

ALLEY VACATION10093-11 ✓
Status Vacated

Date 8/30/2011

Description: maple Road Runnign North and South
from Priarie Avenue to the St. Joseph Valley Parkway



Office of the City Clerk

John Voorde, City Clerk

August 30, 2011

MEMORANDUM

TO: Area Plan Commission
Board of Public Works/Engineering Dept.
Building Department
Fire Department
Northern Indiana Public Service Company
Police Department
Street Department
Bureau of Traffic & Lighting – Mark
Community & Economic Development – Pam Meyer
County Auditor – Paula
Water Works – North Station-Ed Herman

FROM: John Voorde, City Clerk

All proceedings with reference to Ordinance No. 10093-11 for the vacation of the following property:

A BILL TO VACATE THE FOLLOWING DESCRIBED PROPERTY: MAPLE ROAD RUNNING NORTH AND SOUTH FROM PRAIRIE AVENUE TO THE ST. JOSEPH VALLEY PARKWAY

is closed and this area is vacated.

cc: Nipsco- Jim Betin
South Bend Community School Corporation

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9251
FAX 574/ 235-9171

CITY OF SOUTH BEND STEPHEN J. LUECKE, MAYOR
BOARD OF PUBLIC WORKS

April 25, 2011

Mr. Dave Hunter
WJC Holdings
C/O Portage Corp.
52303 Emmons Road
South Bend, Indiana 46637

RE: Alley Vacation – Maple Road from Prairie Avenue South to the Bypass Underpass
(Preliminary Review)

Dear Mr. Hunter:

The Board of Public Works, at its April 25, 2011, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Fire Department, Police Department, Solid Waste Division and the City Attorney's Office. The following comments and recommendations were submitted:

Area Plan stated that the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would not hinder the public's access to a church, school or other public building or place. The vacation would not hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

The Department of Community & Economic Development stated that there appears to be no significant reason for closing this road and recommended the denial of the requested area.

Please contact Tony Molnar at (574) 235-9254 prior to picking up your radius map. You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely,

A handwritten signature in cursive script that reads "Linda M. Martin".

Linda M. Martin, Clerk

c: Federico Rodriguez, Fire Department
Tony Molnar, Engineering
Janice Talboom, City Clerk's Office
Carl Littrell, Engineering

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Linda M. Martin, Clerk

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Tony Molnar, Engineering
Janice Talboom, City Clerk's Office
Carl Littrell, Engineering

Jennifer Corle - Re: Vacation - Maple road

From: Andre Price
To: Jennifer Corle
Date: 4/8/2011 7:55 AM
Subject: Re: Vacation - Maple road

This will not affect city of South Bend trash collection.

Andre Price
City of South Bend Solid Waste Dept.
Manager of Operations
574-277-8823



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 4/7/2011

TO:

Andre Price, Solid Waste
Bob Mathia, Community & Economic Development
Carl Litrell, Engineering Department
Chris Dressel, Community & Economic Development
Federico Rodriguez, Fire Department
Jeff Gibney, Community & Economic Development
John Byorni, Area Plan Commission (byorni@co.st-joseph.in.us or 235-9813 fax)
Stephen Goen, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@niprosource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM:

SUBJECT: REQUEST FOR RECOMMENDATION - STREET VACATION

APPLICANT:

WJC Holdings C/O Portage Corp

LOCATION:

Maple Road from Prairie Avenue South to the Bypass Underpass.

DATE DUE:

4/15/11

FAX OR E-MAIL TO:

235-9171 / lmartin@southbend.in.gov

RECOMMENDATIONS AND COMMENTS:

No objection if all land is in unified ownership

Paul P. Littell

By

Date

4/7/2011



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 4/7/2011

TO: Andre Price, Solid Waste
Bob Mathia, Community & Economic Development
Carl Littrell, Engineering Department
Chris Dressel, Community & Economic Development
Federico Rodriguez, Fire Department
Jeff Gibney, Community & Economic Development
John Byorni, Area Plan Commission (jbyorni@co.st-joseph.in.us or 235-9813 fax)
Stephen Goen, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM: Linda M. Martin, Clerk *LM*

SUBJECT: **REQUEST FOR RECOMMENDATION - STREET VACATION**

APPLICANT: **WJC Hodlings C/O Portage Corp**

LOCATION: **Maple Road from Prairie Avenue South to the Bypass Underpass.**

DATE DUE: **4/15/11**

FAX OR E-MAIL TO: **235-9171 / lmartin@southbendin.gov**

RECOMMENDATIONS AND COMMENTS:

There appears to be no significant reason for closing this road, therefore, I recommend that this request be denied

By *Bob Mathia* Date *4/8/11*

From: Stephen Goen
To: Jennifer Corle
Date: 4/11/2011 7:16 AM
Subject: Re: Vacation - Maple road

No Objections

This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was original addressed. Any use by others is strictly prohibited.

