

**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: February 13, 2026

TO: Kyle Ludlow, Public Works
Abigail Magas, Public Works
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Brad Rohrscheib, Police Department

FROM: Hillary Horvath, Clerk; PWengineering@southbendin.gov

SUBJECT: REQUEST FOR RECOMMENDATIONS – ROW VACATION

APPLICANT: David & Jennifer Ludwig

LOCATION: The ROW Vacation covers 3.7' off the south end of Napoleon Street between St. Louis Blvd and St. Peter St.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING I.C. 36-7-3-13 CRITERIA:

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. The vacation would/would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
3. The vacation would/would not hinder the public's access to a church, school or other public building or place.
4. The vacation would/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.

PUBLIC WORKS/ENGINEERING: Favorable Recommendation for 718 only, contingent that the sidewalk be moved into the newly established Right-of-Way.

COMMUNITY INVESTMENT: Unfavorable Recommendation – the ROW vacation request is acceptable but not if accompanied by relocation of sidewalk. Sidewalk location should be consistent with the vast majority of the block on the south side of Napoleon (100 block through 700 block)

FIRE: Favorable Recommendation

POLICE: Favorable recommendation



STREET/ALLEY VACATION BPW APPLICATION

City of South Bend – Board of Public Works
215 S. Dr. Martin Luther King, Jr. Blvd
Suite #400
South Bend, IN 46601

Date: 2/13/26 Phone #: 574-631-6593

Name: David & Jennifer Ludwig E-mail: dludwig@nd.edu

Property Address: 718 Napoleon St. (Ludwig's property) & 710 Napoleon St. (Holy Temple Church)

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):

The ROW Vacation covers 3.7' off the south end of Napoleon Street between St. Louis Blvd and St. Peter St.

Describe the reason for the request, proposed use, and any changes made to the request following from preliminary review:

The ROW Vacation staff report and packet was filed in person on 1/20/26 and emailed. The original vacation request was 15', thence modified to 8' and then this final application of 3.7'. The request assures an appropriate buildable lot width of 70' (with the ROW vacation), a second lot, 2 new constructed owner occupied homes, a re-coated sidewalk over both properties with an alignment to the east sidewalk, tree replacement and sidewalk ramp upgrades for safety.

The following **MUST** be attached to this application:

- \$300 payment (check or money order)
- Preliminary review form with staff comments

Office Use Only

Fee Paid Date: 01/20/2026

Check/Money Order #: Ck#33068

BPW Recommendation: Favorable Not Favorable

Elizabeth A. Maradik, President

Gary A. Gilot, Member

Murray L. Miller, Member

This application expires 90 days from the BPW meeting date, which is _____.

710 NAPOLEAN				
name_1	mailingadd	mailingcit	mailingsta	mailingzip
MILLER JOSEPH B & JENNIFER L	1115 N Saint Peter St	South Bend	IN	46617
KLOSKA PROTECTION TRUST W KLOSKA ROBERT L & MARGARET M AS TRUSTEES W LIFE ESTATES	1121 N Saint Peter St	South Bend	IN	46617
BUFILL JOSE A	1121 N NOTRE DAME	South Bend	IN	46617
HOLY TEMPLE CHURCH OF GOD IN CHRIST INC	710 E Napolean St	South Bend	IN	46617
KYKENSKY PARTNERS LLC	15700 Lake Forest Ct	Granger	IN	46530
NOLAN DENIS AND CATHERINE	701 St Vincent	South Bend	IN	46617
718 NAPOLEAN				
name_1	mailingadd	mailingcit	mailingsta	mailingzip
KLOSKA PROTECTION TRUST W KLOSKA ROBERT L & MARGARET M AS TRUSTEES W LIFE ESTATES	1121 N Saint Peter St	South Bend	IN	46617
BUFILL JOSE A	1121 N NOTRE DAME	South Bend	IN	46617
HOLY TEMPLE CHURCH OF GOD IN CHRIST INC	710 E Napolean St	South Bend	IN	46617
KYKENSKY PARTNERS LLC	15700 Lake Forest Ct	Granger	IN	46530
CONSERVATION PROPERTIES IND LLC	PO Box 468	Ada	MI	49301
STEDS LLC	335 Campus Dr	Bluffton	OH	45817
THISTLETHWAITE MARY AGNES	713 Napoleon St	South Bend	IN	46617
DARNELL HEDY L	721 Napoleon	South Bend	IN	46617
STEDS LLC	335 Campus Dr	Bluffton	OH	45817





RECEIPT

DATE 1/20/26

No. 100151

RECEIVED FROM Abonmarche

\$ 300.00

Three hundred

DOLLARS

FOR RENT

FOR Alley vacation

ACCOUNT	
PAYMENT	33510
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM Cindy TO Abonmarche
BY Cathy



STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works

227 W. Jefferson Boulevard, Ste. 1316

South Bend, IN 46601

Date: 6-27-05 Phone #: 574-386-2563

Name: Dave & Jennifer Ludwig Email: dludwig@nd.edu

Property Address: 710 & 718 Napoleon St., South Bend, IN 46617

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):

A 8' X 172.61' proposed right of way vacation south of Napoleon Street and east of St. Louis Blvd AND a 8' X 171.85' proposed right of way vacation south of Napoleon Street and west of S

Is your property adjacent to the street/alley of interest? Yes No

Do any property owners currently access the street/alley? Yes No

Is there a future property development plan associated with this request? Yes No

Describe the reason for this vacation request and proposed use :

The project will have removal of the home at the SW corner of Napoleon & St. Peters Street, split the property into 2 lots, erect 2 new homes on the site, relocate the sidewalk further north towards the curb on Napoleon, reconstruct the curb ramp at the SW corner of Napoleon/St. Peter

This is a request for preliminary review of alley or street vacation with regard to Board of Public Works basic criteria. Staff will review the information provided and give feedback to the applicant.

OFFICE USE ONLY:

Do less than 50% of properties on the full block have direct street access? Yes No

Is this the only midblock connection? Yes No

Is the block length greater than 600'? Yes No

Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards? Yes No

Are there public or private utilities in the alley? Yes No

Preliminary Staff Comments:

Unfavorable Recommendation.

The vacation would result in a relocated sidewalk. While consistent with the block immediately to the east,(St Peter to Notre Dame) that block has historically had a narrower tree lawn, preexisting the vacation request granted in 2019.

