



MADISON

Indiana
Planning, Preservation and Design

For Jan 08, 2024
Planning Meeting

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

PCAF -23-11

Application to Amend Final Plat

Ad Fee (for Legal Notice)

\$ 15.00

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: Steven McCue
Street: 3129 25th St. Ste 301
City: Columbus State: IN Zip: 47203
Phone (Preferred): 812-350-9715
Phone (Alternate): _____
Email: firststreetcontractor@gmail.com

OWNER INFORMATION (IF DIFFERENT*) (see attached)

Name: Donna McCue
Street: 911 W. 2nd St.
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-343-2132
Phone (Alternate): _____
Email: _____

* 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: <u>911 W. Second St. and 910 W. First St. (see attached documentation)</u>	
Parcel I.D. (can be obtained from the office):	<u>39-13-03-121-042.000-007</u> <u>39-13-03-121-070.001-007</u>
Subdivision Name:	<u>Hendricks Groves Addition West</u> Zoning Classification: <u>HDR</u>

SURVEYOR OR ENGINEER INFORMATION

Name: William Pettit
Mailing Street Address: PO Box 412
City: Hanover State: IN Zip: 47243
Phone (Preferred): 812-866-2561 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.	
____ day of _____, 20____	
_____ 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.

Dec 06, 2023
Date


Signature of Applicant

COMPLETED BY PLANNING OFFICE	Meeting Information: Plan Commission
Application Accepted on: <u>12/12/2023</u>	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: <u>JOE PATTERSON RP</u>	Meeting Date: <u>MANDAT JAN 8, 2024</u> 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

Application to Amend Final Plot

By Steven McCue

On Dec 06, 2023

Proposed: to remove 9.75' by 81.84' (approx. 798 sq ft) from:

“Parcel 1” – 39-13-03-121-042.000-007 (description attached), aka 911 W. 2nd Street, Madison IN

Current Owner: Donna McCue

And add said portion 9.75' by 81.84' (approx. 798 sq ft) to:

“Parcel 2” – 39-13-03-121-070.001-007 (description attached), aka 910 W. 1st Street, Madison IN

Current Owner: Donna McCue

Application to Amend Final Plat

(Applicant is not Owner)

Proposal to remove 9.75' by 81.84' (approx. 798 sq ft) from:

"Parcel 1" – 39-13-03-121-042.000-007 (description attached), aka 911 W. 2nd Street, Madison IN

Current Owner (as of Dec 06, 2023): Donna McCue

I hereby authorize Steve McCue to Amend the Final Plat of the above defined property on my behalf.

Donna McCue 12-06-23

Donna McCue

Date

Application to Amend Final Plat

(Applicant is not Owner)

Proposal to adjoin 9.75' by 81.84' (approx. 798 sq ft) to:

"Parcel 2" – 39-13-03-121-070.001-007 (description attached), aka 910 W. 1st Street, Madison IN

Current Owner (as of Dec 06, 2023): Donna McCue

I hereby authorize Steve McCue to Amend the Final Plat of the above defined property on my behalf.