Lt. Stephen Goen
Traffic Commander
St Joe Co. Fatal Alcohol Crash Team
South Bend Police Department - Traffic Investigations
701 W. Sample St
South Bend, IN 46601
(574) 235-7515
(574) 235-7538

>>> Jennifer Corle 4/7/2011 3:39 PM >>>
Please return your recommendations a.s.a.p.

From: Federico Rodriguez
To: Jennifer Corle
Date: 4/11/2011 7:34 AM
Subject: Re: Vacation - Maple road

Approved S.B.F.D

Federico "Chico" Rodriguez
Fire Marshal
South Bend Fire Dept.
1222 S. Michigan Street
South Bend, In.
574-235-7564(O)
574-235-9305(F)
frodrigo@southbendin.gov

>>> Jennifer Corle 4/7/2011 3:39 PM >>>
Please return your recommendations a.s.a.p.

Jennifer Corle - Re: Vacation - Maple road

From: Chris Dressel
To: Jennifer Corle
Date: 4/15/2011 7:46 AM
Subject: Re: Vacation - Maple road
CC: Nancy Schrader
Attachments: Nancy Schrader

Recommended for approval.

Christopher D. Dressel
Planner
Bicycle Coordinator
Weed and Seed Coordinator
City of South Bend
Division of Community Development
1200 County-City Building
227 W. Jefferson
South Bend, IN 46601
Phone: 574-235-5847
Fax: 574-235-9469
cdressel@southbendin.gov

>>> Jennifer Corle 4/7/2011 3:39 PM >>>
Please return your recommendations a.s.a.p.



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

JOHN W. BYORNI

EXECUTIVE DIRECTOR

LARRY MAGLIOZZI

DEPUTY DIRECTOR

227 W. JEFFERSON BLVD. ROOM 1140 COUNTY-CITY BLDG. SOUTH BEND, INDIANA 46601 (574) 235-9571

April 13, 2011

City of South Bend
Board of Public Works
13th Floor, County-City Building
South Bend, Indiana 46601

RE: Right-of-Way Vacation
Applicant: WJC Holdings, Inc. c/o Portage Corporation
Vacation of Maple Road from Prairie Avenue (State Road 23) to the U.S. 20 Bypass

Dear Board Members:

The staff has reviewed this petition. It is the staff's opinion that:

- (1) The vacation *would not* hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.

The petitioner owns all the adjacent properties along the right-of-way to be vacated. It is our understanding that the vacation will not only address security and maintenance issues for the property owner but will also assist in marketing the property for development.

- (2) The vacation *would not* make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

Access to the adjacent parcels will not be affected since the petitioner owns a large percentage of the adjacent undeveloped land (see attached map). It appears that an existing private driveway located within the right-of-way to be vacated will continue to provide access to two existing houses if currently occupied. The petitioner owns both of the parcels on which these two houses are located.

- (3) The vacation *would not* hinder the public's access to a church, school, or other public building or place.

The right-of-way to be vacated does not provide access to any church, school or other public building or place.

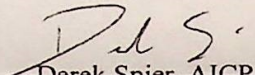
- (4) The vacation *would not* hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

