

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, May 21, 2013

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.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

2830 *Giffels Webser, request various encroachments within the Woodward and Willis Avenue right-of-ways.*

2830



May 17, 2013

HAND DELIVER

Honorable Detroit City Council
C/o Detroit City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: Giffels Webster, request various encroachment(s) within the Woodward and Willis Avenue rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of "Woodward Willis LLC", 4219 Woodward Ave., Detroit, Michigan 48202, respectfully request various encroachment(s) within the public rights-of-way located at the north-west corner of Woodward and Willis Avenue(s).

The proposed minor encroachments will consist of a portion of the building façade, bay windows, awnings and wall sconces. All of the building encroachments are minor in nature, but must be addressed. The encroachments will not impeded pedestrian and vehicular traffic, nor will it interfere with the maintenance of the public rights-of-way including utility company and Fire Department access. The requested encroachments are critical in re-developing this vacant Mid-town parcel into a new state of art office complex. Drawings of the proposed location are attached and detailed drawings will be delivered to the City Engineering Division of DPW to be used for their investigation.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 313.303.7677 (F) 313.962.5068.

Respectfully,

James Foster, Project Manager
Giffels Webster

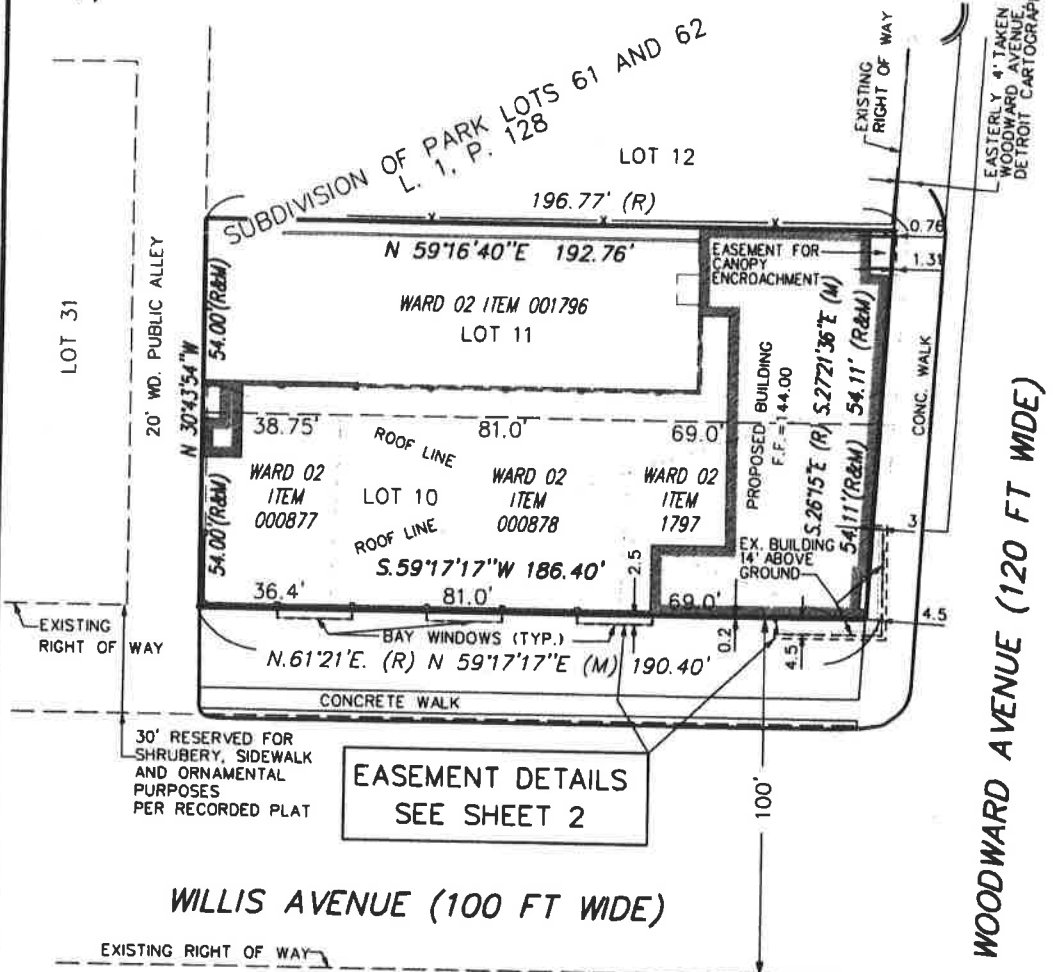
Cc: Woodward Willis LLC
Quinn Evans Architects

