms and the Airbnb unit.</p> <p><b>Drainage:</b> A tailored grading and drainage plan will ensure that stormwater is managed on-site, minimizing runoff onto neighboring properties and supporting agricultural or rural drainage systems.</p> <p><b>Schools:</b> The event facility is non-residential and thus will not generate additional student enrollments or school services.</p>
Staff Response:	Yes, this property appears to have the necessary public facilities in place and will not be a burden to the general public.

*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:	<p>Correct. This proposed use will not create excessive public burden and, in fact, will contribute positively to the local economy.</p> <p><b>Minimal Public Cost:</b> The project will utilize existing public infrastructure—such as road access, police and fire protection, and utilities through Rykers Ridge Water and Sewer—without requiring expansion or upgrades at public expense.</p> <p><b>Privately Funded Improvements:</b> All construction, utility hookups, site development, and ongoing maintenance will be fully funded and managed by the property owner, not the city or county.</p> <p><b>Controlled Use:</b> The event center will operate on a reservation-only basis with predictable usage, limited occupancy, and self-contained services, which reduces strain on public services.</p> <p><b>Positive Economic Impact:</b> The venue and short-term rental will generate revenue through bookings, tourism, and vendor partnerships (e.g., caterers, florists, DJs, etc.), supporting local businesses and creating job opportunities.</p>
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The applicant has provided the following response Continued:	<b>Community Value:</b> By providing a new, well-maintained space for celebrations and gatherings, the property adds both economic and social benefit to the area without altering the rural character or requiring long-term public investment.
Staff Response:	Yes, this property appears to have the necessary public facilities in place and will not be a burden to the general public.

*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:	<p>Yes. The proposed use will not involve any operations, materials, or activities that would negatively impact persons, property, or the general welfare.</p> <p><b>Traffic:</b> Events will be scheduled by reservation only, limiting traffic to controlled times and volumes. The property includes on-site parking to so there will be no roadside congestion or overflow into neighboring lots.</p> <p><b>Noise:</b> All events will comply with local noise ordinances. Amplified sound, if used, will be directed away from neighbors and cease by 10:00 PM. A privacy fence along the east property line (adjacent to Charles Hays) will also help buffer sound.</p> <p><b>Air Quality:</b> The site will not involve any commercial cooking, industrial processes, or fuel-burning equipment that would produce smoke, fumes, or odors.</p> <p><b>Lighting/Glare:</b> Outdoor lighting will be minimal, warm-toned, and directed downward to avoid glare or light spill into adjacent properties, preserving the rural night environment.</p> <p><b>Odors/Waste:</b> Proper sanitation will be in place, including connection to the Rykers Ridge Sewer system. Waste will be managed through private refuse service with designated collection areas screened from view.</p> <p>All operations have been designed to ensure that the event center and Airbnb blend quietly into the neighborhood without disruption to health, comfort, or property enjoyment.</p>
Staff Response:	Based on the answer provided by the applicant, if the rules included are followed this will not be determinantal to the general public.

*Finding #7 has been satisfied with the proposed conditions.*

*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:	<p>Yes. The vehicular access to the property will be designed to ensure safe, efficient entry and exit without interfering with traffic on surrounding public roads.</p> <p><b>Primary Access:</b> The property has direct access from an existing public roadway with adequate visibility and spacing for safe turning movements.</p>
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The applicant has provided the following response Continued:	<p><b>Event Scheduling:</b> Because all events are by reservation only, traffic volume will be spread out over time rather than creating sudden congestion or peak-hour surges.</p> <p><b>On-Site Parking:</b> Sufficient on-site parking will be provided for both event guests and Airbnb visitors, eliminating the need for roadside or overflow parking.</p> <p><b>Traffic Control Measures:</b> Signage and designated entry/exit points will guide vehicles in an orderly manner, and the layout will accommodate emergency and service vehicle access.</p> <p><b>Minimal Impact:</b> Given the rural location and moderate volume of expected use, this project will not pose a burden to surrounding public thoroughfares or disrupt existing traffic patterns. The overall approach ensures that vehicular use is safe, self-contained, and respectful of the surrounding community infrastructure.</p>
Staff Response:	Assuming the rules provided are followed, and signage is placed to direct traffic as outlined, this should not impact the traffic pattern of the neighborhood.

