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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0156
Bill Number: Z-13-11-09
Council District: 5-Geoff Paddock

Introduction Date: November 26, 2013

Plan Commission
Public Hearing Date: December 9, 2013

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 0.30 acres of property from IN1-Light Industrial to IN2-General Industrial

Location: On the southeast corner of Brookside Road and Taylor Street, within the existing parking lot of Mad Anthony Restaurant.

Reason for Request: To bring the existing brewery use into compliance with the Zoning Ordinance and to allow an expansion of the brewery building.

Applicant: Mad Anthony Brewing Co.

Property Owner: Mad Anthony Brewing Co.

Related Petitions: Primary Development Plan, Mad Anthony Brewery Expansion

Effect of Passage: Property will be rezoned to IN2-General Industrial to allow the existing brewing operations to come into compliance with the Zoning Ordinance and allow the use to expand.

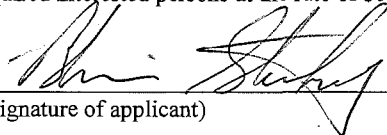
Effect of Non-Passage: The property will remain zoned IN1-Light Industrial and the existing use will remain out of compliance with the ordinance and will not be allowed to expand. The business may relocate.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant	Mad Anthony Brewing Co. INC.		
	Address	2002 Broadway		
	City	Fort Wayne	State	IN Zip 46802
	Telephone	260-426-2537	Fax	E-mail madbrew@msn.com
Property Ownership	Property Owner	Mad Anthony Brewing Co.		
	Address	2002 Broadway		
	City	Fort Wayne	State	IN Zip 46802
	Telephone	260-426-2537	Fax	E-mail madbrew@msn.com
Contact Person	Contact Person	Blaine Stuckey		
	Address	100 LN 150 A JIMMERSON LK.		
	City	Fort Wayne	State	IN Zip 46703
	Telephone	260-704-6222	Fax	E-mail madstuckey@hotmail.com

All staff correspondence will be sent only to the designated contact person.

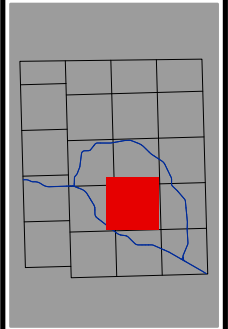
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction
	Address of the property 1121 Taylor St. Fort Wayne IN 46802	
	Present Zoning IN 1 Proposed Zoning IN 2 Acreage to be rezoned .30 Acres	
	Proposed density N/A units per acre	
	Township name Wayne township Township section # 10	
	Purpose of rezoning (attach additional page if necessary) Expanding Brewery Operations	
Sewer provider City of Fort Wayne Water provider City of Fort Wayne		

Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.		
	☐ Applicable filing fee		
	☐ Applicable number of surveys showing area to be rezoned (plans must be folded)		
	☐ Legal Description of parcel to be rezoned		
☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only			
I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.			
Blaine Stuckey			10/23/13
(printed name of applicant)		(signature of applicant)	(date)
(printed name of property owner)		(signature of property owner)	(date)
(printed name of property owner)		(signature of property owner)	(date)
(printed name of property owner)		(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
11/6/13	113546	11/9/13	