2013 MAY 20 A 11:43





SCALE: 1"=40'



EASEMENT DETAILS
SEE SHEET 2

WILLIS AVENUE (100 FT WIDE)

WOODWARD AVENUE (120 FT WIDE)

PROPERTY DESCRIPTION

LOT 11, PARK LOTS SUBDIVISION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 128, WAYNE COUNTY RECORDS.
COMMONLY KNOWN AS: 4219 WOODWARD AVENUE
TAX ID: WARD 02, ITEM 001796

THE WEST 36.4 FEET IN THE FRONT AND THE WESTERLY 38.75 FEET IN THE REAR OF LOT 10, PLAT OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.
COMMONLY KNOWN AS: 34 WEST WILLIS
TAX ID: WARD 02, ITEM 00877

THE WEST 81 FEET OF THE EAST 150 FEET OF LOT 10, PLAT OF SUBDIVISION OF PARK LOTS 61 AND 62, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.
TAX ID: WARD 02, ITEM 00878

THE EAST 69 FEET OF LOT 10, PLAT OF SUBDIVISION OF PARK LOTS 61 AND 62, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.
TAX ID: WARD 02, ITEM 001797

ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

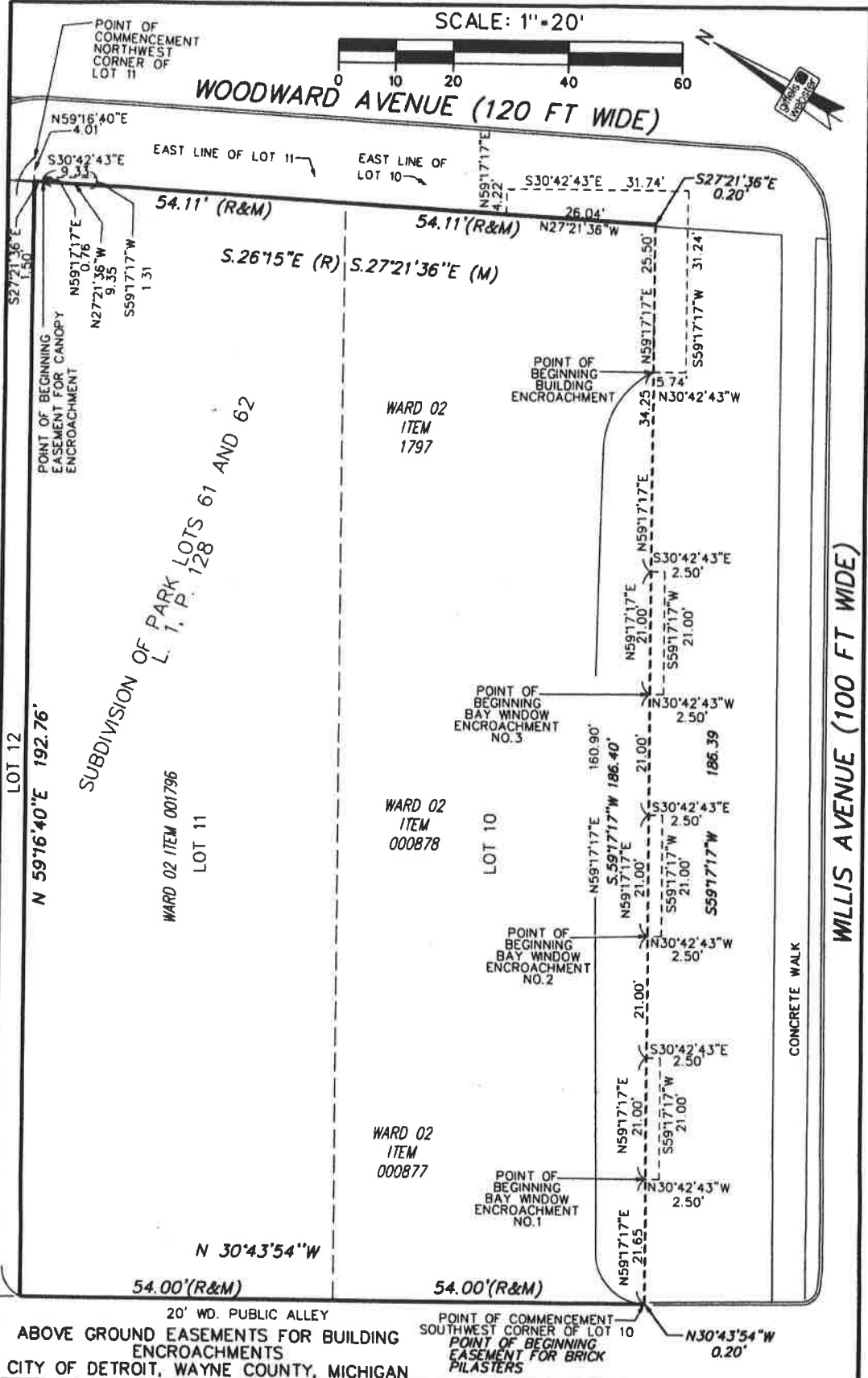
<p>giffels webster</p>	<p>Engineers Surveyors Planners Landscape Architects Environmental Specialists</p>	<p>28 W. Adams Street Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-6068 www.giffelswebster.com</p>	DATE: 05/03/13	CHECKED BY: JNR	DATE: 5/13	SCALE: 1"=40'
			DRAWN: LDA			SHEET: 1 OF 4
			DESIGN:			JOB No: 18363.00D
			P.C.:			Copyright © 2013 Giffels Webster No reproduction shall be made without the prior written consent of Giffels Webster.
			CITY: DETROIT			

