



MADISON

Indiana

Plan Commission Legal Notice

MEETING DATE: January 12, 2026 at 6:00 PM

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

STREAMING LINK: www.youtube.com/@CityofMadisonIndianaGovernment

- A. Roll Call
- B. Approval of minutes
- C. Tabled Applications
- D. Election of Officers

1. SDVA-25-1: Jim Pruett on behalf of D&W Realty Holdings LLC – Application for a Variance from Subdivision Standards to allow for a smaller right of way for a future road.
Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62
Zoned: GB-General Business(GB)
2. PCGB-25-3 : Jim Pruett on behalf of D&W Realty Holdings LLC – Application to establish setbacks for the multi-unit single family development within general business. Setbacks will be 5ft from the North, South, and East property lines. Setbacks will be 30.18 ft from the west property line. Should the development include a public road, setbacks will be 5ft from its right of way.
Location: 2629 Michigan Rd and Century Ln Properties
Zoned: General Business (GB)

- E. New Applications
- F. Public Hearing
 - 1. Proposed UDO and Zoning Map
 - a. Resolution 2026-PC-1
 - 2. Rules and applications (discussion only)
 - 3. See schedule (discussion only)

G. Adjournment

H. Next Meeting: February 9, 2026 at 5:30 PM

For the purpose of hearing oral comments concerning the listed applications, a public hearing will be held on January 12, 2026 at 6:00 PM in City Hall, 101 W. Main St., Madison, IN 47250. You are hereby advised that a copy of said proposal is on file for examination before the hearing in the Office of Planning, Preservation, & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

Tony Steinhardt, Deputy Mayor

Commission Members	Appointing Authority	Term of Appointment
Patrick Thevenow	City Council	01/18/2024 - 12/31/2027
Joel Storm	City Council	01/23/2024 - 12/31/2027
Josh Wilber	City Council	01/23/2024 - 12/31/2027
Jerry Ralston	Mayor	01/16/2024 - 12/31/2027
Van Crafton	Mayor	01/16/2024 - 12/31/2026
Mike Armstrong	Mayor	01/13/2025 - 12/31/2028
Karl Eaglin	Mayor	12/19/2024 - 12/31/2028
Rick Farris	County	03/06/2023 - 12/31/2026
Zac Laughlin	County	03/06/2023 - 12/31/2026

City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order 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 make arrangements, contact ADA Coordinator at 812-265-8300.

MADISON CITY PLAN COMMISSION

Minutes

September 8, 2025

The Madison City Plan Commission held a regular meeting on Monday, September 8, 2025, at 5:30 p.m. in City Hall. The meeting was called to order by Josh Wilber, President, with the following additional Board Members present: Patrick Thevenow, Mike Armstrong, Karl Eaglin, Jerry Ralston, and Rick Farris. Also present: Nicole Schell, Director of Planning.

Minutes:

There were no corrections or additions to the August 6, 2025 or the August 11, 2025, meeting minutes. K. Eaglin made the motion to approve the August 6, 2025 and August 11, 2025, minutes as written – Seconded by M. Armstrong – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor and none against.

August 6, 2025 and August 11, 2025 Minutes approved in accordance with the motion and vote.

New Applications:

1. **PCAF-25-7:** Matthew Binzer on behalf of Jon Kuner – Application to Amend Final Plat to split the parcel with the parcel ID of 39-08-28-221-033.000-007 into 3 lots.
Location: 2013 WELLS DR
Zoned: R-8-Residential Medium Density(R-8)

Matt Binzer represented the application. M. Binzer stated that he intends to build two single-family homes on two of the three lots, with the third lot containing city infrastructure (a lift station and sewer mains) making it unbuildable. Utilities are available at the street and will be metered separately for each buildable lot.

J. Wilber asked the Board and the audience if they had any further comments or questions.

Audience concerns focused on stormwater runoff, particularly from Suzanne Arruda, a resident living across the street at 1445 Monroe Dr., who outlined existing flooding issues due to inadequate storm drains and runoff from surrounding hills. The city confirmed a stormwater mapping and capital improvement plan is underway to address drainage issues. The board acknowledged these concerns but noted that stormwater management is considered during construction and is regulated under municipal stormwater programs.

P. Thevenow made the motion to approve the application as submitted – seconded by R. Farris – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-25-7 was approved in accordance with the motion and vote.

2. **PCAF-25-8:** John Demaree – Application to Amend Final Plat to split the parcel with the parcel ID of 39-08-26-223-001.000-007 into 2 lots.
Location: 1938 MICHIGAN RD
Zoned: R-4-Residential Low Density(R-4)

John Demaree represented the application. J. Demaree seeks to split his parcel to create a separate lot for his mother-in-law to live nearby with ownership.

The proposed split parcel does not meet the current zoning ordinance requirements for minimum lot size (quarter acre) and width (50 feet) to be buildable.

The board explained that without a variance from development standards, the new lot would be unbuildable. The applicant acknowledged the need for a variance and expressed intent to revert the property back to the primary parcel once the granny pad is no longer needed.

Concerns were raised about property access, potential landlocking, and the legal complexities involved if the lot is sold separately in the future. The board expressed skepticism about conditional ownership arrangements and emphasized the challenges of enforcing such conditions.

J. Wilber asked the Board and the audience if they had any further comments or questions.

The applicant requested to table the application to seek further clarity and possibly pursue a variance or alternative solutions.

K. Eaglin made the motion to table the application – seconded by P. Thevenow – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-25-8 was tabled in accordance with the motion and vote.

3. **PCAF-25-9:** Jim Pruett on behalf of D&W Realty Holdings LLC – Application to Amend Final Plat to consolidate the parcels previously established as Century Plaza Addition which includes the parcels with the parcel IDs of 39-08-22-114-002.000-007 through 39-08-22-114-023.000-007, 39-08-22-114-024.000-007, and 39-08-22-114-037.000-007.

Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62

Zoned: GB-General Business(GB)

Jim Pruett represented the application. The intent is to unplat the existing parcels and create a new configuration for a planned urban development (PUD)-style residential rental community with 19 single-family homes on one consolidated parcel. These homes will be rentals, not individually sold.

A new roadway is planned to bisect the parcel, with the layout slightly modified from the original plat. The development is zoned general business, but since these are rentals and not individually owned homes, rezoning may not be immediately required.

J. Wilber asked the Board and the audience if they had any further comments or questions.

Audience concerns concentrated on traffic congestion near the planned road's intersection with Michigan Road, proximity to existing businesses (notably a motel and a candle shop), and noise impacts. The applicant confirmed state and fire department approvals for the road's location and design, though final drainage, utilities, and landscaping plans are pending.

Additional audience concerns included stormwater drainage and safety risks from existing industrial slabs near the property. The commission clarified that setbacks and landscaping requirements would be addressed separately in future applications.

Following discussion on the variance application, the board moved forward with a motion on the amend final plat application.

P. Thevenow made the motion to approve the application as submitted – seconded by J. Ralston – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

PCAF-25-9 was approved in accordance with the motion and vote.

4. **SDVA-25-1:** Jim Pruett on behalf of D&W Realty Holdings LLC – Application for a Variance from Subdivision Standards to allow for a smaller right of way for a future road.

Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62

Zoned: GB-General Business(GB)

Jim Pruett represented the application. The request is to reduce the right-of-way (ROW) width to accommodate 19 homes in a constrained parcel. The proposed road would have a pavement width of 20-26 feet, with a 10-foot setback for utilities and sidewalks. Two options for the roadway were discussed: constructing a city street to city specifications or a private driveway maintained by the property owner. Cost estimates indicated a city street may cost double (~\$250,000) compared to a private driveway (~\$125,000).

The board expressed concerns about the sufficiency of a 40-foot ROW for 19 homes, traffic safety, emergency vehicle access, and long-term maintenance. The fire chief reviewed and approved the turnaround design for emergency vehicles. Sidewalks and curbs would be required if the road is built to city standards, but not if it remains a private driveway. Potential future issues include the need for a full cul-de-sac if the road exceeds 500 feet and requirements for sidewalks, which could require additional variances.

Board members requested a more detailed cross-sectional drawing showing the road, sidewalks, curbs, and setbacks to better understand the proposal.

J. Wilber asked the Board and the audience if they had any further comments or questions.

The applicant requested to table this application pending further cost analysis and design clarifications.

K. Eaglin made the motion to table the application – seconded by M. Armstrong – Roll Call Vote – all ayes – Final vote is six (6) in favor and none against. Motion Carries.

SDVA-25-1 was tabled in accordance with the motion and vote.

New/Old Business:

No further business brought before the Board.

P. Thevenow made the motion to adjourn – seconded by J. Ralston – Unanimous Consent Vote – all ayes – Final vote is six (6) in favor and none against.

Meeting adjourned at 6:46 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION

Josh Wilber, President

Nicole Schell, Secretary/Director of Planning

APPLICATION PACKET:

SDVA-25-1

Waiver from Subdivision Standards (Right-of-Way Width)

Jim Pruett (D&W Realty Holdings LLC)
2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62
Zoned: General Business (GB)



PROJECT BRIEF – SDVA-25-1

Application Date: 08/15/2025

Meeting Date: 09/08/2025; 10/14/2025; 11/10/2025

Application Description:

Application for a Variance from Subdivision Standards to allow for a smaller right of way for a future road.

Current Zoning: General Business(GB)	Project Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62
Applicant: Jim Pruett	Owner: D&W Realty Holdings LLC

Preliminary Staff Recommendation: Approve

Conditions:

Reasoning: The width of the roadway itself will be built to standards. The reduction of the right of way should not impact the development of the roadway.

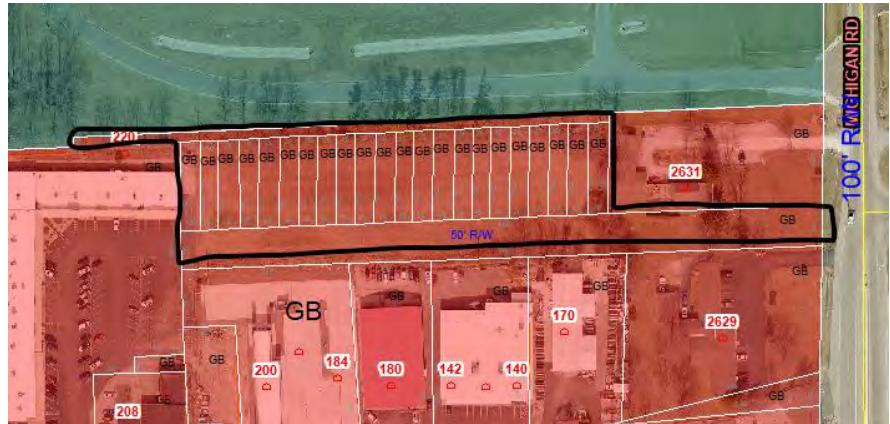
History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

Part of Century Plaza

Prior Approvals:



Surrounding Zoning and Land Use:

North: Heavy Industry(M-2)
South: General Business(GB)
East: General Business(GB)
West: General Business(GB)

Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

COMMUNITY COMMERCIAL

Community commercial includes higher intensity uses including national retailers, offices, food services, lodging, and entertainment, which draw customers from the City and adjacent communities. The designation may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking. While most community commercial uses are predominately one-story, uses may be mixed both vertically (in the same structure with retail below and residential or office above), or

horizontally -- uses adjacent. New commercial centers should have cohesive architectural styles using high-quality materials, and provide landscaping, lighting, pedestrian accommodations, and even open space if over a certain size. Controlled access (limiting curb cuts) and cross-access easements between businesses (connecting parking lots) should be considered to mitigate potential traffic congestion.