Donna McCue *12-06-23*

Donna McCue

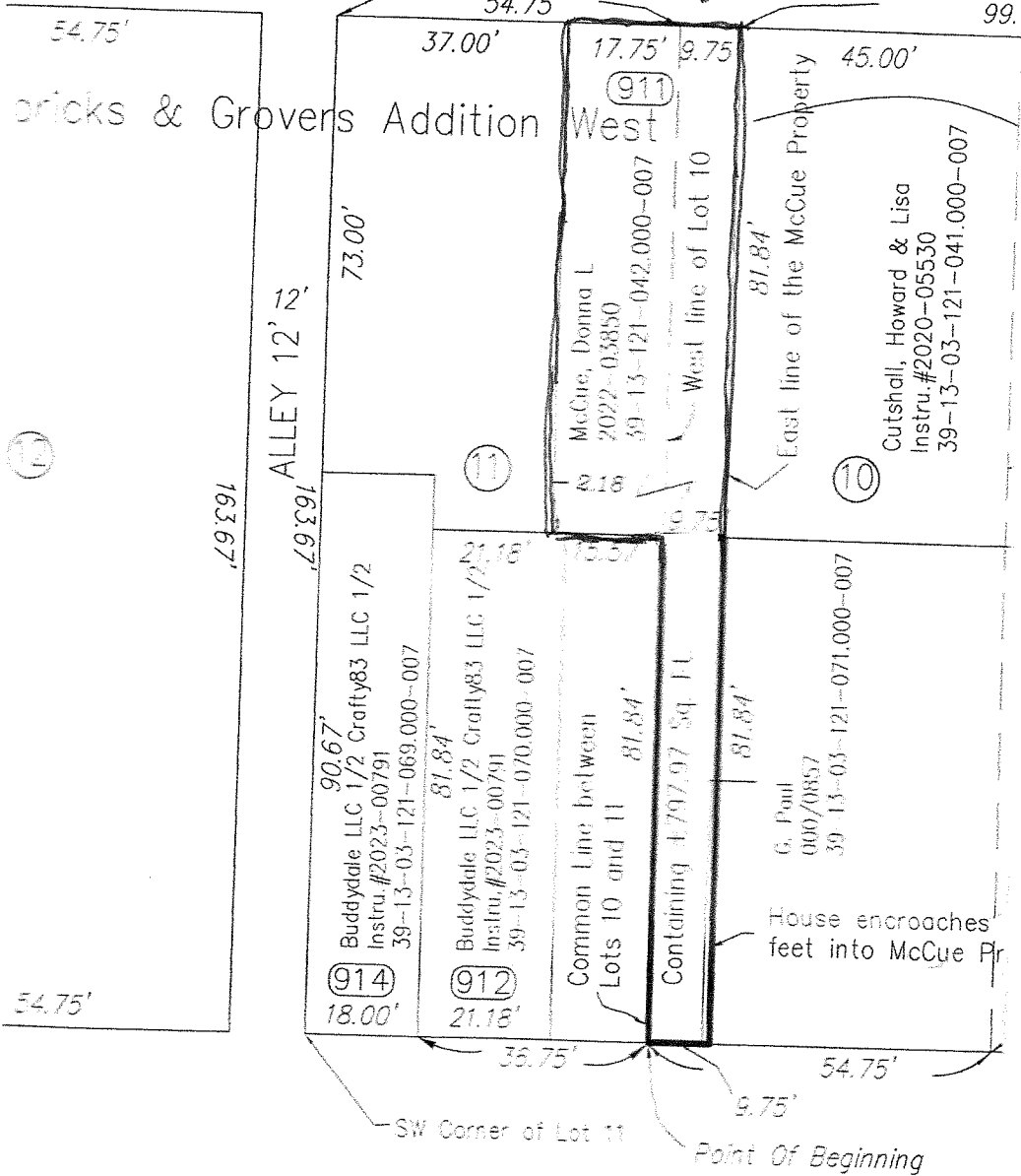
Date

— CURRENT —

cond St. 59'

"Parcel 1"

