

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

Monday, December 10, 2007

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION

2186 *NorthEnd Village, request outright vacation of the 18' alleyways on the east and west sides of Delmar Street.*

420  
LVM 383

RECEIVED  
JAN 10 2008

CED  
TSD



2186  
DETROIT  
CITY CLERK

2007 NOV -8 P 3: 29

**New Home Sales: 313-685-7283**

November 1, 2007

Honorable City Council  
c/o Ms. Janice M. Winfrey  
City Clerk  
City of Detroit  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, MI 48226

Dear Council Members:

As you may already be aware, we partnered early this year with Dave Bing and Emmett Moten on the North End housing development.

As part of the Mayor's Next Detroit Neighborhoods Initiative, we are redeveloping North End as NorthEnd Village with new single family homes being built now, filling in vacant parcels with beautiful new homes. To date, fifteen new, affordably priced homes have been built and sold. The City of Detroit is helping with down payment assistance and coordination of various City Departments, as well as reconstruction of streets, curbs and gutters and new trees.

Dogwood/Brookside Neighborhoods-NorthEnd, LLC hereby requests the outright vacation of the 18' alleyways shown in yellow on the enclosed plan coming off of (and perpendicular to) Delmar Street in North End. These are labeled "EXISTING ALLEY" on the map.

The City Council resolution adopted on July 25, 1916--J.C.C. page 1147 created several east-west public alleys, (all) 18 feet wide. The original public right-of-way (25.00 feet wide) appears in "Ranney and Butterfield's Subdivision of Lots 18 and 23, Quarter Section 38, Ten Thousand Acre Tract", City of Detroit, Wayne County, Michigan as recorded in Liber 26 of Plats, Page 43, Wayne County Records. The two east-west public alleys in this request for "outright vacation(s)" lie East and West of Delmar Avenue (50 feet wide); being described below as follows:

- (1) The remaining North 18.00 feet of the South 25.00 feet adjoining the North line of Lot 175 of said "Ranney and Butterfield's Subdivision of Lots 18 and 23, Quarter Section 38, Ten Thousand Acre Tract", as recorded in Liber 26, Page 43, Plats, Wayne County Records; also
- (2) The remaining North 18.00 feet of the South 25.00 feet adjoining the North line of Lot 176 of said "Ranney and Butterfield's Subdivision of Lots 18 and 23, Quarter

11500 Oakland Avenue • Detroit, Michigan 48211-1073  
Phone: (313) 852-2703 • Fax: (313) 867-3897  
[www.HomeFirstCertified.com](http://www.HomeFirstCertified.com)

Section 38, Ten Thousand Acre Tract", as recorded in Liber 26, Page 43, Plats, Wayne County Records; Survey research information is attached.

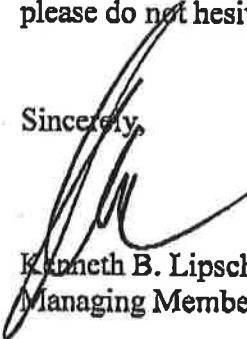
All of the parcels shown in purple are owned by Dogwood/Brookside. The blue lots are those we are working to acquire from the City of Detroit and Wayne County and are vacant already or contain dilapidated, unoccupied structures. We have been working with ArchiveDS on our master plan and Metco Engineering and Surveying.

The alleyways that we wish to have vacated adjoin vacant lots that we have already acquired from the City, and we wish to be able to use the alleyway space for construction of new homes, garages, porches, setbacks, driveways and yards for our new homeowners. Additionally, including them as part of the newly built homes and lots will ensure that they are properly maintained and the grass cut.

We already own three of the adjoining lots (9610, 9630 and 9617 Delmar). The fourth lot is a vacant, dilapidated structure owned by the City, and we are working with the Planning and Development Department on acquiring this as soon as funding for demolition of the structure is obtained (9631 Delmar).

As you can see on the enclosed map, the purple sites are what we are now working on as our next phase with plans to build throughout the winter and spring, so the alleyways need to be incorporated into our lots as soon as possible. If there is any further information you would like, please do not hesitate to contact me via phone or email so that I can provide it right away.

Sincerely,



Kenneth B. Lipschutz  
Managing Member

Cc: Emmett Moten  
Dave Bing  
Kirk Lewis

Enclosures

## Petition for Outright Vacation of Alley

Detroit November 1, 2007


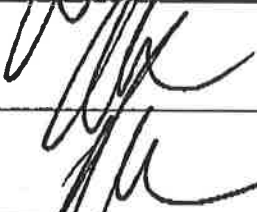
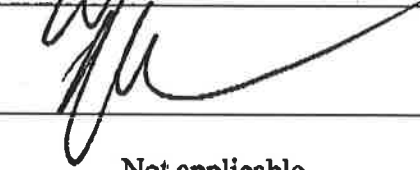
TO THE HONORABLE CITY COUNCIL:

We, the undersigned, owners in fee of the property abutting the alley on the east and west sides of Delmar Street (coming off Delmar) as shown in yellow on the enclosed map do respectfully petition your Honorable Body for 100% outright vacation of said alley and transfer of its title to Sponsoring Petitioner.

