



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE NO. 34, 2024

COMMON ADDRESS OF LOTS TO BE REZONED:

50 E. Margaret Avenue, 2 E. Margaret Avenue, 2929 S. 1st Street, 2914 Arleth Street, 2900 Arleth Street, 2901 S. 1st Street Terre Haute, Indiana 47802

Parcel Number:

Parcel No: 84-06-33-382-007.000-002, 84-06-33-382-005.000-002, 84-06-33-382-004.000-002, 84-06-33-382-002.000-002, 84-06-33-382-003.000-002, 84-06-33-382-001.000-002, 84-06-33-382-006.000-002

Current Zoning: C-3 Regional Commerce District

Requested Zoning: R-3 General Residence District

Proposed Use: 120 multifamily apartment units across 2 residential buildings and a detached clubhouse

Name of Owner: Kenneth E. Steiner Jr.

Address of Owner: 3174 W Florine Dr Terre Haute, IN 47802

Phone Number of Owner: (802) 208-4848

Attorney Representing Owner (if any):

Address of Attorney:

Phone Number of Attorney:

For Information Contact: Cole Caress, Development Associate, TWG Development, ccaress@twgdev.com, (317) 590-3616

Council Sponsor:

Kandace Hinton

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

AUG 28 2024

CITY CLERK

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 34, 2024**

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDINATED BY THE COMMON COUNCIL of the City of Terre Haute,
Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the
"Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps,
be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of
Indiana, to-wit:

The Land is described as follows:

The following described real estate in the County of Vigo, State of Indiana:

Parcel 1

Lot Number 6, 7, 8 and 9 in Axtell Park, being a subdivision of part of the Southwest
Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range
Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and
recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of
Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-007.000-002

Commonly known as: 50 E. Margaret Drive, Terre Haute, IN 47802

Parcel 2

Lot Number 18 in Axtell Park, being a subdivision of part of the Southwest Quarter
(Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9)
West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June
27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County,
Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-005.000-002

Commonly known as: 2 E. Margaret Drive, Terre Haute, IN 47802

Parcel 3

Lot Number 17 in Axtell Park, being a subdivision of part of the Southwest Quarter
(Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9)
West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June
27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County,
Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-004.000-00342

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 4

Eighty (80) feet of even width off the North side of Lot Number 15 in Axtell Park, being a
subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33),
Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat
thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in
records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-002.000-002

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 5

Lot Number 15 in Axtell Park except 80 feet of even width off the North side and Lot Number 16 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-003.000-002

Commonly known as: 2914 Arleth Street, Terre Haute, IN 47802

Parcel 6

Lot Number 14 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-001.000-002

Commonly known as: 2900 Arleth Street, Terre Haute, IN 47802

Parcel 7

Lot Number 5 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

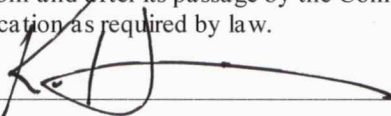
Parcel No. 84-06-33-382-006.000-002

Commonly known as: 2901 South 1st Street, Terre Haute, IN 47802

Be and the same is hereby established as a **R-3 General Residence District**, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

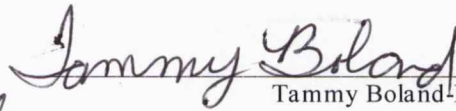
SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member,



Kandace Hinton

Passed in Open Council this 3rd day of October, 2024



Tammy Boland-President

ATTEST:



Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 7 day of October 2024
at 10:46 am o'clock.


Michelle Edwards, City Clerk

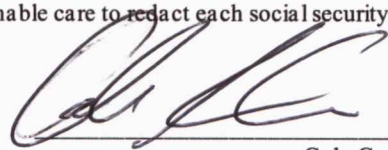
Approved by me, the Mayor, this 7 day of October, 2024.


Brandon Sakbun, Mayor

ATTEST: 
Michelle Edwards, City Clerk

This instrument prepared by: **Cole Caress, TWG Development LLC, 1301 E Washington St.
Indianapolis, IN, 46202, (317) 590-3616.**

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.


Cole Caress

PETITION FOR A REZONING

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, **Kenneth E. Steiner Jr.**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

The Land is described as follows:

The following described real estate in the County of Vigo, State of Indiana:

Parcel 1

Lot Number 6, 7, 8 and 9 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-007.000-002

Commonly known as: 50 E. Margaret Drive, Terre Haute, IN 47802

Parcel 2

Lot Number 18 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-005.000-002

Commonly known as: 2 E. Margaret Drive, Terre Haute, IN 47802

Parcel 3

Lot Number 17 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-004.000-002

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 4

Eighty (80) feet of even width off the North side of Lot Number 15 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-002.000-002

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 5

Lot Number 15 in Axtell Park except 80 feet of even width off the North side and Lot Number 16 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-003.000-002

Commonly known as: 2914 Arleth Street, Terre Haute, IN 47802

Parcel 6

Lot Number 14 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-001.000-002

Commonly known as: 2900 Arleth Street, Terre Haute, IN 47802

Parcel 7

Lot Number 5 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-006.000-002

Commonly known as: 2901 South 1st Street, Terre Haute, IN 47802

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as **C-3 Regional Commerce District**.

Your petitioner would respectfully state that the real estate is now **Former Medical Building Demolished. Three existing single family homes still remain**. Your petitioner intends to use the real estate to **Develop Multifamily Housing**.

Your petitioner would request that the real estate described herein shall be zoned as **R-3 General Residence District**. Your petitioner would allege that the **General Residence District** would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the **R-3 General Residence District** of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 28 day of August,
2021.

BY:



Kenneth E. Steiner Jr.

