

## Blackham, Kathleen

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**From:** Nicole Kronmiller <georgenicoledawn@gmail.com>  
**Sent:** Monday, January 12, 2026 1:45 PM  
**To:** Novak, Delia; Blackham, Kathleen; Dad  
**Subject:** Against rezoning

Dear Members of the Planning Commission / City Council,

I am writing to formally express my opposition to the proposed rezoning request to allow a daycare at 5736 Madison Ave

While I understand the importance of childcare services in our community, I do not believe that this particular location is appropriate for a daycare facility. Rezoning this property raises concerns regarding increased traffic, noise levels, and overall congestion, which could negatively impact the safety and quality of life for nearby residents. The area was originally zoned for a reason, and changing its designation may set an unfavorable precedent for future development that is inconsistent with the character of the neighborhood.

Additionally, the increased vehicle activity during drop-off and pick-up times could create safety issues for residents, pedestrians, and existing traffic patterns. These concerns deserve careful consideration before any zoning changes are approved.

For these reasons, I respectfully urge you to deny the rezoning request and preserve the current zoning designation of this property. Thank you for your time and consideration.

Sincerely,  
Richard and Judy George.1437 Gilbert ave

Indianapolis, in 46227

January 12, 2026

**Re: Case No: 2025-ZON-13  
5736 Madison Ave. (approximate address)**

**Case Number 2025-MOD-024  
5601 and 5621 Madison Ave. and 1525 E. Dudley Ave.  
(approximate addresses)**

Kathleen Blackham  
Senior Planning  
Dept. of Metropolitan Development  
City of Indianapolis

Dear Ms. Blackham

Please be aware that the Thompson Edgewood Residential Association (TERA) Board of Directors supports recommendations by Department of Metropolitan Development staff to deny the following requests made by Jade Investments of Indy Inc.:

**Rezoning of 1.21 acres from the D-1 (TOD) district to the C-3 (TOD) district;  
5736 Madison Ave. (approximate address)**

This property is located adjacent to several single-family homes. TERA board members believe the proposed commercial property would significantly impact surrounding property values. Also, the proposed rezoning is not supported by the Comprehensive Plan of the City of Indianapolis.

**Modification of Commitments Numbers #2 and #5 related to 2015-70N-007;  
5601 and 5621 Madison Avenue and 1525 E. Dudley Ave. (approximate addresses)**

Although this property is located adjacent to, but not located within the physical boundaries of our association, TERA board members oppose this petition as the property owners have yet to comply with the existing commitments of landscaping and mobile home removal that were previously agreed upon for this property in 2015. This property is not well maintained and most certainly detracts from the integrity of the surrounding neighborhoods.

Thank you for your consideration of our neighborhood concerns.



Mark E. Basch  
Acting President  
Thompson Edgewood Residential Association (TERA)

Greg Kitzmiller  
c/o 5650 Madison Avenue  
Indianapolis, IN 46227

January 13, 2025

Board of Zoning Appeal  
Marion County Dept. of Metropolitan Development  
200 E. Washington Street, 2042  
Indianapolis, IN 46204

To the Board of Zoning Appeal:

This case is about 5736 Madison Ave, known as Case 2025-ZON-132. I own the property at 5650 Madison Avenue where my daughter's family lives, approx. 7 houses north of this proposal. I have been associated with this area since birth with multiple generations living in this area.

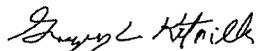
I oppose this petition on the basis that it detracts from our neighborhood and property values, proposed use does not seem consistent with the City Comprehensive Plan, and these petitioners have not maintained the property or kept their commitments of improvement for their properties on the east side of Madison, creating our lack of faith in their development of this property. This property is surrounded on the north, west, and south by single resident homes. This property is not on a corner.

1. This property and several are on an access road, not actually on Madison. This makes ingress and egress more difficult for traffic, and for any necessary emergency vehicles.
2. The curb cut for the access road to 5736 is narrow and likely appropriate for residential, not for commercial, use.
3. It appears this property currently shares entry with a neighbor's driveway.
4. One ingress for the access road is on Gilbert Av just feet west of Madison. Turning from Madison and attempting to turn left onto the access road could create a traffic accident due to the abrupt left turn to the south.

While the petitioners may be in an early planning stage, the petitioners have submitted no true plan, they state, "Rezone...to C-3... to provide for a day care center, office/commercial uses, and restaurant." With no site drawing and no clear description it is difficult for neighbors to determine what the property would eventually be used for.

Please vote to DENY this petition. Thank you.

Sincerely,



Greg Kitzmiller

CC: Kathleen Blackham, Senior Planner, City of Indianapolis

January 30, 2026

Kathleen Blackham  
Senior Planner  
Marion County Dept. of Metropolitan Development  
200 E. Washington Street, 2042  
Indianapolis, IN 46204

RE: 2025-ZON-132, 5736 Madison Ave – Response to previous hearing

Dear Ms. Blackham and the MC MDC:

I truly urge you to deny this petition for the above case. I grew up just a few houses north of the above-mentioned address, so I'm aware of traffic flows and the surroundings of this property.

This location is not suitable for a childcare business or commercial property, as this property shares an entry point with another residence driveway and parking would be so limited. This property is surrounded (north, south, and west) by residential single-family homes. It also sits on an access road and is not directly on Madison Ave., which would be an issue for traffic.

Since the petitioners have not provided any meaningful site plan and there is no information about additional buildings or parking plans, making this a commercial business would not fit this property. Moreover, the petitioners have a history of neglecting maintenance and improvements on their existing properties on the east side of Madison. While they argue that past failures should not bar future zoning approvals, these combined issues offer little reassurance to the neighbors.

I respectfully ask that you please deny this petition.

**Terrie Wilhelm**

Greg Kitzmiller  
c/o 5650 Madison Avenue  
Indianapolis, IN 46227

January 29, 2026

Kathleen Blackham  
Marion County Dept. of Metropolitan Development  
200 E. Washington Street, 2042  
Indianapolis, IN 46204

RE: 2025-ZON-132, 5736 Madison Ave RESPONSE TO PREVIOUS HEARING

Our property at 5650 Madison Ave, about seven houses north, submits this follow-up to the examiner's hearing.

Please deny this petition due to significant traffic concerns and its unsuitability for childcare, given the major pond on-site and nearby stream. The proposal conflicts with the City Comprehensive Plan. Moreover, the petitioners have a history of neglecting maintenance and improvements on their existing properties on the east side of Madison. While their representative argues past failures should not bar future zoning approvals, these combined issues offer little reassurance to neighbors about responsible development.

The property is surrounded on the north, west, and south by single-family homes and is not on a corner. It sits on an access road rather than directly on Madison, complicating access. The curb cut serving 5736 is narrow and designed for residential, not commercial, use.

The property appears to share an entry point with a neighboring driveway, and the parallel access road offers limited space for traffic.

The petitioners have provided no meaningful site plan. They state the current house and pond will remain, but it is unclear how the existing home could function as a daycare, office, commercial space, and/or restaurant. There is no information about additional buildings or parking plans.

For these reasons, I respectfully ask you to vote to DENY this petition. Thank you.



Greg L. Kitzmiller

RE: Case No: 2025-ZON-132  
5736 Madison Ave.

January 29, 2025

Kathleen Blackham  
Senior Planner  
Marion County Dept. of Metropolitan Development  
200 E. Washington Street, 2042  
Indianapolis, IN 46204

Dear Ms. Blackham and the MC MDC:

Please be aware that the Thompson Edgewood Residential Association (TERA) Board of Directors supports recommendation of the Hearing Examiner to deny the requests made by Jade Investments of Indy Inc.:

Rezoning of 1.21 acres from the D-1 (TOD) district to the C-3 (TOD)

This property is located and surrounded by multiple single-family homes on the West side of Madison for several blocks and is in the middle of the block, not at an intersection. TERA believes the proposed commercial property as proposed in the Hearing is inappropriate for this property. Also, the proposed rezoning is not supported by the Comprehensive Plan of the City of Indianapolis. The entire area from Dudley Street to Southport on our West side of Madison Avenue is all residential with only a cluster of businesses at intersections

Reasons for opposition include traffic and access concerns, incompatibility with surrounding residences, and lack of a site plan. The property has no direct access to Madison Avenue except through a smaller parallel residential road which gives us concern about traffic congestion. Petitioner stated the structures and pond will remain as is. That leaves little room for traffic or structural improvements on the 1.2 acres.

Sincerely,



Mark E. Basch,  
Acting President,  
Edgewood Neighborhood Association