

STAFF REPORT

MADISON COUNTY PLAN COMMISSION

August 13, 2026

Petition Number: 2026-TA-002
Location: Madison County, Indiana
Owner: NA
Petitioner: Madison County Plan Commission (Planning Department)
Request: Unified Development Ordinance

Overview

The County engaged with HWC Engineering in March 2025 to develop a Unified Development Ordinance for Madison County that updates and combines the 2002 zoning ordinance and subdivision regulations into a single document.

Analysis

The UDO process has involved a combination of review editing and updating on the prior ordinances along with a public outreach effort using focus groups and public meetings at multiple points in the project. The process has been straightforward with extensive feedback from staff and the public at key points in the project. Separate from this UDO, but with placeholders for future inclusion, HWC is working with the county to develop specific ordinances for: Battery Energy Storage Projects, Data Centers, Small Modular Reactors (Nuclear), Carbon Sequestration, and future technologies. Those ordinances will be incorporated into the UDO as they are approved. The consultant will present a power point presentation that is attached

Staff Recommendation

Staff has reviewed and worked with the consultant to develop this UDO. Staff recommends the planning commission forward this UDO to the Madison County Commissioners with a favorable recommendation.