



## BZCU-24-51

Conditional Use Permit

Status: Active

Submitted On: 6/20/2024

### Primary Location

602 W MAIN ST  
MADISON, IN 47250

### Owner

LHF Enterprises LLC  
MAIN ST 602 Madison, IN 47250-  
3719

### Applicant

 John Schutte  
 812-528-7963  
 john.schutte63@gmail.com  
 1540 East Equestrian Court  
Madison, Indiana 47250

## General Information

Are you the property owner?\*

No

## Property Owner Information

Property Owner Name\*

Douglas Fox and Cara Fox

Street Mailing Address\*

West 3rd Street

City\*

MADISON

State\*

IN

Zip Code\*

47250

Phone Number\*

812-599-0356

Email

hello@thelittlegoldenfox.com

## Permit Information

### Type of Application

Initial Application

### Zoning Classification

Specialty District (SD)

### Legal Description of Property

currently commercial retail

### Description of Existing Use

Retail

### Description of Proposed Use

Grocery; Farm Stop (every day farmers market selling fresh local and regional food), Cafe, Industrial Kitchen (used to produce goods to sell at the store)

### Proposed Schedule of Uses Category #

541

## Narrative

**Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?\***

Yes, it is a conditional use as established under provisions of Article V.

**Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?\***

Yes, this use will be harmonious with and in accordance with general objectives of the City's comprehensive plan and zoning ordinance.

**Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?\***

Yes, this use will be designed, constructed, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character.

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

Yes, this use will not be hazardous or disturbing for existing or future neighboring uses.

**Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?\***

Yes, this use will be served adequately by essential public facilities and services.

## Narrative (Continued)

**Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?\***

Yes, this use will not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?\*

Yes, this use will not involve uses, activities, processes, materials, equipments, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise smoke, fumes, glare or odors.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?\*

Yes, this use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

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


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

## Acknowledgement

*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.*

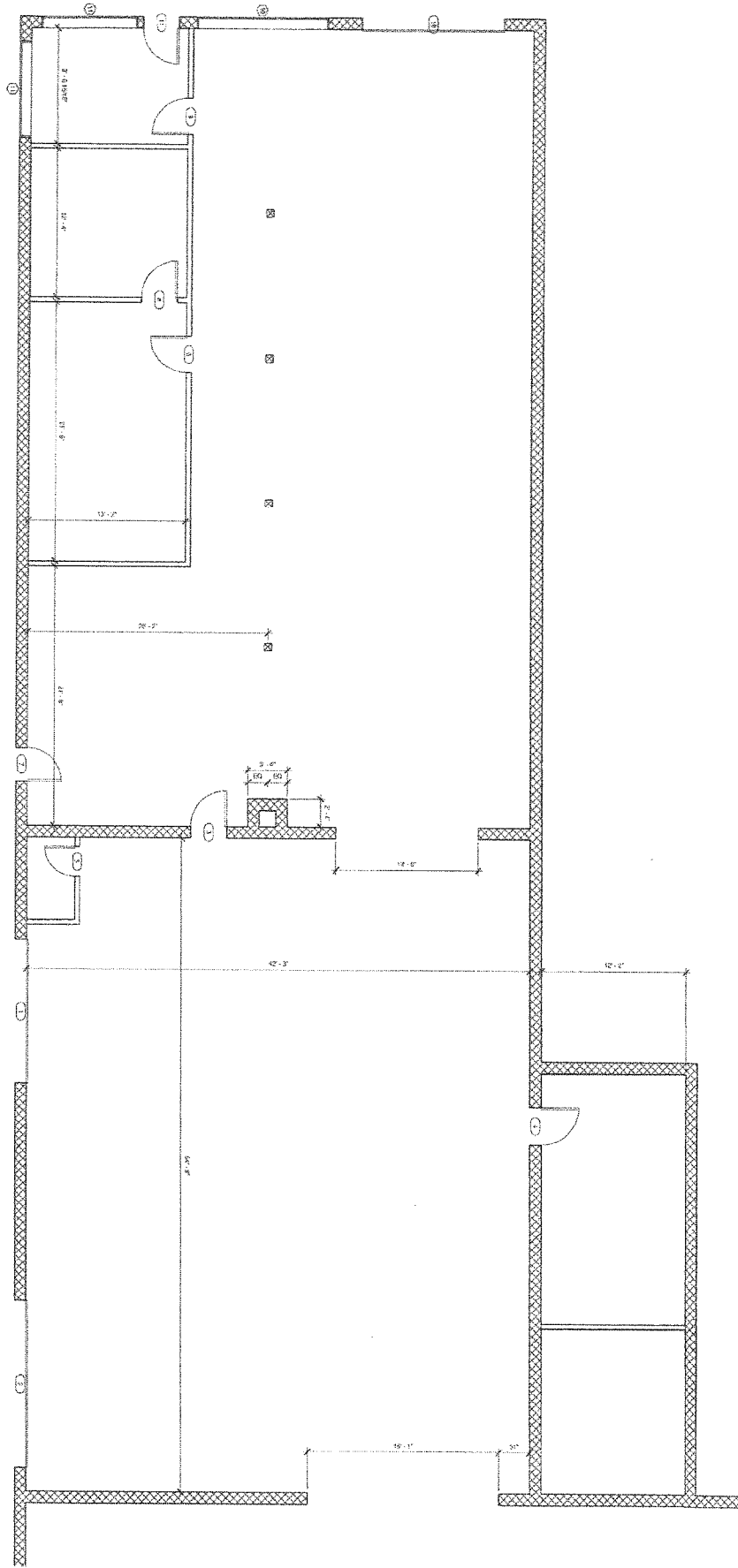
**I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.**