PETITIONER: **Kenneth E. Steiner Jr., 3174 W Florine Dr Terre Haute, IN 47802**

This instrument was prepared by **Cole Caress, TWG Development LLC, 1301 E Washington St,
Indianapolis, Indiana 46220, (317) 590-3616**

AFFIDAVIT OF: Kenneth E. Steiner Jr.
COMES NOW affiant _____

and affirms under penalty of law that affiant is the owner of record of the property located

50 E. Margaret Avenue, 2 E. Margaret Avenue, 2929 S. 1st Street, 2914 Arleth Street, 2900 Arleth Street, at 2901 S. 1st Street Terre Haute, Indiana 47802

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Kenneth E. Steiner Jr.

[Typed name of owner(s) on deed]

SIGNATURE: *Kenneth E. Steiner Jr.*

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for said County and State, Marion Indiana

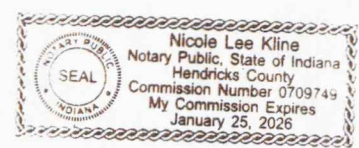
who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 28 day of August, 20024.

Notary Public:
Nicole Lee Kline
Nicole Lee Kline

My Commission Expires: 1-25-26

My County Of Residence: Hendricks





WABASH PLACE APARTMENTS - TERRE HAUTE, IN

LEVEL	1BR	2BR	3BR	# / FLR
1	11	23	6	40
2	8	16	16	40
3	8	16	16	40
Total	27	55	38	120
% by UNIT TYPE	23%	46%	31%	

ACCESSIBILITY
 - Symbolizes Type A Unit
 Total Type A = 4 units
 Total Type B = 126 units

UNIT AREA & DETAILS		1D	1D-MO	2D	2D-MO	2N	2N-MO	3M	3M-MO
MARKET NET AREA		735	735	897	897	963	963	1,124	1,124
# OF BEDROOMS		1	1	2	2	2	2	3	3
# OF BATHROOMS		1	1	1	1	1	1	2	2

MARKET NET AREA - DIMENSIONAL MEASUREMENT METHOD AS MEASURED FROM THE CENTERLINE OF DEMISING WALLS TO THE OUTSIDE FACE OF EXTERIOR WALLS AND FAR SIDE OF CORRIDOR WALLS.

PARKING INFORMATION
 25 SPACES PER FLR
 2 SPACES/UNIT FOR FIRST 200 UNITS
 1 TO SPACES/UNIT OVER 200 UNITS

ZONING INFORMATION (U.S. ZONE)
 UNITS/ACRE OF AREA: 40 UNITS/FAMILY - 1,614 SF PER G.U.
 MAX. SETBACK: 150 UNITS

SETBACKS PROVIDED ALONG STREET RIGHT-OF-WAY
 MINOR LOCAL STREET: 30'
 SUBCOLLECTOR STREET: 30'

PRINCIPAL USE BUILDING: 40' HEIGHT ALLOWED
 MAX LOT COVERAGE BY PRINCIPAL BUILDING: 40%

BUILDING AREA LEGEND

- 1BR
- 2BR
- 3BR
- COMMON



2018004610 WD \$25.00
05/03/2018 03:16:34P 2 PGS
Stacey Joy
VIGO County Recorder IN
Recorded as Presented

WARRANTY DEED



THIS INDENTURE WITNESSETH, Burkle Real Estate, LLC, an Indiana Limited Liability Company, (hereinafter "Grantor"), for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS** and **WARRANTS** unto Kenneth E. Steiner, Jr. (hereinafter "Grantee"), the following described **REAL ESTATE** located in the County of Vigo, State of Indiana, to-wit:

Lot Numbers 5, 6, 7, 8, 9, 14, 15, 16, 17, and 18 in Axtell Park, being a subdivision of part of the Southwest Quarter (SW ¼) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Grantor states under oath that there is no gross income tax due and owing as a result of this conveyance.

As a further consideration of the payment of the above sum, the person executing this deed on behalf of Grantor represents and certifies, for the purpose of inducing Grantee to accept this Warranty Deed, that he/she holds the office indicated with his/her signature and has been duly authorized by all appropriate action of the Limited Liability Company to execute and deliver this deed; that Grantor has full capacity to convey real estate conveyed by this instrument and that all necessary action for the making of such conveyance has been take; that the real estate conveyed by this instrument is conveyed in the usual and regular course of business.

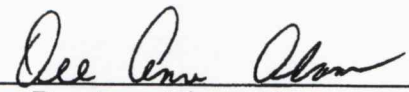
IN WITNESS WHEREOF, Burkle Real Estate, LLC has caused this deed to be executed in its name and on its behalf by its duly authorized officer this 3 day of May, 2018.

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

MAY 03 2018


VIGO COUNTY AUDITOR

Burkle Real Estate, LLC

By: 
Dee Anne Adams, Manager

STATE OF INDIANA)

) SS:

COUNTY OF VIGO)

Before me the undersigned, a Notary Public for Vigo County, State of Indiana, personally appeared Dee Anne Adams, Manager of Burkle Real Estate, LLC and acknowledged the execution of the foregoing this 3rd day of May, 2018.

Kathleen G Cox
Notary Public, a resident of
Vigo County, Indiana

My commission expires:

February 3, 2025



Tax Duplicate Sent To: 3174 W. Florine Dr., Terre Haute, IN 47802

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.

