

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

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

March 15, 2006

To: The Department or Commission Listed Below

From: Janice M. Winfrey  
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/**

0219 Golder Associations, Inc./Tireman I, LLC, Tireman II, LLC, Tireman III, LLC), for alley closures in area of Milford Avenue at Epworth Avenue.

FILED  
CITY CLERK

MAR 22 2006

By \_\_\_\_\_

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TRED  
KNOLL

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

CARTO 14-15E  
LVM 106-7

**Golder Associates Inc.**

51229 Century Court  
Warren, MI USA 48393  
Telephone (248) 295-0135  
Fax (248) 295-0133  
www.golder.com



March 2, 2006

P05-283-8399

Office of the City Clerk  
2 Woodward Avenue  
200 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**RE: MILFORD AVENUE/ALLEY CLOSURE PETITION  
PARTS GALORE II FACILITY  
6000 W. WARREN, DETROIT, MI**

65 : 6 90 8:7

-YMS'IO XJIC

Dear City Council:

Please let this letter serve as a formal petition by the property owners (Tireman I LLC., Tireman II LLC., Tireman III LLC.) to the City of Detroit to complete the closure of Milford Avenue from a point beginning at Epworth Ave west to the dead end at the railroad tracks as well as the alleys surrounded by their properties. Attached to this letter is a copy of the proposed layout of the new Parts Galore used auto parts facility (Facility) and the proposed closure areas.

The owners have applied for a Conditional Land Use Grant with the Building and Safety Engineering Department and are presently awaiting a hearing date regarding the proposed facility. Currently, a similar Parts Galore at 11360 E. Eight Mile, Detroit, was completed and opened to the public in April of 2005.

It is the intent of the owner to promote a revitalization of this area by utilizing all of the parcels (26.6 acres) for the Facility, which is now bisected by Milford Avenue and the alleyways contained within their property boundaries. This development will include a retail store/administrative office, vehicle inventory area, vehicle processing area and maintenance facility. It is anticipated that 30-40 people will be employed by Parts Galore and have a customer base of approximately 18,000 people per month.