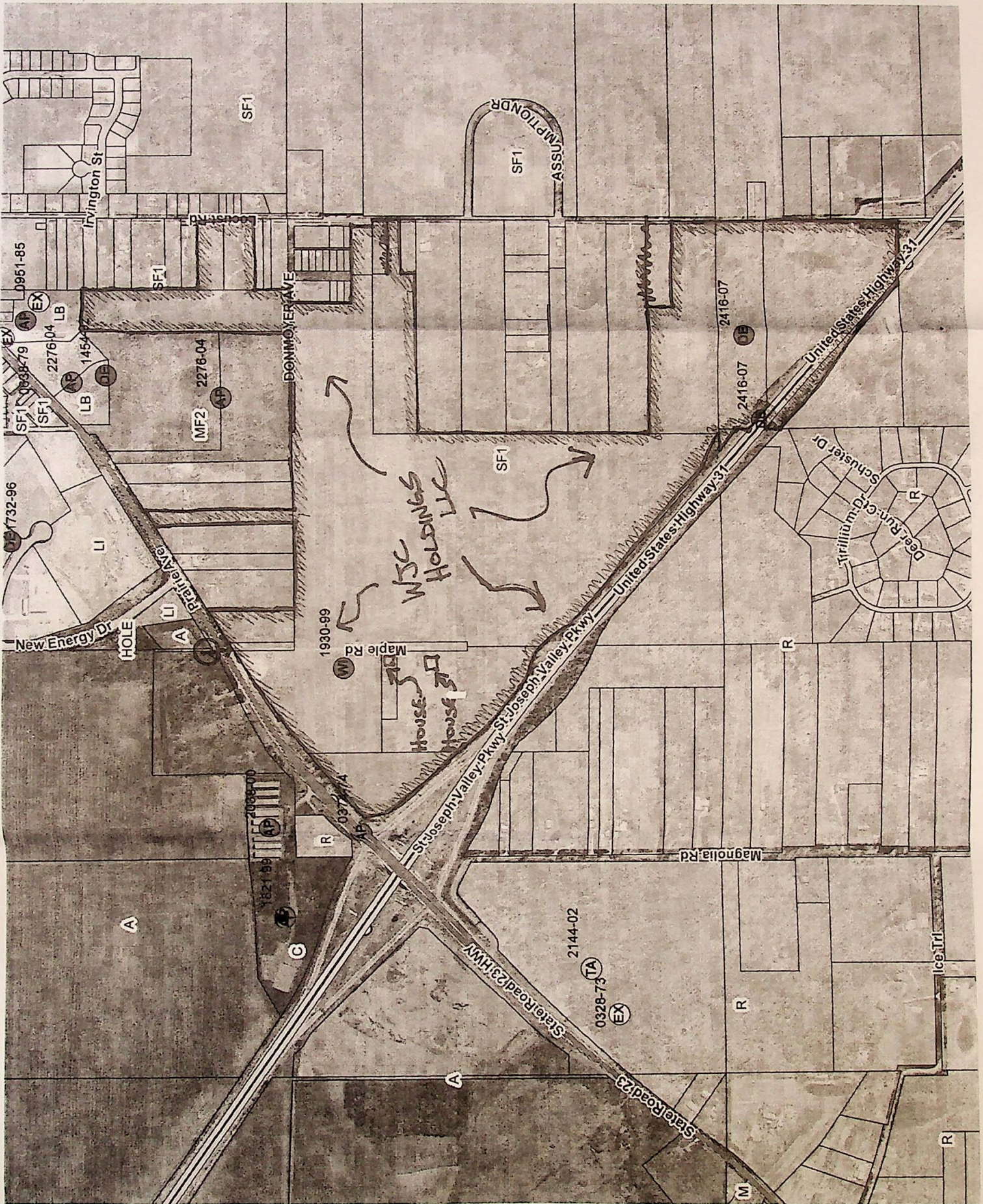
Excluding the two houses as previously mentioned, the right-of-way to be vacated does not provide access to any of the adjacent undeveloped properties.

Due to the above stated reasons, the staff recommends that the proposed right-of-way vacation be approved.

Please contact our office if you have any questions or need any additional information.

Sincerely,


Derek Spier, AICP
Planner



Irvington St

SF1

ASSUMPTION DR

D961-85

SF1

LB

AP

LB

AP

MF2 2276-04

DONNOYER AVE

2416-07

DE

2416-07

United States Highway 31

D9732-96

LI

LI

LI

LI

New Energy Dr

HOLE

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WSC Holdings LLC

1930-99

WM

Maple Rd

House House

037-04

R

AP

182-159

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2144-02

TA

0328-72

EX

State Road 23 Hwy

State Road 23

Magnolia Rd

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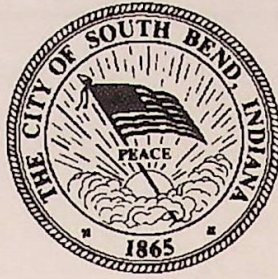
R



PRAIRIE AVE. (ST. RD. 23)

↑ APPROXIMATE
PLN TO BE VACATED
(MAPLE RD.)

① LOOKING SOUTH ALONG PLN TO BE VACATED / MAPLE RD.



**INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE SENT: 4/7/2011

TO:

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- ✓ Bob Mathia, Community & Economic Development
- ✓ Carl Littrell, Engineering Department
- ✓ Chris Dressel, Community & Economic Development
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FAX OR E-MAIL TO:

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RECOMMENDATIONS AND COMMENTS:

By _____

Date _____

Jennifer Corle - Vacation - Maple road

From: Jennifer Corle
To: Group - Vacation
Date: 4/7/2011 3:39 PM
Subject: Vacation - Maple road
Attachments:

Please return your recommendations a.s.a.p.