**RIGHT-OF-WAY VACATION LEGAL DESCRIPTION LOT 59 SORIN'S SECOND ADDITION
LUDWIG PROPERTY – REQUEST 3.70'**

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 59 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 59, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE ACROSS A VACATED 14-FOOT ALLEY RUNNING NORTH-SOUTH AND BEING ADJACENT TO THE WEST LINE OF SAID LOT 59, 171.86 FEET TO A FOUND 3/4-INCH IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE CENTERLINE OF THE SAID VACATED ALLEY; THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID VACATED ALLEY, 3.70 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 59 AND SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 171.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 59, AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 59 AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET, 3.70 FEET TO THE POINT OF BEGINNING.

**RIGHT-OF-WAY VACATION LEGAL DESCRIPTION LOT 65 SORIN'S SECOND ADDITION
LUDWIG PROPERTY – REQUEST 3.70'**

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 65 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE NORTH 00 DEGREES 25 MINUTES 33 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 65 AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS STREET, 3.70 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 65 AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 172.63 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF A VACATED 14-FOOT ALLEY RUNNING NORTH AND SOUTH ADJACENT TO THE EAST LINE OF SAID LOT 65; THENCE SOUTH 00 DEGREES 23 MINUTES 58 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID CENTERLINE OF THE VACATED ALLEY, 3.70 FEET TO A FOUND 3/4-INCH IRON PIPE AT THE INTERSECTION OF SAID CENTERLINE OF THE VACATED ALLEY AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET; THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE NORTH LINE OF SAID LOT 65, 172.63 FEET TO THE POINT OF BEGINNING.

January 20, 2026

Attn: City of South Bend, Indiana
Board of Public Works
227 W. Jefferson Boulevard, Ste. 1316
South Bend, Indiana 46601

From: Chris Godlewski
Abonmarche Consultants
315 West Jefferson Boulevard
South Bend, Indiana 46601

C/O: Dave & Jennifer Ludwig (applicant)
718 Napoleon Street
South Bend, Indiana 46617

Re: 710 & 718 Napoleon St. - Right of Way Vacation

Dear South Bend Board of Public Works,

The applicant has developed plans to subdivide their lot at 718 Napoleon St. into a corner lot with a home facing St. Peter St. and a lot with a home facing Napoleon St. Construction of zoning compliant, single-family homes would commence upon completion of all required permitting. Please see *Attachment 1 - Site Drawings* of the proposed lots and home footprints.

Related to this planned development project please accept this updated request, along with the City Staff report, for a Right of Way (ROW) Vacation on Napoleon St. between St. Peter St. and St. Louis Boulevard. The proposed vacation is **3.70'** in width and extends the length of the applicant's property at 718 Napoleon St. and the property of the adjoining church, Greater Holy Temple Church of God in Christ Inc.

The purpose for this request is twofold:

- To relocate the Napoleon St. sidewalk such that the resultant tree lawn mimics the tree lawns immediately north and east of the property.
- To increase the 718 Napoleon St. lot size by approximately 6% to facilitate the subdivision of the lot into two lots that each accommodate a newly constructed home.

The relocation of the sidewalk and ROW vacation have the combined effect of a more fitting and aesthetically pleasing sidewalk location in relation to the planned locations and footprints of the new homes.

The overall community benefits of this project include:

- The replacement of a rental home at the end of its useful life with two new homes that will be owned and occupied by full-time residents and ongoing members of the South Bend community who wish to live nearer to downtown and Notre Dame.
- A new sidewalk and renewed tree lawn area along Napoleon St., aligned with the recently renewed sidewalk and tree lawn east of the property on the south side of Napoleon.
- Replacement of the existing ADA non-compliant curbs with ADA accessible ramps on Napoleon St., both at the corner at St. Peter St. (the applicant's property) and the corner at St. Louis Blvd. (the church's property).
- Replacement of the old and heaving sidewalk all along the applicant's frontage on St. Peter St.
- All expenses, including the new tree lawn, new sidewalks, and ADA ramps will be funded by the applicant for the Ludwig and church properties.

The staff has provided a recommendation with concern, and a continued review by the Ludwig's and their home builder & engineer, concluded an additional reduction of the ROW ask to 3.7' fits a better aesthetic and lot size for the home development. Continuation of this petition incorporates feedback from City officials, also representation from the Northeast Neighborhood Revitalization Organization and the Northeast Neighborhood Community association, as well as the University of Notre Dame. Please see the attached letter of support from Mr. Greg Hakenan.

In addition to the community benefits, we note the history of recent ROW vacations along Napoleon St., as shown in *Attachment 2 - Area Right of Way Vacations*.

The request to vacate the ROW along the entire length of the block has to do with aligning the two homes on the property in a manner that can fit both two street frontages, maintaining an appropriate distance to a proposed public sidewalk, improving the sidewalk accessibility where two new ADA curb ramps will exist on St. Louis Blvd. and St. Peter St., providing for a new manicured tree lawn with approved South Bend trees, and generally creating a clean aesthetic streetscape. The proposed sidewalk is suggested to move 8' closer to the curb on Napoleon and properly align with the tree lawn size/sidewalk placement to the north and the east. A consideration like this is common in this neighborhood to realign the public space to fit current development patterns and use of the Right of Way.

The regulatory review looks at right of way vacation in terms of aesthetics and appeal, assures this does not hinder or diminish access to either of the properties in any way and each parcel enjoys full access to dedicated streets, does not hinder the public's access to a church, school or other public building and does not hinder a public way and allows vehicle, pedestrian, and bike traffic to continue.



This vacation does not hinder the order growth of the neighborhood and matches existing ROW location and sidewalk placement and will be harmonious in aesthetics and appeal. This ROW vacation does not hinder or diminish access to either of the properties in any way, and each parcel enjoys full access to dedicated streets. This ROW vacation does not hinder the public's access to a church, school or other public building as current access is maintained and does not restrict any additional access points. The vacation does not hinder a public way and allows vehicle, pedestrian, and bike traffic to continue, and improves the crosswalk and makes it more accessible to mobility-impaired users. Additional ease of travel will occur with the tree lawn replacement and increased quality and accessibility of a new sidewalk.