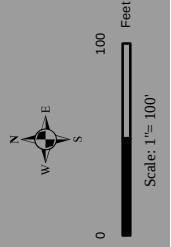


This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project

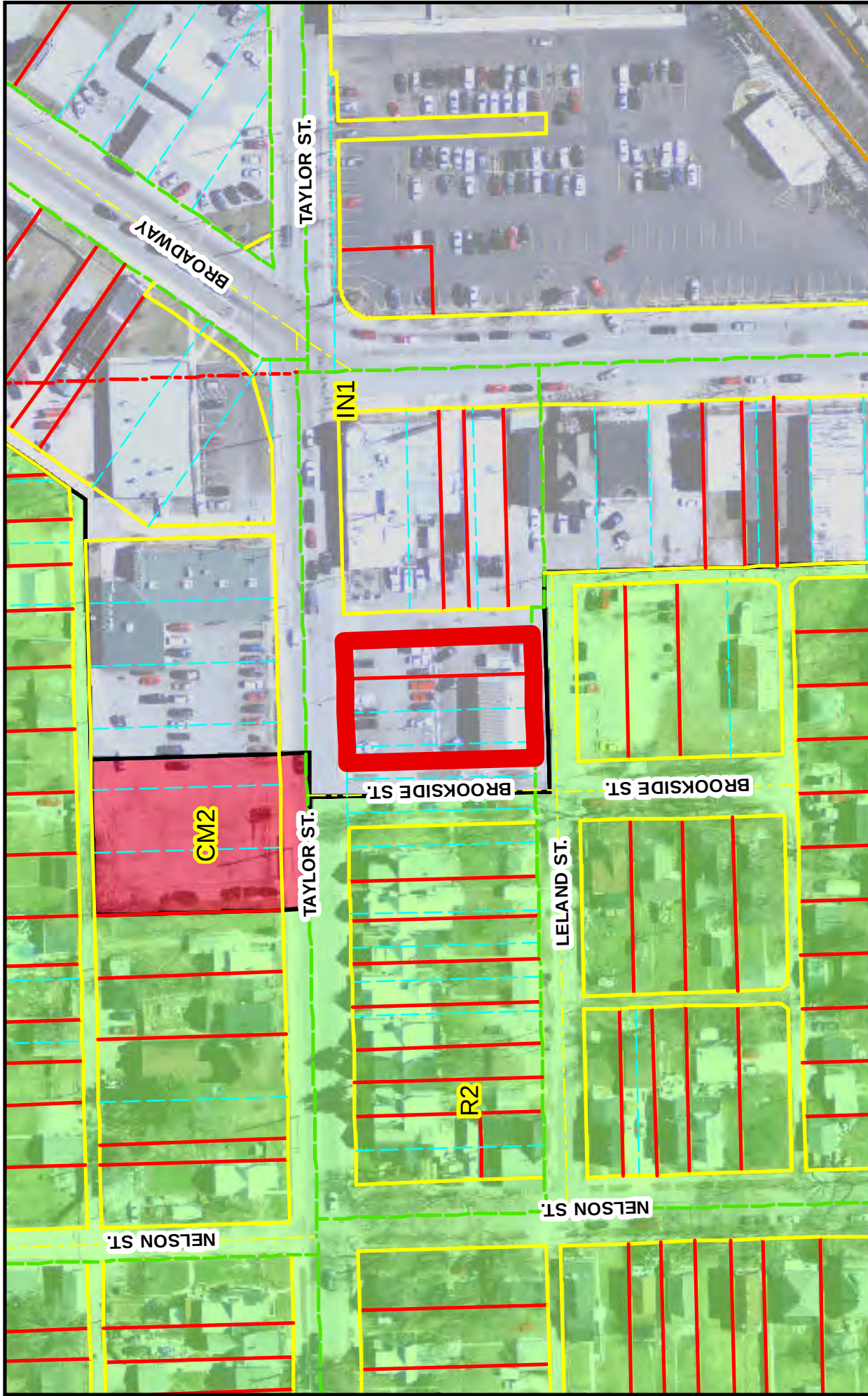


Rezoning Petition REZ-2013-0156 and Primary Development Plan - Mad Anthony Brewery

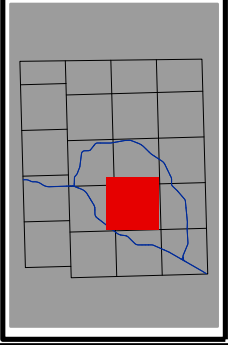
Printed: November 17, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum, 1983
 State Plane Coordinate System, North Zone East



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



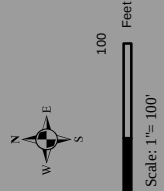
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Rezoning Petition REZ-2013-0156 and Primary Development Plan - Mad Anthony Brewery



Printed: November 17, 2013
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 North American Datum 1983
 State Plane Coordinate System, Indiana East



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**GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