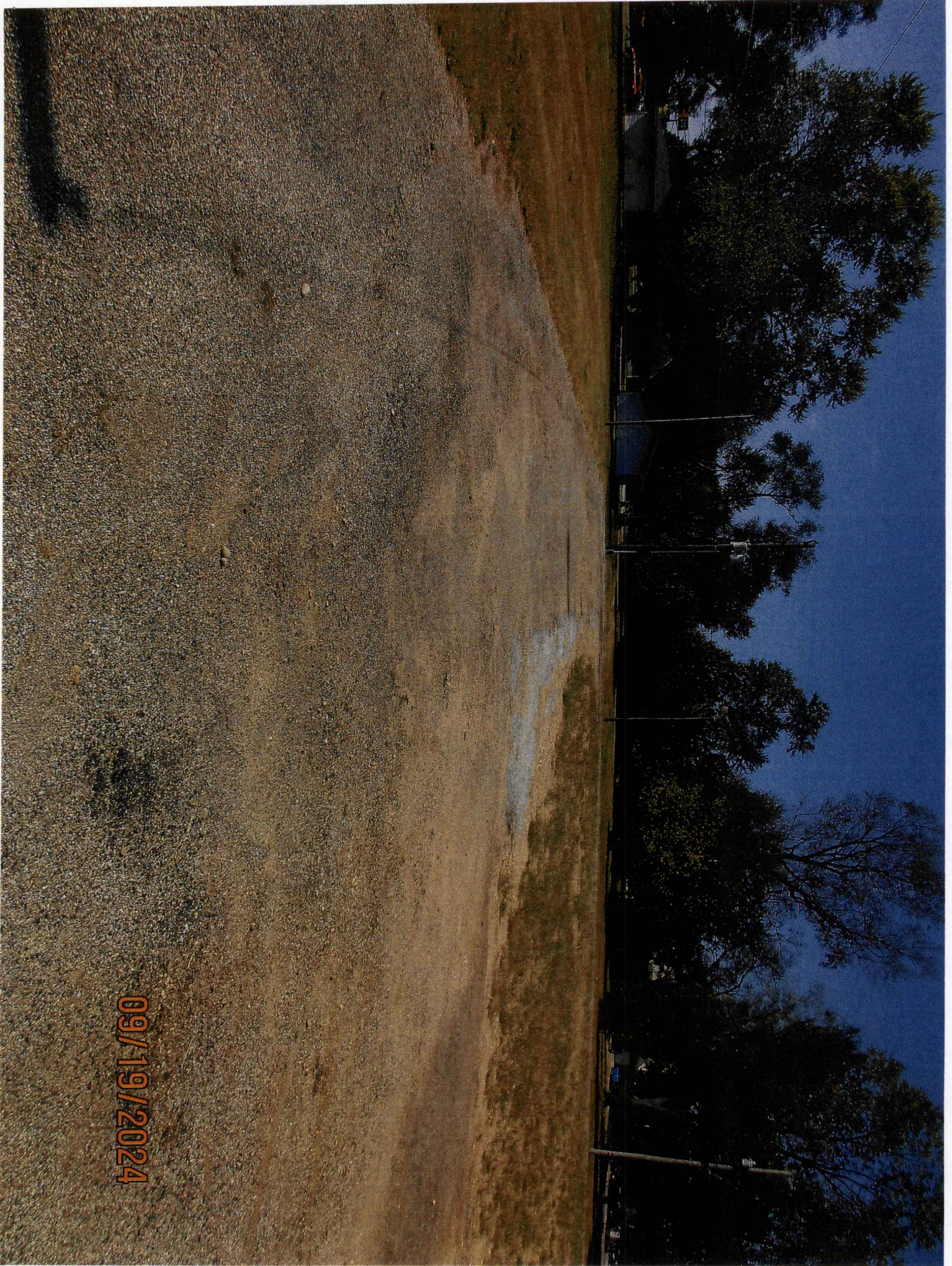
Kathleen G Cox
Kathleen G Cox

Prepared By: Michael Sacopulos, Sacopulos, Johnson & Sacopulos, 676 Ohio Street, Terre Haute, IN 47807.

