



# MADISON *Indiana*

## City Council Agenda

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

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

**LIVE STREAM LINK:** [www.youtube.com/@CityofMadisonIndianaGovernment](http://www.youtube.com/@CityofMadisonIndianaGovernment)

- 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. Reports, recommendations, other business from standing/select committees of the city council
  - Finance Committee-Presentation of 2025 Legislative Overview: Reedy Financial
- F. Reports of city officials
  - Streets Facilities and Solid Waste: Chris Hale and Mindy McGee
  - Riverfront District Liquor License Renewal, Vintage Lanes: Emily McKinney
- G. Resolution or Bills
  - Resolution 2025-11C: Amending Riverfront District Liquor Licenses *Sponsor Carla Krebs*  
(Increases number of licenses from 10-12 and creates a small cultural experience venue option)
  - Ordinance 2025-11: Municipal Motor Vehicle Excise Tax *Sponsor Jim Bartlett*  
(Establishes a vehicle surtax and wheel tax to fund road capital improvement plan)
  - Ordinance 2025-12: Rezoning of 3515+ Michigan Hill *Sponsors J. Storm, P. Thevenow*  
(Rezones a parcel from Residential Mobile Home (RMH) to High Density Residential (R32))
- H. Bills on second reading
- I. Miscellaneous
- J. Public comments (per sign-up sheet)
- K. Mayor's comments
- L. Next Council Meeting: Tuesday, August 5, 2025, at 5:30 PM at 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 City 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, June 17, 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, Schafer, Storm, Dattilo, Wilber, and Bartlett were present (7-0).

**Minutes:** Wilber moved to approve the June 3, 2025, regular meeting minutes, seconded by Bartlett. All in favor, motion carried (7-0).

**Presentation of petitions, memorials, remonstrances, introduction of motion & guests:** None.

**Resolutions or Bills:** None.

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

**Report of city officials: Associate Director of Economic Development – Emily McKinney:**

**Annual Tax Abatement Compliance Review:** In 2024, the personal property tax abatements for US Premier Tube and VSG concluded, so there is nothing requiring approval for them this year. The Mayor's Office and the Economic & Redevelopment Department have reviewed the four active tax abatements for 2025 and found them in substantial compliance per IC 6-1.1-12.1-5.6. All required CF-1 forms were submitted to the County on time. The abatements include Trilogy Real Estate, now in its fourth year and set to expire in 2028; Riverside Tower, in its second year and expiring in 2032; Cotton Mill, in its third year and expiring in 2033; and Grote, which has two abatements—one for personal property that began in 2024 and includes a \$75,000 PILOT payment, and another from 2018 that expires this year. A motion is requested to accept the 2025 tax abatements as submitted.

**Motion:** Schafer moved to approve the tax abatements for Trilogy, Riverside Tower, and the Cotton Mill, seconded by Thevenow. All in favor, motion carried (7-0). **Motion:** Bartlett moved to approve the tax abatement for Grote, seconded by Thevenow. Wilber and Schafer abstained from voting due to a potential conflict of interest, as both are employed by Grote. All in favor, motion carried (5-0-2).

**Bills on second reading:** None.

**Miscellaneous:** None.

**Public comment (per sign-up sheet):** None.

**Mayor's comments:** Several new laws will take effect on July 1, including a mandate requiring public meetings to be live-streamed. While there are some exceptions, this requirement generally applies

to meetings held by the Executive and Legislative branches of any county, city, town, or township; Fiscal Bodies (which may include those same branches); elected school boards; and any governing body that regularly meets in the same space as those entities. By the time the Council meets again, Madison will have just wrapped up an exciting weekend of events, including the Hometown USA Parade, the 75th running of the Regatta, and hosting Dr. Katie Jenner for the Governor's Cup.

The next regular meeting will be Tuesday, July 8, 2025, @ 5:30 pm.

**Adjourn:** Schafer moved to adjourn, seconded by Krebs. All in favor (7-0).

Attested:

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**Mayor**

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**President Pro Tempore**

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**Shirley Rynearson, Clerk-Treasurer**





# City of Madison

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## Legislative Overview Discussion

Senate Enrolled Act 1, 2025

Presented by: Gary Smith, CPA,  
Partner – Reedy Financial  
Group, PC

July 22, 2025







# 2025 SEA 1 & HEA 1461 Key Takeaways

The following are summaries and key takeaways of SEA 1 & HEA 1461 that were passed in the 2025 Legislative Session.

# SEA 1 – Property Tax Changes

- Assessed Values Changes
  - 1% Residential Properties:
    - Change – Shift away from fixed homestead deduction to a % based supplemental deduction.
    - Impact – Net assessed values will fall over time for homeowners as they shift to a % based deduction system, fully phased in by 2031, assuming assessment growth does not keep up.
    - Comments – City projected to lose roughly \$142.46 Million of NAV under SEA 1
  - 2% Agricultural/Multi-Family Units:
    - Change – New assessment deductions phasing in annually until 2031 with a 33.34% deduction
    - Impact – same concept as 1% comment
    - Comments – City projected to lose roughly \$72.19 Million of NAV under SEA 1
  - 3% Commercial/Industrial Properties
    - Change – Business Personal Property (BPPT) exemption will go from \$80,000 to \$2,000,000. BPPT depreciation floor elimination on new assets.
    - Impact – Net assessed values will fall over time as BPPT assets fully depreciate.
    - Comments – City projected to lose roughly \$35.40 million of BPP NAV under SEA 1
- General Thoughts - If overall net assessed value growth does not outpace the expected 4% annual maximum levy growth, certified tax rates will go up. The only way to avoid this would be through assessment growth or cutting the tax levy (not recommended).
- New Residential Tax Credit
  - Change - 1% residential properties will also receive a tax credit up to \$300 per year.
  - Impact – Dollar for dollar loss of revenue to the overlapping taxing units.
  - Comments – Madison has relatively high exposure to SEA 1 (any changes to NAV) since its Taxing District Property Tax Rate is over \$3.0000 and 1% & 2% properties make up 49.7% of its NAV base (new deductions will stagnate NAV growth or possibly even result in NAV loss, all else equal)

# SEA 1 Summary Cont'd

- Homestead Deduction Phasing Out
  - 2025 - \$48,000
  - 2026 - \$40,000
  - 2027 - \$30,000
  - 2028 - \$20,000
  - 2029 - \$10,000
  - 2030 - \$0
- 2% Property Deduction Phase-In
  - 2026 – 6%
  - 2027 – 12%
  - 2028 – 19%
  - 2029 – 25%
  - 2030 – 30%
  - 2031 – 33.4%
- Supplemental Deduction Phase-In
  - 2026 – 40% of Gross AV
  - 2027 – 46% of Gross AV
  - 2028 – 52% of Gross AV
  - 2029 – 57% of Gross AV
  - 2030 – 62% of Gross AV
  - 2031 – 66.7% of Gross AV
- Other Property Tax Impacts
  - Homestead – Tax liability X 0.1 up to \$300
  - Over 65 - \$150
  - Blind & Disabled - \$125
  - Removing several deductions
  - 4% Growth Quotient in 2026