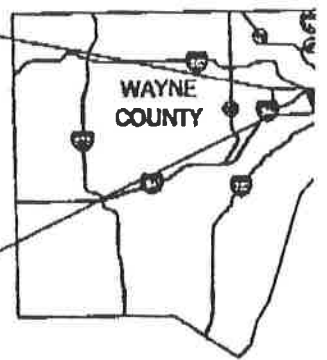
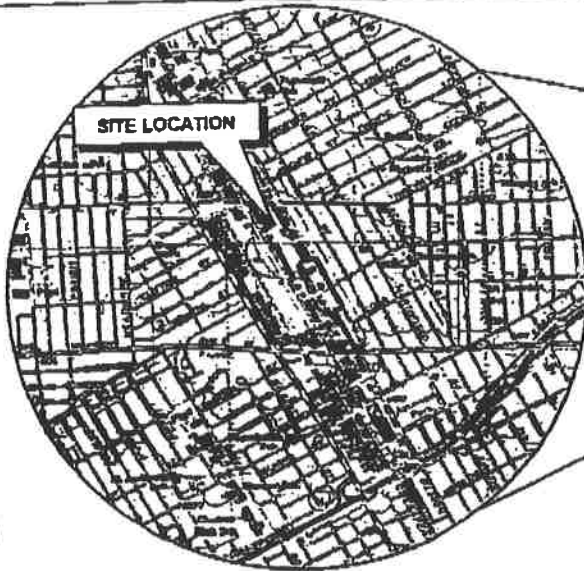
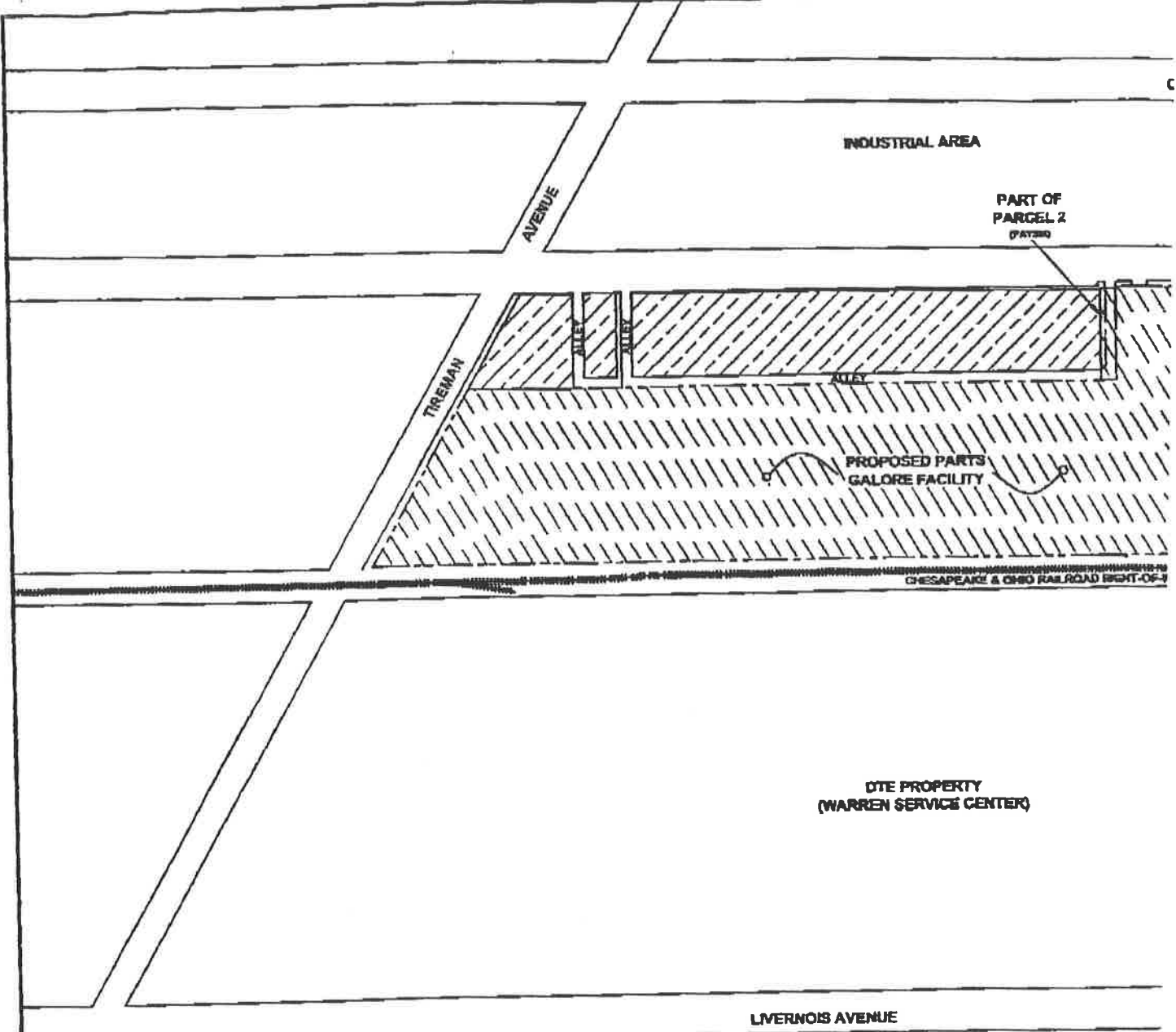
We would like to request that City Council and the reviewing department expedite our request if possible to accommodate a projected construction start date of July 2006. Should there be additional information needed or assistance to complete this request, please do not hesitate to contact Mr. Jim McClellan or Mr. Frank Ring at (248) 295-1035.

Sincerely,

Golder Associates Inc.  
  
for

James L. McClellan  
Senior Project Manager

  
Frank W. Ring  
Senior Project Engineer



PROJECT No. W-20-020-001 FILE No. W-20-020-001

January 30, 2007

Honorable City Council:

RE: Petition No. 219 – Golder Associations, Inc./ Tireman I, LLC, Tireman II, LLC and Tireman III, LLC, for the alley closure in the area of Milford Avenue and Epworth Avenue.