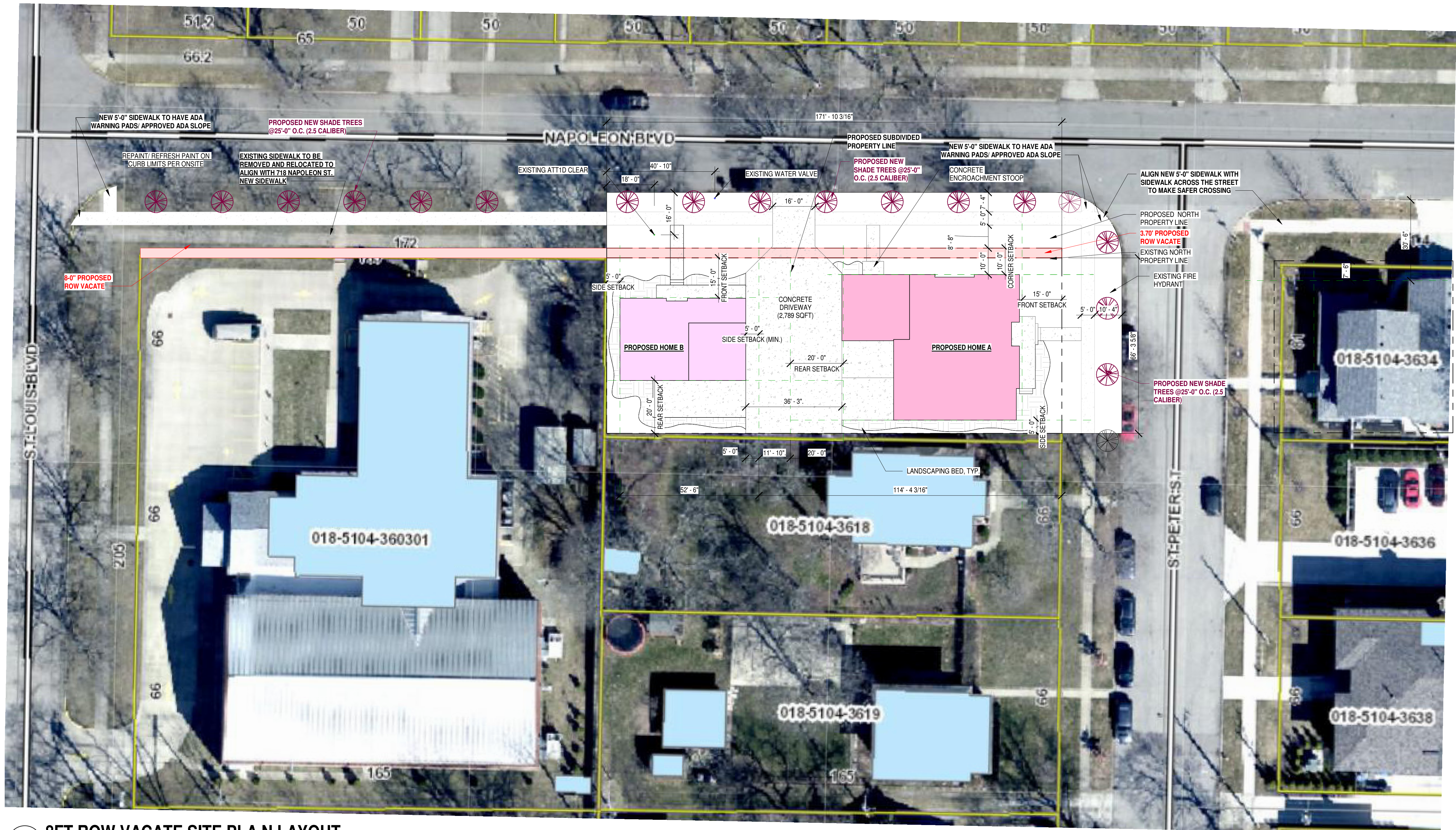
We ask that this petition be reviewed, and we respectfully request a favorable recommendation from the board of public works for consideration.