Ordinance:

Subdivision Regulations, SECTION J - VARIANCES

1. Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Plan Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:
 - a. The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property.
 - b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
 - c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.
 - d. The variance will not in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan as interpreted by the Commission or their agents.
 - e. Where the variance impacts on design and construction of public facilities, all appropriate public agencies have been given ample time to comment in writing to the Commission.
2. In approving variances, the Plan Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.
3. A petition for any such variance shall be submitted in writing by the subdivider at the time when the sketch plat is filed for the consideration of the Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.
4. Financial disadvantage to the property owner is not proof of hardship within the purpose of this Ordinance.
5. A comprehensive group housing, commercial, or industrial development, including the large-scale construction of housing commercial or industrial units together with necessary drives and ways of access, may be approved by the Plan Commission although the design of the project does not include standard street, lot, and subdivision arrangements, provided that departure from the standards of these regulations can be made without destroying their intent and is in accordance with the provisions of the zoning ordinance relating to planned development.

Subdivision Regulations, SECTION G – STREETS

4. Dedication of Right-of-Way for new streets
 - a. The dedication of right-of-way for new streets measured from lot line to lot line shall be as shown in Table IV-1.

Zoning Ordinance, SECTION 6.13 – MEDIUM DENSITY RESIDENTIAL (R-8)

A. General

1. Floor area ratio – Not to exceed one and two-tenths (1.2).
2. Lot area – No restrictions.
3. Lot width – This would be based on other restrictions such as setbacks, floor area ratios, and other requirements.
4. The Plan Commission shall determine setbacks. Each site should be individually checked by the Building Inspector to determine what the most appropriate setback should be. Landscaping, ease of access, light and air, and costs should all be taken into account. Adjacent uses should also be considered so as to not locate a noisy use next to a quiet one, or some similar misfortune.



Application for Variance from Subdivision Regulations

Application Fee	\$ 50.00
Ad Fee (for Legal Notice)	\$ 15.00
Total Due	\$ 65.00

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, where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations.

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: Jim Pruett
Street: 304 Jefferson St.
City: Madison State: IN Zip: 47250
Phone (Preferred): 812.701.1000
Phone (Alternate): 812.274.0660
Email: Jim.Pruett@JimPruett.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Dan Wu - Delil Realty Holdings
Street: 1110 E. Israel St
City: Greensburg State: IN Zip: 47240
Phone (Preferred): 270.952.7080
Phone (Alternate): _____
Email: DanWu594011@gmail.com

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

PROPERTY FOR WHICH VARIANCE IS REQUESTED

Address and/or Legal Description of Property: 2629 N Michigan Rd & others

Zoning Classification: GB

Description of Existing Use: Vacant Land

Description of Proposed Use: Approximately 20 Single family Rental Houses on One parcel

List Sections of the Subdivision Regulations for which a variance is requested:

Table 4-1 Right away width.

Submit property site plan showing structures, setbacks, parking, adjoining streets and neighboring land uses. Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. Respond to each question below with Yes/No and why. Use additional pages if necessary.

a. Will this variance be detrimental to the public safety, health, or welfare, or injurious to other property?

No, We are asking for Rowl To be 40' instead of 50'. Roadway to be 26' wide

b. Are the conditions upon which the request for a variance is based unique to the property for which the variance is sought and are not applicable generally to other property?

Yes, We need 40' Rowl To build homes on both sides of Rowl

c. Did the need for the variance arises because of the particular physical surroundings, shape or topographical conditions of the specific property involved and will a particular hardship to the owner result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out?

Yes, Not enough building area to build houses on both North & South sides of Rowl

d. Will the variance in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan as interpreted by the Commission or their agents?

No, Everything else to be followed

e. If the variance impacts on design and construction of public facilities, have all appropriate public agencies been given ample time to comment in writing to the Commission?

No, Not necessary to Contact anyone.

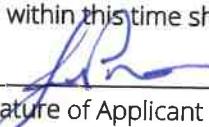
Include any other documents/information which you feel will aid the Board in making its determination.

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. I understand that it is the responsibility as the Subdivider to file with the County Recorder one copy of the approved variance with the final plat within thirty (30) days of the final plat signature date and a copy provided to the Office. Failure to file within this time shall constitute a violation of this ordinance.

8/15/2025

Date


Signature of Applicant

COMPLETED BY PLANNING OFFICE

Meeting Information: Plan Commission

Application Accepted on: _____

101 W Main St, Madison, IN 47250 – Council Chambers

Application Accepted by: _____

Meeting Date: _____ Time: 5:30PM

Documentation Review (Completed by Planning Office)

Owner Authorization provided (if req'd)

GIS Information to applicant and attached

Site plan is adequate

Certified Mail Receipts received (attach)

Narrative Statements completed

Certified Mail Green Cards received (attach)

Application is complete

Amanda Gross

From: danwu594011@gmail.com
Sent: Friday, August 15, 2025 9:41 AM
To: Amanda Gross; Jim Pruett

LETTER OF AUTHORIZATION

Date: 8/15/2025

To Whom It May Concern,

I, Dan Wu, as a member of D&W Realty Holdings, LLC, hereby authorize Jim Pruett to act on behalf of D&W Realty Holdings, LLC in all matters pertaining to the filing and processing of the following applications:

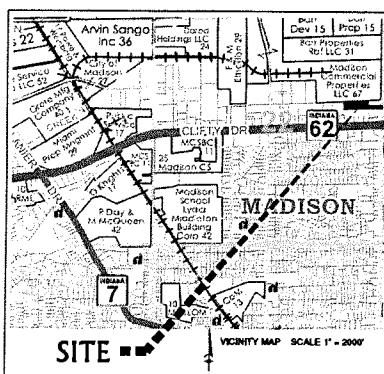
- Application to Amend Final Plat
- Application for Variance from Subdivision Regulations

This authorization includes, but is not limited to, the submission of all necessary documents, attendance at meetings, and communication with relevant authorities regarding these applications.

