

**City of Detroit**  
OFFICE OF THE CITY CLERK

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

November 5, 2003

To: The Department or Commission Listed Below

From: Jackie L. Currie  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

/PUBLIC WORKS - CITY ENGINEERING DIVISION/  
/PLANNING AND DEVELOPMENT DEPARTMENT/

2095 Shonnise A. Woods, et al, request to vacate and convert into easement public alley located in area of W. McNichols, Princeton and Lawton.

**RECEIVED**  
CITY ENGINEERING DIV.-DPW

NOV 17 2003

By \_\_\_\_\_

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400  
(313) 224-3260 • Fax (313) 224-1466

CARTO 25B LVM 50

CEP  
Masterson

City of Detroit  
CITY COUNCIL

2095

SHARON McPHAIL  
COUNCIL MEMBER

TO: Planning and Development Department  
Land Use Division  
My Colleagues

FR: Council Member Sharon McPhail *SM*

Date: November 3, 2003

RE: Submission of alley easement petition.

Attached is a letter requesting that the West McNichols alley bounded by Princeton and Lawton be converted to an easement.

I request that the City Clerk refer the attached petitions to the Planning and Development Department Land Use Division for verification and processing.

*11-3-03 Received At table - Make into  
And Refer to PDD per S. McPhail petition*

2090  
Colum

October 22, 2003

Honorable Councilwoman Sharon McPhail  
2 Woodward Avenue  
Room 200  
Detroit, Michigan 48226

Dear Councilwoman Sharon McPhail,

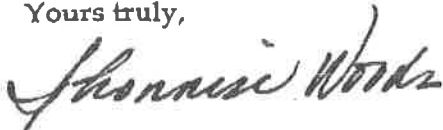
I am writing on behalf of the property owners' and residents' of the University Apartments located at 2721-35 West McNichols between Princeton and Lawton. Enclosed is a letter and petition (for conversion of alley to easement) to close the alley approximately 100' south of McNichols between the streets of Princeton and Lawton.

The enclosed letter dated April 15, 2003 and petition was previously sent via US Postal Service to the attention of the Honorable City Council in May 2003. However, when a follow up call was made to determine the status of the petition, it could not be located. Therefore, another form was mailed out. In communicating to the residents of the building (University Apartments) the status of the petition, or lack thereof, one of the residents (Roger McPhail of 2735 West McNichols #108) suggested that I should forward the petition to your attention. Mr. McPhail also informed me that he would speak to you first to inform you that the petition was being forwarded.

I am very hopeful that you can assist us in expediting the approval process of this petition.

If you have any questions or need to discuss this matter in further detail, please contact me at 313-245-0937 or 313-215-6946.

Yours truly,



Shonnise A. Woods,  
Property Manager

**PETITION FOR CONVERSION OF ALLEY TO EASEMENT**  
 Detroit, MI

Date September 20 03

TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

100' South of W. McNichols between Princeton and Lawton  
 Location of Alley

do respectfully petition your Honorable Body to vacate said alley and convert same into a public easement.

Further, the undersigned representing not less than two-thirds (66-2/3%) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER

Shonnise Woods P.O. Box 05840 313-245-0937  
~~Gary Clark~~ ~~P.O. Box 3104 Detroit~~ ~~313-891-737~~  
 (Name) (Address) (Phone No.)  
2721-35 W. McNichols  
Detroit, MI 48205

Lot No.	Signature of Deed Holder	Signature of Wife or Other Co-Owner	Address	Date
	<u>Duff Johnson</u>	<u>Helen Clark</u>	<u>2721-35 W. McNichols</u>	<u>8/20/03</u>
	<u>John M. Newman</u>	<u>Phyllis Lee</u>	<u>16922 Lawton</u>	<u>9-3-03</u>

(Over)

Lot No.	Signature of Deed Holder	Signature of Wife or Other Co-Owner	Address	Date
	Mike Nelson		2735 <sup>apt 201</sup> McNichols	9-10-03
	Country Bunn		2721 <sup>apt 103</sup> W. Nichols	
	Carolyn Harris		2721 W. McNichols <sup>apt 102</sup>	
	Wendy		2721 W. Nichols	REC-1
	Vincent Col		2721 W. McNichols <sup>apt 202</sup>	9/2/03
	Clara Trice		2721 W. McNichols	203
	Rose Taylor		2721 W. McNichols	9/23/03
	Cheryl L. Kenchick		2721 W. McNichols	8-1
	Barker Logan		2735 W. McNichols	APT 105
	Aileen Misher		2735 W. McNichols	APT 207
	Mona D.		2735 W. McNichols	APT 209
	Constance		2735 W. McNichols	#106
	Walter P. Bowen		2725 W. McNichols	APT 205
	James Bradford		2725 W. McNichols	APT 205
	Jennifer Bradford		2725 W. McNichols	APT 205
	Roger McPhail		2735 W. McNichols	APT 108
	Gilbert Hallie		2721 W. McNichols	APT 201
	Eric S. Logan		2735 W. McNichols	APT B4
	Dorothy Carey		2735 W. McNichols	#107
	Darrell Morrison		2725 W. McNichols	#103

104, 107, 105, 103, 201, 203, 101

April 15, 2003

Honorable Detroit City Council  
c/o Jackie L. Currie  
2 Woodward Ave.  
Room 200  
Detroit, MI 48226

Honorable Detroit City Council Members,

Re: Petition to close alley south of W. McNichols between Princeton and Lawton.