*Finding #8 has been satisfied with the proposed conditions.*

*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:	<p>Yes. This use will not result in the destruction, loss, or damage of any natural, scenic, or historic features of major importance.</p> <p><b>Preservation of Rural Character:</b> The property has been thoughtfully planned to retain its scenic, rural appeal. Open green space will be preserved around the developed areas, and the existing landscape will be minimally disturbed during construction.</p> <p><b>No Known Historic Features:</b> The site does not contain any registered historic landmarks or protected cultural assets. No structures of historical significance will be removed or altered.</p> <p><b>Environmental Consideration:</b> The design avoids clear-cutting or significant grading beyond what is required for the building pad, driveway, and parking. Mature trees and natural elements will be preserved wherever possible to maintain the area's natural beauty.</p> <p><b>Low Impact Structures:</b> Both the event center and short-term rental are low-profile, non-industrial structures designed to complement rather than compete with the landscape.</p> <p>Overall, the proposed use enhances the property's usability while preserving its scenic and ecological value.</p>
Staff Response:	This use will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance

*Finding #9 has been satisfied.*



## BZCU-25-12

### Conditional Use Permit

Status: Active

Submitted On: 5/21/2025





### Primary Location

2175 N K RD  
MADISON, IN 47250

### Owner

Davis Angela and Koehler  
Marc  
NORTH K ROAD 2175  
MADISON, IN 47250

### Applicant

 Angela Koehler  
 317-421-9131  
 angelakoehler1023@outlook.com  
 2175 N K Rd  
MADISON, IN 47250

## General Information

Are you the property owner?\*

Yes

## Permit Information

### Type of Application

Initial Application

### Zoning Classification

Residential Agricultural District (R-A)

### Legal Description of Property

39-09-30-000-008.000-006, 39-09-30-000-009.000-006 , 39-09-30-000-011.000-006

### Description of Existing Use

just land currently



## Description of Proposed Use

I am writing to inquire about the zoning requirements and any necessary approvals for an short term rental and event center business I plan to operate on my property at **2175 N K Road, Madison, IN 47250**, which is zoned **Residential Agriculture (RA)**.

The proposed project involves the development of a multi-use property located in a rural area just outside of Madison, Indiana. The site will include two primary uses: a private event center and a short-term rental unit (Airbnb), both designed to support local tourism and community needs while maintaining compatibility with the surrounding area.

### Event Center

A finished **40' x 60' event facility** will be constructed on the property, accompanied by a **40' x 20' covered porch** to provide additional usable outdoor space. The structure will be used to host private gatherings such as weddings, showers, birthday parties, corporate events, and workshops. Features of the event center will include:

- Indoor capacity for up to **100 guests**
- A **main event space** with flexible layout options
- **Three restrooms**, including one **ADA-compliant unisex bathroom**
- A **kitchenette and catering prep room**
- A dedicated **office and storage area**

All events will be scheduled by reservation only. Activities will comply with noise ordinances and parking accommodations will be provided on-site.

### Short-Term Rental Unit

In addition to the event center, a **separate standalone unit** on the property will be used for short-term overnight stays. This unit will be marketed through platforms such as Airbnb and intended to serve:

- Out-of-town guests attending on-site events

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Visitors to the Madison area seeking a quiet, rural lodging option

The rental unit will include a full kitchen, private bathroom, sleeping accommodations, and outdoor amenities such as a firepit and hot tub. Only one rental group will be allowed at a time, and all guest parking will be accommodated on the property.

This proposed use is intended to enhance local tourism, support small events in the community, and utilize the rural property in a low-impact, income-generating manner.

Proposed Schedule of Uses Category #

749

## 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?\*

**To the best of my understanding, yes – the proposed use would be considered a conditional use under Article V and Section 7.00 for the Residential Agriculture (RA) zoning district. The planned activity falls under personal or recreational services not expressly permitted by right, and therefore requires approval through the Conditional Use Permit process.”**

**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. The proposed use is harmonious with the general objectives of the City's Comprehensive Plan and Zoning Ordinance in the following ways:

**Supports Local Tourism & Economic Development:**

The project enhances Madison's appeal as a destination by providing a unique, locally owned venue for weddings, celebrations, and small business events—aligning with the city's goal to promote tourism and entrepreneurship.