This authorization is effective as of the date above and shall remain in effect until the completion of the application processes unless revoked in writing by D&W Realty Holdings, LLC.

Sincerely,

Dan Wu
Member
D&W Realty Holdings, LLC



LEGAL DESCRIPTION
2.500 ACRES

BEING ALL OF LOT NO. 1-22 IN CENTURY PLAZA, RECORDED IN PLAT BOOK 2 PAGE 128, SLIDE 63 AND DATED 5-18-1980 AND BEING THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING THE SAME PROPERTY OWNED BY RALPH E. ARMAND AND ANN ARMAND, MURKIN, JOHN MURKIN, JOHN MURR, BY INSTRUMENT NUMBER 2011-02365 OF THE JEFFERSON COUNTY RECORDERS RECORDS. THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY PREPARED BY PETTITT & ASSOCIATES, UNDER THE DIRECT SUPERVISION OF WILLIAM E. PETTITT, PLS #000000, DATED AUGUST 15, 2025, HAVING A JOB NUMBER OF 25-149 AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG SPIKE FOUND AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST;

THENCE 500° 1' 21" E, 2272.83 FEET;

THENCE 587° 33' 30" W, 51.99 FEET TO A FOUND 5/8" REBAR AT THE POINT OF BEGINNING;

THENCE N THE NORTH LINE OF PROPERTY CONVEYED TO RALPH E ARMAND AND ANN ARMAND, 587° 34' 13" W, 255.54 FEET TO A FOUND 5/8" REBAR;

THENCE 587° 47' 40" W, 249.04 FEET TO A FOUND T-BAR;

THENCE 587° 0' 145" W, 110.65 FEET TO A FOUND 5/8" REBAR CAPPED BY VICKSON;

THENCE 587° 50' 3" W, 171.03 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE N 00° 2' 31" E, 174.56 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE N 88° 0' 50" E, 549.86 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE 500° 0' 51" W, 120.40 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE N 87° 34' 13" E, 280.89 FEET TO A SET 5/8" REBAR WITH CAP AT THE WEST RIGHT OF WAY OF MICHIGAN ROAD;

THENCE 500° 1' 23" E, 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL OF 2.500 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

EXCEPTING 0.957 ACRES FOR ROAD RIGHT A WAY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG SPIKE FOUND AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST;

THENCE 500° 1' 21" E, 2272.83 FEET;

THENCE 587° 33' 30" W, 51.99 FEET TO A FOUND 5/8" REBAR;

THENCE N 00° 1' 23" W, 4.98 FEET TO THE POINT OF BEGINNING;

THENCE 5 87° 34' 13" W, 251.36 FEET;

THENCE ALONG A CURVE HAVING AN ARC DISTANCE OF 96.18 FEET AND A RADIUS OF 120.00 FEET AND A CHORD BEARING N 69° 28' 04" W, A DISTANCE OF 93.63 FEET;

THENCE ALONG A CURVE HAVING AN ARC DISTANCE OF 63.39 FEET AND A RADIUS OF 80.00 FEET AND A CHORD BEARING N 69° 12' 16" W, A DISTANCE OF 61.74 FEET;

THENCE 5 88° 0' 50" W, 361.35 FEET;

THENCE S 01° 54' 10" E, 68.54 FEET;

THENCE S 87° 50' 31" W, 66.16 FEET;

THENCE N 00° 2' 31" E, 174.56 FEET;

THENCE N 88° 0' 50" E, 30.18 FEET;

THENCE S 01° 54' 10" E, 65.50 FEET;

THENCE N 88° 0' 50" E, 400.35 FEET;

THENCE ALONG A CURVE HAVING AN ARC DISTANCE OF 95.08 FEET AND A RADIUS 120.00 FEET AND A CHORD BEARING S 69° 12' 16" E, A DISTANCE OF 92.61 FEET;

THENCE ALONG A CURVE HAVING AN ARC DISTANCE OF 64.12 FEET AND A RADIUS 80.00 FEET AND A CHORD BEARING S 69° 28' 04" E, A DISTANCE OF 62.42 FEET;

THENCE N 87° 34' 13" E, 252.91 FEET TO THE RIGHT OF WAY OF MICHIGAN ROAD;

THENCE S 00° 1' 23" E, 40.03 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL AFTER SAID EXCEPTION A TOTAL OF 1.543 ACRES

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE US SURVEY FOOT, GEOD 18, NAD83.

ALL CALLED SET IRON PIN AND CAPS ARE 5/8" REBAR WITH ORANGE CAP STAMPED "PETTITT PLS 900006".

RE-PLAT CENTURY PLAZA LOTS 1-22

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED AUGUST 15, 2025, FROM A FIELD SURVEY PERFORMED FROM JULY 23, 2025 TO AUGUST 1, 2025 BY JON KUNER UNDER MY DIRECT SUPERVISION. THE FINAL MONUMENTS WERE SET AUGUST 1, 2025.

THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS AS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN THE REFERENCE MONUMENTS, RECORDED DESCRIPTIONS AND PLATS, LINES OF OCCUPATION AND THE RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THESE ARE BE UNWRITTEN RIGHTS AFFECTING THE SUBJECT PROPERTY, WHICH MAY OR MAY NOT BE SHOWN ON THE SURVEY DRAWING, UNLESS NOTED HEREIN. THE EVIDENCE OF OCCUPATION OR POSSESSION ALONG BOUNDARY LINES OF THE SURVEYED PROPERTY, MONUMENTS WERE RECOVERED OR SET AS SHOWN ON THE ATTACHED DRAWING.

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE SUBSURFACE AND ENVIRONMENTAL CONDITIONS OF THE SURVEYED PROPERTY. THE SURVEY WAS PERFORMED FOR THE 1007700170C LAND RIGHT HOLDER, LLC, IN INDIANA AS INSTRUMENT NUMBER 2025012943 OF THE JEFFERSON COUNTY DEED RECORDS. THE LINES OF THE TRACT WERE ESTABLISHED FROM DEED AND ROAD MONUMENTS, THE ORIGINAL PLAT CENTURY PLAZA RECORDED AS BOOK 2 PAGE 128 SLIDE 63 DATED MAY 9, 1980, AND ALSO FROM ADJACENT SURVEYS; PETTITT SURVEY RECORDED AS HSC 12 PAGE 054 DATED JANUARY 16, 1992; HREZO ENGINEERING SURVEY RECORDED AS INSTRUMENT NUMBER 201707135 DATED JULY 20, 2017; PETTITT SURVEY RECORDED AS INSTRUMENT NUMBER 202400740 DATED FEBRUARY 20, 2024, AND AN ORIGIN SURVEY WITH A JOB NUMBER OF 7706067 DATED 10. 1977. MONUMENTS WERE SET.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE SURVEY FOOT, GEOD 18, NAD83.

RECORD PLATS, DEEDS AND SURVEYS WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCE, ROAD AND OTHER PROPERTY LINE, OCCUPATION, THE EVIDENCE WAS ANALYZED, REVIEWED AND AN OPINION OF BOUNDARY AS SHOWN HEREON WAS PRODUCED USING SURVEYING PRINCIPALS AND THE SECTION CORNER MONUMENTS WERE FOUND PER COUNTY SURVEYOR RECORDS AND WERE LOCATED AND HELD AS THE LOCATION OF THE SECTION LINES.

SURFACE AND SUBSURFACE IMPROVEMENTS OR ADJACENT TO THE SURVEY ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY. NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR.

THIS PARCEL IS CURRENTLY ZONED 1G81 GENERAL BUSINESS, BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN A MINIMAL FLOOD HAZARD ZONE X AS 3RD TRACT PLOTS BY SCALE ON FIRM PANEL 1807700170C. EFFECTIVE DATE APRIL 2, 2015. THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SURVEY ESTABLISHED HEREON IS WITHIN THE SPECIFICATIONS OF A "URBAN SURVEY AS DEFINED IN 655 IAC 1-2-7.

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and monumented, and that this plan is true and correct to the best of my information, knowledge, and belief.

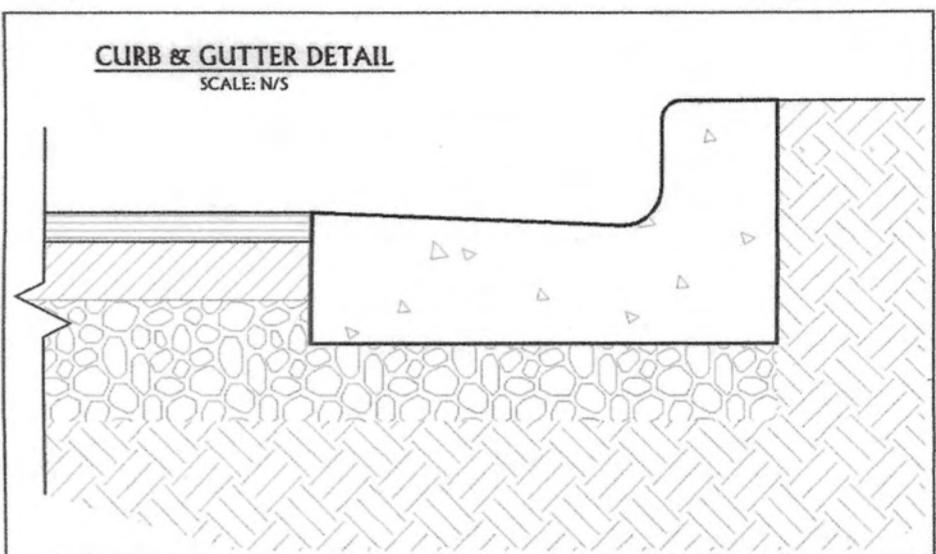
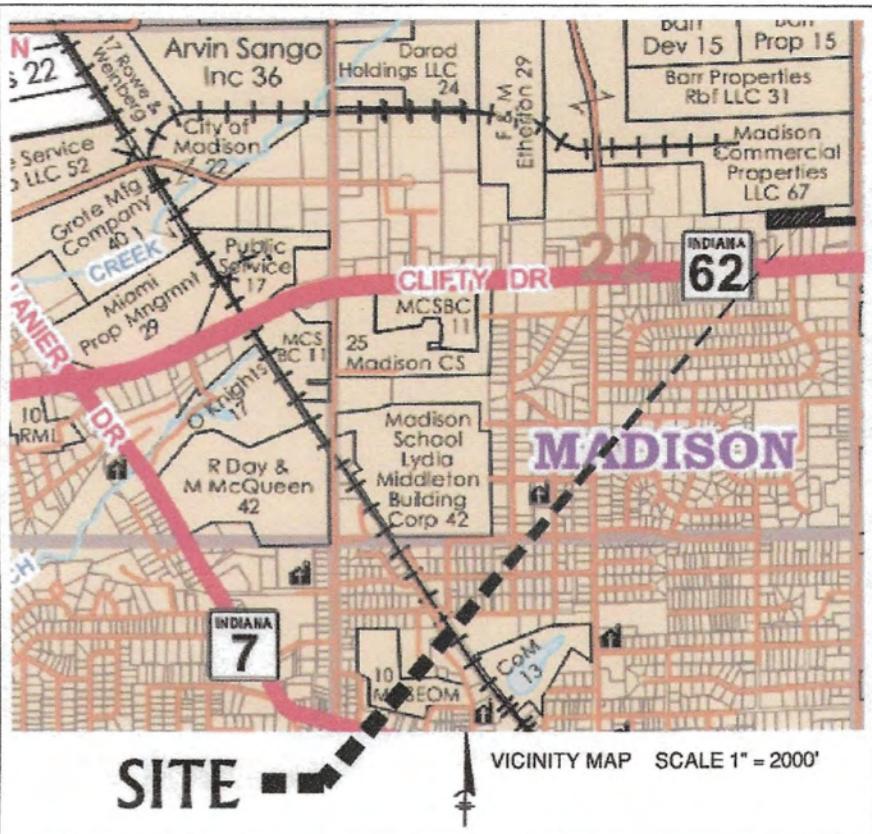
Dated: 8/15/2025