Best Regards,

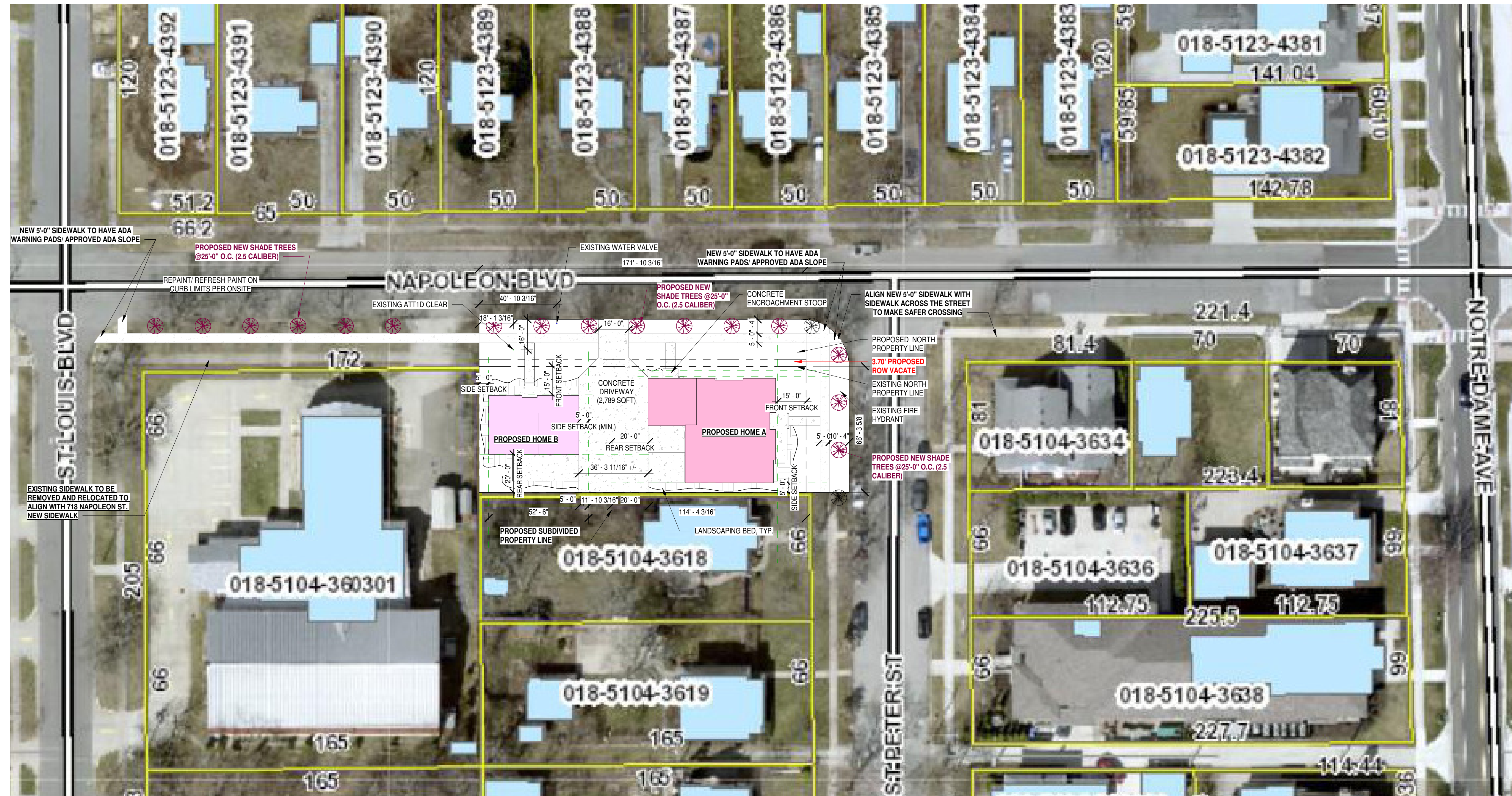


Chris Godlewski
c/o Dave and Jennifer Ludwig





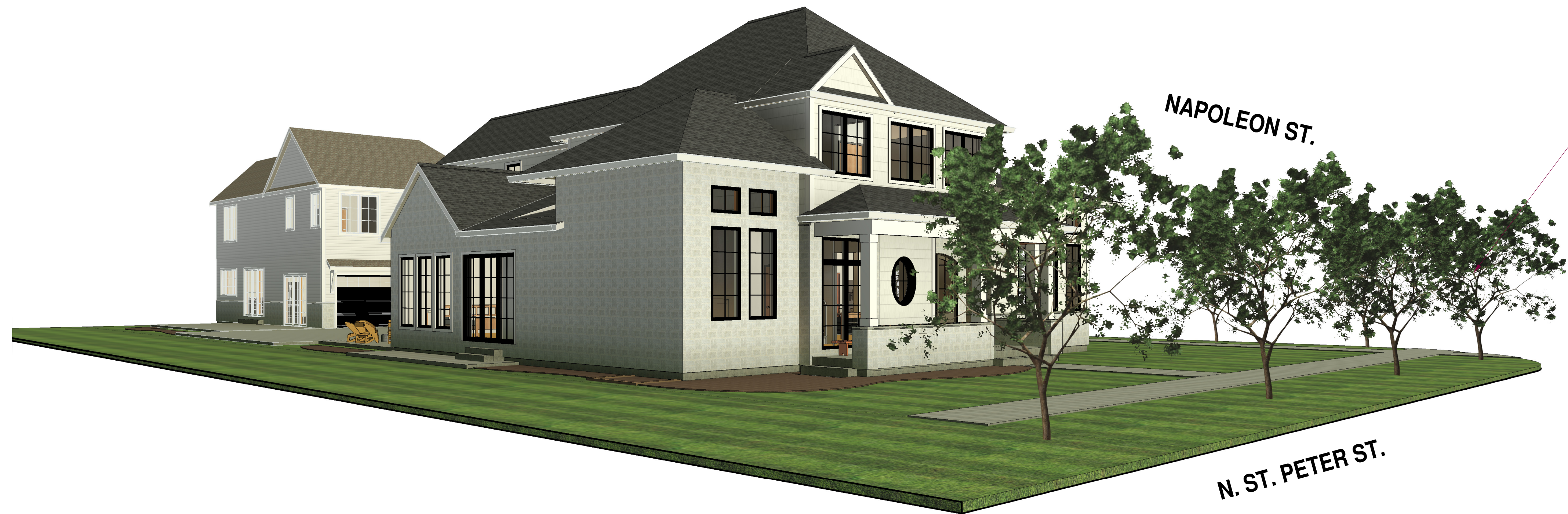
1 **8FT ROW VACATE SITE PLAN LAYOUT**
 X_C200A 1" = 20'-0"



1 718 NAPOLEON ST. SITE LAYOUT - 8 ROW Copy 1
 Z_C200R 1" = 30'-0"



NOTE: THIS PAGE IS FOR CONCEPTUAL ONLY
AND NOT AN ARCHITECTURAL DRAWING



Greg Hakanen
51801 Waterford Green Drive
Granger, Indiana 46530
(574) 850-3981

January 16, 2026

Board of Public Works
South Bend City Hall
215 S. Dr. Martin Luther King Jr. Blvd.
South Bend, Indiana 46601

Re: Support for Vacation Petition for 710 & 718 Napoleon Street

To the Members of the Board:

I am writing in support of the petition by Dave and Jennifer Ludwig for 1) vacation of 3.7 feet of City right-of-way along Napoleon Street and 2) relocation of the existing sidewalk on the south side of Napoleon between St. Peter Street and St. Louis Blvd.

I write as a private citizen with a great deal of experience in the physical transformation that has taken place in the Northeast Neighborhood over the last 20+ years:

- I served as the University of Notre Dame's Director of Northeast Neighborhood Redevelopment from June 2004 until September 2019.
- In that capacity I represented the University in the development of Eddy Street Commons, oversaw the Notre Dame Avenue Housing Program, and represented the University and the NNRO in the redevelopment of The Triangle.
- From 2004 to 2019 I was one of Notre Dame's two voting representatives to the Northeast Neighborhood Revitalization Organization. I continue to serve the NNRO as a volunteer member of the Board of Directors and the Executive Committee.

In one capacity or another, my entire focus for the last 21 years has been the thoughtful, environmentally-sensitive, high-quality redevelopment of the Northeast Neighborhood.

Dave and Jennifer have shared with me their plans to build two homes on what is currently a single lot at 718 Napoleon Street. To accomplish this, they are requesting that the City 1) vacate a small (3.7 feet) strip of right-of-way on the south side of Napoleon and 2) allow them to rebuild/relocate the Napoleon/St. Peter sidewalk. Based on my experience in the neighborhood, I believe that this request is consistent with long-established revitalization objectives in the Northeast Neighborhood (NEN):

- It replaces a single old rental property with two new, high-quality, owner-occupied homes. Promoting owner-occupied homes has been central to the collective mission in the NEN since I arrived in 2004. The initial problem was the existence of student rentals in what had originally been family homes, negatively affecting quality of life for family residents. As the neighborhood improved, it became attractive to out-of-town Notre Dame alumni/ae to buy/build “football houses,” residences that are only occupied on football weekends and other limited times during the year, which can lead to a vacant, lifeless neighborhood.

The proposed homes will be occupied by two families that have long standing in South Bend and who intend to remain in residence for many years to come. This not only displaces a rental property but modestly enhances housing density in the NEN. Building the two proposed homes on this site legitimately requires some flex on the part of the City.