**Digital Signature\***

 John Schutte

Jun 12, 2024

1-180727  
180727



Scale: 1/8" = 1'-0"  
 Date: 11/22/16  
 Job No: 180727  
 A1

**Existing Conditions  
 Floor Plan**

**Fox Event Hall  
 602 W Main St.,  
 Madison, IN**



**O'Brien-Ellis  
 Engineering**  
 465 Meadow Lane  
 Madison, IN 47250  
 812-223-0327 (ph.)

1288 N US 421, Madison, IN 47250  
 812-265-6306



CAFE 550 SF  
COUNTER /

RETAIL  
715 SF

KITCHEN  
630 SF

FLEX  
CLASSROOM  
950 SF

RR  
JAN

SERVICE  
ENTRY  
BASEMENT  
ACCESS

OPERABLE  
WALL

PROPERTY OWNER AUTHORIZATION FORM

I/We, Douglas G. Fox & Cara M. Fox hereby authorize  
(Property Owner(s) - Please Print)

John Schutte, representative for Madison Consolidated School  
(Applicant's Name) (Company, Firm, Organization)

to make application for a Grocery to  
(Type of Permit)

internal renovation at  
(Description of Proposed Work)

602 W. Main St.  
(Property Address)

Madison, IN 47250  
(City, State, Zip Code)

Cara M. Fox  
(Property Owner Signature)

6.20.24  
(Date)



# MCS STUDENT FARM STOP

## MEET THE TEAM



**Ava Armbrecht**



**Avery Clayton**



**Lilly Cox**



**Sophie Guirguis**



**Anni Kempton**



**Reilly Kuppler**



**Emma Wynn**

June 28, 2024

MCS Farm Stop

# MISSION-VISION-CORE VALUES

Empowering students with educational opportunities to grow our local food economy in the garden, cafeteria, classroom, and community.

Our purpose is to inspire a healthier food system that engages young people, farmers, educational settings, and the community to a new generation of food awareness strengthening our farm economy while protecting our environment.

COMMUNITY-KINDNESS-INTEGRITY-EDUCATION-ACCESSIBILITY-SUSTAINABILITY

# Introduction

MCS students will design, implement, and manage a fresh food store, known as a “farm stop,” that sells fresh local and regional food.

The farm stop movement is growing nationwide as communities turn to local farms as a buffer against global supply chain and price fluctuations. Farm stops sell fresh food from a variety of local and regional growers.



June 28, 2024

MCS Farm Stop

# Project Overview

- ❑ Part of the Career & Technical Education (CTE) umbrella at MCHS.
- ❑ The work will eventually include curricular areas of business, marketing, personal finance, economics, culinary, agriculture, engineering, and manufacturing.
- ❑ The plan is to build this business from the ground up, creating both hands-on, and managerial opportunities (immediate and future) for students.