**Encourages Responsible Rural Development:**

The use of a privately owned rural property for a controlled, reservation-only event center and a single short-term rental reflects low-density, low-impact development that preserves the character of the area while providing community value.

**Promotes Adaptive Land Use:**

The dual-purpose approach (event venue + Airbnb) optimizes land use without creating undue burden on infrastructure or neighbors. Parking, traffic, and noise will be managed in accordance with local ordinances.

**Respects Environmental and Community Standards:**

All buildings and amenities will meet applicable codes for ADA accessibility, sanitation, and safety. Events will be held within limited hours, with all amplified sound complying with local noise regulations.

This proposal reflects a thoughtful, small-business-oriented use of rural land that supports both community and economic goals outlined in Madison's long-term planning vision.

**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. The proposed use has been intentionally designed to blend with the rural, residential character of the surrounding area and will not alter the essential nature of the neighborhood.

The **event center** will be a **pole barn-style structure**, consistent in scale and aesthetic with local agricultural and residential outbuildings. It will feature a tasteful exterior finish, landscaping, and a covered porch to maintain a welcoming, low-impact presence.

The **Airbnb unit** will be a small, standalone structure—modest in size and thoughtfully positioned on the property to ensure privacy and minimal visual disruption. Outdoor features like the hot tub and firepit will be designed with natural materials and subdued lighting to preserve the serene rural setting.

All **operations will be by reservation only**, with controlled guest volumes, appropriate on-site parking, and quiet hours observed in compliance with local ordinances. No commercial lighting is planned that would conflict with the area's residential or agricultural tone.

Together, these uses will be **maintained to high standards**, supporting rural charm and enhancing the property without negatively impacting nearby landowners or the visual character of the vicinity.

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

Correct. The proposed use will not be hazardous or disturbing to existing or future neighboring properties. The event center and short-term rental have been thoughtfully designed to minimize disruption and maintain harmony with the quiet, rural character of the surrounding area.

Key considerations include:

**Reservation-only operation:** All events will be scheduled in advance, with no public walk-ins, which limits both traffic and activity.

**Limited hours of operation:** Events will conclude by 10:00 PM, with cleanup completed by 11:00 PM, in accordance with local quiet hours.

**Sound control:** Any amplified sound or music will remain within legal noise limits and oriented away from neighboring properties.

**On-site parking:** Sufficient parking will be provided on the property to prevent overflow or congestion on nearby roads.

**Low guest density:** With only one short-term rental unit and moderate event occupancy, the impact on surrounding landowners will remain minimal.

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?\*

## **Will this use be served adequately by essential public facilities and services?**

**Yes.** The proposed project will be fully supported by existing or responsibly supplemented infrastructure, ensuring it meets all requirements for public safety, convenience, and regulatory compliance:

**Road Access:** The site fronts a public roadway with capacity for event-related traffic and Airbnb guests, with clear and safe ingress/egress.

**Police & Fire Protection:** Both law enforcement and firefighting services currently serve the area and can access the site without obstruction; emergency routes will be clearly marked and maintained. **Refuse Disposal:** A licensed provider will be contracted for regular trash and recycling services, with discreet, screened collection areas on-site.

**Water & Sewer:** The property is served by **Rykers Ridge Water Company** for potable water and the **Rykers Ridge Regional Sewer District** for wastewater—both are established providers with adequate capacity to support a 40' × 60' event center with three restrooms and the Airbnb unit.

**Drainage:** A tailored grading and drainage plan will ensure that stormwater is managed on-site, minimizing runoff onto neighboring properties and supporting agricultural or rural drainage systems.

**Schools:** The event facility is non-residential and thus will not generate additional student enrollments or school services.

## 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?\***

Correct. This proposed use will not create excessive public burden and, in fact, will contribute positively to the local economy.

**Minimal Public Cost:** The project will utilize existing public infrastructure—such as road access, police and fire protection, and utilities through Rykers Ridge Water and Sewer—without requiring expansion or upgrades at public expense.

**Privately Funded Improvements:** All construction, utility hookups, site development, and ongoing maintenance will be fully funded and managed by the property owner, not the city or county.

**Controlled Use:** The event center will operate on a reservation-only basis with predictable usage, limited occupancy, and self-contained services, which reduces strain on public services.