39-13-03-121-042-000-007

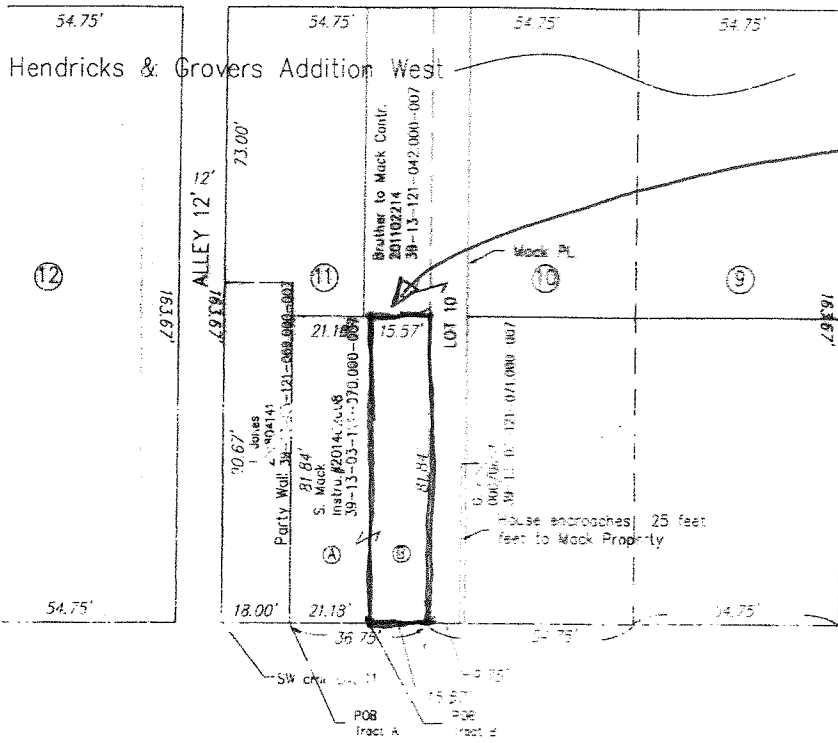


High St.) 59'

DESCRIPTION
Bricks and Grovers Addition West to the City of Madison,

- CURRENT -

second St. 59'



Tract B
or
"Parcel 2"

39-13-03-121-070.
001-007

High St.) 59'

DESCRIPTION
TRACT B

Being a part of the south half of Lot 11 of Hendricks and Grovers Addition West to the City of Madison: beginning at a point on the north line of First Street 18 feet east of the southwest corner of said lot; thence east with the north line of First Street 21.18 feet to a 5/8" Rebar and the point of beginning; thence continuing with the north line of First Street 15.57 feet to a point; thence north and parallel with the east line of Lot 11 to the middle of the lot and half way to Second Street 81.84 feet to a point; thence west parallel with First Street 15.57 feet to a point; thence south 81.84 feet to the north line of First Street to the point of beginning.

Containing 1274.25 Sq. Ft.

Being a part of the same ground conveyed to Stanley N. Mack by Instrument Number 2014 02008.

09/02/2020
1 80

CITY OF MADISON PLANNING & ZONING DEPARTMENT
(STATE OF INDIANA)
) SS:
CITY OF MADISON)
Approved this 9 day of
A.D. 20 20 By the Planning Commission
[Signature]
CITY OF MADISON PLANNING & ZONING DEPARTMENT
MADISON, INDIANA

PERJURY, THAT I HAVE
EACH SOCIAL SECURITY
REQUIRED BY LAW.

— CURRENT —

Parcel 1:

Beginning at a point 9 feet 9 inches East of the West line of Lot No. Ten (10) in Hendricks and Grover's Addition West to the City of Madison, on the South side of Second Street; thence West to a point 17 feet and 9 inches off of the East side of Lot No. Eleven (11) in said addition; thence South to Donlan's line; thence East 17 feet 9 inches; thence South to High Street; thence East with High Street 9 feet 9 inches to a point in Lot No. Ten (10); thence North to Second Street to the point of beginning.

Parcel No. 39-13-03-121-042.000-007

Parcel 2:

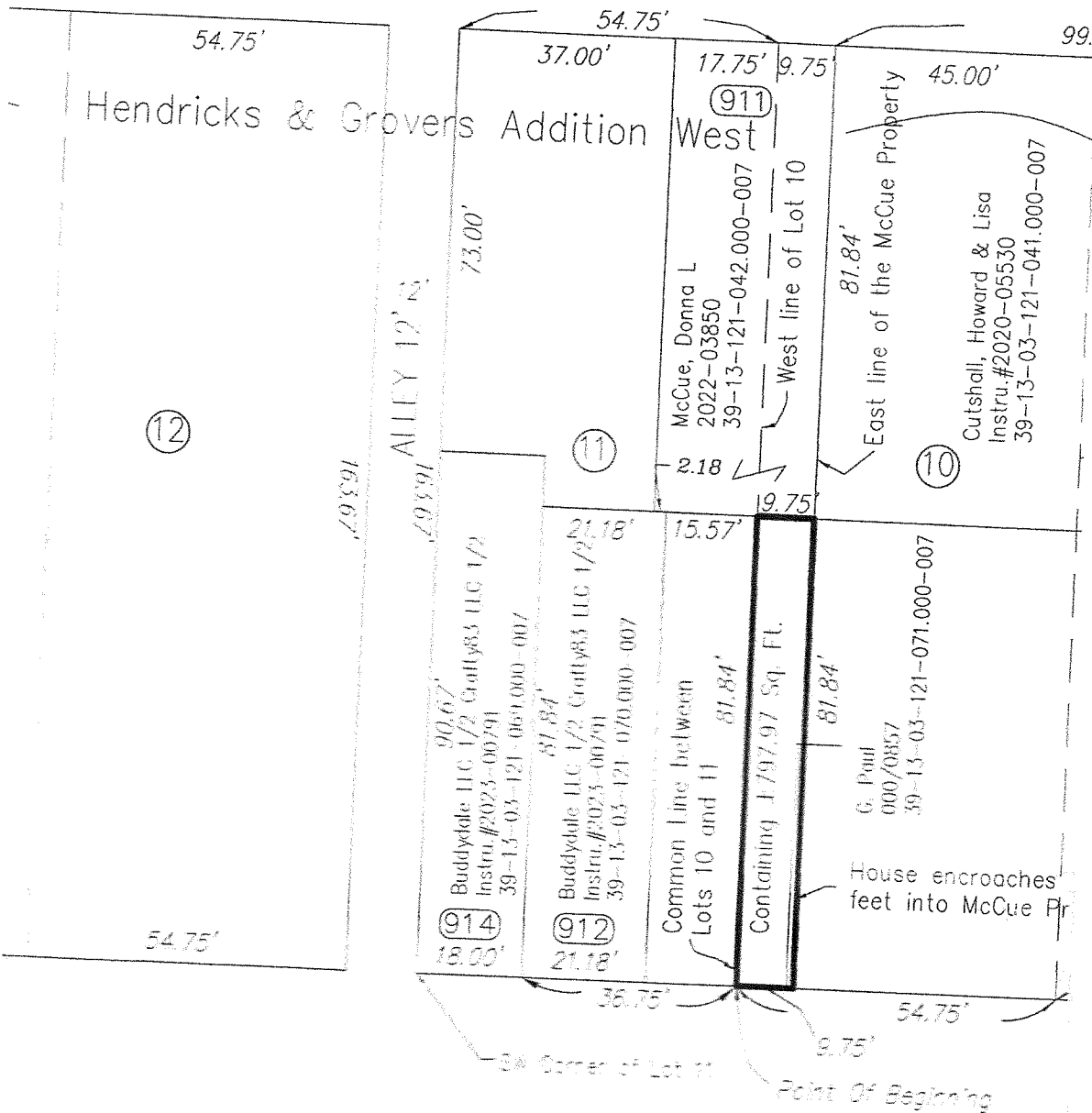
Being a part of the South Half of Lot Eleven (11) of Hendricks and Grover's Addition West to the City of Madison: beginning at a point on the North line of First Street 18 feet East of the Southwest corner of said lot; thence East with the North line of First Street 21.18 feet to a 5/8" rebar and the point of beginning; thence continuing with the North line of First Street 15.57 feet to a point; thence North and parallel with the East line of Lot Eleven (11) to the middle of the lot and half way to Second Street 81.84 feet to a point; thence West parallel with First Street 15.57 feet to a point; thence South 81.84 feet to the North line of First Street to the point of beginning. Containing 1274.25 Sq. Ft.