**What does this mean? Overall tax assessments will fall if Net AV growth doesn't keep up with these changes.**



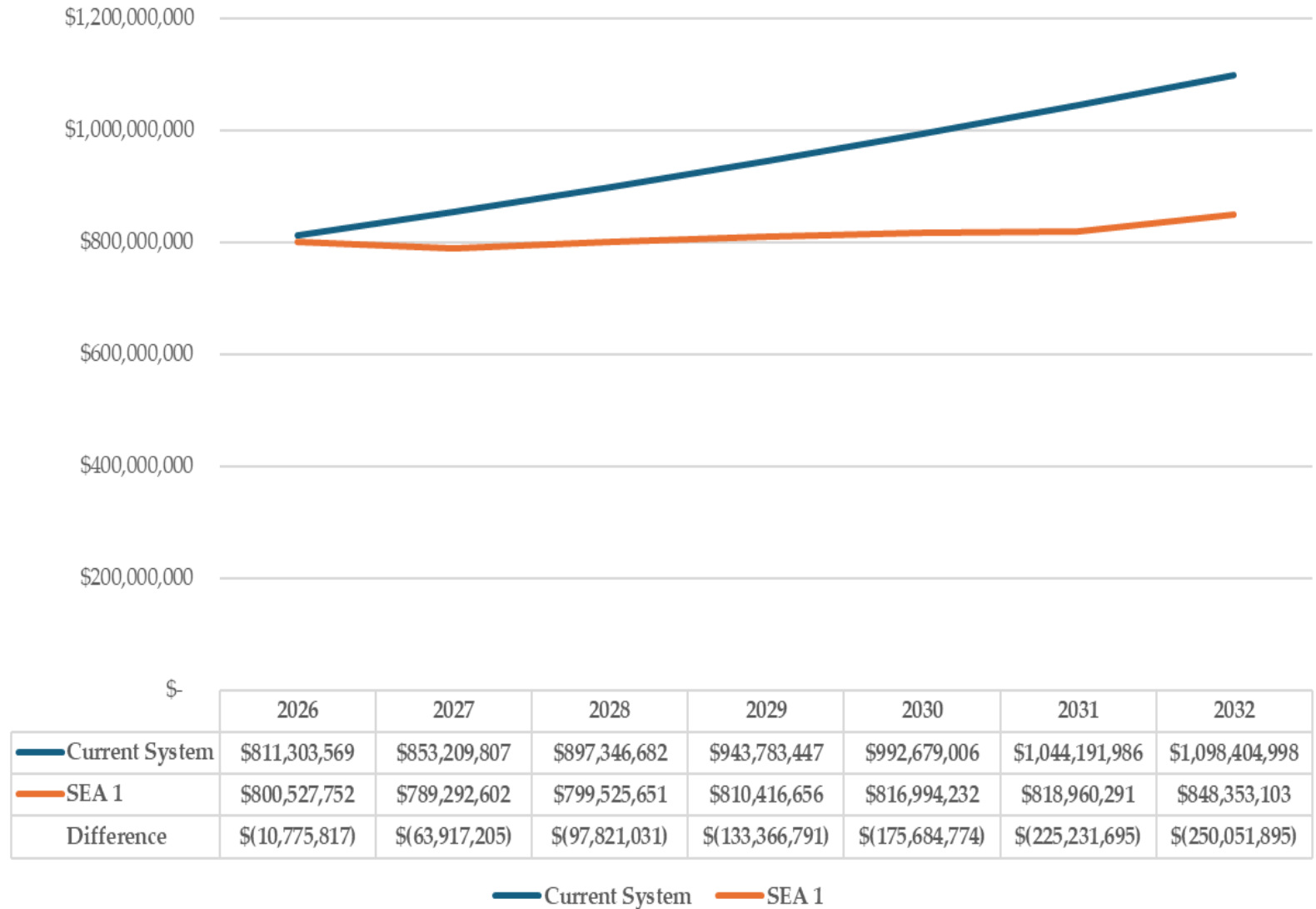
# Comments From General Assembly Members & Professionals

- 1% Properties will be capped at \$3.0000 property tax rate by 2031 under SEA 1
  - Flat 66.67% deduction
- 2% Properties will be capped at \$3.0000 property tax rate by 2032 under SEA 1
  - Flat 33.34% deduction
- 3% (Commercial/Industrial) Property already capped at \$3.0000 property tax rate
- IGA long-term Plan
  - All tax districts Statewide capped at \$3.0000 – Indiana becomes Rate-Controlled State (like nearly all other States)
    - **INDIVIDUAL UNIT RATE CAPS TBD**
  - Merger of small units
  - Elimination of maximum property tax levy growth quotient
    - New property tax levy/increase in tax bills driven solely by net assessed value growth and/or referendum
  - Impacts will vary greatly among individual units
    - Over 60% of City tax districts over \$3.0000 rate currently – highly likely to be short to medium term pain for cities/towns in slower growth areas with high tax rates (majority)

# SEA 1 Impact Projections – Net AV

- Both models assume average annual gross assessment growth; roughly 4.5% based on 2021-2025 average; for 2% & 3% properties & 5.8% for 1% properties – deviations from this assumption would materially change projections; NAV will always be lower under SEA 1 compared to the Current System
- SEA 1 has a profound impact on NAV due to deductions for primary homesteads and 2% properties.
- All else equal, the City's NAV growth should continue after 2032, once SEA 1 is fully phased-in.

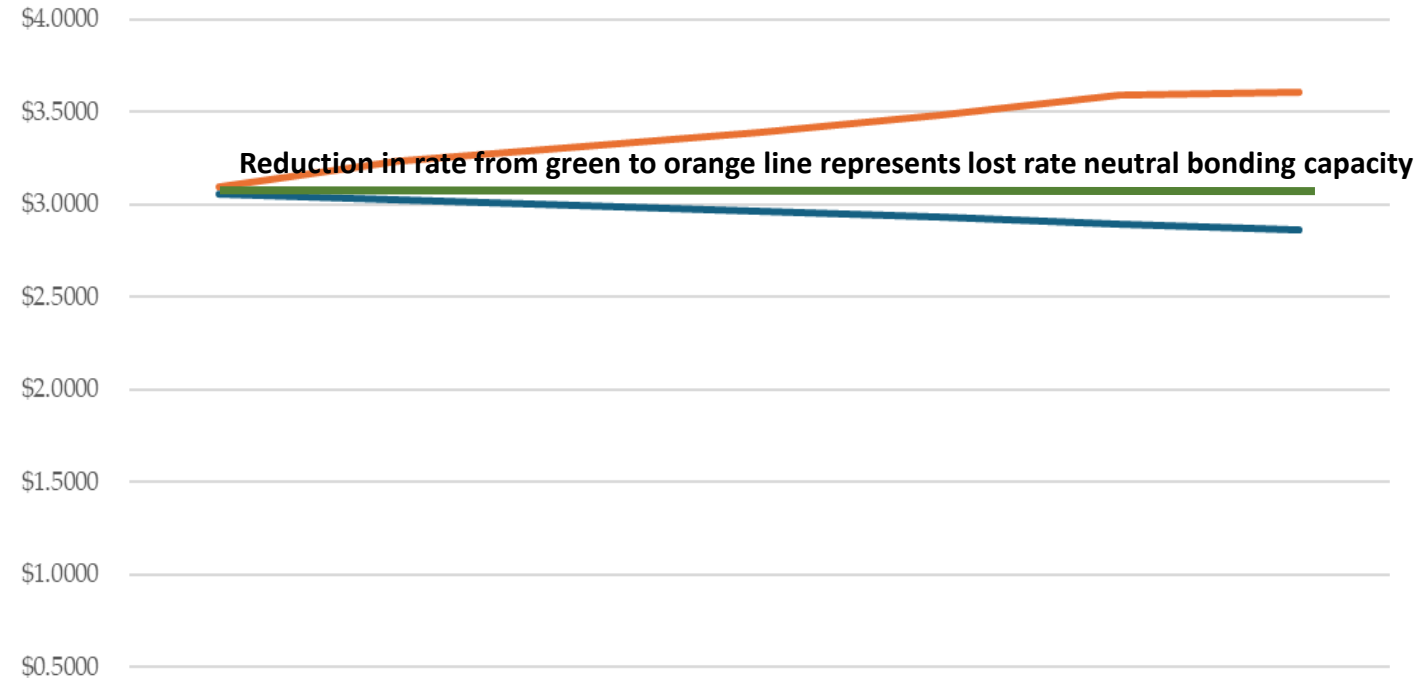
Net Assessed Value Projections



# SEA 1 Impact Projections – Property Tax Rates

- Projections are based on 4% Annual Max Levy Growth Quotient
- Projections assume the same debt rates (where Net AV increases) or debt levies (where Net AV decreases) and cumulative rates as 2025 Certified, for all years for all units – level rates
- All assumptions considered, the City's Property Tax Rate would have to be \$1.5186 in 2032 under SEA 1 to receive approximately the same net maximum property tax levy as \$1.1982 would generate under the current system (THIS DOES NOT INCLUDE THE RATE NEEDED TO MAINTAIN THE SAME DEBT AND CUMULATIVE FUND LEVIES) – Rates will always be higher under SEA 1 due to Net AV always being lower relative to the Current System

District Property Tax Rate Projections



	2026	2027	2028	2029	2030	2031	2032
Current System	\$3.0566	\$3.0244	\$2.9920	\$2.9596	\$2.9271	\$2.8945	\$2.8620
SEA 1	\$3.0971	\$3.2337	\$3.3105	\$3.3872	\$3.4826	\$3.5929	\$3.6058
Difference	\$0.0405	\$0.2093	\$0.3185	\$0.4277	\$0.5555	\$0.6984	\$0.7438

— Current System — SEA 1

**Takeaway: If the City continues to take its annual maximum levy, tax rates are projected to rise. Neutralizing the tax rate would require large levy cuts – not recommended**

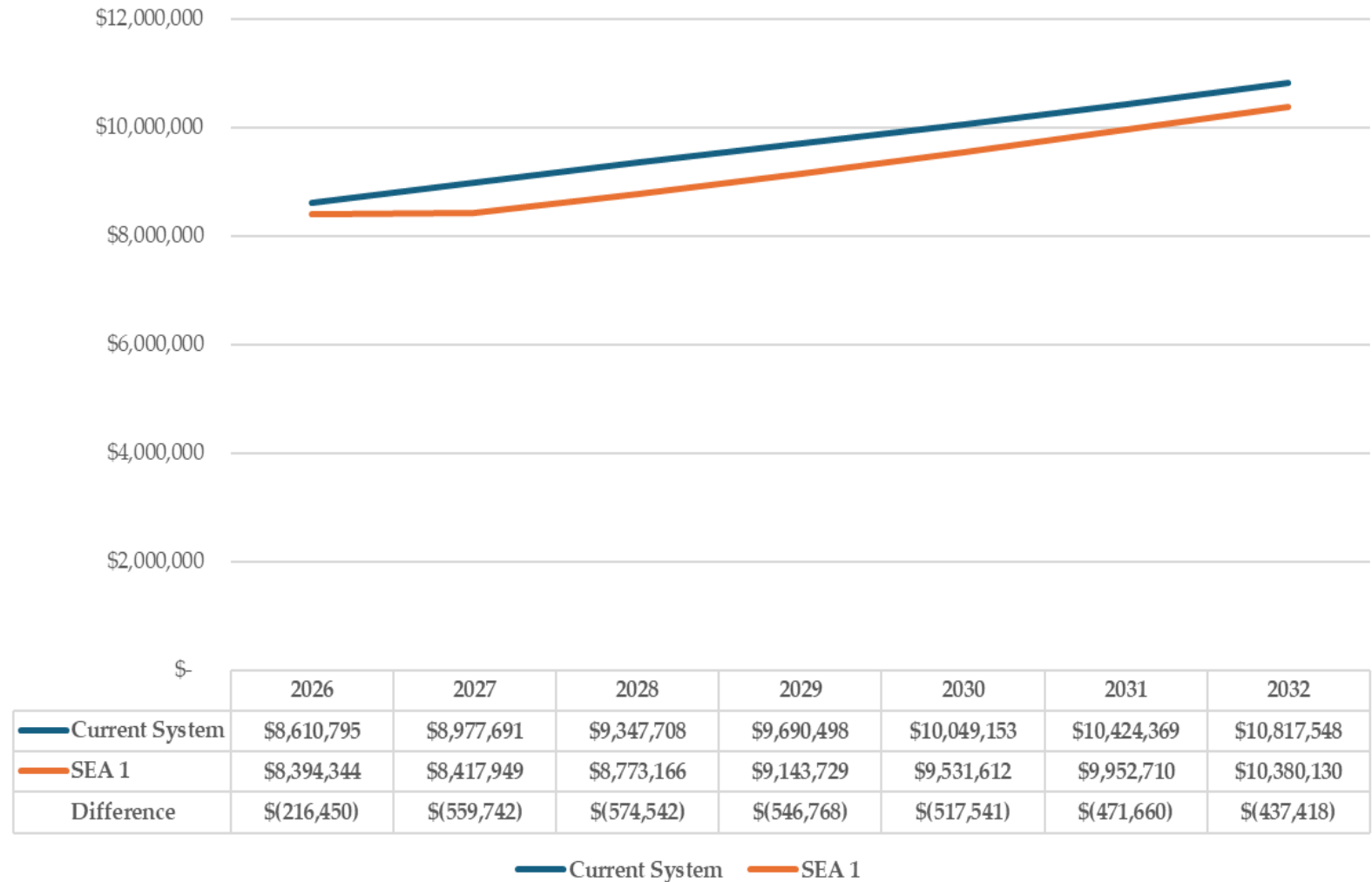


# SEA 1 Impact Projections – Property Tax Levy

- Projections are based on 4% Annual Max Levy Growth Quotient
- Projections assume the same debt rates (where Net AV increases) or debt levies (where Net AV decreases) and cumulative rates as 2025 Certified, for all years for all units – level rates
- THIS DOES NOT INCLUDE THE RATE NEEDED TO MAINTAIN THE SAME DEBT AND CUMULATIVE FUND LEVIES)**

**Takeaway: The City will receive less net property tax levy under SEA 1 than it would under the Current System , all else equal. Debt Levies and Cumulative Fund Levies are based on Net AV; Net AV will always comparatively lower under SEA 1 (Rate is set; Levy = Rate x NAV/100)**

Net Property Tax Levy Projections



# Jefferson County LIT 101 – Current Rules

- LIT Rate Set By – County Council (formerly a CAGIT County)
- Expenditure Rate Cap – 2.50%
  - Includes different expenditure rates
  - **Certified distributions based on tax levy relative to all tax levies in County**
- Total LIT Cap – 3.75% - no county currently levies this amount
- Highest LIT County – Randolph County at 3.00%
- Average LIT Rate – 1.6%
- Median LIT Rate – 1.63%
- Jefferson County Total LIT Rate – 1.0300%:
  - Certified Shares – 0.0000%
  - Public Safety – 0.3800%
  - Economic Development – 0.3500%
  - Jail/Correctional – 0.3000% (City does not receive)
- **City's 2025 Total Certified LIT: \$2,617,613**

# SEA 1 – New LIT Rules

	County Services	Fire Protection & EMS	Nonmunicipal Civil Taxing Unit	Small Cities & Towns (<3,500)	Large Cities & Towns (>3,500)
Max Rate	1.2%*	0.4%*	0.2%*	1.2%	1.2%
Adopting Body	Fiscal Body of County	Fiscal Body of County	Fiscal Body of County	Fiscal Body of County	Fiscal Body of City or Town
Tax Base	All individuals residing in County	All individuals residing in County	All individuals residing in County	All individuals residing in County except for those in large Cities & Towns	All individuals within the large City or Town
Distribution	County	Fire territories/districts, municipal fire departments, maybe townships and volunteer providers	Townships, libraries and others	Small Cities & Towns but County may keep up to 75%	The large City or Town imposing the tax

\*May not exceed 1.7% in total

City of Madison  
Specific



# SEA 1 Projections Versus Current System

- Current LIT @ 1.0300% Rate (County-Wide); this is currently imposed on the entire County Adjusted Gross Income (“AGI”) – all income taxpayers within the County
- Beginning 2028, the City must establish its own LIT Rate up to 1.2000%; paid only by City Income Taxpayers
  - 1.2000% is projected to generate \$3.7 million in 2028 for the City based on average household income and occupied housing (US Census)
  - The City is projected to need a LIT Rate of approximately 1.1118% to recoup the losses due to SEA 1
    - Any Fire/EMS LIT adopted by the County, up to max of 0.4000%, would lower the LIT Rate the City would need to adopt
- Interlocal Agreement w/County to share Public Safety notwithstanding, The City needs to maintain/replace:
  - \$2,860,336 – LIT Projection for 2028; based on 3% annual growth of 2025 Certified - \$2,617,613
  - \$574,542 – Maximum Property Tax Levy lost due to SEA 1 (2028)
  - \$3,434,878 – Total LIT Needed Under SEA 1
- The City’s current Interlocal Agreement to share its Public Safety LIT with the County will not be in the best interest of the City, County, or Constituents under SEA 1, beginning 2028
  - The County can tax the entire AGI Base, whereas the City can only tax the AGI within its corporate boundaries; meaning the rate the County needs will always be lower than what the City needs = lower overall tax burden to taxpayers
- It is worth noting that any LIT Rate the County adopts, assuming the City adopts the 1.1118% it needs to maintain the property tax and LIT it is projected to receive under SEA 1 relative to the Current System, will result in an overall local income tax burden increase for City Taxpayers – current LIT Rate paid by City Taxpayers = 1.0300%