NEW MATTRESSES
NO GREASE
NO CHEMICALS
\$25 DOWN
SAVE 50-80% OFF RETAIL!
812-872-9005

09/19/2024

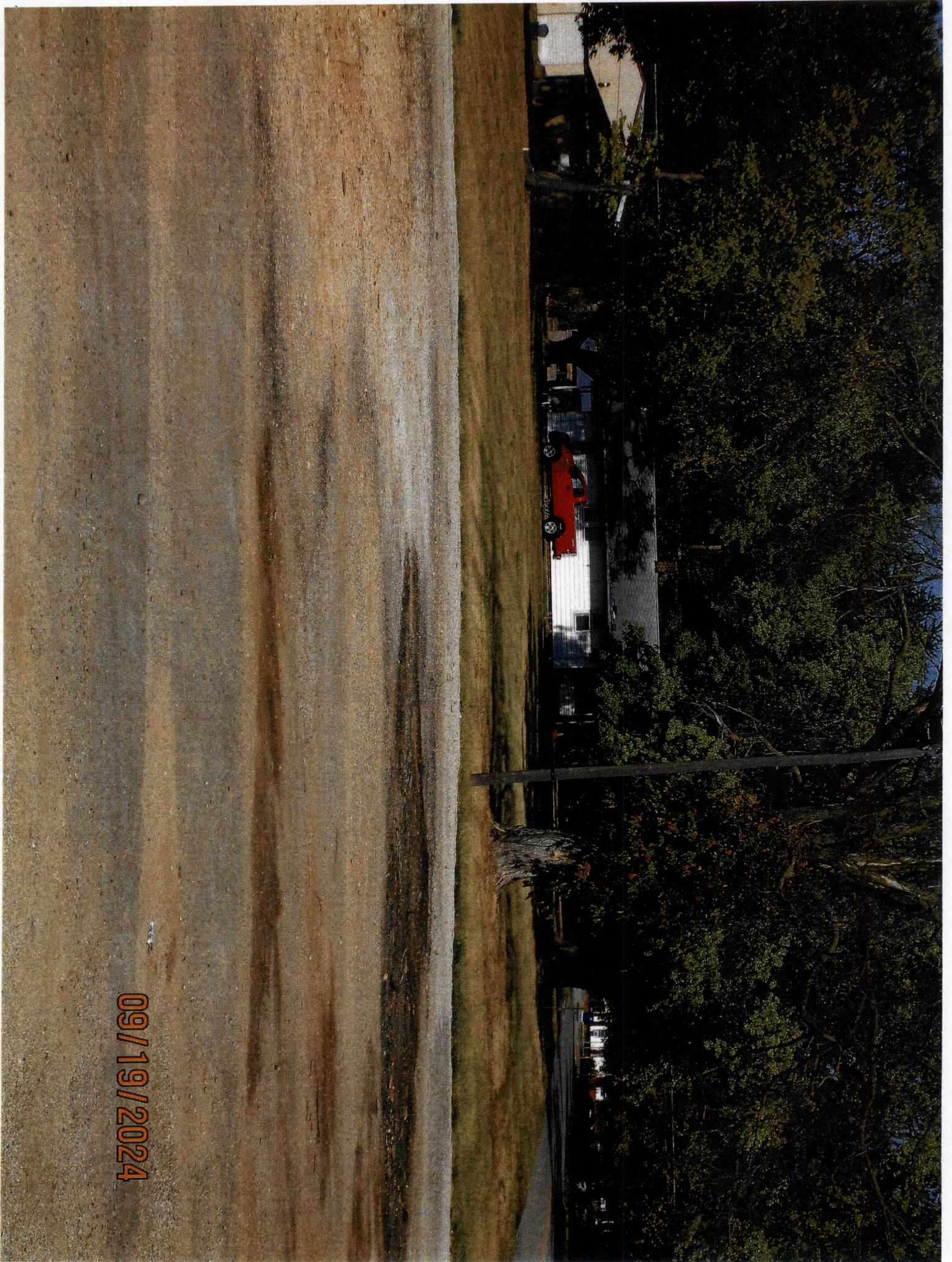




09/19/2024



09/19/2024



09/19/2024



09/19/2024



09/19/2024



09/19/2024



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248



Terre Haute • West Terre Haute • Riley • Seelyville

DATE: October 3, 2024

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 34-24

CERTIFICATION DATE: October 2, 2024

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,


The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 34-24. This Ordinance is a rezoning of property located at 2 and 50 E. Margaret Ave., 2901 and 2929 S. 1st St., 2900 and 2914 Arleth St. Terre Haute, IN. Parcel numbers 84-06-33-382-007.000-002/005/004/002/003/001/006. The Petitioner, Kenneth Steiner Jr., petitions the Plan Commission to rezone said 120 multifamily apartment units across 2 residential buildings and a detached clubhouse from zoning classification C-3 to R-3 General Residence District.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 34-24 at a public meeting and hearing held Wednesday, October 2, 2024. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 34-24 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 34-24 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 34-24 was FAVORABLE with the following condition: 1) Site plan approval by the Department of Engineering with parking and stormwater drainage.




Norm Froderman, APC Secretary


Jared Bayler, Executive Director

Received this 3rd day of October, 2024

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #34-24

Doc: #67

Date: October 2024

Page 1 of 4

APPLICATION INFORMATION

Address: 50 E. Margaret Avenue, 2 E. Margaret Avenue, 2929 S. 1st Street, 2914 Arleth Street, 2900 Arleth Street, 2901 S. 1st Street Terre Haute, Indiana 4780

Current Zoning: C-3, Regional Commerce District

Proposed Zoning: R-3, General Residence District

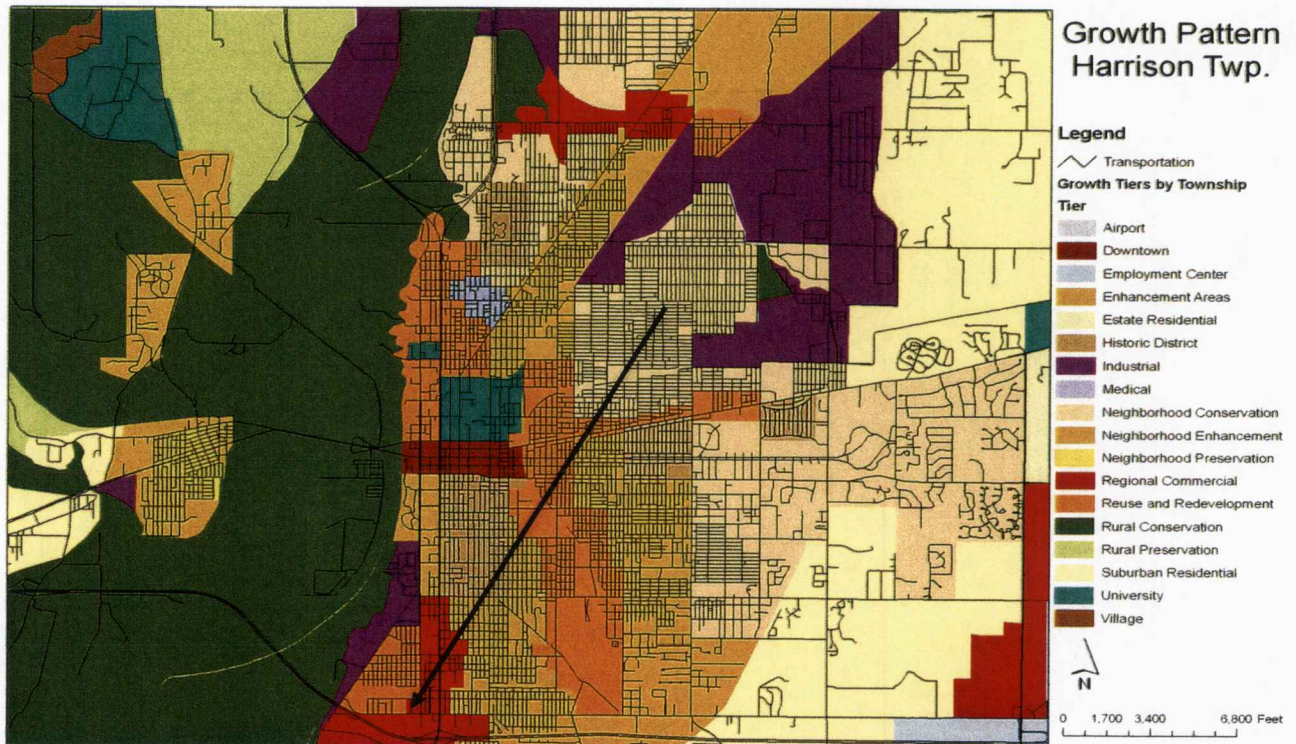
Proposed Use: 120 multifamily apartment units across 2 residential buildings and a detached clubhouse.