William E. Pettitt
Registered Land Surveyor
#LSB0900006

I, William E. Pettitt, affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Per 655 IAC 1-2-12, This Plat and Survey will be void if not recorded within 3 months of the Survey Certification Date.

CERTIFIED BY		DATE
Revision	Drawn By	Date
		SCALE: 1" = 50' DRAWN BY: JEL CHECKED BY: JWK
		DATE: 8/15/2025 JOB NO: 25-149
		FOR: JIM PRUITT
		REPLAT SURVEY OF CENTURY PLAZA IN SEC 22, T4N, R1E, MADISON TOWNSHIP, JEFF. CO.
		DRAWING NO: 2 OF 2



CERTIFIED BY			DATE
Revision	Drawn By	Date	SCALE: 1" = 10' DRAWN BY: JEL CHECKED BY: JWK
			DATE: 9/12/2025 JOB NO: 25-149
			FOR: JIM PRUETT
			ROAD DETAIL OF CENTURY PLAZA IN SEC 22, T4N, R10E, MADISON TOWNSHIP, JEFF. CO.
			DRAWING NO: 1

PETTITT & ASSOCIATES
Surveyors Engineers

11 Medical Plaza
P.O.Box 412
Hanover, IN 47243
(812) 866-2562
Fax (812) 866-2561

APPLICATION PACKET:

PCGB-25-3

Establish Setbacks (Multi-Unit Development)

Jim Pruett (D&W Realty Holdings LLC)
2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62
Zoned: General Business (GB)



PROJECT BRIEF – PCGB-25-3

Application Date: 9/18/2025

Meeting Date: 10/14/2025; 11/10/2025

Application Description:

Application to establish setbacks for the multi-unit single family development within general business. Setbacks will be 5ft from the North, South, and East property lines. Setbacks will be 30.18 ft from the west property line. Should the development include a public road, setbacks will be 5ft from its right of way.

Current Zoning: General Business(GB)	Project Location: 2629 N Michigan Rd; 4-88 Century Lane; and 200+ State Road 62
Applicant: Jim Pruett	Owner: D&W Realty Holdings LLC

Preliminary Staff Recommendation: Approve

Conditions:

Reasoning: The designation of Community Commercial (General Business) within the Comprehensive Plan notes that "this area may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking".

History, Relevant Information, & Prior Approvals:

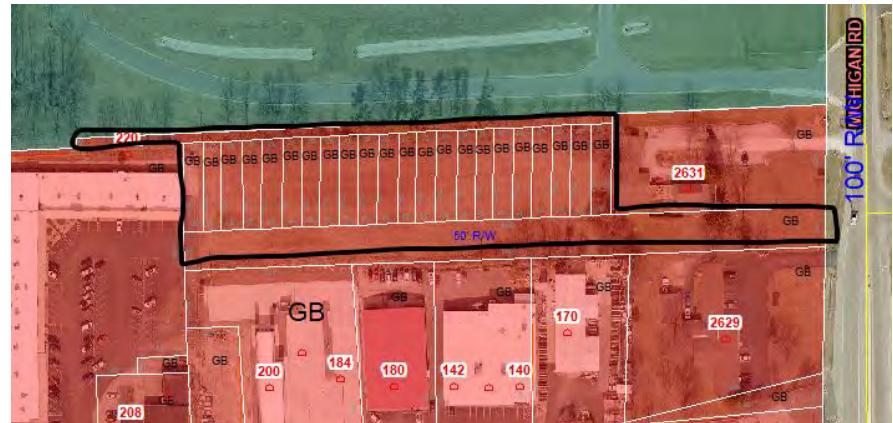
History:

Relevant Information:

Part of Century Plaza

Prior Approvals:

Consolidation of parcels approved on 9/8/25



Surrounding Zoning and Land Use:

North: Heavy Industry(M-2)

South: General Business(GB)

East: General Business(GB)

West: General Business(GB)

Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

COMMUNITY COMMERCIAL

Community commercial includes higher intensity uses including national retailers, offices, food services, lodging, and entertainment, which draw customers from the City and adjacent communities. The designation may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking. While most community commercial uses are predominately one-story, uses may be mixed both vertically (in the same structure with retail below and residential or office above), or horizontally -- uses adjacent. New commercial centers should have cohesive architectural styles using high-quality materials, and provide landscaping, lighting, pedestrian accommodations, and even open space if over a certain size. Controlled access (limiting curb cuts) and cross-access easements between businesses (connecting parking lots) should be considered to mitigate potential traffic congestion.