- The requested changes improve, rather than detract from, the physical environment. The Ludwigs have proposed to replace *at their own cost* the existing sidewalks along Napoleon and St. Peter. Both sidewalks are deteriorated and will benefit visually and functionally by new construction. In addition, the Napoleon sidewalk does not align where it crosses St. Peter, and relocation will align those sidewalk segments. To their credit, the Ludwigs have reached out to secure the cooperation of the church to the west and will cover the cost of construction for that portion of sidewalk as well. Finally, new construction will allow for ADA-compliant curb cuts at both St. Peter and St. Louis.

For the above reasons, I support the Ludwig’s petition.

Sincerely,

A handwritten signature in blue ink that reads "Greg Hakanen". The signature is fluid and cursive, with the first name "Greg" being more prominent than the last name "Hakanen".

Greg Hakanen

LOT 59, SORIN'S SECOND ADDITION
 SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
 PORTAGE TOWNSHIP, ST. JOSEPH COUNTY,
 INDIANA

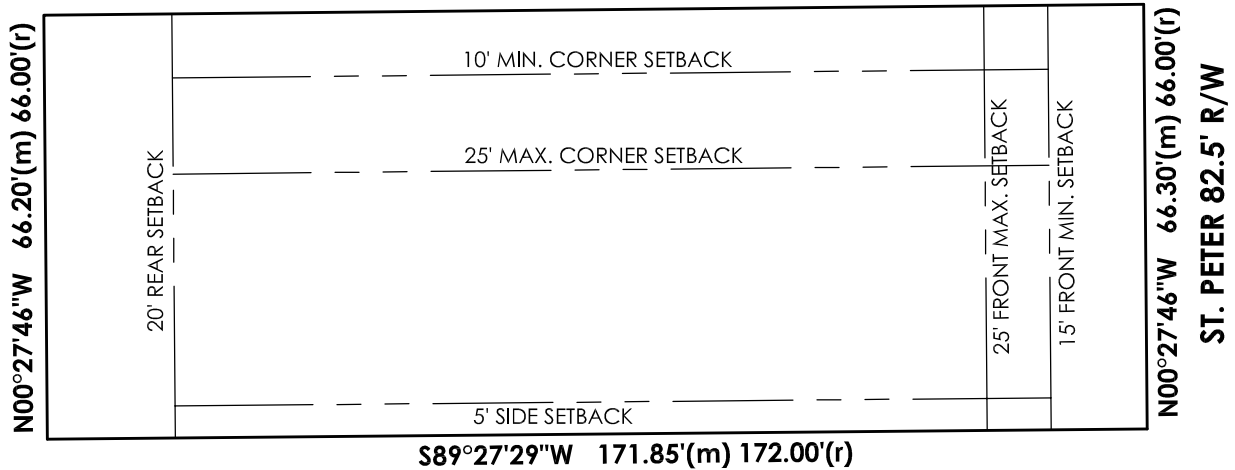


CURRENT SITE

11,385 SQ. FT.
 (0.26 ACRES)

NAPOLEON 82.5' R/W

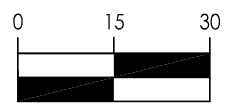
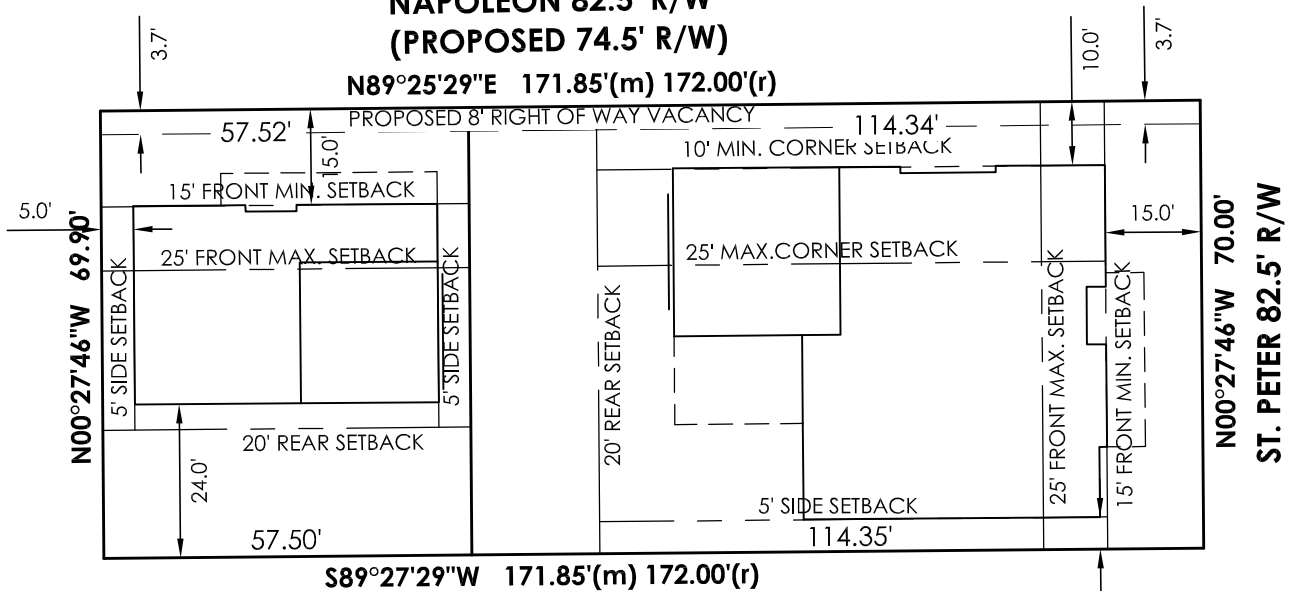
N89°25'29"E 171.85'(m) 172.00'(r)



PROPOSED SITE

**NAPOLEON 82.5' R/W
 (PROPOSED 74.5' R/W)**

N89°25'29"E 171.85'(m) 172.00'(r)



SCALE: 1" = 30'
 BAR SCALE IN FEET

DRAWING FOR: BUILDING PERMITS ONLY
 PREPARED FOR: CAPSTONE

DATE OF FIELDWORK:

DATE: 12/18/2025

FIELDBOOK:

ZONING: RESIDENTIAL

REVIEWED BY:

DRAWN BY: EMR

SCALE: 1"=30'

SHEET 1 OF 1



STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works

227 W. Jefferson Boulevard, Ste. 1316

South Bend, IN 46601

Date: 06/27/2025

Phone #: 574-386-2563

Name: Dave & Jennifer Ludwig

Email: dludwig@nd.edu

Property Address: 710 & 718 Napoleon St., South Bend, IN 46617

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):

A 15' X 172.61' proposed right of way vacation south of Napoleon Street and east of St. Louis Blvd AND a 15' X 171.85' proposed right of way vacation south of Napoleon Street and west of St. Peters Street.