# HEA 1461 – Highway Funding

- **HEA 1461 Road Funding**
  - **CCMG local match tiered into three levels**
    - 20% match for cities under 10,000 in population
    - 50% match for cities that are over 10,000 in population
  - **Indy may request up to \$50 million annually (means they will likely receive max every year)**
  - **First \$100 million in state road and bridge fund set aside for CCMG (preference to projects with greatest regional benefit)**
    - Amounts over this redirected to other transportation projects at state level
    - Any amount left over, after all agency distributions, is distributed to units with Municipal Wheel and Surtax – based on share of total road miles of all units in this pool of money
    - **Will reduce average grant amount – Current max is \$1.5M; would only be enough for 66 units to receive max grant**
      - **There are 92 Counties and 521 Cities & Towns – For 2025: 245 Units received an average award of \$820,195, for a total of \$200,947,810**
  - **Defines responsibilities for bridge work:**
    - County responsible for bridges greater than 20 feet in length
    - Municipality responsible for bridges located within corporate limits and less than 20 feet in length.
  - **Townships to subsidize a percentage of road improvements**
    - Townships must create a fund dedicated to road and infrastructure improvements
    - 30% of a Townships unrestricted funds must be transferred to separate Township Fund
    - **These funds are to be used in partnership with Counties, Cities, or Towns to support infrastructure projects**
      - **All uses determined by MOU between Township and involved parties; Township has final say and projects must benefit Township – legal counsel will be required to ensure Agreement accuracy/integrity**
  - **Allows INDOT to request waivers from Federal Government to potentially toll interstates**

# Debt Impacts

## Under SEA 1

- Adds additional layer to the definition of controlled project: Projects may be subject to petition-remonstrance and/or referendum even if previously exempt.
- Creates limitations on the issuance of short-term General Obligation bonds.
  - Requires a cooling-off period for any new GO bonds issued with a term of 5 years or less.
- Restricts the pledging of LIT revenues for Debt Service to 25%



# Any Questions?

***Thank you*** for your time – we are glad you joined us today!

Need more information? We're here to help.

Visit  
[reedyfinancialgroup.com](http://reedyfinancialgroup.com)



**MADISON**  
*Indiana*

***Riverfront Liquor License  
CHECK LIST – Renewal Application***

Applicant: Vintage Lanes

- ☒ Submit the renewal application 90 days prior to expiration of license
- ☒ Proof of Ownership Entity – primary contact information, names and percentages of ownership, property address and Parcel ID Number
- ☒ Updated business statement for the coming year and how the business will continue to contribute to Madison (hours of operation, menus, improvements, etc.) - number and nature of jobs added to community in past year, efforts of collaboration and support within broader Riverfront District
- ☒ 1 year Point of Sale Report – Revenue from food and alcohol sales
- ☒ Dates of operation for the past year
- ☒ Proof of Insurance - Business Liability and Workers Compensation
- ☒ Signed and dated by the applicant and all business owners
- ☒ Copy of existing State Lakefront Liquor License and State License Number
- ☒ One hard copy including \$1,000 Renewal Application fee
- ☒ Meeting for Renewal if needed – Yes \_\_\_\_\_ No X

**Notes/Questions**



## RLL-1 Renewal

Application for  
Riverfront Liquor

### License

Status: Active

Submitted On: 7/15/2025

## Primary Location


301 JEFFERSON ST  
MADISON, IN 47250

### Owner


Vintage Lanes LLC  
2ND ST 111 MADISON, IN 47250

## Applicant

 Daniel Chandler

 502-693-8288

 hello@vintagelanesmadison.com

 301 Jefferson St.  
Madison, IN 47250

## General Information

### Application Type

Cultural Experience Venue

### Information Type (Check All that Apply)

#### Applicant

☒

#### Property Owner

☒

#### Tenant

☐

#### Beer Wine & Liquor-River & Lake License Number

RR3941565

## Renewal - Update Information

Do you need to update the ownership information  
provided in the original application?

No

Do you need to update the business information  
provided in the original application?

No

# Permit Information

Business Name\*

Vintage Lanes, LLC

Address of Property (If no address assigned list NA)\*

301 Jefferson Street Madison, IN 47250

Property Parcel ID Number ?

39-13-02-241-004.000-007

General location (if no address has been assigned provide a street corner)

Property Size

7000

Property Size Measurement

Sq Ft

Zoning Classification ?

# Madison Riverfront District Liquor License Permit Checklist

## Description of operations (hours, menus, schedule, etc.)\*

Vintage Lanes is a duckpin bowling alley and wine bar located in the heart of Madison's Riverfront District. Our current hours of operation are:

- Wednesday & Thursday: 4 PM – 9 PM
- Friday & Saturday: 12 PM – 12 AM
- Sunday: 12 PM – 9 PM

We are closed Monday and Tuesday.

Our menu features a curated wine list, local craft beer, and classic cocktails, as well as light fare including charcuterie along with ATC mandated options.

## Number of jobs and nature of jobs to be added to the community and salary range\*

Vintage Lanes currently employs up to 10 team members.

Bartenders \$12/hr + tips

Lead Bartender \$15/hr + tips

## Provide a statement of the Owner's day-to-day involvement in the operations of the business\*

Vintage Lanes is owner-operated by Matt and Daniel Chandler, who are actively involved in day-to-day operations. Overseeing front-of-house service, event planning, and staff management, vendor coordination and operational logistics. The owners are regularly onsite to ensure high standards of service, maintain compliance, and foster a welcoming atmosphere for both guests and employees.



**Provide a statement of how you plan to collaborate and support the growth of the Riverfront District while encouraging a healthy, safe, and fun atmosphere, which generally complements other redevelopment efforts.\***

Vintage Lanes is deeply committed to supporting the revitalization of Madison's Riverfront District. We collaborate with neighboring businesses and local organizations to promote tourism, host events that drive foot traffic downtown, and support local artists and musicians. We maintain a safe and family-friendly environment, enforce responsible beverage service practices, and ensure all events are conducted with the highest regard for community standards. As part of our commitment to Madison's continued growth, we participate in the Madison Main Street Program and work to create inclusive, memorable experiences that align with broader redevelopment goals.

**Are you planning any building improvements?**

No

**Does your building improvements require a permit from the Planning Office?**

No

## Madison Riverfront District Liquor License Permit Renewal Checklist

**Updated business statement for the coming year and how the business will continue to contribute to the cultural fabric and quality of life of Madison and the tourism industry (hours of operation, menus, improvements, etc.)\***

Vintage Lanes remains dedicated to offering a one-of-a-kind entertainment and hospitality experience in downtown Madison. In the coming year, we will expand operations to include a rooftop terrace with limited food service—aimed at elevating the guest experience and drawing increased tourism to the Riverfront District.

**Number of jobs and nature of jobs added to the community in the past year\***

NA

### **Demonstrated efforts of collaboration in the market and support of the broader Riverfront District\***

Vintage Lanes is a proud participant in the Madison Main Street Program and has worked closely with fellow downtown businesses on cross-promotion, events, and seasonal campaigns. We regularly refer customers to local restaurants, shops, and lodging. We are also a strong partner with Visit Madison.

We also actively contribute to district planning efforts, serve on economic development committees, and advocate for continued growth, beautification, and investment in the Riverfront District.

### **Dates of operation for the past year\***

Vintage Lanes officially opened to the public on **March 14, 2025**, and has been in continuous operation since that date, adhering to its regular weekly schedule of Wednesday through Sunday service.

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## CONDITION OF ELIGIBILITY - RENEWAL

*All Madison Riverfront District Permit applications will be under review by the Economic Development Department, the Mayor, and City Council of the City of Madison.*

*If the renewal application is approved the Mayor will give the applicant a signed letter to that effect.*

*The applicant is responsible for contacting the City Planner, City Building Inspector and/or the City Zoning Board, to mutually identify any information, that is not applicable, needed for following City Ordinances and Permit Process. The applicant is required to provide any other information requested by the City of Madison, and the Economic Development Department to demonstrate compliance, with the requirements of the Riverfront District Permit.*

*Restaurants receiving one, two, or three-way licenses, within the District, will be required to sell a minimum of \$200,000 in gross food sales, for the first two years, and \$275,000 for the third year and beyond. The restaurant must be open a minimum of 240 days per year.*

*Cultural experience venues receiving one, two or three-way licenses within the District will be required to have a minimum performance capacity of 125 people and must adhere to the state minimum of food requirement under, 905 IAC 1-20-1, under the authority of IC 7.1-3-20-9.*

*As part of the yearly license renewal, applicants will have to demonstrate that these requirements have been met at the location for which the license has been granted, in addition to the requirements of the City of Madison application process.*

*Permits are not transferable, not portable within or without the district and any renewals are subject to compliance, with the terms of these local rules, and any agreement negotiated with the City of Madison. The permits shall not be pledged as collateral, or subject to any lien, judgment, property settlement agreement, or third-party claim.*

**The information included, in and with, this application, is completely true and correct to the best of my knowledge and belief.**

Digital Signature\*



✓ Daniel Chandler  
Jul 15, 2025

Are you the Property Owner?

Yes

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## Attachments

	<b>Copy of existing State Lakefront Liquor License</b> Liquor Permit.heic Uploaded by Daniel Chandler on Jul 15, 2025 at 12:08 PM	<b>REQUIRED</b>
	<b>Proof of insurance</b> VLInsurance.pdf Uploaded by Daniel Chandler on Jul 15, 2025 at 12:08 PM	<b>REQUIRED</b>

A STOCK COMPANY



**Markel Insurance Company**  
10275 West Higgins Road, Suite 750  
Rosemont, IL 60018

Servicing Office Mailing Address:

Markel Service, Inc.  
13815 FNB Parkway, Ste 601  
Omaha, NE 68154-5287  
(888) 500-3344

**YOUR INSURANCE POLICY**

Coverage afforded by this policy is provided by the Company (Insurer) and named in the Declarations.

In **Witness Whereof**, the company has caused this policy to be executed and attested and countersigned by a duly authorized representative of the company identified in the Declarations.

A handwritten signature in cursive script, reading "Kathleen Anne Sturgeon".

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Kathleen Anne Sturgeon, Secretary

A handwritten signature in cursive script, reading "Alex Martin".

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Alex Martin, President





## Fee Payment

Record No. RLL-1

Status Completed

Became Active July 15, 2025

Assignee Daniel Chandler

Due Date None

Invoice ID 47919

### Primary Location

301 JEFFERSON ST  
MADISON, IN 47250


### Owner

Vintage Lanes LLC  
2ND ST 111 MADISON, IN 47250

### Applicant

 Daniel Chandler  
 502-693-8288  
 hello@vintagelanesmadison.com  
 301 Jefferson St.  
Madison, IN 47250

### Fee Breakdown

Fee Name	Total Fee	Paid	Due
 Renewal Fee	\$1,000.00	\$1,000.00	\$0.00
Credit Card Processing Fee for Renewal	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$0.00</b>

### Payment History

Date	Method	Note	Paid
07/15/2025	Credit Card		\$1,000.00

**APPROVED AND FILED**  
**DIEGO MORALES**  
**INDIANA SECRETARY OF STATE**  
**07/05/2025 09:23 PM**

**BUSINESS ENTITY REPORT**

**NAME AND PRINCIPAL OFFICE ADDRESS**

**BUSINESS ID** 202309141725007  
**BUSINESS TYPE** Domestic Limited Liability Company  
**BUSINESS NAME** VINTAGE LANES LLC  
**ENTITY CREATION DATE** 09/14/2023  
**JURISDICTION OF FORMATION** Indiana  
**PRINCIPAL OFFICE ADDRESS** 301 Jefferson St, Madison, IN, 47250, USA

**YEARS FILED**

**YEARS** 2025/2026

**EFFECTIVE DATE**

**EFFECTIVE DATE** 07/05/2025  
**EFFECTIVE TIME** 9:23 PM

**REGISTERED OFFICE AND ADDRESS**

**REGISTERED AGENT TYPE** Individual  
**NAME** Matt Chandler  
**ADDRESS** 111 E 2nd St, Madison, IN, 47250, USA

**GOVERNING PERSON INFORMATION**

**TITLE** Manager  
**NAME** Daniel Chandler  
**ADDRESS** 111 E 2nd St, Madison, IN, 47250, USA

**TITLE** Manager  
**NAME** Matt Chandler  
**ADDRESS** 111 E 2nd St, Madison, IN, 47250, USA

**APPROVED AND FILED**  
DIEGO MORALES  
INDIANA SECRETARY OF STATE  
07/05/2025 09:23 PM

**SIGNATURE**

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY **July 5, 2025**.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

**SIGNATURE**

Matt Chandler

**TITLE**

Manager

Business ID : 202309141725007

Filing No. : 10902593

November 6, 2024

Your Beer Wine & Liquor - River & Lake permit and reference card are enclosed. You must post your permit in the designated premises where it can be easily seen. The permit may be placed in a picture frame.

If you have any questions, please contact us at (317) 232-2430. Please provide your permit number when contacting the Commission office.

**Alcohol and Tobacco Commission**  
302 West Washington Street, Room 1114  
Indianapolis, Indiana 46204 (317) 232-2430

**PERMITTEE REFERENCE CARD**

PERMIT NUMBER	ISSUE DATE	EXPIRATION DATE
RR3941565	11/6/2024	11/06/2025

VINTAGE LANES LLC  
d/b/a VINTAGE LANES  
301 JEFFERSON STREET  
MADISON IN 47250

**Alcohol and Tobacco Commission**  
302 West Washington Street, Room 1114  
Indianapolis, Indiana 46204  
(317) 232-2430

**BEER WINE & LIQUOR - RIVER & LAKE PERMIT**

**NO CARRYOUT**

PERMIT NUMBER	COUNTY	ISSUE DATE	EXPIRATION DATE
RR3941565	Jefferson	11/6/2024	11/06/2025

VINTAGE LANES LLC  
d/b/a VINTAGE LANES  
301 JEFFERSON STREET  
MADISON IN 47250

The above named permittee is hereby authorized to sell as a Beer Wine & Liquor - River & Lake at and in the above designated premises in accordance with, and subject to, Title 7.1 of the Indiana Code and all acts supplemental or amendatory thereto and the rules, regulations, and orders of the Alcohol and Tobacco Commission. This permit is subject to revocation and/or suspension by the Commission at any time.

Jessica Allen, Chair  
Alcohol and Tobacco Commission

**A RESOLUTION BY THE COMMON COUNCIL OF THE CITY OF MADISON,  
AMENDING THE 2022-39C RESOLUTION REGARDING RIVERFRONT LIQUOR LICENSES**

**WHEREAS**, I.C. 7.1-3-20-16(d) enables a municipality to create a riverfront development district within an Economic Development Area; and

**WHEREAS**, I.C. 7.1-3-20-16(d) allows for and authorizes the issuance of specified, non-transferable permits to sell alcoholic beverages for consumption in a restaurant within a municipal riverfront development district; and

**WHEREAS**, the Amended Resolution 2022-39C allows the City of Madison, to have established the City of Madison Riverfront Development District, herein attached, and set forth as Exhibit A, and to allow for the issuance of permits to sell alcoholic beverages within the City of Madison Riverfront Development District under the amended local guidelines attached and set forth as Exhibit B; and

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Madison, Indiana, that the Common Council formally states the following:

1. The area set out in Exhibit A shall be the City of Madison Riverfront Development District contemplated under I.C. 7.1-3-20-16 and 16.1.
2. The Council shall allow for the granting of one, two and three-way Riverfront Development District licenses. The Madison City Council will have the authority to grant the number of licenses within the District by Resolution under I.C. 7.3-3-20-16 (a)
3. Each application for the City of Madison Riverfront Development District, filed with the Indiana Alcohol and Tobacco Commission, must be accompanied with a letter of support from the City of Madison for both New Application and Renewal Application.
4. The Council shall allow for the granting of 12 ; one, two or three-way, Riverfront Development District Liquor Licenses. All licenses can be granted for the purpose of a Restaurant. Up to **three** can be granted for the purpose of a large Cultural Experience Venue and up to **two** can be granted for the purpose of a small Cultural Experience Venue. The Madison City Council will have the authority to grant additional licenses within the District by a future Resolution.
5. The rules set forth in Exhibit B are hereby adopted. These rules and local guidelines shall serve as the criteria by which the Economic Development Department, the Mayor and the Common Council of the City of Madison determines whether the applicant should receive the aforementioned letter requesting approval of an application or Renewal Application.
6. The monies generated from the fees, will be used for Riverfront District recruitment and community economic development activities, and be placed in the Economic Development NRO fund.
7. Any new, or renewal applications approved in 2025, will abide by the guidelines set forth in this resolution as a condition of eligibility per IC. 7.1-3-19-17 (a).

**SO RESOLVED, PASSED, AND ADOPTED** by the City Council of the City of Madison, Indiana, July 22<sup>nd</sup>, 2025.



Presented by:

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Councilman

---

Bob Courtney, Mayor

(SEAL)

Attest:

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Shirley Ryneerson, Clerk-Treasurer

Exhibit A

Map of the town of Vergennes, Vermont, showing the town boundary in orange and the town of Waterbury, Vermont, in blue. The map includes a grid of streets with labels such as Main Street, Church Street, and US 421. The title "Exhibit A" is at the top.