Ordinance:

Zoning Ordinance, SECTION 6.20 – GENERAL BUSINESS DISTRICT (GB) (page 77-78)

A. General

4. The Plan Commission shall determine setbacks. Each site should be individually checked by the Building Inspector to determine what the most appropriate setback should be. Landscaping, ease of access, light and air, and costs should all be taken into account. Adjacent uses should also be considered so as to not locate a noisy use next to a quiet one, or some similar misfortune.

**PCGB-25-3**

General Business
Setback Application
Status: Active
Submitted On: 9/18/2025

Primary Location

2629 MICHIGAN RD
MADISON, IN 47250

Owner

Armand Ralph & Ann
Irrevocable Trust
DAWSON SMITH RD 1365
Madison, IN 47250-7880

Applicant

Jim Pruett
 812-701-1000
 @ jimpruett@jimpruett.com
 304 Jefferson St.
Madison, IN 47250

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

D & W Realty Holdings LLC

Mailing Street Address*

1110 East Israel Street

City*

GREENSBURG

State*

IN

Zip Code*

47240

Permit Information

Address or Legal Description of Property*

2629 N MICHIGAN RD

Zoning Classification: GB

Description of Proposed Use*

multi-family development

Setback Requests (from edge of right-of-way)

North Lot Line* 

5

East Lot Line* 

5

South Lot Line 

5

West Lot Line* 

30.18

Note: For lots with angles/odd shapes, an approximation can be listed above; however, details must be shown on site plan

Amanda Gross

From: danwu594011@gmail.com
Sent: Tuesday, September 16, 2025 12:11 PM
To: Amanda Gross
Subject: LETTER OF AUTHORIZATION

LETTER OF AUTHORIZATION

Date: 9/16/2025

To Whom It May Concern,

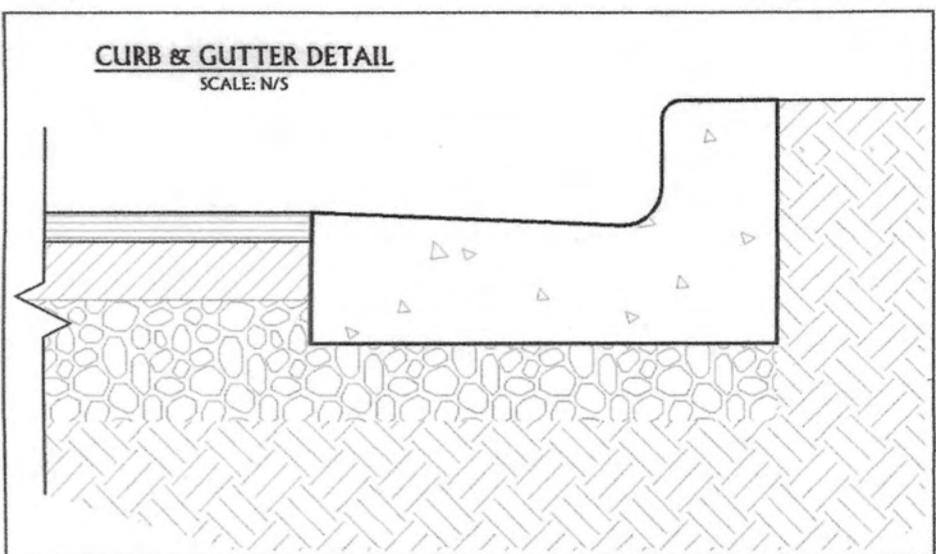
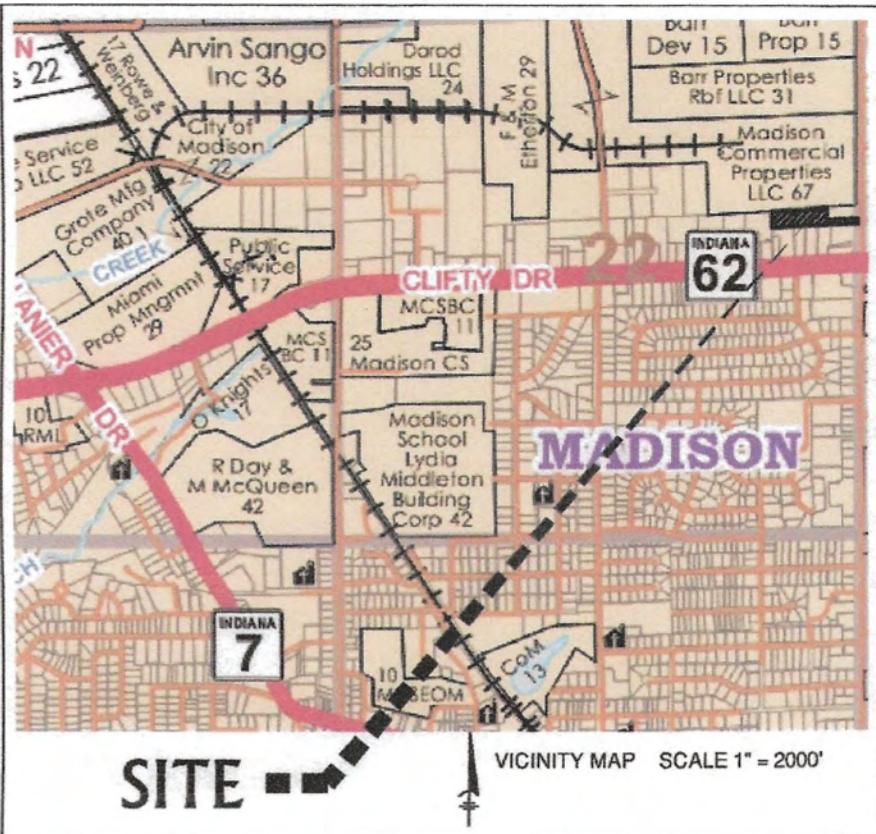
I, Dan Wu, as a member of D&W Realty Holdings, LLC, hereby authorize Jim Pruett to act on behalf of D&W Realty Holdings, LLC in all matters pertaining to the filing and processing of the General Business Setback Application.

