



PROJECT BRIEF – PCAF-25-2

Application Date: 03/25/2025

Meeting Date: 04/14/2025

Application Description:

An application has been filed to Amend Final Plat. The applicant is requesting to consolidate the properties with the parcel ID: 39-13-03-121-060.000-007 and 39-13-03-121-061.000-007.

Current Zoning: Historic District Residential (HDR)	Project Location: 1014 and 1016 W FIRST ST
Applicant: David and Janeen Wise	Owner: David and Janeen Wise

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Amended plat must have corrected information including approving agency, completed surveyor information, and be signed/notarized by the owner.

Reasoning:

The intent of the plat is still visible on the erroneous plat provided for the submittal of this application. The Plan Commission will be able to review the intended consolidation. Staff has already discussed the issues on the plat with the applicant but at time of publication, a new plat has not been submitted.

History, Relevant Information, & Prior Approvals:

History: NA

Relevant Information:

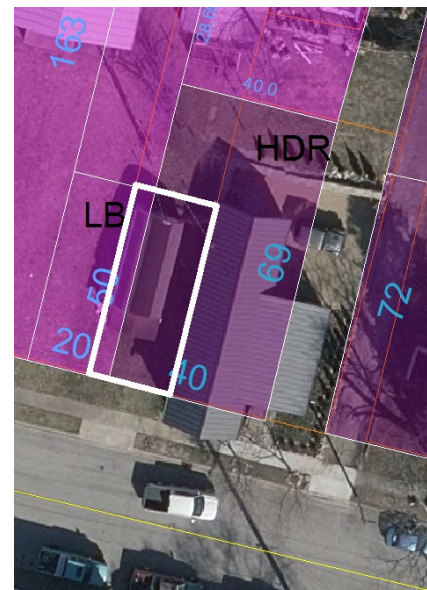
Applicant has also filed a Variance from Development Standards application (April 14) to place building 2-ft off west lot line.

Applicant has also filed for approval from historic board (April 28) on the design of the garage.

Prior Approvals: NA

Surrounding Zoning and Land Use:

North: Local Business (LB)
South: Historic District Residential (HDR)
East: Historic District Residential (HDR)
West: Local Business (LB)



Comprehensive Plan, Ordinances, & Finding of Fact

Future Land Use Designations (Page 74-78)

NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

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.

PCAF-25-2

Application to Amend Final Plat
Status: Active
Submitted On: 3/25/2025





Primary Location

1014 W FIRST ST Unit Carriage House
MADISON, IN 47250

Owner

No owner information

Applicant

 Janeen Wise
 502-235-4586
 janeen_wise@hotmail.com
 9147 Hastings Trace
Indianapolis, IN 46234

General Information


Are you the property owner? *

Yes

Permit Information

Address or Legal Description of Property*

1014-1016 W First St

Parcel I.D. 

39-13-03-121-060.000-007 and 39-13-03-121-061.000-007

Subdivision Name

Hendrick and Grover

Zoning Classification

HDR

Surveyor or Engineer Information

see 2nd page

Name*

Pettitt and Associates

Mailing Street Address

11 Medical Plaza
PO Box 412

City

Hanover

State

IN

Zip Code

47243

Phone Number

Email