Property Owner: Kenneth Steiner Jr.

Location: The lots are located on the corner of S. 1st Street, Wheeler Ave, Arleth Street, and E. Margaret Ave. 84-06-33-382-007.000-002, 84-06-33-382-005.000-002, 84-06-33-382-004.000-002, 84-06-33-382-002.000-002, 84-06-33-382-003.000-002, 84-06-33-382-001.000-002, 84-06-33-382-006.000-002.

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Character of Area: Regional retail greater than 250,000

ZONING REGULATIONS

R-3 Purpose: The General Residence District

R-3 Uses: Any use permitted in the R-1 and R-2 Districts, Apartment Hotels. Colleges and universities, but not business colleges or trade schools, Fraternal, philanthropic and charitable use or institutions, provided that not more than twenty-five percent (25%) of the gross floor area or four thousand (4,000) square feet shall be used as office space. Hospitals, sanitariums, convalescent homes, Institutions for the aged and children, Lodging Houses and Tourist Homes, Nursery Schools, Boarding, Private Clubs or Lodges - not operated for profit, provided that not more than twenty percent (20%) of the gross floor area or two thousand (2,000) square feet, whichever is greater, shall be used as office space, Apartment House.

R-3 Standards: Minimum Lot Size: F.A.R. 0.7 or 70%
A minimum Floor Area of 512 Sq. Ft., and a minimum Lot Area of 1000 Sq. Ft.

Parking Requirements

1.5 parking spaces per 1 bedroom unit.

2.0 parking spaces per 2-bedroom unit.

3.0 parking spaces per 3-bedroom unit.

FINDINGS and RECOMMENDATION

Staff Findings:

The lots were rezoned to C-3 in 2023 (SO #34-23) with the proposed use of an equipment rental company. The property owner is now requesting to rezone the property to R-3 for 120 multifamily apartments across two buildings and a detached clubhouse (Wabash Place Apartments).

The site plan that was provided utilized the Unified Zoning Ordinance rather than City Code, so alterations may need to be made to the site plan or variances obtained. There are apartment buildings to the east.

For the 2023 rezoning, the Department of Engineering noted there are plans to widen Margaret Avenue to accommodate higher traffic volumes. In their recommendation for this rezoning, they stated that the intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area. The Department of Engineering provided a favorable recommendation for the rezoning.

Recommendation: Staff also offers a favorable recommendation with the following conditions:

1. Site plan approval by the Department of Engineering with parking and stormwater drainage.



**CITY OF
TERRE HAUTE
ENGINEERING
DEPARTMENT**

City Hall
17 Harding Avenue, Room 200
Terre Haute, IN 47807
Phone: 812.244.4903
www.terrehaute.in.gov

MARCUS MAURER, P.E.
CITY ENGINEER

MEMORANDUM

TO: Sydney Shahar
Vigo County Area Planning Department

FROM: Jason Holler
Lead Building Inspector

DATE: 9/10/2024

RE: Rezoning 50 & 2 E. Margaret, 2929 & 2901 S. 1st Street, 2914 & 2900 Arleth Street

As requested by Area Planning, the Department of Engineering has reviewed the property located at: 50 & 2 E. Margaret, 2929 & 2901 S. 1st Street, 2914 & 2900 Arleth Street

- Rezoning of 50 & 2 E. Margaret, 2929 & 2901 S. 1st Street, 2914 & 2900 Arleth Street from C-3 Regional Commerce District to an R-3 General Residential District.

The parcels surrounding this property are zoned C-3, C-6 and R-3 to the North, properties located to the South and West zoned C-3 and R-3, properties located to the East mixed used of C-2 and R-1, . The intended use would not alter the neighborhood's characteristic or create any significant problems for the surrounding area.

The Department of Engineering offers a positive recommendation for this rezoning.



Vigo County Area Planning Department

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Terre Haute • West Terre Haute • Riley • Seelyville



September 16, 2024

Dear Sir or Madam,

This letter serves as notice that Kenneth Steiner Jr. has petitioned the Vigo County Area Plan Commission to change the land use zoning district classification of real property in Vigo County, Indiana.

The properties are commonly known as 2 and 50 E. Margaret Ave., 2901 and 2929 S. 1st St., 2900 and 2914 Arleth St, Terre Haute, IN. The properties are currently zoned as C-3 Regional Commerce District. The property owner has petitioned for a change to R-3 General Residence District. The proposed use of the properties will be for 120 multifamily apartment units across 2 residential buildings and a detached clubhouse.

The Vigo County Area Plan Commission will tentatively hold a public hearing on the above described petition on **Wednesday, October 2, 2024 at 6:00 p.m.** in the Council Chambers of the Vigo County Annex at 127 Oak Street, Terre Haute, Indiana. Any person may offer verbal comment at the hearing or may file written comments prior to the hearing. This hearing may be continued from time to time as necessary.