This authorization includes, but is not limited to, the submission of all necessary documents, attendance at meetings, and communication with relevant authorities regarding these applications.

This authorization is effective as of the date above and shall remain in effect until the completion of the application processes unless revoked in writing by D&W Realty Holdings, LLC.

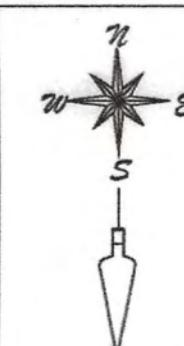
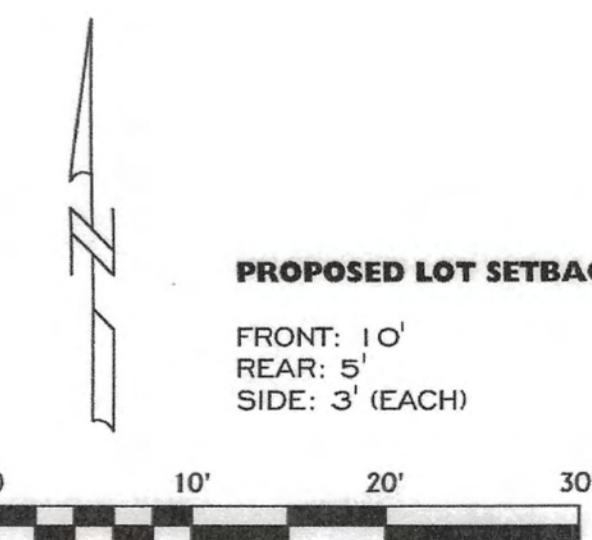
Sincerely,

Dan Wu
Member
D&W Realty Holdings, LLC



PROPOSED LOT SETBACKS

FRONT: 10'
REAR: 5'
SIDE: 3' (EACH)



**PETTITT &
ASSOCIATES**

Surveyors Engineers

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P.O.Box 412
Hanover, IN 47243
(812) 866-2562
Fax (812) 866-2561

DRAWN BY /*El* CHECKED BY /*W*

DRAWN BY: JEL CHECKED BY: JW
5 JOB NO: 25-149

100 100 100 100

ENTURY PLAZA IN SEC 22, T4N, DRAWING N

WNSHIP, JEFF. CO. 1

CERTIFIED BY		DATE			
Revision	Drawn By	Date	SCALE: 1" = 10'	DRAWN BY: JEL	CHECKED BY: JWK
			DATE: 9/12/2025	JOB NO: 25-149	
			FOR: JIM PRUETT		
			ROAD DETAIL OF CENTURY PLAZA IN SEC 22, T4N, R10E, MADISON TOWNSHIP, JEFF. CO.		DRAWING NO: 1

RESOLUTION 2026-PC-1

A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF MADISON, INDIANA RECOMMENDING REPEALING AND REPLACING THE CITY OF MADISON ZONING ORDINANCE, OFFICIAL ZONING MAP, AND SCHEDULE OF DISTRICT REGULATIONS AND ADOPTING A UNIFIED DEVELOPMENT ORDINANCE AND ZONING MAPS

WHEREAS, The City of Madison Plan Commission is the body charged with the duty of reviewing all proposed amendments to the City of Madison Zoning Ordinance; and

WHEREAS, The City of Madison Subdivision Regulations were adopted in June 1997 and Ordinance 2016-19, which made sweeping amendments to the Zoning Ordinance from August 1981, was adopted on June 6th, 2016; and

WHEREAS, The City of Madison has experienced growth and anticipates development opportunities and challenges will continue in the future which underscores the need for updated zoning and subdivision regulations; and

WHEREAS, The City of Madison adopted a comprehensive plan on September 20th, 2016 and other planning initiatives followed, which promoted prudent redevelopment strategies that included infill development for housing rental and home ownership, public-private partnerships, improved transportation networks, and outdoor recreation, as well as, present and future land uses: and

WHEREAS, The City of Madison established a Steering Committee to examine the current zoning Ordinance and draft a new Unified Development Ordinance (UDO) to replace the existing zoning ordinance found in Chapter 155 including the official map and schedule of district regulations; and

WHEREAS, the City of Madison Planning and Zoning Department engaged a consultant to assist the Steering Committee with the creation of a Unified Development Ordinance (UDO) over a period of 12 months which included steering committee meetings, focus groups, surveys, and other public input, which included a public open house held on December 9th, 2025; and

WHEREAS, The Steering Committee was comprised of members of the City of Madison Plan Commission, The City of Madison Board of Zoning Appeals, the Jefferson County Plan Commission, Madison Common Council, the Mayor's office, a citizen member, and staff members from the City Planning and Zoning Department; and

WHEREAS, the Plan Commission held a public hearing on January 12, 2026 to consider the proposed UDO and Zoning Map. Following the Public hearing, the Plan Commission voted to forward a favorable recommendation to the City Council to adopt the proposed Unified Development Ordinance and Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF MADISON, INDIANA that the current zoning ordinance, schedule of district regulations, and map of the City of Madison be replaced in their entirety with the attached Unified Development Ordinance and its accompanying Zoning Map.

ADOPTED this ____ day of _____ 2026.

President

ATTEST:
