

# CITY OF BLOOMINGTON



January 12, 2026, 4:00 P.M.  
Kelly Conference Room #155  
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVI0T3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON  
PLAT COMMITTEE  
January 12, 2026 at 4:00 p.m.

401 N. Morton Street, City Hall  
Kelly Conference Room #155

**HYBRID MEETING:**

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVI0T3hZUT09>

Meeting ID: 867 1425 3039      Password: 064896

**PETITION MAP:** <https://bton.in/G6BiA>

**ROLL CALL**

**MINUTES TO BE APPROVED:** November 10, 2025

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS WITHDRAWN:**

**DP-45-24-PLAT2024-11-0041**

**Winingar Construction**

Parcel: 53-08-10-111-002.200-009

1534 S. Piazza Drive

Request: Secondary plat approval for a three-lot subdivision of 0.12 acres of Lot #201 in Renwick Phase 3 in a Planned Unit Development (PUD) zoning district.

Case Manager: Eric Greulich

**PETITIONS CONTINUED:**

**DP-12-25/ SUB2025-04-0044**

**Robert V. Shaw**

3515, 3518, 3522, and 3526 N Hackberry Street

Parcel(s):53-05-20-200-013.042-005,53-05-20-200-013.043-005, 53-05-20-200-013.025-005, 53-05-20-200-013.026-005,53-05-20-200-013.024-005, 53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I. Case Manager: Jackie Scanlan

**PETITIONS:**

\*\*Next Meeting Date: February 9, 2026

Updated: 1/7/2026

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**SUB2025-12-0052**

**Oakstead LLC**

Parcel: 53-08-10-207-020.000-009

1829 S Maxwell ST

Request: Primary plat approval for 4 lot subdivision of 0.99 acres in the Residential Medium Lot (R2) zoning district. Case Manager: Jamie Kreindler

**SUB2025-12-0053**

**BRcj/William Riggert**

Parcel: 53-08-10-110-016.000-009

2102 E Wimbleton LN

Request: Primary plat approval for a two-lot subdivision of 0.48 acre on the Residential Medium Lot (R2) zoning District. Case Manager: Eric Gruelich

### **Plat Committee Members**

- Kendall Knoke (Appointed by City Engineer) – Current term: 01/01/2025 – 01/01/2026
- Bryan Blake (Appointed by Utilities Department) – Current term: 01/01/2025-01/01/2026
- Jillian Kinzie (Appointed by Plan Commission) – Current term: 01/01/2025 – 01/01/2026

\*\*Next Meeting Date: February 9, 2026

Updated: 1/7/2026

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**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 1829 S. Maxwell Street**

**CASE #: SUB2025-12-0052**  
**DATE: January 12, 2026**

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**PETITIONER:** Sable Beyers (Oakstead LLC)  
417 W. 6<sup>th</sup> Street  
Bloomington, IN, 47404

**CONSULTANT:** Smith Design Group  
1467 W. Arlington Road, Bloomington

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**REQUEST:** The petitioner is requesting primary plat approval for a 4 lot subdivision of 0.99 acres in the Residential Medium Lot (R2) zoning district. The petitioner is also requesting a waiver from the lot depth-to-width ratio and a waiver to allow the existing sidewalk width to remain. The petitioner is requesting for secondary plat approval to be delegated to staff.

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**BACKGROUND:**

**Area:** 0.99 acres  
**Current Zoning:** Residential Medium Lot (R2)  
**Comp Plan Designation:** Neighborhood Residential  
**Existing Land Use:** Dwelling, Single Family (detached)  
**Proposed Land Use:** Dwelling, Single Family (detached)  
**Surrounding Uses:** North – Low-density residential  
East – Undeveloped land  
South – Residential and institutional  
West – Single family residences

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**REPORT:** The property is located on the east side of S. Maxwell Street and is zoned Residential Medium Lot (R2). Surrounding land uses include low-density residential to the north, undeveloped land to the east, residential and institutional uses to the south, and single family residences to the west. Properties to the north, east, and south are also zoned R2, and properties to the west of the subject location are zoned R2 as well as Residential Multifamily (RM). The 0.99 acre site currently contains a detached single family home that is proposed to be demolished with this subdivision. The petitioner is proposing to subdivide the existing Lots 71 and 72 in the Huntington Park Subdivision into 4 single-family residential lots. The property has 180 linear feet of frontage along S. Maxwell Street and is served by existing public water, sanitary sewer, and street infrastructure. Each lot will be 0.25 acres with a small to mid-size single-family dwelling unit constructed to Silver-Level National Green Building Standards (NGBS); a NGBS Verifier Signed Engagement Letter is included with the packet. The petitioner is requesting two waivers from the lot depth-to-width ratio and the existing sidewalk width requirements. The plan includes the existing and required street trees and shows the dedicated right-of-way. The petitioner has filed with City of Bloomington Utilities (CBU), and their plans include rerouting the drainage from the culvert that currently empties onto the subject property.

The petitioner is requesting primary plat approval for a 4 lot subdivision of 0.99 acres in the Residential Medium Lot (R2) zoning district. The petitioner is also requesting a waiver from the lot depth-to-width ratio and a waiver to allow the existing sidewalk width to remain. The petitioner is also requesting for secondary plat approval to be delegated to staff.

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#### **20.06.040(d)(6)(B) General Compliance Criteria**

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

**PROPOSED FINDING:** The proposed use and development complies with all applicable standards in the UDO with the exception of the depth-to-width ratio and sidewalk width regulations in which the petitioner is requesting waivers from these subdivision standards. The proposed use and development complies with all other city, state, and federal regulations; conditions of approval have been included in the staff report regarding approvals and permitting required from City of Bloomington Departments such as Engineering and Utilities. The property is served by existing public water, sanitary sewer, and street infrastructure, and all the proposed lots front a public street as required. For public improvements, a financial bond will be required prior to the secondary plat per UDO Section 20.06.060(c)(3)(E)(iii), and this is also included as a condition of approval in the staff report. There are no known prior approvals that apply to this development.

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#### **20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans
- ii. Consistent with Intergovernmental Agreements
- iii. Minimization or Mitigation of Adverse Impacts
- iv. Adequacy of Road Systems
- v. Provides Adequate Public Services and Facilities
- vi. Rational Phasing Plan

**PROPOSED FINDING:** The proposed subdivision is consistent with the Comprehensive Plan's goals to promote infill and compact growth, and there are no known intergovernmental agreements that relate to this development. The proposed subdivision been designed to minimize any adverse environmental impacts through tree preservation regulations and by utilizing the Silver-Level National Green Building Standards (NGBS) for the new single-family homes. Adequate road capacity and public services and facilities exist to serve the proposed subdivision, and no phasing is proposed with the plan.

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#### **20.06.060(b)(3)(E) Review and Decision**

The Plan Commission or Plat Committee shall review the primary plat subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA.
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

**PROPOSED FINDING:** The proposed 4 lot subdivision meets the applicable standards outlined in UDO Section 20.06.060(b)(3)(E). Drainage calculations have been included with the primary plat, and the location is not in a Special Flood Hazard Area (SFHA). The maximum impervious surface coverage allowed for R2 zoned lots is 40%, and the plan is in compliance with this regulation. In addition, tree preservation, utility, and drainage easements are shown on the primary plat to further minimize any potential flood damage.

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#### **20.06.060(b)(3)(F) Subdivision Waivers**

Waivers from any standards within Chapter 5 shall be reviewed according to the following criteria:

- i. The granting of the subdivision waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and
- ii. The conditions upon which the request for a Subdivision Waiver are based are unique to the property; and
- iii. The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Comprehensive Plan, or Transportation Plan, except that waivers related to sidewalks and tree plots in the Transportation Plan may be requested.

**PROPOSED FINDING:** The granting of the two requested subdivision waivers is not expected to be detrimental to the public safety, health, or general welfare of the community nor is it expected to be injurious to other properties. The existing 5' wide sidewalk on the east side of S. Maxwell Street was constructed as a City project in 2021. The existing sidewalk is new, in good condition, ADA-compliant, and continuous to adjoining segments of sidewalk to the north and south of the proposed subdivision, which satisfies pedestrian connectivity objectives in the UDO. Replacement of the existing sidewalk would provide no measurable improvement while producing unnecessary demolition waste and disturbance.

As for the depth-to-width ratio waiver request, this is necessary to allow 4 evenly sized lots approximately 45 feet wide by 239 feet deep. The adjoining property to the north at 1821 S. Maxwell Street has a similar depth-to-width ratio, which demonstrates that deep-lot patterns are established in and compatible with the neighborhood. The depth-to-width ratio waiver is also a result of the requirement for tree preservation and promotes the efficient use of land and infrastructure. One of the reasons for a maximum depth-to-width ratio is to not create deep lots with inefficient use of land, which is not the situation here as the area within the extra depth is within a tree preservation area and not able to be developed. The conditions upon which the requested subdivision waivers are based are unique to the property because the existing non-conforming sidewalk was installed by the City in recent history and the lot depth is already established for the property as well as consistent with surrounding properties in the neighborhood.

Overall, the requested subdivision waivers are not expected to vary the provisions of the development standards in the UDO, Comprehensive Plan, or Transportation Plan, except for the sidewalk waiver which is permitted to be requested. The proposed Oakstead subdivision advances the City's land use, housing, and sustainability goals by expanding the supply of small-to-mid sized homes, making efficient use of existing infrastructure, and supporting sustainable building practices through the NGBS Silver-Level certification.

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**PRIMARY PLAT REVIEW:** The proposed subdivision is following the Infill Subdivision (IS) design standards in the Unified Development Ordinance (UDO). The base zoning district is Residential Medium Lot (R2). The petitioner is also utilizing the Sustainable Development Incentive (Option 2) for this project.

**IS Subdivision Development Standards / UDO Section 20.05.030(a):**

- **Parent Tract Size:** There is no minimum regulation for the parent tract size. The maximum allowed parent tract size is 3 acres. For this proposed subdivision, the parent tract size is 0.99 acres, which is compliant with the UDO.
- **Applicable Base Zoning District:** All base zoning districts are permitted.
- **Open Space Required:** No minimum open space is required.
- **Lots Served By Alleys:** No lots are required to be served by alleys.
- **Block Length:** There is not a maximum limitation for the block length.
- **Cul-De-Sac Length:** Cul-de-sacs are not permitted, and none are proposed with this plan.
- **Transportation Facilities (S. Maxwell Street):** The street typology for S. Maxwell Street is Neighborhood Residential with a proposed right-of-way width of 60'. Neighborhood Residential streets require a minimum 6' sidewalk and 5' tree plot. The petitioner is requesting a waiver from the current Transportation Plan sidewalk width standard to allow retention of the existing 5' wide sidewalk along S. Maxwell Street. The 5' tree plot is met on the proposed plat.
- **On-Street Parking:** On-street parking is not required.

**R2 District Dimensional Standards / UDO Section 20.02.010(i):**

- **Lot Area:** The R2 minimum lot area is 7,200 square feet. With the Sustainable Development Incentive, the minimum lot area for a subdivision may be reduced up to 50%. However, that reduction is not proposed with this petition, and all of the proposed lots meet the minimum lot area requirement.
- **Lot Width:** The R2 minimum lot width is 60'. With the Sustainable Development Incentive, the minimum lot width for a subdivision may be reduced up to 40%. The proposed lots are 45' wide, and this is compliant with the reduction allowed by the Sustainable Development Incentive.
- **Setbacks:**
  - **Front:** The R2 minimum front setback is 15' or the median front setback of abutting residential structures, whichever is less. All 4 proposed lots are shown with a 15' front setback, which is compliant with the UDO.
  - **Side:** The R2 minimum side setback is 8' for the first floor and 10' for each story above the ground floor. With the Sustainable Development Incentive, the side building setbacks may be reduced to 5' regardless of the number of stories. The side setbacks shown on the plat are compliant with the reduction allowed by the Sustainable Development Incentive.

- **Rear:** The R2 minimum rear setback is 25'. With the Sustainable Development Incentive, the rear building setback may be reduced to 15'. The rear setbacks for the proposed lots are compliant with the UDO.
- **Impervious Surface Coverage:** The maximum impervious surface coverage allowed for R2 zoned lots is 40%, and the plan is in compliance with this regulation.
- **Lot Access:** All proposed lots have direct frontage on a public street as required.

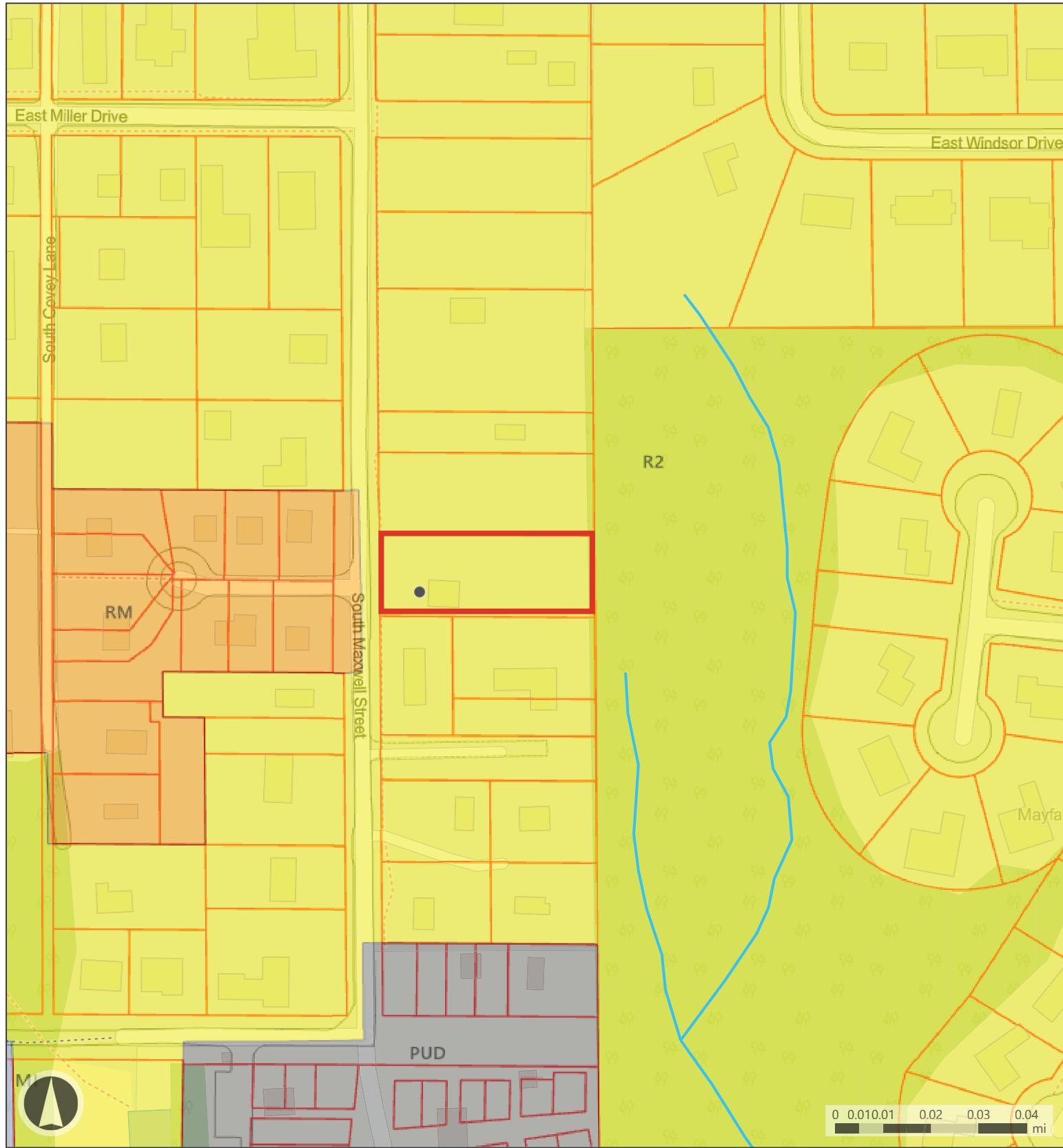
#### **Subdivision Design Standards / UDO Chapter 20.05.050:**

- **Lots:** The petitioner is requesting a waiver from the four to one depth-to-width ratio regulation.
- **Monuments and Markers:** All monument and marker improvements shall be installed per 865 IAC 1-12-18.
- **Open Space:** No minimum open space is required for this subdivision type. On their primary plat, easements for tree preservation, utility, and drainage are shown. There are no known karst feature on the site.
  - **Tree Preservation:** The petitioner has shown approximately 23,190 square feet of existing tree canopy coverage of the 0.99 acre property, which equals approximately 53.8% coverage. Based on the coverage shown, the UDO requires 70% of the tree canopy to be preserved, which equals 16,233 square feet of the required preservation. The petitioner is proposing to preserve 16,387 square feet of tree coverage, which is compliant with the UDO.
- **Storm Water:** A storm water management plan has been submitted to the City of Bloomington Utilities Department (CBU) for their review. Final acceptance and approval from CBU is required prior to issuance of any permits.
- **Flood Damage Mitigation:** There are no portions of this site that lie within the regulated 100-year floodplain.
- **Streets and Rights-of-Way:** No new streets are proposed with this subdivision. S. Maxwell Street should have a total of 60' of right-way (30' from centerline). There is 40' of current dedicated right-of-way, and an additional 10' of dedicated right-of-way from the centerline of S. Maxwell Street is shown on the primary plat. The street typology for the existing S. Maxwell Street is Neighborhood Residential, and the petitioner is requesting a waiver from the current Transportation Plan sidewalk width standard to allow retention of the existing 5' wide sidewalk along S. Maxwell Street. The required 5' wide tree plot is met on the proposed plat. For the Infill Subdivision (IS) type, no lots are required to be served by alleys, and none are shown on the plan. The Arterial Frontage standards do not apply to this subdivision since S. Maxwell Street is classified as a local street. All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal; this has been added as a recommended condition of approval.
- **Utilities:** A utilities plan has been submitted to CBU and is currently under review. Final acceptance and approval from CBU is required prior to secondary plat approval.
- **Universal Design:** Less than 25 residential lots are proposed, so universal design regulations are not required.

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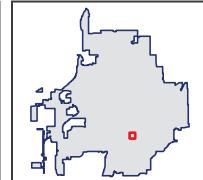
**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plat Committee approve the two requested waivers, waive the primary plat second hearing, and delegate secondary plat approval to staff with the following conditions:

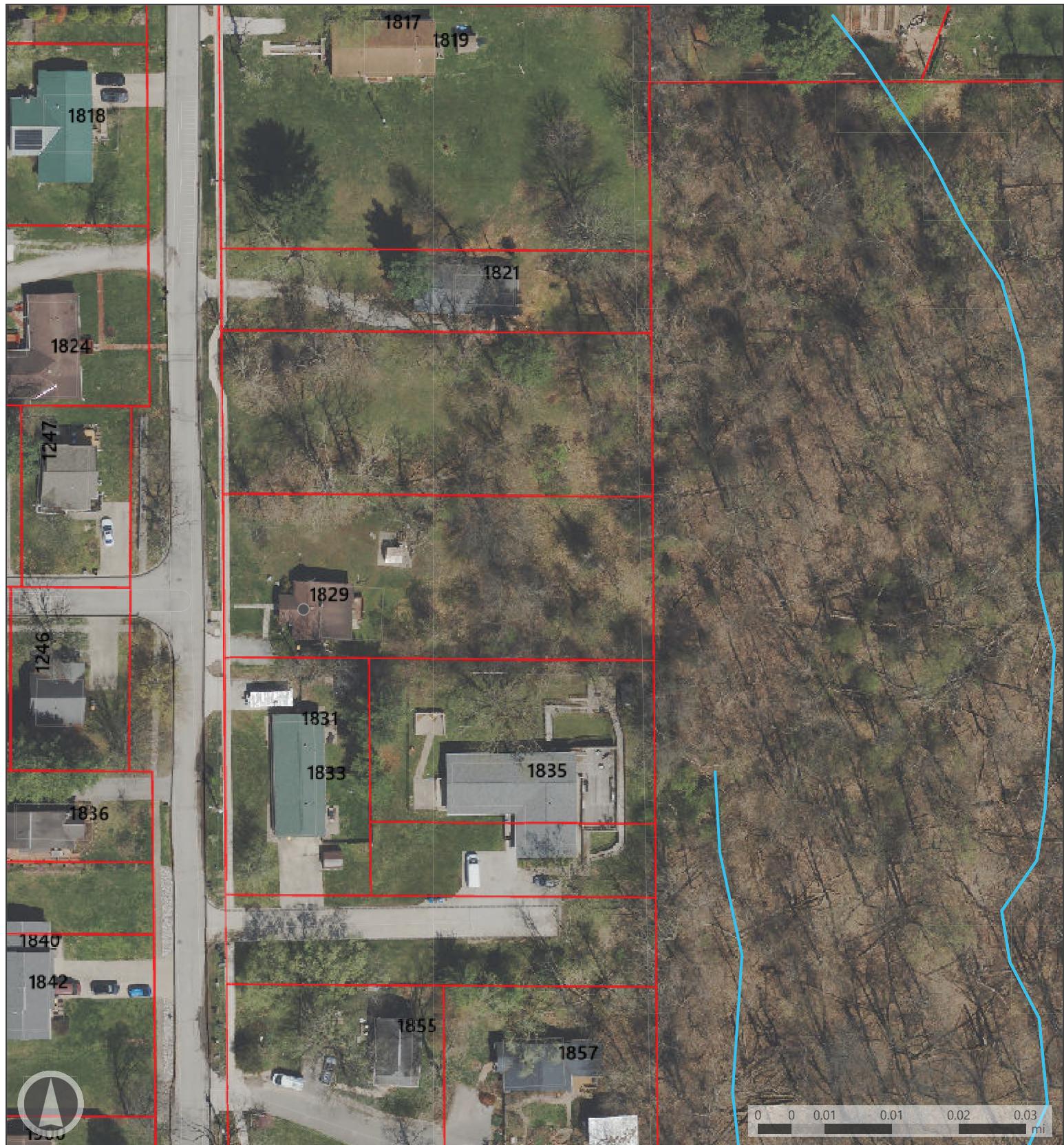
1. Street trees adjacent to Lot 1 and the northern most street tree of Lot 2 must be small canopy trees. All remaining trees along Lot 2, Lot 3, and Lot 4 must be placed to the east side of the sidewalk within the right-of-way and be large canopy trees. Street tree information (species and location of each tree) must be provided prior to permitting and must comply with UDO Section 20.04.080.
2. For any work in the right-of-way, permitting is required from City of Bloomington Engineering.
3. Final acceptance and approval from City of Bloomington Utilities (CBU) is required prior to secondary plat approval.
4. All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal.
5. Street address numbers for all lots shall be assigned by the City Planning and Transportation Department and shall be identified on the secondary plat.
6. Secondary plat approval is delegated to staff.



**Map Legend**

StreamRiver	Residential Medium Lot	Pavement
Mixed-Use Institutional	Residential Multifamily	Drive
Planned Unit Development	Parcels	Bloomington Municipal Boundary





**Map Legend**

StreamRiver

Parcels

Pavement

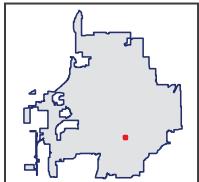
Drive

Bloomington Municipal Boundary

RGB

Red: Band\_1

Green: Band\_2



## Petitioner's Statement

### Oakstead Subdivision – 1829 S Maxwell Street

**Petitioner:** Oakstead LLC

**Zoning District:** R2 (Residential Medium Lot)

**Project Type:** Infill Subdivision – Primary Plat

**Date:** November 2025

### I. Project Description

The applicant proposes to subdivide the existing **0.99-acre** parcel at **1829 S Maxwell Street** (Lots 71 & 72 in Huntington Park Subdivision) into **four (4)** single-family residential lots. The property provides 180 linear feet of frontage along S Maxwell Street and is served by existing public water, sanitary sewer, and street infrastructure.

Each lot will be 0.25 acres (45 x 293 feet) and will accommodate a small- to mid-size single-family dwelling constructed to Silver-Level National Green Building Standards (NGBS) certification. Use of the Sustainable Development Incentive (UDO §20.04.110) allows reduced side setbacks while maintaining compliance with R2 development standards.

This infill subdivision supports UDO §20.05.030 – Infill Subdivision Intent, encouraging efficient use of existing infrastructure, compact development, and context-appropriate housing within the Urban Service Area.

### II. Requested Waivers

1. **Waiver #1 – Lot Depth-to-Width Ratio**  
(UDO §20.05.050 – *Subdivision Design Standards*)
2. **Waiver #2 – Existing Sidewalk Width**  
(UDO §20.05.050 – *Transportation Facilities Standards*)
3. **Waiver #3 – Second Plat Committee Hearing Requirement to be waived**

#### WAIVER #1 – Lot Depth-to-Width Ratio

**Request** - Relief from the maximum **4:1 lot depth-to-width ratio** to allow four evenly sized lots approximately 45 feet wide x 293 feet deep.

#### Findings of Fact

1. **Neighboring Parcel**
  - Adjoining property **1821 S Maxwell Street (45 x 290 ft)** demonstrates that deep-lot patterns are established and compatible.

## 2. Alternative Design Impracticality

- Establishing a rear tree-conservancy strip to shorten lot depth would reduce usable yard area and restrict normal residential use.
- No significant environmental constraints warrant additional conservation area.

## 3. Efficient Use of Land and Infrastructure

- Supports **Comprehensive Plan Goal LU-1: Promote Infill and Compact Growth**, making efficient use of existing utilities and roads.

## 4. Public Safety and Welfare

- The configuration maintains compliant access, setbacks, and drainage and does not compromise safety or service delivery.

### Conclusion:

Granting the waiver allows practical implementation of an infill subdivision consistent with the UDO's purpose to promote efficient land use and housing variety.

## WAIVER #2 – Existing Sidewalk Width

**Request-** Relief from the current Transportation Plan sidewalk-width standard to allow retention of the existing 5-foot-wide concrete sidewalk along S Maxwell Street.

## Findings of Fact

### 1. Existing Infrastructure Condition

- The sidewalk is nearly new, ADA-compliant, and continuous to adjoining segments north and south.
- It fully satisfies pedestrian connectivity objectives under **UDO §20.05.050(B)**.

### 2. Public Benefit and Sustainability

- Replacement would provide no measurable improvement while producing unnecessary demolition waste and disturbance.
- Retaining the walk aligns with Comprehensive Plan Goal EN-2: Reduce Construction Waste and Encourage Reuse of Materials.

### 3. Compatibility with Public Safety Standards

- The sidewalk maintains adequate clearance, cross-slope, and accessibility for all users.

### 4. Efficient Use of Resources

- Preserving functioning infrastructure advances **UDO §20.01.030 – Purpose**, promoting efficiency and stewardship of public improvements.

### Conclusion:

The waiver supports the UDO's intent by preserving safe pedestrian access, minimizing waste, and sustaining existing infrastructure in excellent condition.

## WAIVER #3 – Waiver of The Second Plat Committee Hearing

**Request-** For the requirement of the second plat committee hearing to be waived.

### **III. Comprehensive Plan Consistency**

The proposed Oakstead Subdivision advances Bloomington's adopted policy objectives by:

- Encouraging **infill and compact growth** within existing service areas.
- Supporting **sustainable building practices** through NGBS Silver certification.
- Expanding the **supply of small- to mid-size owner-occupied homes**.
- Making **efficient use of existing infrastructure** and public investment.

These actions align with the Comprehensive Plan's Land Use, Housing, and Sustainability goals and uphold the stated purposes of the UDO.

### **IV. Summary Statement - Justification for Approval**

Approval of the Oakstead Subdivision and the associated waivers will enable creation of four well-proportioned, sustainable single-family lots consistent with the intent of Bloomington's UDO and Comprehensive Plan. The project provides tangible public benefit through efficient land use, additional for-sale housing, and environmentally responsible construction without adverse effects on infrastructure, safety, or neighborhood context.

#### **National Green Building Standard Plans**

See attached engagement letter-

Our certifier contact information: Christin Kappel, NGBS Master Verifier

President of Simply Sustainable LLC.

4421 Maldenhair Drive

Indianapolis IN 46239

765.412.2099

[christin@simplysustainablellc.net](mailto:christin@simplysustainablellc.net)

#### **Notes:**

1- Ask for secondary plat approval to be heard by staff

#### **Additional Documents Provided:**

- 1- Preliminary Plat Map
- 2- Comments and Responses
- 3- NGBS Engagement Letter



8.14.25

Beyers Realty  
Attn: Sable Beyers/Tyler Martin

Re: NGBS Silver Certification  
3 or 4 New Construction Single Family homes – Bloomington Indiana

Thank you for the opportunity to present this NGBS Certification proposal for the aforementioned project. Simply Sustainable LLC will provide to Beyers Realty the following services:

**Roles and Responsibilities for service provided:**

**1. Project Registration**

- o Establish professional connection with project team
- o Verifier will be responsible for registering the project with Home Innovation Labs for NGBS. The main contact listed will be responsible for paying any program certification fees direct to Home Innovation Labs as instructed.

**2. Preliminary Rating**

- o Verifier must attend the Preliminary Rating meeting and should:
  - a) Communicate the intent and requirement of each credit and prerequisite within the NGBS Rating System and how they will be verified
  - b) Facilitate for a design charrette upon request with Catalyst assistance, and offer guidelines, planning and feedback.
  - c) Review plans, notes, checklists and product submittals as needed and provide notes to ensure adherence to the green goals and requirements set for the project, specifically NGBS
  - d) Develop and implement plan, with Catalyst assistance, for the verification activities in alignment with the relevant energy code, NGBS requirements,
  - e) Offer contractor and subcontractor training, as needed for all key project workers, i.e. insulator, HVAC installer/designer, landscaper, property manager, General Contractor, Superintendent, Project Manager or others.
  - f) Communicate requirements and expectations for verification and performance testing clearly
  - g) Participate in team meetings upon request to track project development
  - h) Provide ongoing project support, with problem resolution and analysis of issues (if any) as they arise

**3. On-Site Verification**

- o Provide on-site verification services for the project pursuing NGBS certification, including:

- a) Visually verify installed components of project as they relate to the rating system requirements
- b) Verify required calculations were completed by project team and meet the requirements of the rating system
- c) Collect and verify results of performance testing if required
- d) Verify all documents, such as equipment and product specifications
- e) Follow Verification and Submittal Guidelines for each credit and prerequisite
- f) Record results of field verification and communicate results with project team
- g) Fulfill documentation requirements for submittals

#### 4. Final Verification

- o Perform all services identified in item 3 above.
- o Research, accumulate and manage documentation materials required for verification and certification as part of the program, with Catalyst assistance, including all test and verification results
- o Review for completion, the home owner manual and tenant walkthrough and training as required by NGBS, including product information, warranty, and maintenance, systems, plans, checklists, as well as additional information on Energy Star, green power, recycling options, green cleaning, and landscaping.
- o Review for completeness information provided by project team, including:
  - a) Photos
  - b) Manuals
  - c) Required docs
  - d) Signatures
- o Submit complete documentation with signatures to Home Innovation Labs
- o If and/or when failures occur during verification, ensure that the project team and, when applicable, Home Innovation Labs, is notified
- o Participate in conference calls as needed with Home Innovation Labs as part of the certification process.

#### Clarifications and Prohibitions

- o If and/or when failures occur during verification, the Verifier/Energy Rater may not physically correct the failures
- o All verification services on the project must be overseen by the Verifier
- o Verifiers cannot be responsible for any design (e.g. architectural design, HVAC design, plumbing design, landscape or irrigation system design, electrical or solar design) or construction related services on the same project that he/she rates on, but may consult if part of scope of work.
- o Services and fees stated herein are similar regardless of level of certification achieved.
- o Verifier does not have the authority to "certify" the project, certifying body is Home Innovation Labs

Fee:

NGBS Verifier Fee - \$6,000 flat fee for 3 homes OR \$7,000 for 4 homes

Christin Kappel, NGBS Master Verifier

President of Simply Sustainable LLC.  
4421 Maldenhair Drive  
Indianapolis IN 46239  
765.412.2099  
[christin@simplysustainablellc.net](mailto:christin@simplysustainablellc.net)

Reimbursables (Estimated NGBS Required Fees) :

1. Energy Rater (NGBS Testing): estimated until full bid received - \$650-800 per home

Total contract amount estimate: \$8,400 (3 homes)-\$10,200 (4 homes) for NGBS Certification (price does not reflect certification fee due through Home Innovation Labs (\$200 per home paid directly to Home Innovation Labs)

If this proposal is accepted, please sign (either digital or hard copy) and email or mail a copy to me for our files.

Thank you for the opportunity to serve you. I look forward to working with you on this project. If you have any questions concerning this proposal please call me.

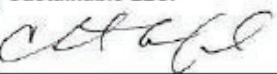
Simply Sustainable LLC.

Christin Kappel, Principal

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Proposal and attached Terms and Conditions are presented and accepted by the following parties for the referenced Project: NGBS Certification Bloomington IN

Simply Sustainable LLC.

By: 

Christin Kappel  
Managing Member

Authentisign  
By: 

Printed Sable Beyers  
Name: \_\_\_\_\_  
Title: Member

### Terms and Conditions

**Simply Sustainable (SS), shall perform the services outlined in this agreement for the stated fee. Unless otherwise specified, the laws of the principal place of business of SS shall govern this agreement.**

#### **Access to Site / Ownership of documents:**

Unless otherwise stated, SS will have access to the site for activities necessary for the performance of the services. SS will take precautions to minimize damage due to these activities, but has not included in the fees the cost of restoration of any resulting damage. All documents produced by SS under this agreement shall remain the property of SS and may not be used by the client for any other endeavor without the written consent and compensation of SS.

#### **Billing / Payment / Reimbursement / Termination of Services:**

SS will invoice on the 25th of the month with payment due and payable by the 15th of the following month. Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date. A service charge will be charged at 2.0% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days from the invoice date, the client shall pay the cost of collection, including reasonable attorney's fee and expenses. This agreement may be terminated upon a ten day written notice by either party should the other fail to perform his obligations hereunder. SS may without waiving any claim or right against client, and without liability whatsoever to the client, terminate the performance of the service. SS will bill all reimbursable expenses at "Cost plus 10%", as defined in A.I.A. Document B141. All "additional services" will be invoiced at the "hourly rate", shown below. No "additional services" will be started until a "scope of work" is defined, and written "authorization to proceed" is provided by the Owner. Hourly Rate: LEED AP/Green Rater: \$110.00.

#### **Indemnifications:**

The client shall indemnify and hold harmless SS and all of its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees and expenses) arising out of or resulting from the performances of the services, provided that any such claims, damages, loss, or expenses is caused in whole or in part by the negligent act or omission and/or liability of the client, anyone directly or indirectly employed by the client (except SS) or anyone for whose acts any of them may be liable. In the event of termination, the client shall pay SS for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses. SS commitments as set forth in this agreement are based on the expectations that all of the services described in this agreement will be provided. In the event the client later elects to reduce SS's scope of services, the client hereby agrees to release and hold harmless, defend and indemnify SS from any and all claims, damages, losses, or cost associated or arising out of such reduction in services.

#### **Risk Allocation:**

In recognition of the relative risks, rewards, and benefits of the project to both the client and SS, the risk have been allocated so that the client agrees that, to the fullest extent permitted by law, SS total liability to the client, for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of \$50,000.00. Such causes include, but are not limited to the SS's negligence, errors, omissions, strict liability, breach, of contract, or breach of warranty.

#### **Standard of Care / Compliance with Laws:**

The consultant/Green Rater shall perform its services consistent with the professional skill and care ordinarily provided by consultant/Green Raters practicing in the same or similar locality under the same or similar circumstances. The consultant/Green Rater shall perform it services as expeditiously as is consistent with such

professional skill and care and the orderly progress of the Project. Consistent with its standard of care the consultant/Green Rater's work product shall seek to comply with applicable programs, laws and Codes as determined by USGBC/NAHB and the project architect and their official interpretation thereof. The consultant/Green Rater shall not be responsible for any changes in the programs, laws, Codes, or official interpretations thereof, and shall be entitled to additional compensation for any services related to such changes. The consultant/Green Rater may rely on the opinions and advice of architects, building officials, or other knowledgeable persons for purposes of satisfying this obligation. The consultant/Green Rater shall not be responsible for the acts or omissions of the Owner, Contractor or subcontractors, and their respective agents or employee, or any other persons or entities performing work on the Project who is not under the direct control or authority of the consultant/Green Rater.

**Safety:**

SS is not responsible for job site safety. If conditions are observed at a job site, SS representatives will immediately report the condition to the job site superintendent. The Owner recognizes that the Contractor and subcontractors will be in control of the Project site and exclusively responsible for construction means and methods and jobsite safety. Accordingly, the Owner shall require all contractors and subcontractors to defend, indemnify, and hold harmless the Owner and SS from any and all claims, losses, suits, damages, and liabilities, including attorney's fees and costs, arising in any way from such contractor's or subcontractor's services or work product, except to the extent caused by SS's sole negligence. In support of this obligation, the Owner shall require all contractors and subcontractors to include the Owner and SS as additional insured under the insurance policies applicable to the Project. SS shall not be responsible for damages, losses, costs, or claims caused by the contractors or subcontractors, except only to the extent caused by SS's sole negligence.

**Warranty:**

Leadership in Energy and Environmental Design (LEED) Certification/ NAHB National Green Building Standard is determined by the US Green Building Council/NAHB, and cannot be fully controlled by the Client or Simply Sustainable LLC. The client acknowledges that the requirements for LEED/NGBS certification can be subject to various and possibly contradictory interpretations. SS therefore will use reasonable professional efforts to interpret applicable LEED/NGBS requirements as they apply to the project. SS however cannot and does not warrant or guarantee that the client's project will comply with interpretations of the USGBC/NAHB or particular LEED/NGBS requirements as they apply to the project.

**Limitation on Analysis:**

SS opinions and analysis on the energy savings or cost savings by implementing "green" / sustainable systems, innovative, or environmentally friendly alternative systems, including those utilizing LEED or NGBS certification purposes, are made on the basis of SS's experience and qualifications and represent SS's best judgment as a professional generally familiar with such systems. Typically, such opinions and analysis is based upon prior projects or information obtained from third parties, which cannot always be verified. SS has no control over services furnished by others, over contractor's means and methods, operations and maintenance, commissioning, utility pricing, or other market conditions – all of which can have an impact on actual energy and cost saving. Accordingly, SS cannot and does not guarantee that actual energy and cost saving will not vary from opinions and analysis of probable savings.

**Limitation on Performance:**

In order to meet the Owner's program requirements in applying for LEED/NGBS certification (or other sustainable / green design objectives), SS has specified certain products based on unverified information provided by manufacturers', suppliers, or other third-parties. Accordingly, SS cannot and does not warrant that the performance, suitability, or other information supplied by such manufacturers, suppliers, or other third-parties is reliable, accurate, or complete. Since SS is not in a position to independently verify the accuracy and/or completeness of this information, SS shall not be responsible for any damages, claims, or losses that may arise as a result of erroneous information provided by manufacturers, suppliers, or other third-parties.

End



**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 2101 E Wimbleton Lane**

**CASE #: SUB2025-12-0053**  
**DATE: January 12, 2026**

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**PETITIONER:** Josephine Christine, LLC  
431 Summerlake Dr, Bedford

**CONSULTANT:** Bledsoe Riggert Cooper James  
1351 W. Tapp Road, Bloomington, IN

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**REQUEST:** The petitioner is requesting primary plat approval for a 2-lot subdivision of 0.48 acres in the Residential Medium Lot (R2) zoning district. The petitioner is also requesting secondary plat approval to be delegated to staff.