**Positive Economic Impact:** The venue and short-term rental will generate revenue through bookings, tourism, and vendor partnerships (e.g., caterers, florists, DJs, etc.), supporting local businesses and creating job opportunities.

**Community Value:** By providing a new, well-maintained space for celebrations and gatherings, the property adds both economic and social benefit to the area without altering the rural character or requiring long-term public investment.

**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?\***

Yes. The proposed use will not involve any operations, materials, or activities that would negatively impact persons, property, or the general welfare.

**Traffic:** Events will be scheduled by reservation only, limiting traffic to controlled times and volumes. The property includes on-site parking to so there will be no roadside congestion or overflow into neighboring lots.

**Noise:** All events will comply with local noise ordinances. Amplified sound, if used, will be directed away from neighbors and cease by 10:00 PM. A privacy fence along the east property line (adjacent to Charles Hays) will also help buffer sound.

**Air Quality:** The site will not involve any commercial cooking, industrial processes, or fuel-burning equipment that would produce smoke, fumes, or odors.

**Lighting/Glare:** Outdoor lighting will be minimal, warm-toned, and directed downward to avoid glare or light spill into adjacent properties, preserving the rural night environment.

**Odors/Waste:** Proper sanitation will be in place, including connection to the Rykers Ridge Sewer system. Waste will be managed through private refuse service with designated collection areas screened from view.

All operations have been designed to ensure that the event center and Airbnb blend quietly into the neighborhood without disruption to health, comfort, or property enjoyment.



**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?\***

Yes. The vehicular access to the property will be designed to ensure safe, efficient entry and exit without interfering with traffic on surrounding public roads.

**Primary Access:** The property has direct access from an existing public roadway with adequate visibility and spacing for safe turning movements.

**Event Scheduling:** Because all events are by reservation only, traffic volume will be spread out over time rather than creating sudden congestion or peak-hour surges.

**On-Site Parking:** Sufficient on-site parking will be provided for both event guests and Airbnb visitors, eliminating the need for roadside or overflow parking.

**Traffic Control Measures:** Signage and designated entry/exit points will guide vehicles in an orderly manner, and the layout will accommodate emergency and service vehicle access.

**Minimal Impact:** Given the rural location and moderate volume of expected use, this project will not pose a burden to surrounding public thoroughfares or disrupt existing traffic patterns.

The overall approach ensures that vehicular use is safe, self-contained, and respectful of the surrounding community infrastructure.

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

Yes. This use will not result in the destruction, loss, or damage of any natural, scenic, or historic features of major importance.

**Preservation of Rural Character:** The property has been thoughtfully planned to retain its scenic, rural appeal. Open green space will be preserved around the developed areas, and the existing landscape will be minimally disturbed during construction.

**No Known Historic Features:** The site does not contain any registered historic landmarks or protected cultural assets. No structures of historical significance will be removed or altered.

**Environmental Consideration:** The design avoids clear-cutting or significant grading beyond what is required for the building pad, driveway, and parking. Mature trees and natural elements will be preserved wherever possible to maintain the area's natural beauty.

**Low Impact Structures:** Both the event center and short-term rental are low-profile, non-industrial structures designed to complement rather than compete with the landscape.

Overall, the proposed use enhances the property's usability while preserving its scenic and ecological value.

## 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\*



Angela Renee Koehler

Apr 11, 2025



## **Fire Safety Measures to be taken:**

### **1. Fire Extinguisher Station**

- At least one Class A/B/C extinguisher in an accessible, waterproof cabinet near the firepit area.
- Mounted it to a post or inside a small weatherproof box labeled “Fire Safety – For Emergency Use Only.”

### **2. Fire Suppression Bucket**

- 5-gallon metal bucket filled with sand or water will be kept near the firepit.
- Shovel or scoop will be provided next to bucket.

### **3. Water Source**

- A sealed 30–50 gallon water barrel with a gravity-fed spigot will be near each firepit area.

### **4. Clear “No Open Flames Beyond This Point” Signs**

- Placed near the edge of the experience zone.
- Only solar lanterns or flameless LED candles will be used to minimize risk.