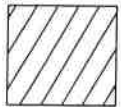
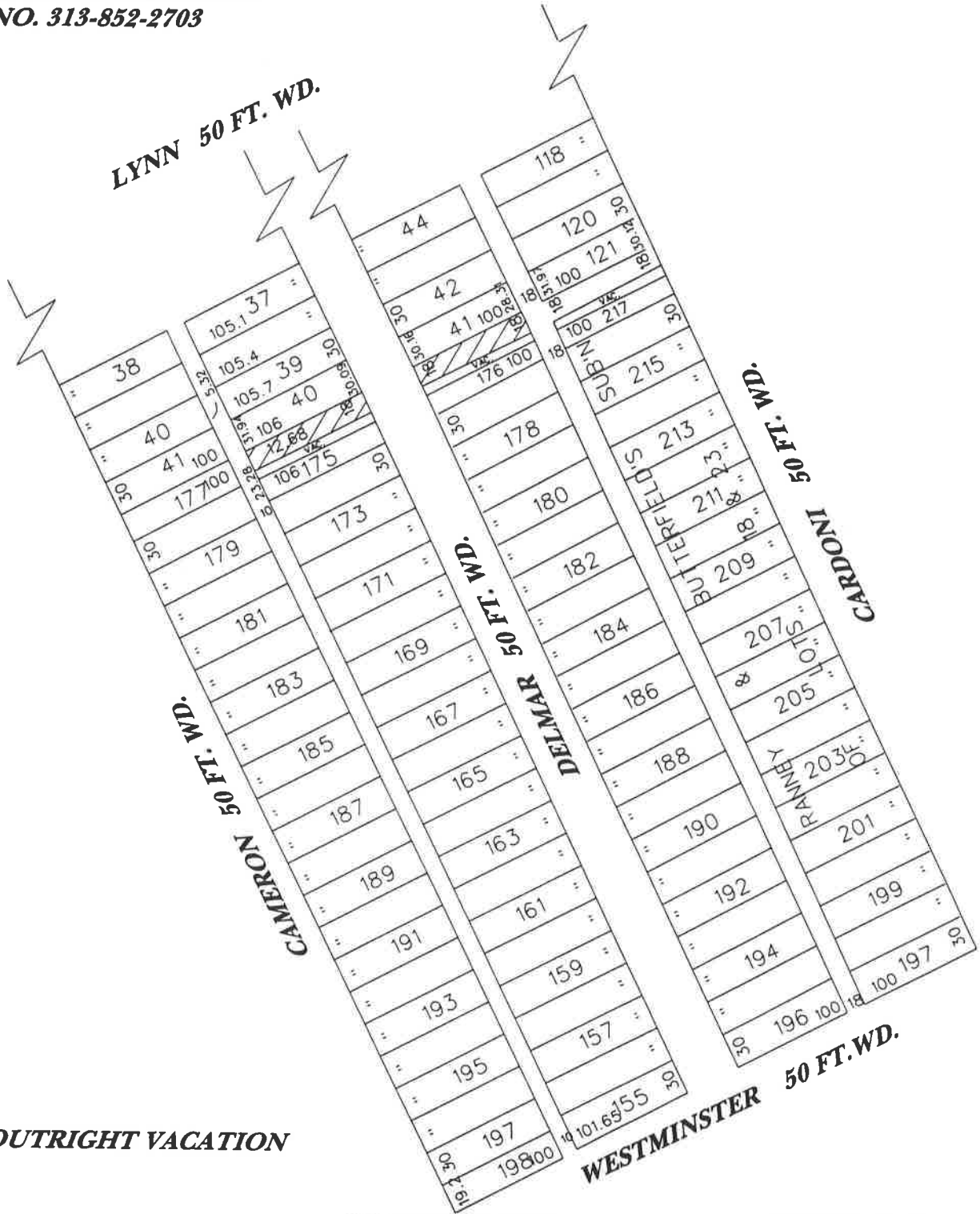
Further, the undersigned, representing 100% ownership of property abutting said alleys hereby agree that the property owners will pay all project costs incidental to utility removal, alteration or relocation, unless such charges are waived by the utility owners.

### SPONSORING PETITIONER:

Dogwood/Brookside Neighborhoods-North End, LLC, 11500 Oakland Avenue,  
Detroit, MI 48211-1073 Phone: 313-852-2700

Lot No.	Deed Holder	Signature of Deed Holder	Address	Date
176-177	Dogwood/Brookside Neighborhoods-North End, LLC		9610 Delmar	November 1, 2007
41	Dogwood/Brookside Neighborhoods-North End, LLC		9630 Delmar	November 1, 2007
175	Dogwood/Brookside Neighborhoods-North End, LLC		9617 Delmar	November 1, 2007
40	City of Detroit	Not applicable	9631 Delmar	

**PETITION NO.2186**  
**NORTHEND VILLAGE**  
**11500 OAKLAND AVE.**  
**DETROIT, MI 48211-1073**  
**c/o KENNETH B. LIPSCHUTZ**  
**PHONE NO. 313-852-2703**



**-OUTRIGHT VACATION**

(FOR OFFICE USE ONLY)

**CARTO 42 C**

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	CHECKED				
DATE	APPROVED				
1/14/08					

**REQUESTED OUTRIGHT VACATION OF THE EAST / WEST ALLEYS OF DELMAR BOUNDED BY WESTMINSTER, CAMERON, LYNN AND CARDONI.**

**CITY OF DETROIT**  
**CITY ENGINEERING DEPARTMENT**  
**SURVEY BUREAU**

**JOB NO. 01-01**

**DRWG. NO. x2186.dgn**