This letter is a petition to close the alley approximately 100' south of McNichols between the streets of Princeton and Lawton. The alley runs east to west, parallel to McNichols directly behind the 22 unit University Apartments apartment building located at 2721, 2725 and 2735 W. McNichols and is adjacent to 2 houses, 16915 Princeton and 16922 Lawton. I am writing on behalf of the owners and residents of this apartment building.

The alley in question has been a continual vandalism problem. We experience frequent broken car windows, stolen property from within cars and occasionally stolen cars. Stripped vehicles are also left in the alley. Although the alley is well lit from three 175-watt security lights, one 400-watt security light and one public utility light, vandalism continues to be a problem. I believe the design of the alley is a factor in the vandalism.

The alley has two 90-degree turns in it as you travel from Princeton to Lawton. The "zigzag" nature of the alley provides seclusion to potential vandals. The alley is open to the side streets of Princeton and Lawton and yet the turns don't allow for a clear line of sight through the alley. Each year, we experience many acts of vandalism and loss of personal property. Occasionally, stolen and abandoned cars are a problem for a short period of time.

University Apartments has owned and operated this apartment building for the last 7 years. Upon purchase in 1996 the building was essentially vacant. During the last 7 years we have substantially improved the building. We have attempted to provide high quality, reasonably priced housing for our residents, but security in this alley has been a perpetual problem. Initially, prostitution was a problem in the corners of the alley, but we have been successful in chasing that away. We have installed additional lighting on the building, public lighting in the alley, and contracted with a security patrol service, but the vandalism continues. I believe that the design of the alley is a primary reason we have not been able to eliminate these problems.

Our plan, if approved by this Council, is to place remote operated electronically controlled security gates in the alley. The gates would provide convenient access to the residents of the building, and neighboring houses. The attached signature sheets, in support of this request, will demonstrate that this petition is supported by all of the apartment residents and homeowners affected.

Thank you for considering this request.

Respectfully,  
The owners, residents and property manager of University Apartments

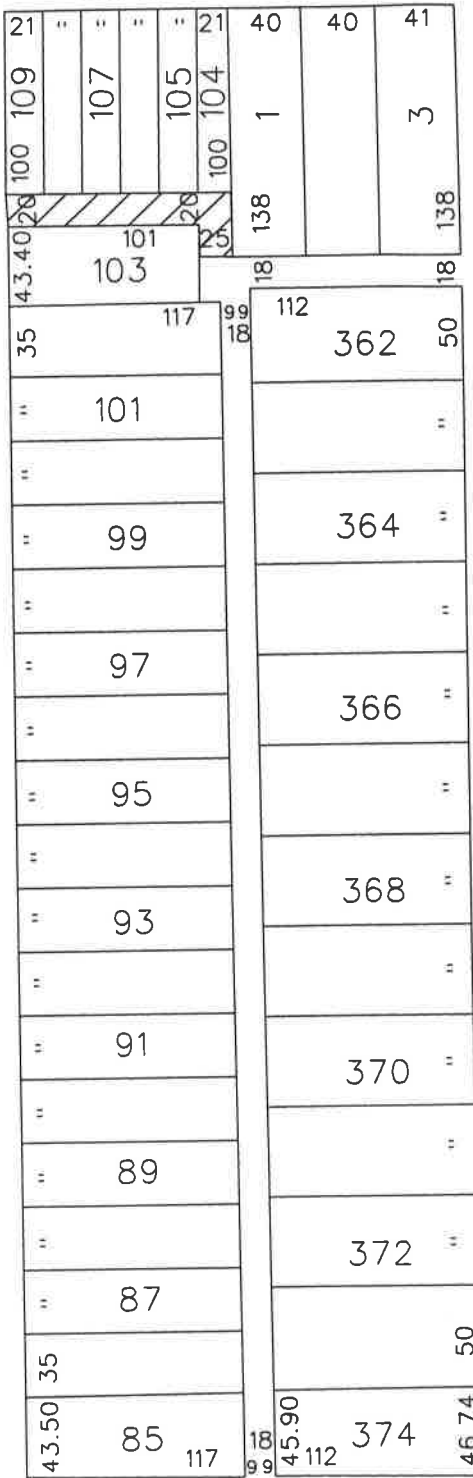
PETITION NO. 2095  
 SHONNISE A. WOODS  
 P.O. BOX 05840  
 PHONE NO. 313-245-0937

W. McNICHOLS 66 FT. WD.



LAWTON 75 FT. WD.

PRINCETON 60 FT. WD.



- REQUESTED CONVERSION TO EASEMENT

GROVE 50 FT. WD.

(FOR OFFICE USE ONLY)

CARTO 25 B

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	NP	CHECKED			
DATE	1-27-04	APPROVED			

REQUESTED CONVERSION TO EASEMENT THE ALLEYS IN THE BLK. BND. BY W. McNICHOLS GROVE, LAWTON AND PRINCETON.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. x2095.dgn