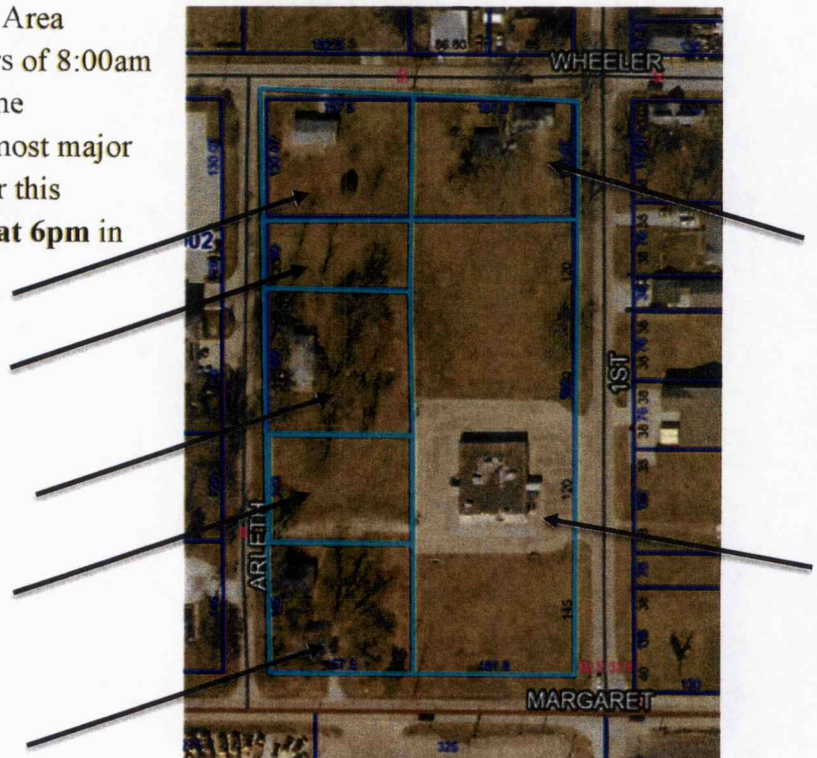
The proposal may be examined at the Vigo County Area Planning Department located at 159 Oak Street, Terre Haute, IN 47807. The Area Planning office is open between the hours of 8:00am and 4:00pm, Monday through Friday. The Department is closed for observance of most major holidays. The City Council will then hear this petition on **Thursday, October 3, 2024 at 6pm** in City Hall.

Sincerely,

Jared Bayler
Executive Director
Vigo County Area Planning Department

Re: Docket #67 SO #34-24
C-3 to R-3

JB/dg





Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354



Terre Haute • West Terre Haute • Riley • Seelyville

September 4, 2024

TO: City Engineer's Office
c/o Jason Holler
17 Harding, City Hall
Terre Haute, Indiana 47807

RE: DOCKET #67 SO #34-24, 2 and 50 E. Margaret Ave., 2901 and 2929 S. 1st St.,
2900 and 2914 Arleth St. Terre Haute
C-3 and R-3 General Residence District

Dear Jason:

This correspondence is to inform you that the Area Plan Commission for Vigo County will tentatively hold a public hearing on Wednesday, October 2, 2024 at 6:00 p.m. to review the above-stated ordinance. This meeting will be held in the Council Chambers of the Vigo County Annex, Terre Haute, Indiana.

The Terre Haute City Council will hold its meeting on Thursday September 5, 2024. Please call 812.232.3375, if you have any questions.

If you have any questions, please feel free to contact this office at 812-462-3354.

Sincerely,

Jared Bayler
Executive Director

JB/dg



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354



Terre Haute • West Terre Haute • Riley • Seelyville

September 5, 2024

Kenneth Steiner Jr
3174 W. Florine Dr.
Terre Haute, IN 47802

RE: DOCKET #67 SO #34-24, 2 and 50 E. Margaret Ave., 2901 and 2929 S. 1st St.,
2900 and 2914 Arleth St. Terre Haute
C-3 and R-3 General Residence District

Dear Kenneth,

This correspondence is to inform you that the Area Plan Commission for Vigo County will tentatively hold an Open Public Hearing, **Wednesday, October 2, 2024**. This meeting will be held at 127 Oak Street at 6:00 p.m. in the Council Chambers Room of the Vigo County Annex, Terre Haute, Indiana 47807.

Your presence, or a representative, is requested to be in attendance in order to provide any additional information that the Commission might require.

The Terre Haute City Council's meeting is **Thursday, October 3, 2024** at 6:00 p.m. in City Hall Courtroom. Your presence is requested at this meeting.

If you have any questions relative to the above, please feel free to contact this office at 812-462-3354.

Sincerely,

Jared Bayler
Executive Director

cc: Kandace Hinton, T.H. City Councilperson

JB/dg



APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

Docket #67

SPECIAL ORDINANCE NO. 34, 2024

COMMON ADDRESS OF LOTS TO BE REZONED:

50 E. Margaret Avenue, 2 E. Margaret Avenue, 2929 S. 1st Street, 2914 Arleth Street, 2900 Arleth Street, 2901 S. 1st Street Terre Haute, Indiana 47802

Parcel Number:

Parcel No: 84-06-33-382-007.000-002, 84-06-33-382-005.000-002, 84-06-33-382-004.000-002, 84-06-33-382-002.000-002, 84-06-33-382-003.000-002, 84-06-33-382-001.000-002, 84-06-33-382-006.000-002

Current Zoning: C-3 Regional Commerce District

Requested Zoning: R-3 General Residence District

Proposed Use: 120 multifamily apartment units across 2 residential buildings and a detached clubhouse

Name of Owner: Kenneth E. Steiner Jr.

