

**ORDINANCE NO: 2023-BC-O-22**

**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP AS TO  
CERTAIN REAL ESTATE WITHIN THE COUNTY OF MADISON,  
INDIANA, AS HEREIN DESCRIBED**

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**WHEREAS**, an Ordinance has been referred to the duly authorized Plan Commission of Madison County, Indiana, for a change in the Official Zone Map as to certain real estate in said County as hereinafter described; and,

**WHEREAS**, the Madison County Plan Commission has given proper notice and conducted a public hearing for this Ordinance and, thereafter, made a favorable recommendation to the Board of Commissioners of Madison County, Indiana, on October 16, 2023; being Petition 2023-Z-007.

**NOW THEREFORE, BE IT ORDAINED** by the Commissioners of Madison County, Indiana, under the authority of Indiana Code § 36-7-4-608, and all acts amendatory thereto as follows:

**SECTION 1.** That the Zoning Ordinance of Madison County, Indiana, be amended to change the Zone Map as incorporated therein and the following described real estate commonly known as 6061 N. State Road 9, Alexandria, Madison County, Indiana, to wit:

Parcel No. 48-07-07-300-052.000-029.

*(See attached Map & Legal Description - Exhibit A)*

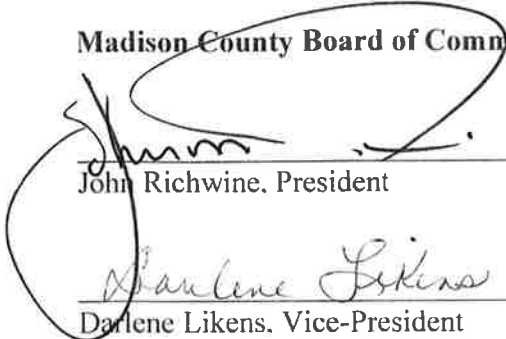
be and the same is hereby rezoned from the present zoning of Institutional (IN) to General Commercial (GC) zoning.

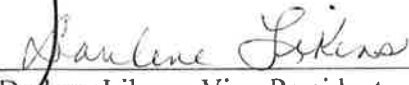
**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage by the Commissioners of Madison County, Indiana, and publications as by law provided.

[Signature Page Follows]

**SO ORDAINED** by the Board of Commissioners of Madison County, Indiana, this \_\_\_\_\_ day of November, 2023.

**Madison County Board of Commissioners**

  
\_\_\_\_\_  
John Richwine, President

  
\_\_\_\_\_  
Darlene Likens, Vice-President

  
\_\_\_\_\_  
Olivia Pratt, Member

**Attest:**

  
\_\_\_\_\_  
Rick Gardner, Auditor

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. /s/ Jeffrey K. Graham

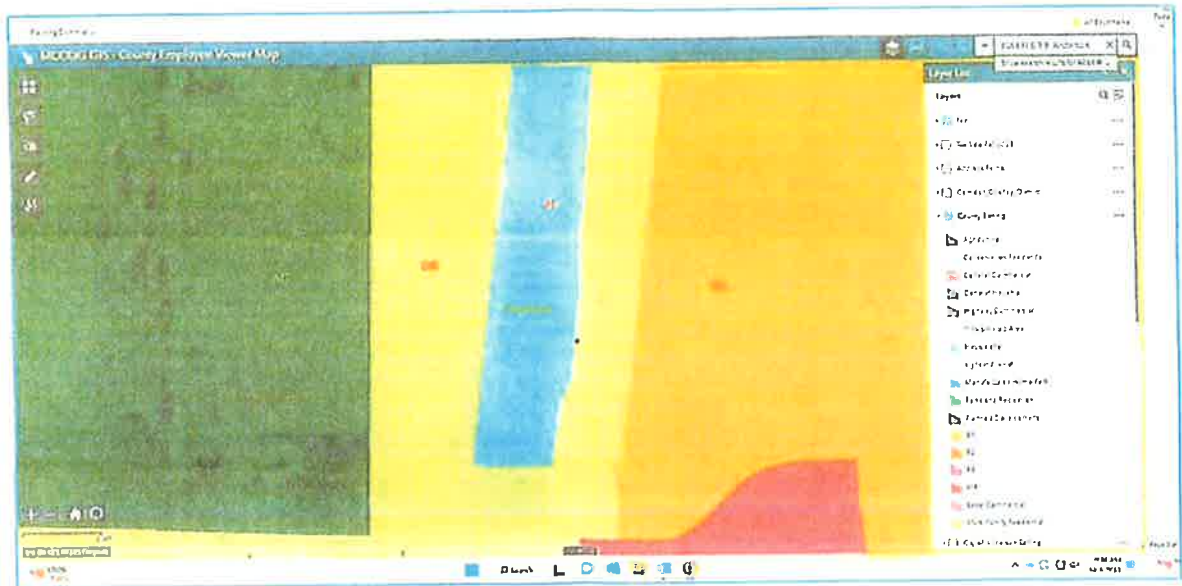
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Site

### Zoning

The site is zoned Institutional. It has been Loose Funeral Home and most recently it was a conference center for Ivy Tech.



