



PROJECT BRIEF – PCAF-25-8

Application Date: 08/15/2025

Meeting Date: 09/08/2025; 10/14/2025

Application Description:

Application to Amend Final Plat to split the parcel with the parcel ID of 39-08-26-223-001.000-007 into 2 lots.

Current Zoning: Residential Low Density(R-4)	Project Location: 1938 MICHIGAN RD
Applicant: John Demaree	Owner: Victoria Demaree

Preliminary Staff Recommendation: Deny

Conditions:

Reasoning: The new parcel does not conform with the Zoning Ordinance. The new parcel would violate both General Restrictions 2 Lot Area being less than ¼ acre and General Restrictions 3 lot width as it can be no less than 50 feet, but the proposed lot is only 32 feet.

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

Part of Part of IN NW 26-4-10 11-5-8

Prior Approvals:

- 11/02/22: Split of .202 off to 39-08-26-223-001.001-007 leaving a total of .598 ac
- 11/02/22: Split of .216 off to 39-08-26-223-001.002-007 leaving a total of .382 ac

Surrounding Zoning and Land Use:

North: Residential Low Density(R-4)
South: Residential Low Density(R-4)
East: Residential Low Density(R-4)
West: Residential Medium Density(R-8)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

SUBURBAN RESIDENTIAL

Suburban Residential refers to neighborhoods of single-family of low to moderate densities, as well as attached, manufactured, and multifamily developments. This category is characterized by larger lot and housing typically built after World War II. Suburban residential areas may also contain institutional uses such as civic, religious, and educational facilities. New development should always be required to connect to existing infrastructure and utility services. Residential neighborhoods should be connected by streets and sidewalks or multi-use paths to schools and other compatible non-residential areas. Cul-de-sac streets, which do not encourage connectivity, should be minimized.

Ordinance:

Subdivision Regulations, SECTION H - RESUBDIVISION OF LAND

1. Procedure for Resubdivision

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such parcel shall be approved by the Commission by the same procedure, rules, and regulations as for a subdivision.

Zoning Ordinance, SECTION 6.12 – LOW DENSITY RESIDENTIAL (R-4)

A. General Restrictions

1. Floor area ratio – Not to exceed five tenths (0.50).
2. Lot area – Not less than one-fourth (1/4) acre if single dwelling unit is included or one-half (1/2) acre if a duplex is involved. Maximum density four (4) dwelling units per acre.
3. Lot width – Not less than fifty (50) feet.



DOCKET ID ASSIGNED:

PCAF-25-8

101 W Main St
Madison, IN 47250
(812) 265-8324

Application to Amend Final Plat

Ad Fee (for Legal Notice)

\$ 15.00

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.

Purpose: Per the City of Madison Subdivision Regulations, the Plan Commission may from time to time amend the provisions imposed by these regulations. Public hearing on an-proposed amendments shall be held by the Plan Commission in the "manner prescribed by law.

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: John Demaree
Street: 1938 Michigan Road
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-701-4321
Phone (Alternate): 812-599-5234
Email: JohnDemaree@yahoo.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Victoria Demaree
Street: 1938 Michigan Road
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-5234
Phone (Alternate): 812-701-4321
Email: Vickiedemaree@yahoo.com

*** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.**

PROPERTY FOR WHICH THE AMENDMENT IS REQUESTED

Address and/or Legal Description of Property: 1938 Michigan Road Madison
Indiana 47250
Parcel I.D. (can be obtained from the office): 39-08-26-223-001.000-007
Subdivision Name: N/A Zoning Classification: R-4

SURVEYOR OR ENGINEER INFORMATION

Name: Peterson Associates
Mailing Street Address: 11 Medical Plaza
City: Haravert, IN State: Indiana Zip: 47243
Phone (Preferred): 812-866-2562 Email: _____

The final plat shall meet the standards of design as set forth in Article IV of the Subdivision Regulations and shall show the following information:

- ☐ The plat shall be at a scale of fifty (50) feet to one (1) inch or larger.
- ☐ Date, title, name, and location of subdivision, graphic scale, and north arrow.
- ☐ All dimensions, angles, bearings, and similar data on the plat shall be tied to primary control points. Locations and descriptions of said control points shall be given, except where deemed clearly unreasonable or infeasible by the Plan Commission.
- ☐ Tract boundary lines, right-of-way lines of streets, easements, and other right-of-way, and property lines of residential lots with accurate dimensions to the nearest one hundredth of a foot; bearings of deflection angles, radii, arcs, and central angles of all curves with dimensions to the nearest 30".
- ☐ Name and right-of-way width of each street, easement, or other right-of-way.
- ☐ Lot numbers, lot lines, and frontage dimensions.
- ☐ Names and locations of adjoining subdivisions and streets, the location of adjoining unplatted properties, and the names and addresses of the owners of adjoining unplatted properties.
- ☐ Certification on plat by registered engineer or land surveyor as to the accuracy of survey and plat. This should be located on the plat *in the format below*:

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Madison, Indiana, Plan Commission, and that the monuments have been placed as shown hereon, to the specifications of the Building Inspector.

15 day of AUGUST 2025

Engineer/Surveyor

Registration Number

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. I understand that upon approval of the final plat, the President and Secretary of the Commission will sign the certificate which shall be part of the reproducible mylar of the subdivision, plus two prints of same. I will receive two signed prints upon approval. I understand that it is the responsibility as the Subdivider to file with the County Recorder one copy of the approved final plat within thirty (30) days of the final plat signature date. Failure to file within this time shall constitute a violation of this ordinance.

8/15/25

Date

[Signature]
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)
- ___ Application is complete
- ___ Three (3) black or blue line copies of the final plat
- ___ One (1) reproducible print of the final plat
- ___ GIS Information to applicant and attached
- ___ Certified Mail Receipts received (attach)
- ___ Certified Mail Green Cards received (attach)

Staff Notes