### **5. Guest Instructions & Signage**

- Printed “**Fire Use Rules**” sign near the gas firepits:
- Do not leave fires unattended.
- Fully extinguish fire before leaving by turning gas off.
- No smoking property.
- These instructions will be included in the reservation confirmation email or QR code link on-site.

### **Zone 1 &2 contains:**

- Hot Tub (not to exceed 84 x 84) recessed in on Deck, connected to 220V outlet
- Gas Firepit
- Canvas Tent for changing area
- Path Lighting
- Outdoor movie screen and projector
- Dining Table and Chairs
- Speaker

**Acoustic Music area contains:**

- Old trailer as stage for acoustic music performances
- Décor
- Battery operated candles
- String Lights -solar powered

**Additional Notes:**

- Use is by appointment only
- No amplified sound, no overnight stays
- Maximum occupancy: 2 guests per reservation
- Hours of operation: By appointment only, not to exceed 11pm
- All equipment is temporary and removable
- Designed to preserve the natural character of the property



# MADISON

Indiana  
Planning, Preservation and Design

## MEETING NOTICE REGARDING APPLICATION MADE TO THE CITY OF MADISON

Attention: \_\_\_\_\_, Date: \_\_\_\_\_  
(Recipient Name)

Application has been made by:

Angela Koehler

(Applicant name)

to the *City of Madison Board of Zoning Appeals* for:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Variance from Setbacks (non GB) |
| <input type="checkbox"/> Variance from Development Standards | <input type="checkbox"/> Variance from Use               |
| <input type="checkbox"/> Notice of Appeal                    |  |

at: 2175 N K Rd APPLICATION DOCKET ID: BZCU-25-12  
(Address for which Permit/Variance is requested)

Purpose of Permit/Variance/Reason for Appeal:

To create a small appointment-only outdoor experience with no overnight stays under  
Cat. # 749 Other Recreation (Including Camping & Picnic Areas)

Hearing on this matter will be held before the *City of Madison Board of Zoning Appeals* on:  
July 14, 2025 at 6:00 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.  
(Date of Meeting - given by Planning Office)

You are not required to attend the meeting, but as a property owner in this vicinity (includes: owners of real estate at corners, across streets, alleys, or easements, as well as others who may share a common boundary), you are given this notice so that you may be aware of your opportunity to submit questions and/or comments to the City of Madison Office of Planning, Preservation, & Design by 3:00 p.m. at least one (1) business day prior to this hearing if unable to attend. You may also attend the meeting in person and present comments during the public comment portion of the application.

For additional information you may contact the City of Madison Office of Planning, Preservation, & Design in City Hall at (812) 265-8324 or email [nschell@madison-in.gov](mailto:nschell@madison-in.gov) and reference the above Application Docket ID.

The City of Madison Zoning Ordinance requires that this letter be mailed with a postmark of at least ten (10) days prior to the above meeting date. If the application is tabled or otherwise further continued, no additional notification is required. If such continuances occur, you may contact the Planning Office to obtain additional details regarding the status of such application and any additional meetings scheduled.

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	09	19	000	060	000	006

## ProVal Parcel Numbers

Tax Bill ID	0100066500
Parcel ID	39-09-19-000-060.000-006

## Owner Information

Name	Hay Steven B and Hay Brian D TRUST		
Name 2			
Address	2174 N K Rd		
City State Zip	MADISON	IN	47250

## Property Information

Address	2174 N K RD		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.9940	taxYearBuilt	1984
Legal Description	010-00665-00 W SIDE E 1/2 SW 19-4-11 .99397A 10-28-29.2 2174 N K RD		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	5/19/2022	Hay Steven B and Hay Brian D TRUST				
	1/1/1900	Hay Charles D & Linda D				

## Comment

Comment						
pVFound	Yes	taxFoundMVP	Yes	pVLastSoldPrice	0	
pVLastAssessment	106000	pVNeighborhood	3906134-006	pVLastSoldDate	05/19/2022	pVAssessmentClass
						510

...



## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	09	19	000	061	000	006

## ProVal Parcel Numbers

Tax Bill ID	0100066300
Parcel ID	39-09-19-000-061.000-006

## Owner Information

Name	Little William & Shirley Revocable Trust		
Name 2			
Address	2160 N K Rd		
City State Zip	MADISON	IN	47250

## Property Information

Address	2160 N K RD		
City State Zip	MADISON	IN	47250-0000
Deed Book	2018	Deed Page	04917
Legal Acreage	1.2700	taxYearBuilt	1966
Legal Description	010-00663-00 W SIDE E 1/2 SW 19-4-11 1.27A 10-28-29 2160 N K RD		

Date	Owner	Grantee	Book	Page	Comment Sort
12/19/2018	Little William & Shirley Revocable Trust	2018	04917		
1/1/1900	Little William & Shirley				

## Comment

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	510
pvLastAssessment	107500	pvNeighborhood	3906134-006	pvLastSoldDate	12/19/2018		

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## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	09	30	000	007	000	006

## ProVal Parcel Numbers

Tax Bill ID	0100095000
Parcel ID	39-09-30-000-007.000-006

## Owner Information

Name	Hay Steven B and Hay Brian D TRUST		
Name 2			
Address	2174 N K Rd		
City State Zip	MADISON	IN	47250

## Property Information

Address	2165 N K Rd		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	10.4200	taxYearBuilt	
Legal Description	010-00950-00 IN NE NW 30-4-11 10.42A 10-38-3 2000+ N K RD		

Transfer History	Date	Owner	Grantee	Book	Page	Comment Sort
	5/19/2022	Hay Steven B and Hay Brian D TRUST				
	5/19/2022	Hay Steven B and Hay Brian D TRUST				
	1/1/1900	Hay Charles D & Linda D				

## Comment

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	199
pvLastAssessment	42100	pvNeighborhood	3906134-006	pvLastSoldDate	05/19/2022		

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	09	19	000	044	000	006

## ProVal Parcel Numbers

Tax Bill ID	0100066800
Parcel ID	39-09-19-000-044.000-006

## Owner Information

Name	KELLER WALTER G & HELEN & REED SUSAN		
Name 2	Susan		
Address	2355 N K RD		
City State Zip	MADISON	IN	47250-8400

## Property Information

Address	2355 N K ROAD		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	80.0000	taxYearBuilt	1900
Legal Description	010-00668-00 W 1/2 SW 19-4-11 80A 10-28-31 2350 & 2355 N 380 E		

Date	Owner	Grantee	Book	Page	Comment Sort
1/1/1900	Keller Walter G & Helen & Reed	Susan			
					WTH Date
					01/01/2001

Comment		acreage
		77.2761
		PRIVREC
		No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	344500	pvNeighborhood	3906134-006	pvLastSoldDate	01/01/1900	101

...

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	09	30	000	021	008	006

## ProVal Parcel Numbers

Tax Bill ID	0100094505
Parcel ID	39-09-30-000-021.008-006

## Owner Information

Name	TANDY GEORGE & SONJA B		
Name 2			
Address	1553 N RYKERS RIDGE RD		
City State Zip	MADISON	IN	47250-9192

## Property Information

Address	1553 N RYKERS RIDGE Rd		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	10.7800	taxYearBuilt	
Legal Description	010-00945-05 W NW 30-4-11 10.7798 AC 10-38-1.9		

Date	Owner	Grantee	Book	Page	Comment Sort
1/1/1900	Tandy George & Sonja B				

Comment	
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pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	100
pvLastAssessment	18200	pvNeighborhood	3906134-006	pvLastSoldDate	01/01/1900		

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	09	30	000	013	000	006

## ProVal Parcel Numbers

Tax Bill ID	0100094600
Parcel ID	39-09-30-000-013.000-006

## Owner Information

Name	KELLER WALTER G & MAGGIE HELEN & KEITH WAYNE		
Name 2	Keith Wayne		
Address	1711 N RYKERS RIDGE RD		
City State Zip	MADISON	IN	47250-9194

## Property Information

Address	1711 N RYKERS RIDGE RD		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	19.0800	taxYearBuilt	1900
Legal Description	010-00946-00 N1/2 NW 30-4-11 19.08A 10-38-2 1711 N RYKERS RIDGE RD		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	1/1/1900	Keller Walter G & Maggie Helen & Keith Wayne				
						WTH Date
						01/01/2001
Comment						acreage
						17.2832
						PRIVREC
						No
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	
pvLastAssessment	148500	pvNeighborhood	3906134-006	pvLastSoldDate	01/01/1900	pvAssessmentClass
						101