Parcel No. 39-13-03-121-070.001-007

- REVISION -

Portion of Parcel 1
to be removed and added
to Parcel 2

Second St. 59'



Second St. 59'

DESCRIPTION

Being a part of the south half of Lot 10 of Hendricks and Grovers Addition West to the City of Madison, Jefferson County, Indiana and being more particularly described as follows: Commencing at a point on the North line of First Street 18 feet East of the Southwest corner of Lot 11; thence East with the North line of First Street 36.75' to the corner common between Lots Ten (10) and Eleven (11) of said Hendricks and Grovers Addition West and also being the Point Of Beginning; thence North along the line common between Lots Ten (10) and Eleven (11) to the middle of the lot and half way to Second Street 81.84'; thence East parallel with the north line of First Street 9.75' (9' 9") to a point; thence South and parallel with the West line of Lot Ten (10) 81.84' to a point in the North line of First Street; thence West along the North line of First Street 9.75' (9' 9") to the Point Of Beginning.

Containing 797.97 Sq. Ft., more or less, and subject to all legal rights-of-way and easements of record.

Being a part of the same ground conveyed to Donna L. McCue by Instrument Number 2022-03850.

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A.D.

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- REVISION -

Portion of Parcel 1
to be removed and
added to Parcel 2

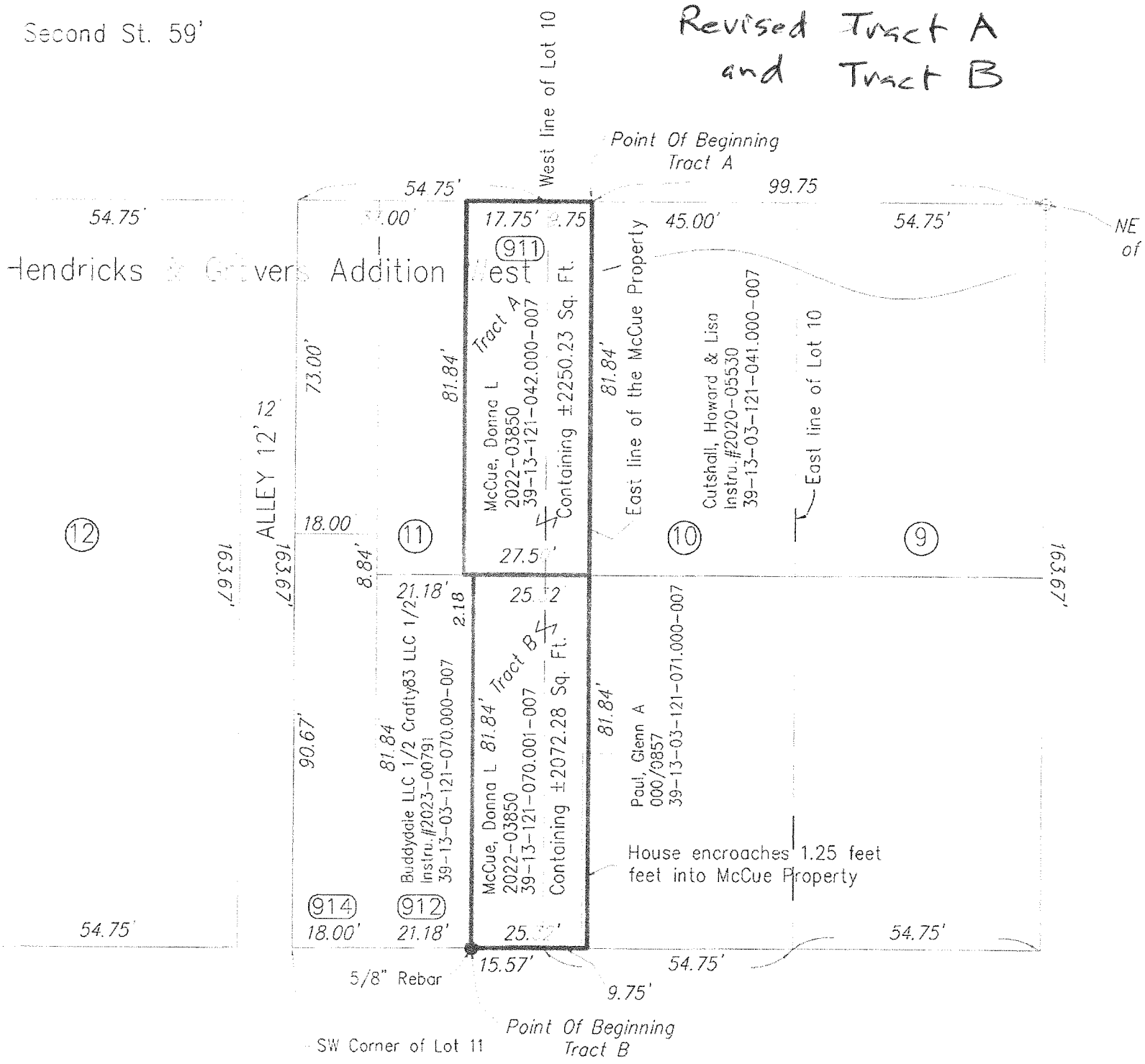
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE
TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY
NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NAME: William E. Pettitt