June 28, 2024

MCS Farm Stop



# Academic Vision

- ❑ Enhance and expand our CTE programs to engage students at all levels of their pathway journey (elementary and secondary).
- ❑ Capstone program tying together 5 to 6 existing CTE programs: Agriculture, Culinary, Manufacturing, Graphic Arts, Arts, and Business.
- ❑ Student Managed Farm Stop (1<sup>st</sup> in the State).
- ❑ Students have three opportunities to be involved: Management Team, Store Operations, and Grower/Producer.

MCS Farm Stop

June 28, 2024



# What is a FARM STOP

- ❑ Year-round, everyday farmers market stocked exclusively with local product (Farm to Table).
- ❑ Physical Retail Space (accessible location).
- ❑ Supports small-scale farmers by sourcing agricultural products from local producers.
- ❑ Producers own their products and set their prices (consignment operating model).
- ❑ Open Daily.
- ❑ Mix of Farm and Artisan Products.



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MCS Farm Stop

# Essential Components

## Student-Farmer-Consumer

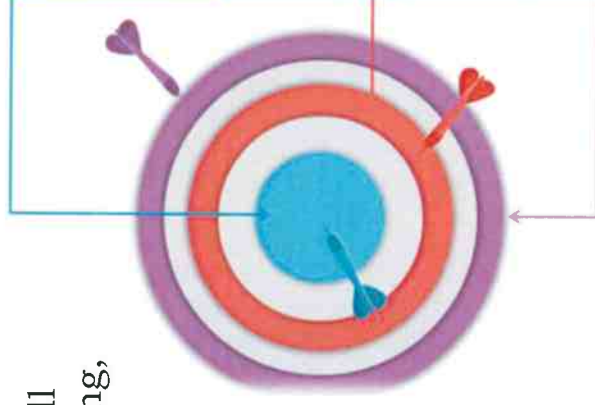


- Direct to Consumer Sales are an important feature of a Farm stop (consignment).
- Farms control the commercial conditions under which their products are sold.
- Farms retain high margins.
- Customers completely aware of “the math” of who gets paid what.
- Partnership – farm stops get great quality product year-round.
- Shared risk on how much is brought for sale; very low food waste.
- Mutual trust model with the farmers.



# How will it WORK

- Students will manage and be responsible for all store operations (inventory, display, café, culling, farmer relationships, staffing, and culture)
- Business and associated programs are supervised by MCS staff (store, kitchen, greenhouse, and gardens)
- Bullseye Marketing Approach
- Consignment Store: Farmers and Artisans set their own prices, own their products until they are sold (daily revenue stream)
- Operates as a non-profit (fits under MCS umbrella) – goal is to cover operational cost
- Paid management and operations staff (students)
- Store Operations – Goal is to open daily



**Fully Exploit Existing Assets**

- Talk to your customer, listen, and create superior offerings.
- Set more to current customers.
- Improve your website messaging and experience.
- Take advantage of email marketing.
- Use remarketing to reinforce messages with website visitors.
- Align marketing and sales.

**Generate Leads and Sales From People Who Went to Buy Now**

- Use search marketing search ads and SEO.
- Take advantage of insert data to run additional programs, including account-based marketing.

**Cast A Wider Net**

- Social media.
- Content and inbound marketing.
- Online display ads.
- PR and influence marketing.
- Events and trade shows.
- Direct Mail.