# EXHIBIT B

## *District Criteria and Requirements*

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### **District Requirements**

1. The district will be geographically defined to conform to the requirements of the Act and as shown on the map Exhibit A.
2. The primary business's focus of operation must be on a dining or cultural experience. Riverfront licenses shall be granted to businesses that substantially contribute to the cultural fabric and quality of life in Madison, and/or support the vitality of the tourist industry.
  - a. Dining Experience: A friendly, personalized service that has constantly great food, a memorable atmosphere, and efficient customer service.
  - b. Cultural Experience Venue: Designed for a performance in front of a live audience.
3. The applicant must demonstrate through their business plan, how they differentiate themselves from others already in the market, so not to oversaturate the market for a similar concept. Please submit data and market study materials, with your application.
4. Permits are not transferable, not portable within or without the district and any renewal is subject to compliance with the terms of these local rules and any agreement negotiated with the City of Madison. The permits shall not be pledged as collateral or subject to any lien, judgment, property settlement agreement, or third-party claim.
5. New or existing restaurant applicants receiving any licenses within the District will be required to sell a minimum of \$200,000 in gross food sales for the first two years, \$275,000 for the third year and beyond. The restaurant must be open a minimum of 240 days per year. (Including Holidays, Seasonal, and Shut Down)
6. New or existing primary businesses defined as a large cultural experience venue within the City of Madison Riverfront Development District will have a minimum performance capacity of 125 people and must adhere to the state minimum food requirement under 905 IAC 1-20-1, under the authority of IC 7.1-3-20-9.
7. New or existing primary businesses defined as a small cultural experience venue within the City of Madison Riverfront Development District will have a maximum performance capacity of 75 people and must adhere to the state minimum food requirement under 905 IAC 1-20-1, under the authority of IC 7.1-3-20-9.
8. Cannot be a private club, bar, or adult entertainment venue. Must be a non-smoking facility.

9. The City Riverfront Initial Application fee is \$1,500 and an annual Renewal Fee of \$1000. There is no refund of the application or renewal fee if denied by the City or by the State. (An additional \$1,000 goes to the state for the initial and renewal application).
10. The applicant will comply with local application procedures as well as those required by the State of Indiana and the ATC.

### **Criteria and Factors**

The Indiana state legislature enacted I.C. 7.1-3-20 et. seq. (Act). The Act permits the Indiana Alcohol and Tobacco Commission (ATC) to issue liquor licenses (one, two, or three-way) (Riverfront Licenses) in the MADISON RIVERFRONT REDEVELOPMENT DISTRICT.

The Economic Development Department will take applications and the Mayor of the City of Madison will make a recommendation to the Madison City Council for liquor licenses they believe will strengthen the economic vitality of the riverfront district and the entire community. Council will then consent or deny the application.

1. The City, through the implementation of the Act, this Policy and the Riverfront Development District, seeks to benefit the district and achieve the following:
  - a) Enhance Madison's regional appeal by encouraging the location and operation of a diverse mix of restaurants and cultural experience venues in the riverfront district.
  - b) Provide for growing the unique experiences, that encourage repeat visits by residents and visitors, to the district, but does not over-saturate the market.
  - c) Encourage the opening, location, or upgrade of a variety of distinctive and unique year-round restaurants in Madison to a degree that will lengthen the useful life of the downtown district into evening hours.
  - d) Support the growth in the Riverfront District, by collaborating with other businesses and non-profits in marketing, promotion, and other cultural growth efforts, encourage a healthy, safe, and fun atmosphere, and generally complement other redevelopment efforts. (Examples include - Memberships and/or sponsorships in nonprofits, support the district Madison Main Street, Madison Area Arts Alliance, M3, VMI, Festivals, and Chamber of Commerce, etc.)

**The recommendation of the Economic Development Department will be based on the following general criteria:**

1. The focus of the establishment is to be primarily a restaurant and/or cultural entertainment experience rather than alcohol consumption. The determination that the establishment experience differentiates itself and will not oversaturate the market.

2. The Applicant's plans to improve the facility in which they will operate and the consistency of such plans with the nature and architecture of the downtown area and company with all city historic and building codes.
3. The venue's ability to draw people to Madison and, specifically, the downtown area.
4. The number and nature of the jobs added to or retained in the Madison employment base.
5. Financial and ownership strength may best be demonstrated by a business plan and related documentation.
6. If an existing business, communicate your history of operation and reason for the need for a license.
7. The owner's participation in Madison, past, and present, and the likelihood of continued participation of the owner in the future while demonstrating a collaborative approach to supporting the riverfront district.
8. The expected timetable for work and business commencement.

### **Application Procedure**

The application process is as follows:

1. The applicant will complete a Riverfront License application and submit it to the Economic Development Department.
2. With the application the following information must be submitted:
  - a. Proof of the ownership's entity (**State of Indiana – Secretary of State Request**)
    - i. Primary contact information
    - ii. Names and Percentage of ownership if not a sole proprietor
    - iii. Property address and Parcel ID Number (can be found online or through the planning office)
  - b. Business plan for the business or how it will contribute to the cultural fabric and quality of life of Madison and support the growth of the Riverfront District.
    - i. Property size in acres or square feet
    - ii. A detailed site plan that includes the size, floor plan, and layout of the venue and exterior dining areas (identifying seat count)
    - iii. Description of operations (hours, menus, schedule, etc.)
    - iv. Number of jobs and nature of jobs to be added to the community and salary range
    - v. A statement of the Owner's day-to-day involvement in the operations of the business
    - vi. A statement on how you plan to collaborate and support the growth of the Riverfront District while encouraging a healthy, safe, and fun atmosphere, which generally complements other redevelopment efforts.



- vii. Submit a Plan for any improvements including a timetable for completion. (Building permits may be needed under separate application with the Planning Department)
    - viii. The plan should include financial and owner strength for the financing of the venture. (Letter from bank, or another form of financial information) (financial information is confidential and deliberative)
  - c. Proof of insurance.
    - i. Business Liability
  - d. Signed and dated by applicant and property owner(s)
  - e. One hard copy of the application, including a \$1,500 application fee
  - f. Completed Application from the Indiana ATC
- 3. The Economic Development Office will schedule a meeting with the applicant and the Mayor to go over the application and business plan. The applicant or their representative is required to attend. The Mayors' action will be in the form of a recommendation or rejection to Common Council for their consent at a public meeting. The City has 60 days to perform due diligence and present it to the city council.
- 4. If the application is approved the Mayor and the Common Council of the City of Madison will give the applicant a signed letter with the conditions of eligibility to that effect.
- 5. Once the action has been taken by the Mayor and the Common Council of the City of Madison the applicant will have 6 months to obtain a license from the state ATC. Should for any reason the applicant does not obtain a license from the state, that applicant may reapply to the Department. It is understood that the ATC will not take action on this one, two or three-way Riverfront District Liquor Licenses without this letter of recommendation.

## **Renewal Application Procedure**

The renewal application process is as follows:

2. Submit the renewal application with fees to the Economic Development Department 90 days before the expiration of the license.
3. With the application the following information must be submitted:
  - a. Proof of the ownership entity
    - i. Primary contact information
    - ii. Names and Percentage of ownership if not a sole proprietor
    - iii. Property address and Parcel ID Number (can be found online or through the planning office)
  - b. Updated business statement for the coming year and how the business will continue to contribute to the cultural fabric and quality of life of Madison and the tourism industry (hours of operation, menus, improvements, etc.)
    - i. Number of jobs and nature of jobs added to the community in the past year
    - ii. Demonstrated efforts of collaboration in the market and support of the broader Riverfront District.
  - c. A one-year (calendar year from renewal) Point of Sale Report (Income statement or another official report) of the business that shows revenue from food and alcohol sales separately. (financial information is confidential and deliberative)
  - d. Dates of operation for the past year.
  - e. Proof of insurance.
    - i. Business Liability
    - ii. Workers Compensation
  - f. Signed and dated by the applicant and all business owners
  - g. Copy of existing state lakefront liquor license and state license number
  - a. One hard copy including a \$1,000 renewal application fee
4. The Economic Development Department and the Mayor will review the application and make a recommendation to the Common Council to renew or not based on the criteria, compliance, and performance of the last year. The Mayors' action will be in the form of rejection or continuance to Common Council for their consent at a public meeting. If a meeting is needed with the applicant, the applicant acknowledges their requirement to attend. The city has up to 60 days to complete this renewal process.