Is your property adjacent to the street/alley of interest? Yes No

Do any property owners currently access the street/alley? Yes No

Is there a future property development plan associated with this request? Yes No

Describe the reason for this vacation request and proposed use :

The project will have removal of the home at the SW corner of Napoleon & St. Peters Street, split the property into 2 lots, erect 2 new homes on the site, relocate the sidewalk further north towards the curb on Napoleon, reconstruct the curb ramp at the SW corner of Napoleon/St. Peter Street and redo tree lawn with new tree plantings/lawn.

This is a request for preliminary review of alley or street vacation with regard to Board of Public Works basic criteria. Staff will review the information provided and give feedback to the applicant.

OFFICE USE ONLY:

Do less than 50% of properties on the full block have direct street access? Yes No

Is this the only midblock connection? Yes No

Is the block length greater than 600'? Yes No

Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards? Yes No

Are there public or private utilities in the alley? Yes No

Preliminary Staff Comments:

Unfavorable recommendation.

The proposal to relocate the sidewalk and narrowed tree lawn will reduce opportunities for mature street trees and although it does match the neighboring block to the east, the majority of the blocks to the west have the same width of tree lawn.

June 27, 2025

Attn: City of South Bend, Indiana
Board of Public Works
227 W. Jefferson Boulevard, Ste. 1316
South Bend, Indiana 46601

From: Chris Godlewski
Abonmarche Consultants
315 West Jefferson Boulevard
South Bend, Indiana 46601

C/O: Dave & Jennifer Ludwig
718 Napoleon Boulevard
South Bend, Indiana 46617

Re: 710 & 718 Napoleon Boulevard - Right of Way Vacation

To whom it may concern,

Please accept this application for a Right of Way (ROW) Vacation on Napoleon Street between St. Louis Boulevard and St. Peter Street. The proposed vacation is 15' in width and extends the length of the Ludwig's property and the adjoining church, Holy Temple Church of God in Christ Inc. The proposed vacation would mimic certain spacing on the north side of Napoleon Boulevard and would be matched to what is proposed and existing on the south side of Napoleon. The attached graphic shows two separate vacations immediately east of the Ludwig's property and would match the ROW line and sidewalk location, this development would create ADA ramps where they do not exist now and line up with adjoining sidewalks. The Ludwig's, are in regular communication with the church and have requested the church to accompany this petition and details for a joint application are herein located.

This vacation does not hinder the order growth of the neighborhood and matches existing ROW location and sidewalk placement and will be harmonious in aesthetics and appeal. This ROW vacation does not hinder or diminish access to either of the properties in any way and each parcel enjoys full access to dedicated streets. This ROW vacation does not hinder the public's access to a church, school or other public building as current access is maintained and does not restrict any additional access points. The vacation does not hinder a public way and allows vehicle, pedestrian, and bike traffic to continue. Additional ease of travel will occur with the tree lawn replacement and increased quality and accessibility of a new sidewalk.

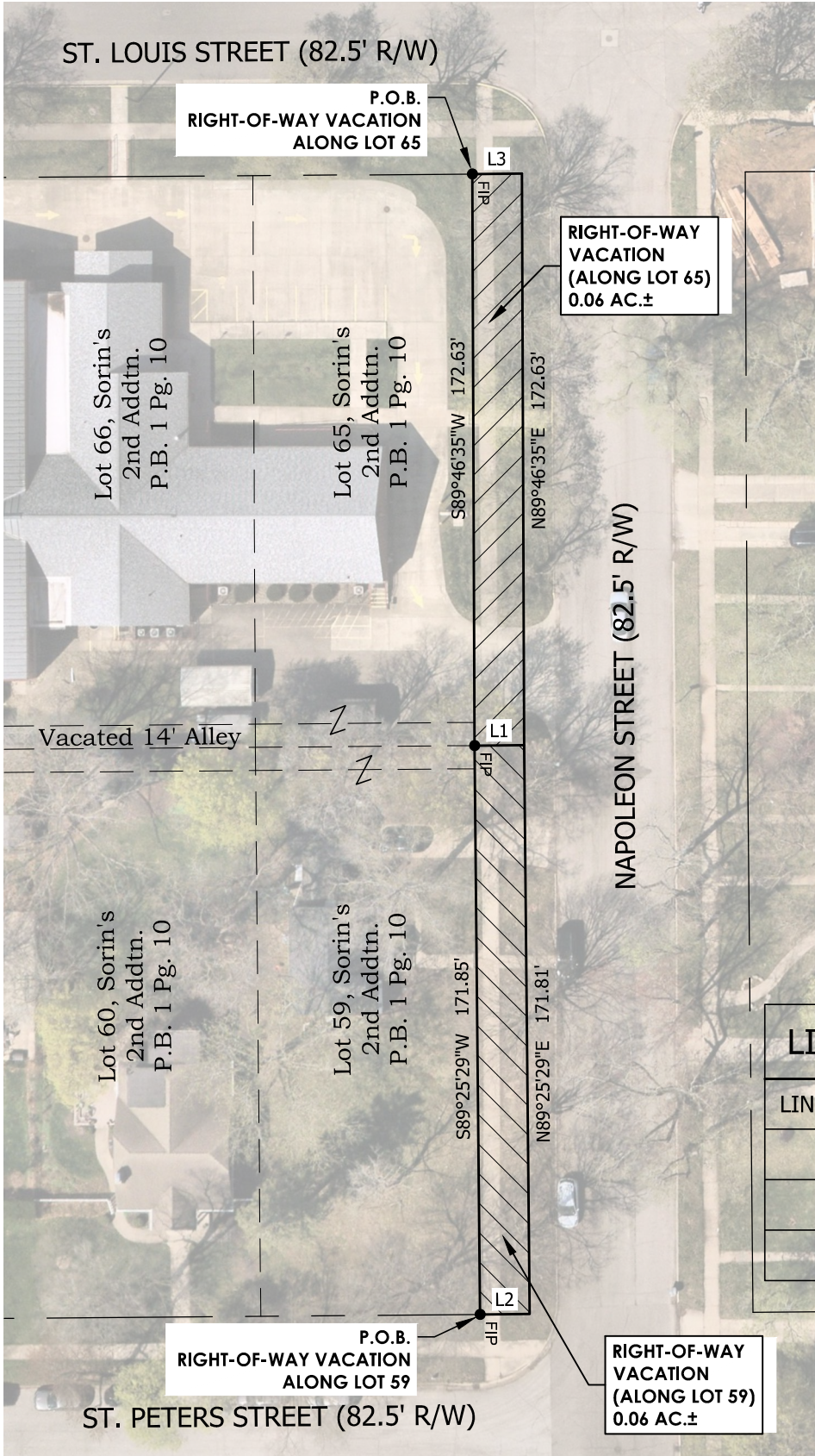
We ask that this petition be reviewed and sent on with a favorable recommendation to the board of public works for consideration.