# Exploring the Possibilities



farm to school

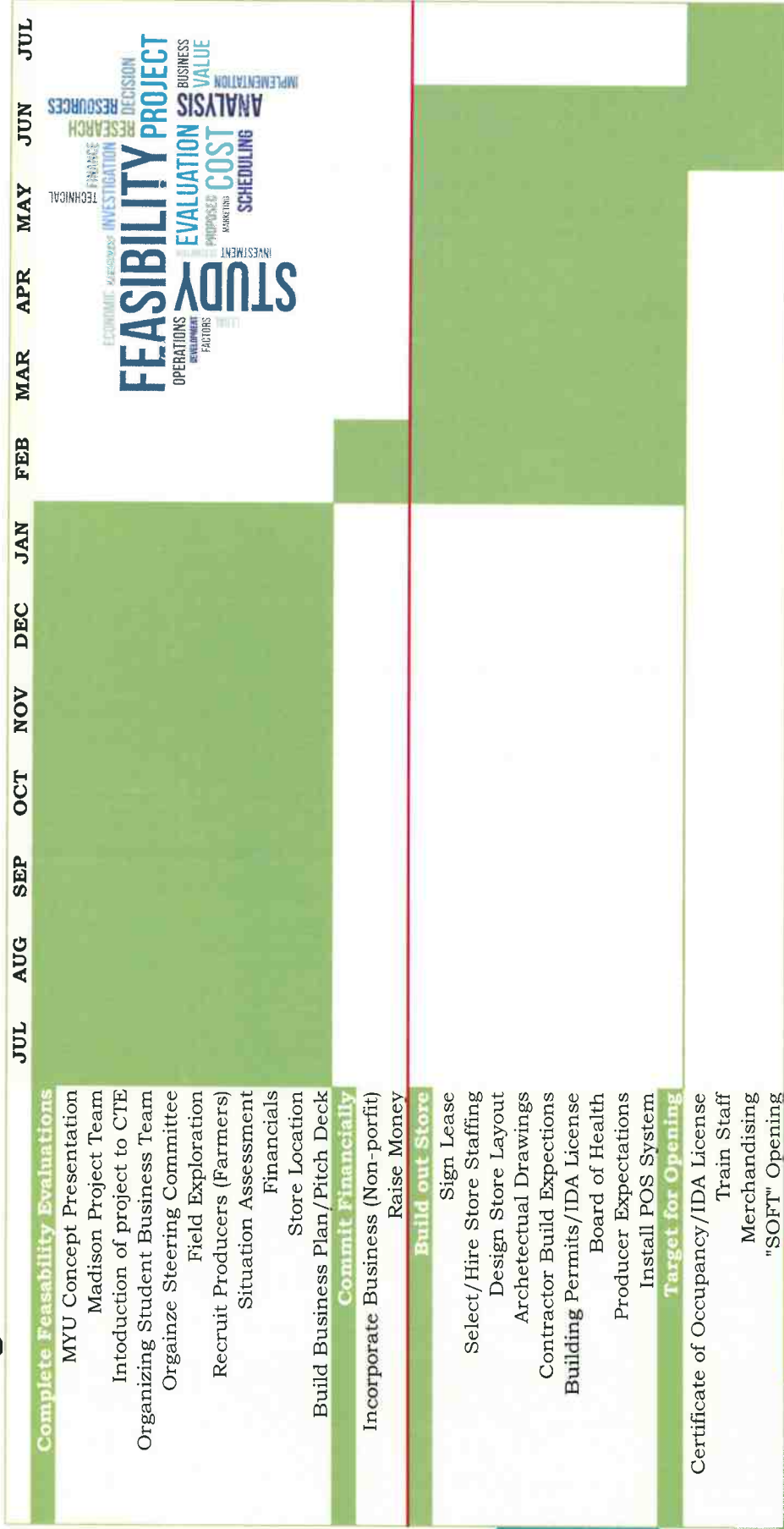
- Café – full scale (important revenue stream)
- Culinary Kitchen (soup, baked goods, take-and-bake meals, cooking classes)
- Local student and community arts and crafts
- School gardens and greenhouse
- Farm to School Program (culling process)
- Food access to low-income families (MYU)
- Restaurant Partnership and Delivery
- Food Truck

MCS Farm Stop

June 28, 2024



# Project Timeline



**MCS Farm Stop** June 28, 2024

# Take-aways



- ❑ The pendulum swung too far in the direction of industrial agriculture, where food is produced far away, and economics are stacked impossibly against small-to-medium sized farms.
- ❑ Innovative approaches are needed to make shopping local easier in ways that economically sustains farms.
- ❑ Consumers are begging for experiences.
- ❑ Madison and similar “Farm Stop” stores represent a breakthrough economic model that super-charges local food economies.

**It's more than a STORE...  
It's our FUTURE.**



**GROWING MINDS**

**FARM STOP**

*FROM KNOW TO GROW,  
SEEDS WE SOW*

MADISON CONSOLIDATED SCHOOLS, PROPRIETORS  
ESTABLISHED 2024