### **Additional Madison Riverfront Redevelopment District Information**

City Website: <https://www.madison-in.gov/topic/index.php?topicid=77&structureid=4>

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON,  
INDIANA IMPOSING A MUNICIPAL MOTOR VEHICLE LICENSE EXCISE SURTAX  
AND MUNICIPAL WHEEL TAX**

WHEREAS, Ind. Code § 6-3.5-10 et seq. (the "Excise Tax Act") authorizes the fiscal body of any municipality within the State of Indiana having a population of at least five thousand (5,000) to impose, by ordinance, an annual municipal vehicle excise tax (the "Surtax") on each vehicle that is subject to the vehicle excise tax under [IC 6-6-5](#) and that is registered in the eligible municipality. The eligible municipality may impose the surtax at a rate of not less than Seven Dollars and Fifty Cents (\$7.50) and not more than Twenty-Five Dollars (\$25.00) annually on certain vehicles registered in the municipality; and

WHEREAS, Indiana Code § 6-3.5-11 et seq. (the "Wheel Tax Act") authorizes the fiscal body of any municipality within the State of Indiana having a population of at least five thousand (5,000) to impose, by ordinance, an annual municipal wheel tax (the "Municipal Wheel Tax") at a rate of not less than Five Dollars (\$5.00) and not more than Forty Dollars (\$40.00) on certain classifications of vehicles not exempted from the Wheel Tax and registered in the municipality; and

WHEREAS, the Excise Tax Act and the Wheel Tax Act (collectively, the "Act") each require that the Municipal Motor Vehicle Excise Surtax and the Municipal Wheel Tax be imposed concurrently; and

WHEREAS, the City of Madison, Indiana, maintains an extensive network of roads and streets and has experienced insufficient revenue necessary to support the safe, all-weather operation, and timely repair, reconstruction, and maintenance of the road and street system within the City; and HEA 1461 signed by Governor Braun establishes a new road funding formula that directly benefits municipalities who have adopted the Act and strongly encourages municipalities to share in the cost burden of its road network.

WHEREAS, the Common Council of the City does deem it necessary to now impose the Municipal Motor Vehicle License Excise Surtax and Municipal Wheel Tax in order to generate revenue to support the safe, all-weather operation, and timely repair, reconstruction, and maintenance of the road and street system within the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the Common Council of the City of Madison, Indiana, as follows:

**Section 1.** Addition of New Chapter. Article V shall be amended to add the new Chapter 56, entitled "Roads and Streets Motor Vehicle Excise and Wheel Taxes" which shall read as follows:

**Sec. 54.01** Municipal Motor Vehicle Excise Tax ("Surtax").

- (1) *Creation of fund.* There is hereby created a Municipal Surtax Fund, which shall be a non-reverting fund. Revenues received from the Bureau of

Motor Vehicles from taxes imposed under this section shall be deposited into the fund.

(2) *Tax rates.* Effective January 1, 2026, and in accordance with IC 6-3.5-10-2, the surtax shall be imposed at the rate of \$25 for the following:

- a. Passenger motor vehicles;
- b. Motorcycles;
- c. Motor driven cycles;
- d. Collector vehicles;
- e. Except for a trailer described in I.C. 6-6-5-3.5, trailer vehicles with a declared gross weight of 9,000 pounds or less;
- f. Trucks with a declared gross weight of 11,000 pounds or less;
- g. Mini trucks; or
- h. Military vehicles.

(3) *Vehicle definitions.* The definitions set forth in the Act shall apply to this section.

(4) *Uses of fund.* Funds in the municipal surtax fund may be used for one or more of the following purposes:

- a. To construct, reconstruct, repair, or maintain streets and roads under the city's jurisdiction;
- b. For the city's contribution to obtain a grant from the local road and bridge matching grant fund pursuant to IC 8-23-30 or any other allowable uses under the code.

(5) *Transportation Asset Management Plan.* The Mayor's office shall prepare a transportation asset management plan, approved by the Indiana Department of Transportation, as required by IC 6-3.5-10-2(d) and IC 6-3.5-11-2(c) and submit a copy of such plan to the Common Council on or before August 1 of each year.

(6) *Accounting of fund.* On or before October 1 of each year, the Clerk-Treasurer shall provide the Common Council an estimate of the surtax revenues to be received by the city under this section during the next calendar year. The city shall include the estimated surtax revenues in the city's budget estimate for the calendar year.

**Sec. 54.02** Municipal Motor Vehicle Wheel Tax ("Municipal Wheel Tax").

(1) *Creation of fund.* There is hereby created a Municipal Wheel Tax Fund, which shall be a non-reverting fund. Revenues received from the Department of Motor Vehicles from taxes imposed under this section shall be deposited into the fund.

(2) *Tax rates.* Effective January 1, 2026, and in accordance with IC 6-3.5-11-2, the municipal wheel tax shall be imposed at the rate of \$40 for the following non-exempt vehicles:

- a. Buses;
- b. Recreational vehicles;
- c. Semitrailers;
- d. Trailers with a gross weight above 9,000 pounds; or
- e. Trucks and tractors with a gross weight above 11,000 pounds.

(3) *Vehicle definitions.* The definitions set forth in the Act shall apply to this section.

(4) *Uses of fund.* Funds in the municipal surtax fund may be used for one or more of the following purposes:

- a. To construct, reconstruct, repair, or maintain streets and roads under the city's jurisdiction;
- b. For the city's contribution to obtain a grant from the local road and bridge matching grant fund pursuant to IC 8-23-30 or any other allowable uses under the code.

(5) *Transportation Asset Management Plan.* The Mayor's office shall prepare a transportation asset management plan as required in Sec. 56.01 (5).

(6) *Accounting of fund.* On or before October 1 of each year, the Clerk-Treasurer shall provide the Common Council an estimate of the surtax revenues to be received by the city under this section during the next calendar year. The city shall include the estimated surtax revenues in the city's budget estimate for the calendar year.

**Section 2. *Repeal and modification.*** This Ordinance may be repealed and the rates set forth herein may be decreased or increased only in accordance with the Act.

**Section 3. *Publication.*** The Clerk-Treasurer is hereby directed to file a copy of this ordinance with the Bureau of Motor Vehicles (BMV) and the Indiana Department of Revenue (DOR) as required by the Act.

**Section 4. *Conflicting Ordinances.*** Any ordinance or provision of any ordinance of the City of Madison in conflict with the provisions of this Ordinance is hereby repealed.

**Section 5. *Severability.*** The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given effect without such invalid part or parts.

**Section 6. *Effective Date.*** This Ordinance shall be in full force and effect after its passage, approval by the Mayor of the City of Madison and publication as required by law.

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Mayor Bob G. Courtney

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Councilman

(SEAL)

ATTEST

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Shirley Ryneerson, Clerk Treasurer





Accelerate Indiana  
Municipalities

## MINI QUICK GUIDE: **WHEEL AND VEHICLE EXCISE TAX**

### OVERVIEW

- The municipal wheel tax and vehicle excise tax are local options available to all municipalities with a population of 5,000 and above.
- If a municipality adopts a wheel tax, they must also adopt a vehicle excise tax and vice versa.
- Revenue from this tax can be used for capital expenses associated with road projects in the community.
- County governments may also adopt these taxes and part of that tax is distributed to the underlying municipality.
  - Whether or not a county has adopted the wheel does not limit the municipality's ability to adopt the tax.
  - If both the county and the municipality have adopted the tax, both are collected within the municipal boundaries.
- All wheel tax and vehicle excise taxes are collected through registration fees during the annual registration process by the Bureau of Motor Vehicles.

### TAX RATES

#### Wheel Tax

- The wheel tax applies only to commercial vehicles defined as:
  - Buses;
  - Recreational vehicles;
  - Semitrailers;
  - Trailers with a gross weight above 9,000 pounds; or
  - Trucks and tractors with a gross weight above 11,000 pounds.
- The municipality may apply a different tax rate to each class of commercial vehicle, but all must be at least \$5 annually and can be up to \$40 annually.

#### Vehicle Excise Tax

- The vehicle excise tax applies to passenger vehicles defined as:
  - Passenger motor vehicles;
  - Motorcycles;
  - Motor driven cycles;
  - Collector vehicles;
  - Except for a trailer described in I.C. 6-6-5-3.5, trailer vehicles with a declared gross weight of 9,000 pounds or less;
  - Trucks with a declared gross weight of 11,000 pounds or less;
  - Mini trucks; or
  - Military vehicles.
- The municipality may apply a different tax rate to each class of passenger vehicle, but all must be at least \$7.50 annually and can be up to \$25 annually.

### ALLOWABLE USES

- The revenue generated by the wheel tax and vehicle excise tax can be used to:
  - Construct, reconstruct, repair, or maintain streets and roads; and
  - Provide matching funds for the Community Crossings Matching Grant fund.
- The definition is similar to the restrictions on the Motor Vehicle Highway (MVH) restricted fund and is reserved for capital expenses, not normal maintenance or personnel costs associated with maintaining a road system.

### ADOPTION PROCEDURE

- The wheel tax and vehicle excise tax must be adopted concurrently by ordinance by the council of the adopting municipality.
- The tax must be adopted by September 1 in order to go into effect on January 1 of the following year.
- In addition to passing the ordinance, the municipality must transmit a copy of their ordinance and asset management plan to both the Bureau of Motor Vehicles and the Department of Revenue.



## MINI QUICK GUIDE: HEA 1461 - ROAD FUNDING

House Enrolled Act (HEA) 1461 includes major updates to Indiana's local road funding system. Key provisions impact the CCMG program, Wheel Tax incentives, TRAX funding, and MVH spending requirements. Aim successfully advocated for increased flexibility and fairness, particularly for smaller communities.

### COMMUNITY CROSSINGS MATCHING GRANT PROGRAM (CCMG)

- Reduces the match requirement for municipalities with a population of 10,000 or less to 20% (previously 25%).
- Changes the funding allocation for the CCMG fund as follows:
  - o Beginning Fiscal Year (FY) 26 and every year thereafter: \$100M for the traditional CCMG matching grant program.
  - o Beginning FY 27 for the next 5 years, \$20M for the TRAX program (rail grade separation projects) or the Railroad Tax Credit for Qualified Infrastructure Investment.
  - o Beginning FY 28, \$50M for the City of Indianapolis if they can match with new revenue (likely through a wheel tax).
  - o Beginning FY 28, the remainder of the money in the fund, following the above obligations, will be distributed based on a lane mile calculation only for all cities, towns, and counties that have adopted a wheel tax.
  - o If a municipality receives a distribution through the lane miles formula, their maximum CCMG award is reduced by the amount they receive through the formula.
  - o Funding distributed through the lane miles formula has the same restrictions as CCMG money and must be placed in its own fund.

### LOCAL MOTOR VEHICLE HIGHWAY (MVH)

- Under current law, 50% of local MVH funding must be used for construction, reconstruction, or preservation (capital expenditures).
- Beginning July 1, 2026, the municipality may reduce this amount to 40% if the municipality maintains:
  - o An average PASER rating of at least 6 or higher, and
  - o 15% or less of roads with a PASER rating of 1 or 2.
- LTAP will certify the PASER ratings to verify eligibility for additional flexibility.

### BRIDGE OVERSIGHT AND RESPONSIBILITY

- Clarifies that bridges under 20ft, small structures and culverts within a municipality are the municipality's responsibility.
- Clarifies that bridges over 20ft in length are the responsibility of the county whether or not they are inside of a municipality.
- New bridge construction must be completed with respect to the county overseeing the bridge, and the county must be notified of any construction.

### ANNUAL OPERATIONS REPORT

- Requires all municipalities with a population of at least 5,000 (previously 15,000) to complete an annual operations report.

### TOWNSHIPS

- Requires townships to create a memorandum of understanding with the overlapping county and municipality to transfer unencumbered reserves to the overlapping unit for road projects in the township.
- The unencumbered reserves are those not already pledged to the townships' contracts, capital improvement plans, or other legal restrictions.

For the complete text of HEA 1461, visit the Indiana General Assembly's [webpage](#) on the bill.

**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 Residential Mobile Home (RMH) to High Density Residential (R-32).

Address:

3515+ N. MICHIGAN RD  
3515+ N. MICHIGAN RD

Parcel No.

39-08-14-000-015.000-006  
39-08-15-000-013.000-006

WHEREAS, there has been no 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.

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.

Section 2. Upon a vote to approve this Ordinance, the City of Madison zoning map shall be amended as requested.

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 22<sup>nd</sup> day of July 2025.

PRESENTED BY:

\_\_\_\_\_  
Councilman

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

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Rynearson, Clerk-Treasurer



## CERTIFICATION

The Madison City Plan Commission hereby forwards to the Madison City Common Council at their regular meeting on June 16, 2025 at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN consideration to amend or not amend the City of Madison Zoning maps so as to change the zoning of the following real estate from Residential Mobile Home (RMH) to High Density Residential (R-32). Reason for requesting rezoning: Property owner believes High Density Residential (R-32) will accommodate the highest and best use for the property. No recommendation was provided by the City of Madison Plan Commission at their regular meeting on June 16, 2025 at 5:30 p.m. in City Hall, 101 W. Main Street, Madison, IN.

Such real estate is located at 3515+ N. MICHIGAN RD, Madison, IN 47250; Parcel # 39-08-14-000-015.000-006 and 39-08-15-000-013.000-006.

Dated this 23rd day of June, 2025

---

*Nicole M Schell*

Nicole M Schell, AICP  
Director of Planning  
City of Madison, Indiana





## PROJECT BRIEF – PCRZ-25-3

Application Date: 04/10/2025

Meeting Date: 05/12/2025; 06/16/2025

### 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: 39-08-14-000-015.000-006 and 39-08-15-000-013.000-006 from Residential Mobile Home (RMH) to Residential Low Density (R-4). **Amendment to application: rezone to High Density Residential (R-32).**

<b>Current Zoning:</b> Residential Mobile Home (RMH)	<b>Project Location:</b> 3515+ N. MICHIGAN RD
<b>Applicant:</b> Pettit Properties LLC	<b>Owner:</b> Pettit Properties LLC

### Preliminary Staff Recommendation: Approve

#### Conditions:

#### Reasoning:

R-32 zoning is located diagonally to the property and will allow for future duplex subdivision development. Additionally, the UDO will propose the elimination of RMH and is proposing to replace that zoning district with R-32/equivalent.

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

#### History:

#### Relevant Information:

Application noted rezoning to R-4 however the owner has plans to develop several duplexes on the property and the density allowed in R-4 will not allow for his plans. R-32 will allow for the planned development.

#### Prior Approvals:

### Surrounding Zoning and Land Use:

<b>North:</b> Residential Mobile Home (RMH)
<b>South:</b> Residential Low Density (R-4) and Light Industry (M-1)
<b>East:</b> Residential Agriculture (RA)
<b>West:</b> Light Industry (M-1)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

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

#### GENERAL INDUSTRIAL

This designation may encompass such land uses as rail facilities, manufacturing, distribution, warehousing (not self-storage), power generation, wastewater treatment, processing plants, and other similar businesses. This plan reduces the amount of land designated for industrial uses as the previous plan provided more than can be absorbed given the market conditions of the last decade and the growth projections for Madison during the lifetime of this plan. Many previously designated areas were returned to Rural Residential / Agricultural as part of a realistic “right-sizing”. This use typically produces the greatest amount of large truck traffic with a strong dependence on the roadway network and has the potential to generate noise, vibration, dust, and odor. Industrial facilities should be located on large lots that can accommodate future expansion needs. To minimize the impact on surrounding land uses, perimeter fencing, berms, and vegetative screening are encouraged.

### Ordinance:

*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:

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: Pettit properties llc  
Street: 3818 ppermill rd  
City: Madison State: IN Zip: 47250  
Phone (Preferred): 812-292-4659  
Phone (Alternate): \_\_\_\_\_  
Email: pettitgroupinc@yahoo.com

### OWNER INFORMATION (IF DIFFERENT\*)

Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone (Preferred): \_\_\_\_\_  
Phone (Alternate): \_\_\_\_\_  
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: 39-08-15-000-013,000-006 3515+ Michigan Rd  
39-08-14-000-015,000-006

Parcel I.D. (can be obtained from the office): \_\_\_\_\_

Present Zoning Classification: R-MH

Description of Proposed Use: Duplex's

Approximate Cost of Work to be Done: \$200,000

Proposed Zoning Classification: R4

Description of the rezoning request: to Build 30 duplex's

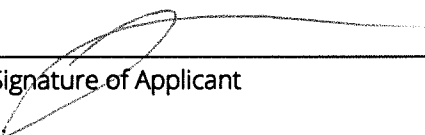
Submit property site plan detailing all requested setbacks. The site plan should also indicate structures, parking areas, adjoining streets and neighboring land uses.

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.

4/10/25  
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**