TOPOGRAPHIC & BOUNDARY SURVEY

FOR: MAD ANTHONY BREWERY

1121 TAYLOR STREET - FORT WAYNE, IN 46807

JOB NO: 20070028

LEGAL DESCRIPTION

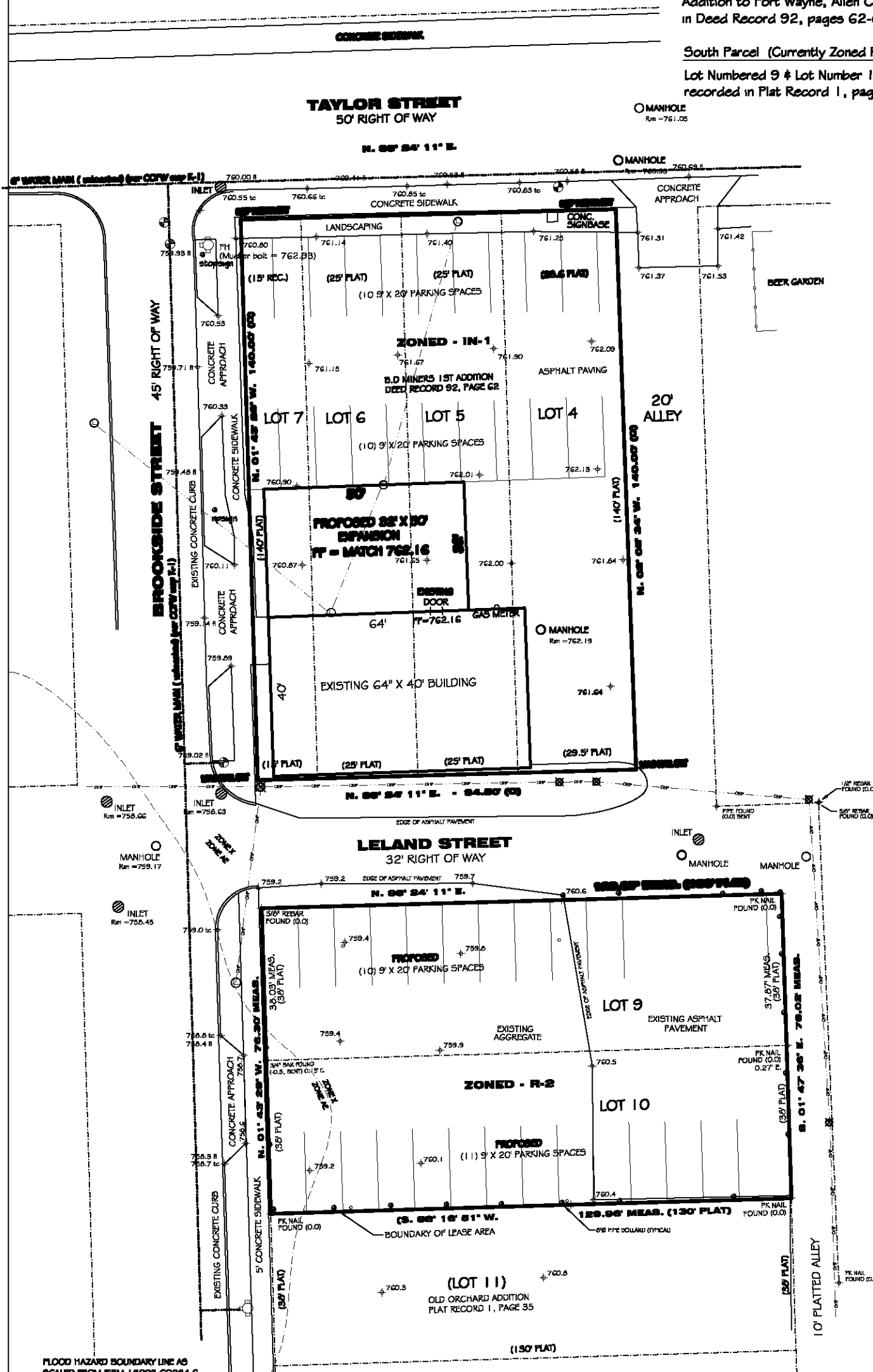
(Document 2011053227 in the Office of the Recorder of Allen County, Indiana)

North Parcel (Currently Zoned IN-1)

Lots Numbered 4, 5, and 6 and the East 15 feet of Lot Number 7 in B.D. Miner's First Addition to Fort Wayne, Allen County, Indiana, according to the plat thereof, recorded in Deed Record 92, pages 62-63, in the Office of the Recorder of said County.

South Parcel (Currently Zoned R-2)

Lot Numbered 9 & Lot Number 10 in Old Orchard Addition to the City of Fort Wayne, as recorded in Plat Record 1, page 35, in the Office of the Recorder of Allen County, Indiana.



LEGEND

(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION
rf	STEEL REBAR FOUND

LEGEND

—	POWER/PHONE
—	UTILITY TRENCH
—	PIPE TRENCH
—	UNDERPASS
—	OVERHEAD POWER LINE
—	UNDERGROUND POWER LINE
—	OVERHEAD TELEPHONE
—	UNDERGROUND TELEPHONE
—	UNDERGROUND GAS LINE
—	UNDERGROUND WATER LINE
MEAS.	MEASURED
REC.	RECORDED

FLOOD HAZARD BOUNDARY LINE AS
SCALED FROM FIRM 18003 C0284 G.
MAP DATED AUGUST 3, 2009
BASE FLOOD ELEVATION AS SHOWN ON
SND MAP IS 760.0.

VERTICAL DATUM SHOWN HEREON IS BASED ON NGS STATION "WAYNEDEALE".
BRASS DISK IN CONCRETE MONUMENT STAMPED "WAYNEDEALE 1946". ELEV. 792.43 (NAVD 88)

ALL BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH USING SOKKIA LOCUS GPS
RECEIVERS FOR OBSERVATIONS ON VARIOUS CONTROL POINTS SET THIS SURVEY.

TITLE WORK WAS NOT AVAILABLE AT TIME OF SURVEY. A TITLE SEARCH COULD REVEAL
EASEMENTS, RIGHTS OF WAY OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN ON THIS
SURVEY DRAWING.

NOTE: THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION
AVAILABLE FROM UTILITY COMPANIES AT TIME OF SURVEY. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES
IN THE AREA, IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT
THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED,
ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE
FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED
UNDERGROUND UTILITIES.

I, TIMOTHY C. GOULOFF, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR,
LICENSED UNDER THE LAWS OF THE STATE OF INDIANA, AND THAT THE INFORMATION SHOWN
HEREON IS TRUE AND ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

CERTIFIED THIS 1st DAY OF November, 2013

TIMOTHY C. GOULOFF, L.S. (29500017)