Petition No. 219 of “Golder Associations, Inc./ Tireman I, LLC, Tireman II, LLC and Tireman III, LLC”, request for the conversion of the Milford Avenue, 60 feet wide, between Epworth Avenue and The Railroad Right-of-way, and a portion of the North – South public alley, 20 feet wide, into private easements, also requesting that the Honorable City Council accept an easement over the petitioner’s land for an alley outlet all in area of Milford Avenue, 60 feet wide, West Warren Avenue, 100 feet wide, Epworth Avenue, 80 feet wide, and the Railroad Right-of-way, 60 feet wide. This request is to facilitate the construction of a Parts Galore. This development will include a retail store, administrative office, vehicle inventory area, vehicle processing area and maintenance facility. This construction of a New Parts Galore will employ 30 – 40 people and handle 18,000 people monthly on the 26.6-acre facility.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

All City departments and privately owned utility companies have reported no objections to the conversion of public rights-of-way into private easements for public utilities. Provisions protecting utility installations are part of the resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,



Nadim Haidar, Acting Head Engineer  
City Engineering Division – DPW

NRP/

Cc: Cathy Square, Director – DPW  
Mayor’s Office – City Council Liaison

BY COUNCIL MEMBER \_\_\_\_\_

RESOLVED, Land in the City of Detroit, Wayne County, Michigan being that part of Milford Avenue, 60 feet wide, lying westerly of and adjoining Epworth Street, 80 feet wide, and lying easterly of and adjoining Railroad right-of-way (former Pere Marquette Railroad), opened by Recorders Court and confirmed by the Court and accepted by Detroit Common Council on March 18, 1913, J.C.C. page 313; and being more particularly described as: the northerly 4.88 feet, as measured along Epworth Street, of Lot 60, all of Lot 59, and all of Lot 58 except that part vacated October 18, 1927 being the north 3.60 feet on the east line and being the north 3.77 feet on the west line; also the public alley, 20 feet wide westerly of and adjoining said Lots and parts of Lots, Block 1 "J. Mott Williams' Subdivision of part of Fractional Section 3, Springwells (Twp.), Wayne County, Michigan" as recorded in Liber 22, Page 34 of Plats, Wayne County Records. Together with a part of Fractional Section 3, Town 2 South, Range 11 East opened as Milford Avenue on March 18, 1913, J.C.C. page 313 and lying westerly of and adjoining the above described part of Milford Avenue, and lying easterly of and adjoining the Railroad right-of-way (former Pere Marquette Railroad) and being a strip of land 60 feet wide, and being 325.32 feet, more or less, on the south, and being 325.15 feet, more or less, on the north, and

Also, all that part of the North - South public alley, 20 feet wide, lying Westerly of and abutting the West line of Lots 60 through 70, both inclusive, all in the "J. Mott William's Subdivision" of Part of Fractional Section No. 3, Springwells (now City of Detroit), Wayne County, Michigan as recorded in Liber 22, Page 34, Plats, Wayne County Records;

Be and the same is hereby vacated as a public street and alley and is hereby converted into private easements for public utilities of the full width of the street and alley, which easements shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said street and alley and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public easements or rights-of-way over said vacated public street and alley herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public alley in the City of Detroit, with the right to ingress and egress at any time to and over said easements for the purpose above set forth,

Second, Said utility easements or rights-of-way in and over said vacated street and alley herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easements or rights-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easements with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, That if the owners of any lots abutting on said vacated street and alley shall request the removal and/or relocation of any existing poles or other utilities in said easements, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That if it becomes necessary to remove the paved alley returns at the entrances (into Epworth Avenue and Milford Avenue), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds; and further

RESOLVED, That your Honorable Body authorize the acceptance of the following described easement over property owned by the petitioner, subject to the approval of the Traffic Engineering Division – DPW and any other public privately owned utility company, if necessary;

Land in the City of Detroit, Wayne County, Michigan, being the North 20.00 feet of Lot 71, in the ““J. Mott William’s Subdivision” of Part of Fractional Section No. 3,