— PROPOSED —

Second St. 59'

Revised Tract A
and Tract B



Merly High St.) 59'



First St. (formerly High St.) 59'

DESCRIPTION

TRACT A (Remainder Tract)

Being a part of the north half of Lots 10 and 11 of Hendricks and Grovers Addition West to the City of Madison, Jefferson County, Indiana:

Beginning at a point 9.75 feet (9'-9") East of west line of said Lot 10, on the south line of Second Street; thence West along the south line of Second Street 27.50 feet to a point; thence South and parallel with the east line of Lot 11 to the middle of the lot and half way to First Street 81.84 feet to a point; thence East parallel with Second Street 27.50 feet to a point; thence North 81.84 feet to the south line of Second Street and the Point Of Beginning.

Containing 2250.23 Sq. Ft.

Being a part of the same ground conveyed to Donna L. McCue by Instrument Number 2022-03850.

I 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.

NAME: William E. Pettitt

First St. (formerly High St.) 59'

DESCRIPTION

TRACT A (Remainder Tract)
; north half of Lots 10 and 11 of Hendricks and
to the City of Madison, Jefferson County, Indiana:

.75 feet (9'-9") East of west line of said Lot
of Second Street; thence West along the south
27.50 feet to a point; thence South and parallel
lot 11 to the middle of the lot and half way to
to a point; thence East parallel with Second
point; thence North 81.84 feet to the south
and the Point Of Beginning.

. Ft.

ame ground conveyed to Donna L. McCue by
22-03850.

DESCRIPTION
TRACT B

Being a part of the south half of Lots 10 and 11 of Hendricks and
Grovers Addition West to the City of Madison, Jefferson County, Indiana:

Commencing at a point on the north line of First Street 18 feet East
of the Southwest corner of said Lot 11; thence East with the north
line of First Street 21.18 feet to a 5/8" Rebar and the Point of
Beginning; thence north and parallel with the east line of Lot 11 to
the middle of the lot and half way to Second Street 81.84 feet to a
point; thence East parallel with First Street 25.32 feet to a point;
thence South 81.84 feet to the north line of First Street; thence West
along the North line of First Street 25.32' to the Point Of Beginning.

Containing 2072.28 Sq. Ft.

Being a part of the same ground conveyed to Donna L. McCue by
Instrument Number 2022-03850.

CITY OF MADISON PLANNING & ZON

STATE OF INDIANA)

) SS:

CITY OF MADISON)

Approved this _____ day of _____
A.D. 20____ By the Planning Com

UNDER THE PENALTIES FOR PERJURY, THAT I HAVE
SONABLE CARE TO REDACT EACH SOCIAL SECURITY
THIS DOCUMENT, UNLESS REQUIRED BY LAW.

William E. Pettitt

CITY OF MADISON PLANNING & ZONI
MADISON, INDIANA