Best Regards,

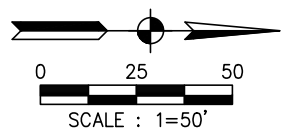


Chris Godlewski
c/o Dave and Jennifer Ludwig

EXHIBIT RIGHT-OF-WAY VACATION



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	15.00'	N00° 23' 58"W
L2	15.00'	S00° 34' 31"E
L3	15.00'	N00° 25' 33"W



NOTE: THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

**DAVE LUDWIG & HOLY TEMPLE
 CHURCH OF GOD IN CHRIST INC.**

COPYRIGHT 2025 - ABONMARCHE CONSULTANTS, INC.

DRAWN BY: CMR

APPROVED BY: MJR

DATE: 2/25/2025

SCALE: 1"=100'

NORTHEAST QUARTER, SECTION 1

TOWNSHIP 37 NORTH, RANGE 2 EAST

PORTAGE TOWNSHIP

SHEET 2 OF 2

JOB NO. 25-0559

EXHIBIT RIGHT-OF-WAY VACATION

ST. LOUIS STREET (82.5' R/W)

P.O.B.
 RIGHT-OF-WAY VACATION
 ALONG LOT 65

RIGHT-OF-WAY
 VACATION
 (ALONG LOT 65)
 0.06 AC.±

NAPOLEON STREET (82.5' R/W)

Vacated 14' Alley

Lot 60, Sorin's
 2nd Addtn.
 P.B. 1 Pg. 10

Lot 59, Sorin's
 2nd Addtn.
 P.B. 1 Pg. 10

Lot 66, Sorin's
 2nd Addtn.
 P.B. 1 Pg. 10

Lot 65, Sorin's
 2nd Addtn.
 P.B. 1 Pg. 10

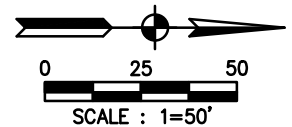
LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	15.00'	N00° 23' 58"W
L2	15.00'	S00° 34' 31"E
L3	15.00'	N00° 25' 33"W

P.O.B.
 RIGHT-OF-WAY VACATION
 ALONG LOT 59

ST. PETERS STREET (82.5' R/W)

RIGHT-OF-WAY
 VACATION
 (ALONG LOT 59)
 0.06 AC.±



NOTE: THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

**DAVE LUDWIG & HOLY TEMPLE
 CHURCH OF GOD IN CHRIST INC.**

DRAWN BY: CMR

APPROVED BY: MJR

DATE: 6/4/2025

SCALE: 1"=50'

NORTHEAST QUARTER, SECTION 1

TOWNSHIP 37 NORTH, RANGE 2 EAST

PORTAGE TOWNSHIP

SHEET 2 OF 2

JOB NO. 25-0559

RIGHT-OF-WAY VACATION ALONG LOT 59, SORIN'S 2ND ADDITION

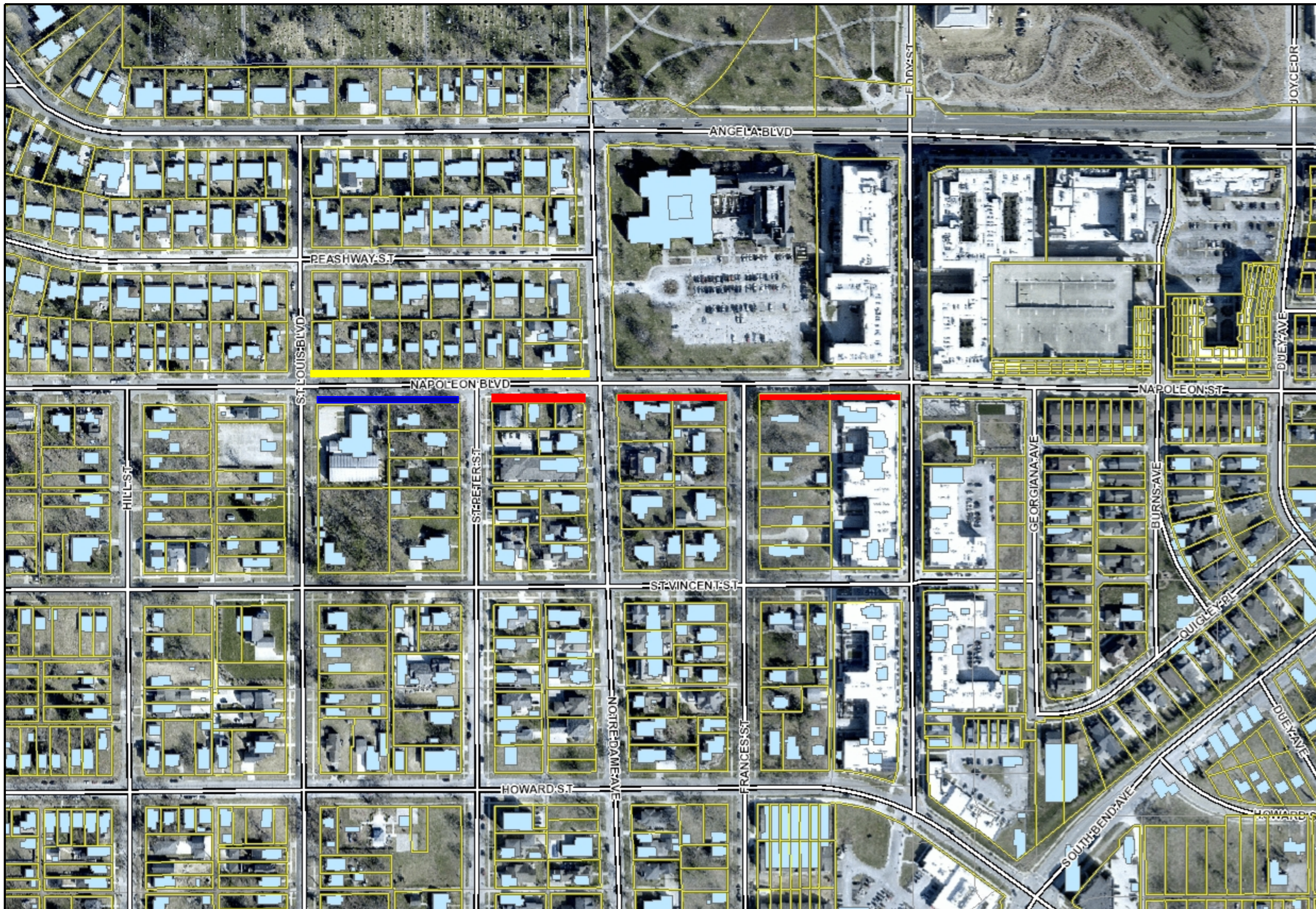
A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 59 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 59, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE ACROSS A VACATED 14-FOOT ALLEY RUNNING NORTH-SOUTH AND BEING ADJACENT TO THE WEST LINE OF SAID LOT 59, 171.86 FEET TO A FOUND 3/4-INCH IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE CENTERLINE OF THE SAID VACATED ALLEY; THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID VACATED ALLEY, 15.00 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 59 AND SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 171.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 59, AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 59 AND THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET, 15.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.06 ACRES, MORE OR LESS.

RIGHT-OF-WAY VACATION ALONG LOT 65, SORIN'S 2ND ADDITION

A TRACT OF LAND BEING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 65 OF SORIN'S SECOND ADDITION, RECORDED IN PLAT BOOK 1, PAGE 10 OF THE RECORDER'S OFFICE OF SAID COUNTY AND STATE; THENCE NORTH 00 DEGREES 25 MINUTES 33 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 65 AND THE EAST RIGHT-OF-WAY LINE OF ST. LOUIS STREET, 15.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 65 AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, 172.63 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF A VACATED 14-FOOT ALLEY RUNNING NORTH AND SOUTH ADJACENT TO THE EAST LINE OF SAID LOT 65; THENCE SOUTH 00 DEGREES 23 MINUTES 58 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID CENTERLINE OF THE VACATED ALLEY, 15.00 FEET TO A FOUND 3/4-INCH IRON PIPE AT THE INTERSECTION OF SAID CENTERLINE OF THE VACATED ALLEY AND THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET; THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NAPOLEON STREET AND THE NORTH LINE OF SAID LOT 65, 172.63 FEET TO THE POINT OF BEGINNING; CONTAINING 0.06 ACRES, MORE OR LESS.

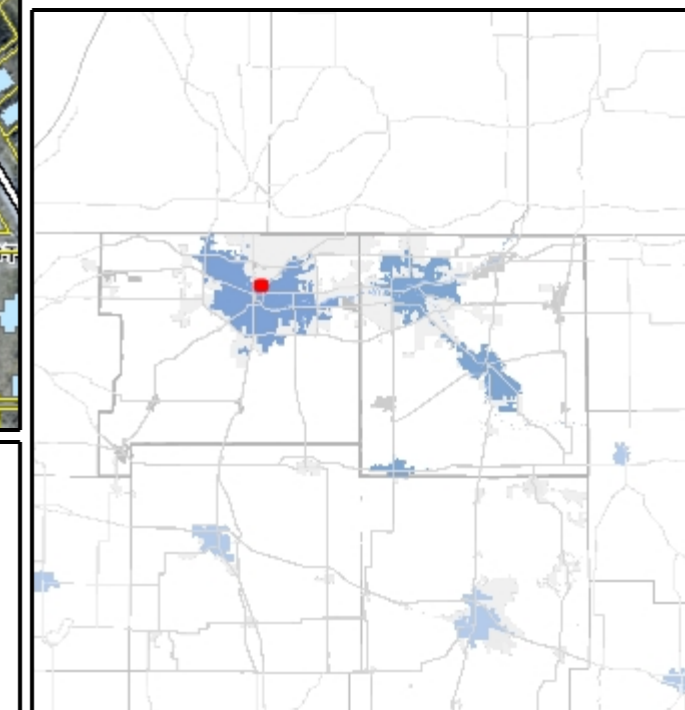
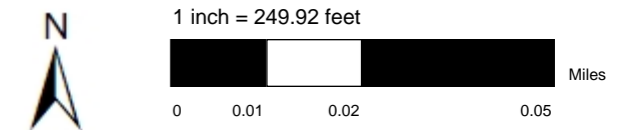


Area Right of Way Vacations

txtSubTitle

Legend

- SJC Parcel Dimensions
 - SJC Parcels
 - ELK Parcels
 - SJC Street
 - ELK Street
 - Building Footprint
 - Railroad
 - Railroad
 - Abandoned Railroad
 - Road Centerline
 - Railroad Bridge
 - Roadway Bridge
- Vacated portions Ord. #'s 10694-19 & 9123-00**
- Similar size corresponding ROW's/sidewalk placement**
- Proposed Ludwig Vacation**



Date Printed: 6/9/2025
 Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

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May 13, 2025

Permit #94

David Ludwig
15700 Lake Forest Ct
Granger, IN 46530



Department of Public *Parks of South Bend, Indiana*

Permission is hereby granted to **remove (4) Sugar Maple Trees** in the tree lawn on the property at:

718 Napoleon St

Department of Public Parks

Brent Thompson

Brent Thompson, City Forester

Sec. 19-19. Removal of hazardous trees by property owner; order, notice; emergency, removal.

- (a) Every owner of real estate within the City shall remove or trim any tree or shrub or any part thereof located on such real estate or in the tree and lawn area in front of such real estate which may be dead, diseased, unsightly, in a condition which is injurious or detrimental to the public health and safety or the growth of adjacent trees or which may project over the public street on which such real estate abuts in such manner as to obstruct the free passage of pedestrians and vehicular traffic on such public streets.
- (b) The Board of Park Commissioners shall have the power and the authority to order and require such owner to remove any such tree or shrub by first causing notice to be served on such owner in the manner provided in section 19-21 not less than ten (10) days prior to the time designated in such notice for the removal or trimming of such tree or shrub.
- (c) In case of an immediate necessity for any such removal or trimming by reason of storm or other emergency, such removal or trimming may be done by the Board of Park Commissioners or its Superintendent of Parks, and no notice whatever need be given thereof.

Sec. 19-15. The Board of Park Commissioners shall have the right, power and authority to:

- (1) Require the owners of parcels of land bordering on any public street of the City to grade, sod, plant, and maintain in proper condition the tree lawn area and the street centers in front of the parcels of land. (2) Require such owners to plant and maintain shade or ornamental trees in such areas.

Any obstruction of the right-of-way for tree maintenance work of two hours or more or are closing a travel lane and obstructing traffic would need a traffic control and occupancy request permit from the Engineering office
rowpermitsoffice@southbendin.gov.

If a travel lane needs to be blocked for any amount of time, a permit would be required with a traffic control sketch showing how they plan to divert traffic safely.