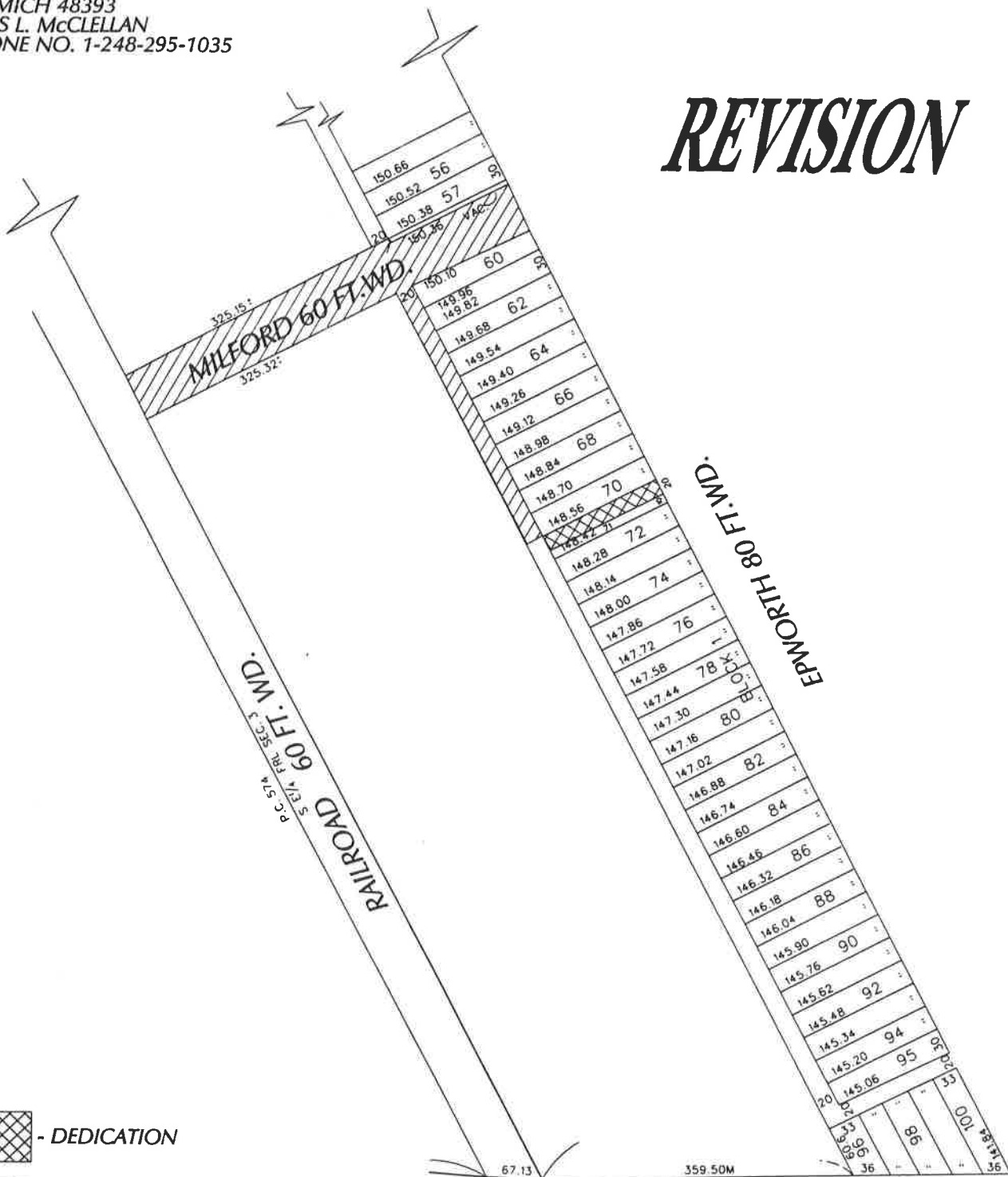
Springwells (now City of Detroit), Wayne County, Michigan as recorded in Liber 22, Page 34, Plats, Wayne County Records;

PROVIDED, That when the alley access is prohibited, the dedication of the easement must be created to provide an alley outlet without an encumbrance to the residents along Epworth Avenue between West Warren and Milford Avenue;

PETITION NO. 219  
 GOLDR ASSOC./ TIREMAN I, II, III L.L.C.  
 51229 CENTURY COURT  
 WIXOM, MICH 48393  
 c/o JAMES L. McCLELLAN  
 PHONE NO. 1-248-295-1035



# REVISION



- DEDICATION



- REQUESTED CONVERSION TO EASEMENT

W. WARREN 100 FT. WD.

(FOR OFFICE USE ONLY)

CARTO 1415 E

<b>B</b>					
<b>A</b>					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	CHECKED				
DATE	APPROVED				
NP					
6-14-06					

REQUESTED CONVERSION TO EASEMENT OF MILFORD 60 FT. WD. AND PUBLIC ALLEYS ALSO DEDICATION OF LAND FOR AN ALLEY OUTLET IN THE AREA OF W. WARREN, MILFORD, EPWORTH AND THE RAILROAD.

<b>CITY OF DETROIT</b>	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	x219.dgn