Address of Owner: 3174 W Florine Dr Terre Haute, IN 47802

Phone Number of Owner: (802) 208-4848

Attorney Representing Owner (if any):

Address of Attorney:

Phone Number of Attorney:

For Information Contact: Cole Caress, Development Associate, TWG Development, ccaress@twgdev.com, (317) 590-3616

Council Sponsor:

Kandace Hinton

***COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

AUG 28 2024

**SPECIAL ORDINANCE FOR A REZONING
SPECIAL ORDINANCE NO. 34, 2024**

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDIANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

The Land is described as follows:

The following described real estate in the County of Vigo, State of Indiana:

Parcel 1

Lot Number 6, 7, 8 and 9 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-007.000-002

Commonly known as: 50 E. Margaret Drive, Terre Haute, IN 47802

Parcel 2

Lot Number 18 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-005.000-002

Commonly known as: 2 E. Margaret Drive, Terre Haute, IN 47802

Parcel 3

Lot Number 17 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-004.000-00342

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 4

Eighty (80) feet of even width off the North side of Lot Number 15 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-002.000-002

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 5

Lot Number 15 in Axtell Park except 80 feet of even width off the North side and Lot Number 16 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-003.000-002

Commonly known as: 2914 Arleth Street, Terre Haute, IN 47802

Parcel 6

Lot Number 14 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-001.000-002

Commonly known as: 2900 Arleth Street, Terre Haute, IN 47802

Parcel 7

Lot Number 5 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

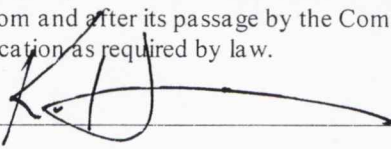
Parcel No. 84-06-33-382-006.000-002

Commonly known as: 2901 South 1st Street, Terre Haute, IN 47802

Be and the same is hereby established as a **R-3 General Residence District**, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member, _____



Kandace Hinton

Passed in Open Council this _____ day of _____, 20____.

Tammy Boland-President

ATTEST: _____

Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this _____ day of _____ 2024
at _____ o'clock.

Michelle Edwards, City Clerk

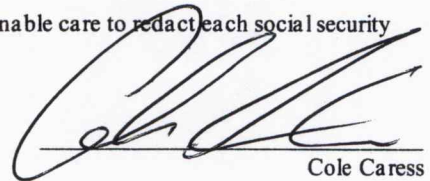
Approved by me, the Mayor, this _____ day of _____, 20__.

Brandon Sakbun, Mayor

ATTEST: _____
Michelle Edwards, City Clerk

This instrument prepared by: **Cole Caress, TWG Development LLC, 1301 E Washington St.
Indianapolis, IN, 46202, (317) 590-3616.**

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.



Cole Caress

PETITION FOR A REZONING

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, **Kenneth E. Steiner Jr.**, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

The Land is described as follows:

The following described real estate in the County of Vigo, State of Indiana:

Parcel 1

Lot Number 6, 7, 8 and 9 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-007.000-002

Commonly known as: 50 E. Margaret Drive, Terre Haute, IN 47802

Parcel 2

Lot Number 18 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-005.000-002

Commonly known as: 2 E. Margaret Drive, Terre Haute, IN 47802

Parcel 3

Lot Number 17 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-004.000-002

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 4

Eighty (80) feet of even width off the North side of Lot Number 15 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-002.000-002

Commonly known as: 2929 South 1st Street, Terre Haute, IN 47802

Parcel 5

Lot Number 15 in Axtell Park except 80 feet of even width off the North side and Lot Number 16 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-003.000-002

Commonly known as: 2914 Arleth Street, Terre Haute, IN 47802

Parcel 6

Lot Number 14 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-001.000-002

Commonly known as: 2900 Arleth Street, Terre Haute, IN 47802

Parcel 7

Lot Number 5 in Axtell Park, being a subdivision of part of the Southwest Quarter (Southwest 1/4) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

For Informational Purposes Only:

Parcel No. 84-06-33-382-006.000-002

Commonly known as: 2901 South 1st Street, Terre Haute, IN 47802

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as **C-3 Regional Commerce District**.

Your petitioner would respectfully state that the real estate is now **Former Medical Building Demolished. Three existing single family homes still remain.** Your petitioner intends to use the real estate to **Develop Multifamily Housing.**

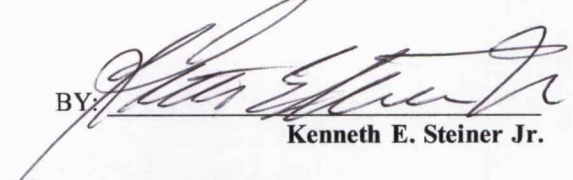
Your petitioner would request that the real estate described herein shall be zoned as **R-3 General Residence District**. Your petitioner would allege that the **General Residence District** would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the **R-3 General Residence District** of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 28 day of August,
2021.

BY:



Kenneth E. Steiner Jr.

PETITIONER: **Kenneth E. Steiner Jr., 3174 W Florine Dr Terre Haute, IN 47802**

This instrument was prepared by **Cole Caress, TWG Development LLC, 1301 E Washington St,
Indianapolis, Indiana 46220, (317) 590-3616**

AFFIDAVIT OF: Kenneth E. Steiner Jr.
COMES NOW affiant _____

and affirms under penalty of law that affiant is the owner of record of the property located

50 E. Margaret Avenue, 2 E. Margaret Avenue, 2929 S. 1st Street, 2914 Arleth Street, 2900 Arleth Street, at 2901 S. 1st Street Terre Haute, Indiana 47802

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Kenneth E. Steiner Jr.