Beginning at a point on the Westerly right-of-way line of State Road Numbered 9, said point being North 90 degrees 00 minutes 00 seconds East (assumed bearing) a distance of 485.85 feet from a point marking the Southwest corner of the Southwest Quarter of Section 7, Township 20 North, Range 8 East; thence North 06 degrees 09 minutes 14 seconds East along the Westerly right-of-way line of said State Road a distance of 1,009.81 feet to a point marking the Southeast corner of the Harry Hughel Tract as recorded in Deed Record 573, Page 54 in the Office of the Recorder of Madison County, Indiana; thence North 89 degrees 09 minutes 13 seconds West along the South line of said Hughel Tract a distance of 224.67 feet; thence South 06 degrees 09 minutes 14 seconds West on a line parallel with the Westerly right-of-way line of said State Road a distance of 1,013.15 feet to a point on the South line of the said Quarter Section; thence North 90 degrees 00 minutes 00 seconds East along the South line of the said Quarter Section a distance of 225.00 feet to the point of beginning. Being a part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 20 North, Range 8 East, and containing 5.195 Acres, more or less.

**EXCEPT,** A part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 20 North, Range 8 East, Madison County, Indiana, described as follows: Beginning on the South line of said section North 89 degrees 57 minutes 12 seconds East 459.17 feet from the Southwest corner of said section; thence North 06 degrees 38 minutes 41 seconds East 54.08 feet; thence North 07 degrees 46 minutes 45 Seconds East 100.05 feet; thence North 20 degrees 57 minutes 29 seconds East 82.78 feet to the western boundary of S.R. 9; thence South 83 degrees 56 minutes 21 seconds East 125.58 feet to the center line of S.R. 9 as established from Indiana Department of Transportation Project No. FA-73, Section A, dated 1923; thence South 01 degree 46 minutes 15 seconds West 185.11 feet along said center line; thence along said centerline Southerly 31.73 feet along an arc to the left and having a radius of 1,909.86 feet and subtended by a long chord having a bearing of South 01 degree 17 minutes 41 seconds West and a length of 31.73 feet to the South line of said section; thence South 89 degrees 57 minutes 12 seconds West 167.85 feet along said south line to the point of beginning and containing 0.790 acre, more or less.

**ALSO EXCEPT, A part of the Southwest Quarter of the Southwest Quarter of Section 7, Township 20 North, Range 8 East, Madison County, Indiana, described as follows: Commencing at the Southwest corner of said Section; thence North 89 degrees 57 minutes 12 seconds East, 484.18 feet along the South line of said Section to the Western Boundary of State Road 9; thence North 6 degrees 03 minutes 15 seconds East 431.41 feet along the Boundary of said State Road 9 to the point of beginning of this description; thence North 0 degrees 42 minutes 56 seconds West, 120.84 feet; thence North 6 degrees 03 minutes 39 seconds East, 100 feet; thence North 4 degrees 09 minutes 06 seconds East, 300.17 feet; thence North 5 degrees 41 minutes 28 seconds East, 54.67 feet; thence South 88 degrees 57 minutes 17 seconds East, 91.86 feet along said North line to the centerline of State Road 9, as established from Indiana Department of Transportation Project No. FA-73, Section A, dated 1923; thence South 1 degree 46 minutes 15 seconds West, 584.34 feet along said centerline; thence North 83 degrees 56 minutes 21 seconds West 110.61 feet to the point of beginning and containing 1.399 acres, more or less. The portion of the above-described real estate which is not already embraced within public rights-of-way contains 0.216 acre, more or less.**

**CERTIFICATION OF PROPOSED AMENDMENT TO THE  
ZONING ORDINANCE OF MADISON COUNTY, INDIANA, CONTAINED  
IN THE MADISON COUNTY LAND USE AND DEVELOPMENT CODE**

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The Madison County Plan Commission hereby certifies with a **FAVORABLE** recommendation the Amendment attached hereto (Petition No: 2023-Z-007) to the Madison County Zoning Ordinance contained in the Madison County Land Use and Development Code.

SO CERTIFIED THIS 16th day of October, 2023.

MADISON COUNTY PLAN COMMISSION

By: /s/ Mark Gary  
Mark Gary, Vice-President

Attest:

/s/ Stacey Hinton  
Stacey Hinton

Prepared By:  
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