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**BACKGROUND:**

**Area:** 0.48 acres  
**Current Zoning:** Residential Medium Lot (R2)  
**Comp Plan Designation:** Neighborhood Residential  
**Existing Land Use:** Dwelling, Single Family (detached)  
**Proposed Land Use:** To be determined  
**Surrounding Uses:**  
North – Dwelling, Single family  
West – Dwelling, Single family  
East – Dwelling, Multifamily  
South – Dwelling, Single family

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**REPORT:** The subject property is located at 2101 E. Wimbleton Lane and is zoned Residential Medium Lot (R2). Surrounding land uses are all zoned Residential Medium Lot (R2) and have been developed with single family residences. There is a stream and associated riparian buffer along the south and west sides of the property.

The petitioner is proposing to subdivide the existing lot to create one additional lot. Both proposed lots meet the minimum 7,200 sq. ft. lot size and minimum 60' lot width of the R2 district. The existing access drive on Wimbleton will be maintained for the existing residence. A portion of an existing patio on the east side of the existing residence will be removed that extends over the proposed lot line. The new lot will have a separate driveway on Wimbleton and will be reviewed with the building permit. The City recently installed a 10' wide multiuse trail along the High Street frontage. Street trees will be installed by the petitioner along High Street. Due to existing utilities, the street trees along High Street will be a small/medium species. A 6' wide concrete sidewalk and street trees are required along Wimbleton. There is an existing Sweet Gum tree along Wimbleton that will be preserved and counted as a street tree, 5 additional street trees are shown to meet UDO requirements. All necessary right-of-way along both frontages has been previously dedicated and no further right-of-way dedication is required.

The petitioner is requesting primary plat approval for a 2-lot subdivision to create the one additional lot. The petitioner is also requesting secondary plat approval to be delegated to staff.

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**20.06.060(b)(3)(E) PRIMARY PLAT REVIEW:** The Plan Commission or Plat Committee shall review the primary plat subdivision petition and approve, approve with conditions, or deny the

petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

**PROPOSED FINDING:** The site currently drains to the south and west and no on-site storm water detention has been required by City of Bloomington Utilities (CBU). Individual drainage plans for the new lot will be finalized at the time of a building permit. Water and sanitary sewer connections for the new lot will be connected to existing infrastructure on Wimbleton Lane. There are no portions of this site that lie within the 100-year regulatory special flood hazard area.

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#### **20.06.040(d)(6)(B) General Compliance Criteria**

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

**PROPOSED FINDING:** Both of the proposed lots meet the minimum lot area and lot width standards of the UDO. There are no other known applicable regulations that would apply to this property or subdivision. Approval from the City of Bloomington Utilities Department is required for the utility connections to the new house. Preliminary plans for sewer and water connections have been submitted to and reviewed by CBU with no major obstacles identified. There are no other known prior approvals for this property.

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#### **20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans
 

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements
 

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.
- iii. Minimization or Mitigation of Adverse Impacts
  1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the

natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

iv. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements

**PROPOSED FINDING:** The proposed plat and potential use of the properties is consistent with Comprehensive Plan designation of the property as Neighborhood Residential. There are no Interlocal Agreements that would pertain to this subdivision. There are no expected adverse impacts as a result of this plat. The proposed plat allows the creation of one additional single family lot that is consistent with the requirements of the UDO with access to an existing road system, public services, and public facilities. The petitioner shows there to be a 6' wide sidewalk and approximate 7' tree plot consisting of existing and new street trees along Wimbleton and an existing 10' wide multi-use path and 10' tree plot along High Street. As mentioned, there is a stream with regulated riparian buffer along the south and west property lines that is required to be placed in a riparian buffer easement which has been shown. All adjacent facilities and infrastructure are adequate to support the proposed use. No phasing of the plat is expected or approved.

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**PLAT REVIEW:** The proposed subdivision is following the Infill Subdivision (IS) design standards.

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**Subdivision Standards:**

**Parent tract size (minimum):** None  
**Parent tract size (maximum):** 3 acre  
**Open space required:** Not required  
**Lots served by alleys:** Not required  
**Block length:** Not required  
**Cul-de-sac length:** Not permitted.

**Transportation facilities:**

Wimbledon Lane is classified as a Neighborhood Residential typology and requires 60' of proposed right-of-way with a 6' wide concrete sidewalk and 5' tree plot. A total of 60' of right-of-way is required based on the Transportation Plan and currently exists, no additional right-of-way dedication is required. The proposed 6' wide concrete sidewalk and 7' tree plot meet the Transportation Plan standards. There is one existing street tree in the tree plot identified as being maintained and additional trees to be planted to meet UDO requirements.

High Street is classified as a Neighborhood Connector typology and requires 74' of proposed right-of-way (37' from centerline) with a Bike Lane and Multi-use path as the required alternative transportation facilities. There is currently 40' of right-of-way from centerline and no additional right-of-way dedication is required. The City recently installed a 10' multi-use path along the High Street frontage and 10' wide tree plot. This petition would be required to install street trees in the tree plot that was created with the City project and those have been shown on the site plan.

**On-street parking:** There is existing on-street parking along this section of Wimbledon Lane and no changes to the street are proposed or approved with this subdivision. No on-street parking is allowed on High Street.

**Tree plot width:** The minimum tree plot width required for Wimbledon Lane is 5' and the petitioner is proposing a 7' wide tree plot. As mentioned, an existing tree will be preserved and 5 additional tree planted. With the High Street project, an approximately 10' wide tree plot was installed and the petitioner will be installing 9 new street trees in that tree plot. Due to the presence of utilities in that area the street trees will be a small/medium species.

**Lot Establishment Standards:**

**Lot area and lot width:** The minimum lot width in the R2 district is 60' and the minimum lot area is 7,200 square feet. All of the proposed lots meet the UDO standards.

**Lot shape:** All of the proposed lots meet the UDO requirement for regular lot size and a depth-to-width ratio not to exceed four to one.

**Lot access:** All of the proposed lots have frontage on a public street with direct frontage on Wimbledon and High Street. The existing lot has a driveway accessing Wimbledon and the proposed new lot would also access Wimbledon.

**Setback lines:** The proposed Lot #1 incorrectly identifies a rear setback line along the south property line, this should be labeled a side yard setback. The secondary plat will need to be adjusted to correct this and a condition of approval has been included.

**Stormwater Standards:** No on-site stormwater detention has been required by CBU. Individual drainage plans for the new lot will be reviewed by CBU with the building permit.

**Right-of-Way Standards:**

**ROW width:** Wimbleton Lane requires 30' of right-of-way from centerline and that currently exists, no additional right-of-way dedication is required. High Street requires 37' of right-of-way from centerline and there is currently 40' of right-of-way from centerline, therefore no additional right-of-way dedication is required.

**Environmental Considerations:** There are no known sensitive environmental features.

**Utilities:** Utility service and facilities are located along both High Street and Wimbleton Lane, the proposed new lot will connect to utilities in place along Wimbleton Lane. City of Bloomington Utilities has reviewed the proposed plat and found no notable obstacles.

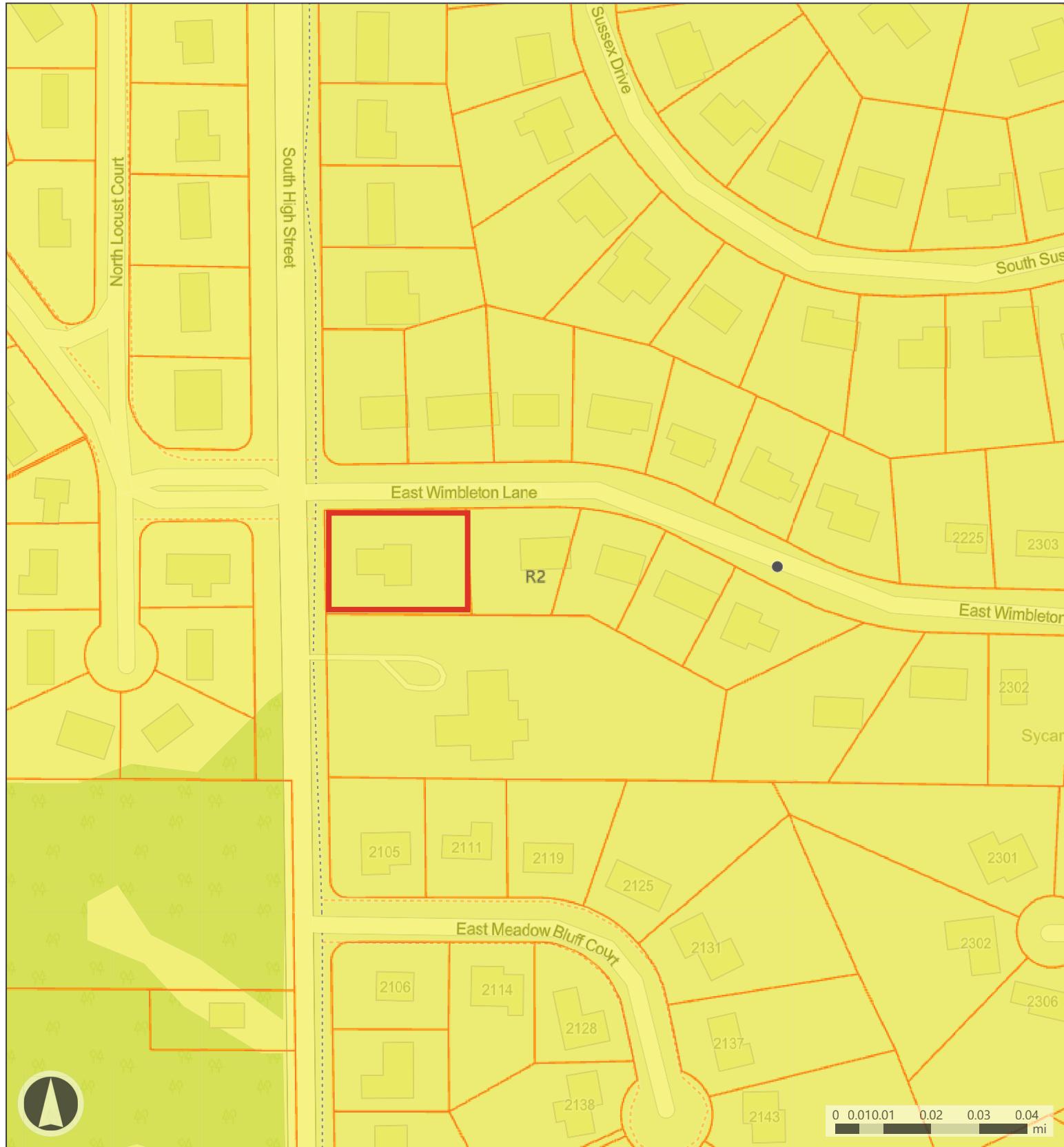
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**CONCLUSION:** This development would provide one new lot that would fulfill goals of the Comprehensive Plan and Housing Study that identifies the need for creation of new dwelling units and lots. Given the simple nature of this subdivision request and lack of known issues with review of the secondary plat the Department is recommending delegation of secondary plat approval to staff.

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**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat with the following conditions of approval:

1. The rear setback line shown along the south side of Lot #1 must be relabeled as a side yard setback.
2. Secondary plat approval is delegated to staff level.



**Map Legend**

Residential Medium Lot

Parcels

Bloomington Municipal Boundary





**Map Legend**

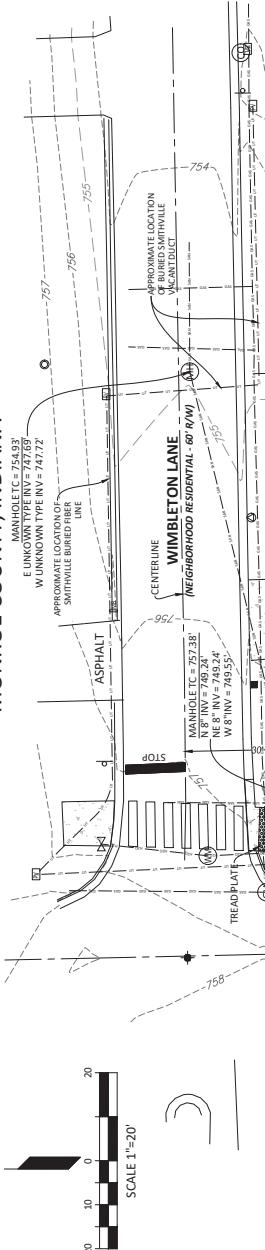
Parcels

Bloomington Municipal Boundary



## WIMBLETON LANE

### A PART OF THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



#### LEGAL DESCRIPTION

Part of Block "A", in the Monroe Knoll Addition, Section 10, Township 8 North, Range 1 West, to the City of Bloomington, Indiana as follows: By the plat then recorded in Plat Book No. 5 at page 56 in the Office of the Recorder of Monroe County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of said Block "A"; thence North Ninety (90) degrees Zero (00) minutes, Zero (00) seconds East, upon and along the South (150) feet of the North (90) feet of the South (150) feet North (90) seconds. One half Third (00) minutes, Zero (00) seconds. One half Block "A", thence North Ninety (90) degrees, Zero (00) minutes, Zero (00) seconds West One Hundred Sixty (160) feet to the Northwest corner of said Block "A"; thence South (zero) (00) degrees Zero (00) minutes, Zero (00) seconds and to the place of beginning. Thirtynine (39) feet and to the place of beginning. Containing Four hundred and Seventy-eight (478) acres, more or less.

CUR MILE TC = 756.800  
N 87° 42' 31" E  
R 100' 750.7  
S 35' 00" N = 756.815  
W 24" 87' 00" N = 756.815

ST 35' 00" N = 756.815  
W 24" 87' 00" N = 756.815

GRASS

ASPHALT WALK