[Typed name of owner(s) on deed]

SIGNATURE: *Kenneth E. Steiner Jr.*

SIGNATURE: _____

STATE OF INDIANA)
SS: (COUNTY OF VIGO)

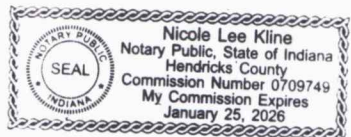
Personally appeared before me, a Notary Public in and for
said County and State, Marion Indiana

who acknowledges the execution of the above and foregoing, after being duly sworn upon his
oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 28 day of August, 20024.

Notary Public:
Nicole Lee Kline
Nicole Lee Kline

My Commission Expires: 1-25-26
My County Of Residence: Hendricks





WABASH PLACE APARTMENTS - TERRE HAUTE, IN

LEVEL	1BR	2BR	3BR	# / FLR
1	11	23	6	40
2	8	16	16	40
3	8	16	16	40
Total	27	55	38	120
% by UNIT TYPE	23%	46%	31%	

UNIT AREA & DETAILS

	1D	1D-1A0	2D	2D-1A0	2N	2N-1A0	3M	3M-1A0
MARKET NET AREA	735	735	897	897	965	965	1,124	1,124
# OF BEDROOMS	1	1	2	2	2	2	3	3
# OF BATHROOMS	1	1	1	1	1	1	2	2

MARKET NET AREA - (ANSI/BOMA 255.4 - METHOD A) MEASURED FROM THE CENTERLINE OF DEMISING WALLS TO THE OUTSIDE FACE OF EXTERIOR WALLS AND FAR SIDE OF CORRIDOR WALLS.

PERMITTED INFORMATION:
 20' PARKING SPACES
 2 SPACES/LAIT FOR FIRST AND LAITS
 1 TO SPACES/LAIT OVER 100 LAITS

ZONING INFORMATION (R.S. ZONE):
 SUBSECTION 10' (R) - 1,810 SF PER D.U.
 -MAG SITE, ALLOWS 120 LAITS


SETBACKS PROVIDED ALONG STREET RIGHT-OF-WAY:
 MAIN LOCAL STREET: 20'
 SUBCOLLECTOR STREET: 10'

PRINCIPAL USE BUILDING HEIGHT ALLOWED:
 MAX LOT COVERAGE BY PRINCIPAL BUILDING: 40%

BUILDING AREA LEGEND

- 1BR
- 2BR
- 3BR
- COMMON

ACCESSIBILITY
 Symbolizes Type A Unit
 Total Type A = 4 units
 Total Type B = 116 units

2018004610 WD \$25.00
05/03/2018 03:16:34P 2 PGS
Stacey Joy
VIGO County Recorder IN
Recorded as Presented


WARRANTY DEED

THIS INDENTURE WITNESSETH, Burkle Real Estate, LLC, an Indiana Limited Liability Company, (hereinafter "Grantor"), for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS** and **WARRANTS** unto Kenneth E. Steiner, Jr. (hereinafter "Grantee"), the following described **REAL ESTATE** located in the County of Vigo, State of Indiana, to-wit:

Lot Numbers 5, 6, 7, 8, 9, 14, 15, 16, 17, and 18 in Axtell Park, being a subdivision of part of the Southwest Quarter (SW ¼) of Section Thirty-three (33), Township Twelve (12) North, Range Nine (9) West, in accordance with the recorded plat thereof, dated April 30, 1923 and recorded June 27, 1923 at Plat Record 13, Page 47, in records of the Recorder's Office of Vigo County, Indiana.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Grantor states under oath that there is no gross income tax due and owing as a result of this conveyance.

As a further consideration of the payment of the above sum, the person executing this deed on behalf of Grantor represents and certifies, for the purpose of inducing Grantee to accept this Warranty Deed, that he/she holds the office indicated with his/her signature and has been duly authorized by all appropriate action of the Limited Liability Company to execute and deliver this deed; that Grantor has full capacity to convey real estate conveyed by this instrument and that all necessary action for the making of such conveyance has been take; that the real estate conveyed by this instrument is conveyed in the usual and regular course of business.

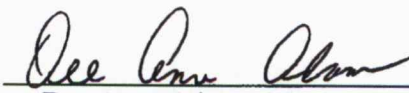
IN WITNESS WHEREOF, Burkle Real Estate, LLC has caused this deed to be executed in its name and on its behalf by its duly authorized officer this 3 day of May, 2018.

ENTERED FOR TAXATION
Subject to final acceptance for Transfer

MAY 03 2018


VIGO COUNTY AUDITOR

Burkle Real Estate, LLC

By: 
Dee Anne Adams, Manager

STATE OF INDIANA)

) SS:

COUNTY OF VIGO)

Before me the undersigned, a Notary Public for Vigo County, State of Indiana, personally appeared Dee Anne Adams, Manager of Burkle Real Estate, LLC and acknowledged the execution of the foregoing this 3rd day of May, 2018.

Kathleen G Cox
Notary Public, a resident of
Vigo County, Indiana

My commission expires:

February 3, 2025



Tax Duplicate Sent To: 3174 W. Florine Dr., Terre Haute, IN 47802

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.

Kathleen G Cox
Kathleen G Cox

Prepared By: Michael Sacopulos, Sacopulos, Johnson & Sacopulos, 676 Ohio Street, Terre Haute, IN 47807.



TERRE HAUTE, IN

PAID

AUG 28 2024

Receipt of Payment

CONTROLLER

The following was paid to the City of Terre Haute Controller's Office

Date 8/28/24
Name Cole Caress
Reason Rezoning Fee - \$45.00
2999 S 1st St
Terre Haute, IN

Cash \$45.00
Check _____ Ck # _____
Credit _____
Total \$45.00

Received By ER / J. Moore

Docket #67 SO #34-24

2 E. Margaret, 50 E. Margaret, 2901 S. 1st St, 2929 S. 1st St, 290