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SCALE: 1"=20'



WOODWARD AVENUE (120 FT WIDE)



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20' WD. PUBLIC ALLEY
ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF LOT 10
POINT OF BEGINNING
EASEMENT FOR BRICK
PILASTERS

giffels webster

Engineers Surveyors 28 W. Adams Street
Planners Suite 1200
Landscape Architects Detroit, MI 48226
Environmental p (313) 962-4442
Specialists f (313) 962-5068
www.giffelswebster.com

DATE:	05/03/13	CHECKED BY:	JNR	DATE:	5/13	SCALE:	1"= 20'
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CITY:	DETROIT						

TABLE OF PROPOSED BUILDING ENCROACHMENTS PLAN ELEVATIONS

T/WALK	143.03' - 143.73'
FIRST FLOOR T/SLAB	144.00'
BOTTOM OF BRICK PILASTER	146.00'
BOTTOM OF CANOPY	155.33'
BOTTOM OF CORNER TOWER	158.24'
BOTTOM OF BAY WINDOWS	158.62'
TOP OF BAY WINDOWS	170.09'
TOP OF BRICK PILASTER	171.33'
TOP OF PARAPET	185.67'
TOP OF CORNER TOWER FACADE	186.74'

EASEMENT FOR CANOPY ENCROACHMENT

AT 11 FT. ABOVE GROUND ON WOODWARD AVENUE IN BLOCK BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.

A THREE DIMENSIONAL EASEMENT OVER WOODWARD AVENUE (120 FEET WIDE) FOR CANOPY ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 155.33 AND CITY OF DETROIT ELEVATION 160.00 LYING WITHIN THAT PORTION OF THE RIGHT OF WAY (120 FEET WIDE) ADJACENT TO THE EASTERLY LINE OF LOT 11 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.

MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 11; THENCE S.59°16'40"W., 4.01 FEET ALONG THE NORTHERLY LINE OF SAID LOT 11; THENCE S.27°21'36"E., 1.50 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT: (1) N.59°17'17"E., 0.76 FEET; AND (2) S.30°42'43"E., 9.33 FEET; AND (3) S.59°17'17"W., 1.31 FEET; AND (4) N.27°21'36"W., 9.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.7 SQUARE FEET.

EASEMENT FOR BUILDING ENCROACHMENT

AT 14 FT. ABOVE GROUND ON WILLIS AND WOODWARD AVENUE IN BLOCK BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.

A THREE DIMENSIONAL EASEMENT OVER WOODWARD AVENUE (120 FEET WIDE) AND WILLIS AVENUE (100 FEET WIDE) FOR BUILDING ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 158.24 AND CITY OF DETROIT ELEVATION 186.74 LYING WITHIN THAT PORTION OF THE RIGHT OF WAYS ADJACENT TO THE SOUTHERLY AND EASTERLY LINE OF LOT 10 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.

MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 160.90 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 25.50 FEET ALONG SAID NORTHERLY LINE; THENCE N.27°21'36"W., 26.04 FEET ALONG THE WEST RIGHT OF WAY LINE OF WOODWARD AVENUE ALSO BEING THE EASTERLY LINE OF LOT 10; THENCE N.59°17'17"E., 4.22 FEET; THENCE S.30°42'43"E., 31.74 FEET; THENCE S.59°17'17"W., 31.24 FEET; THENCE N.30°42'43"W., 5.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 309 SQUARE FEET.

EASEMENT FOR BRICK PILASTER ENCROACHMENTS

AT 2 FT. ABOVE GROUND ON WILLIS AVENUE IN BLOCK BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.

A THREE DIMENSIONAL EASEMENTS OVER WILLIS AVENUE (100 FEET WIDE) FOR BRICK PILASTER ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 146.00 AND CITY OF DETROIT ELEVATION 171.33 LYING WITHIN THAT PORTION OF THE RIGHT OF WAY ADJACENT TO THE SOUTHERLY LINE OF LOT 10 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 186.40 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO POINT ON THE WESTERLY RIGHT OF WAY LINE OF WOODWARD AVENUE; THENCE S.27°21'36"E., 0.20 FEET; THENCE S.59°17'17"W., 186.39 FEET; THENCE N.30°43'54"W., 0.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 37 SQUARE FEET.

ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

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Engineers Surveyors
Planners
Landscape Architects
Environmental
Specialists

28 W. Adams Street
Suite 1200
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CITY	DETROIT						

**EASEMENTS FOR BAY WINDOW ENCROACHMENT
AT 15 FT. ABOVE GROUND ON WILLIS AVENUE IN BLOCK
BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.**

A THREE DIMENSIONAL EASEMENTS OVER WILLIS AVENUE (100 FEET WIDE) FOR BAY WINDOW ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 158.62 AND CITY OF DETROIT ELEVATION 186.74 LYING WITHIN THAT PORTION OF THE RIGHT OF WAY ADJACENT TO THE SOUTHERLY LINE OF LOT 10 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

BAY WINDOW EASEMENT NO.1

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 21.65 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 21.00 FEET ALONG SAID NORTHERLY LINE; THENCE S.30°42'43"E., 2.50 FEET; THENCE S.59°17'17"W., 21.00 FEET; THENCE N.30°42'43"W., 2.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.50 SQUARE FEET.

BAY WINDOW EASEMENT NO.2


COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 63.65 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 21.00 FEET ALONG SAID NORTHERLY LINE; THENCE S.30°42'43"E., 2.50 FEET; THENCE S.59°17'17"W., 21.00 FEET; THENCE N.30°42'43"W., 2.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.50 SQUARE FEET.

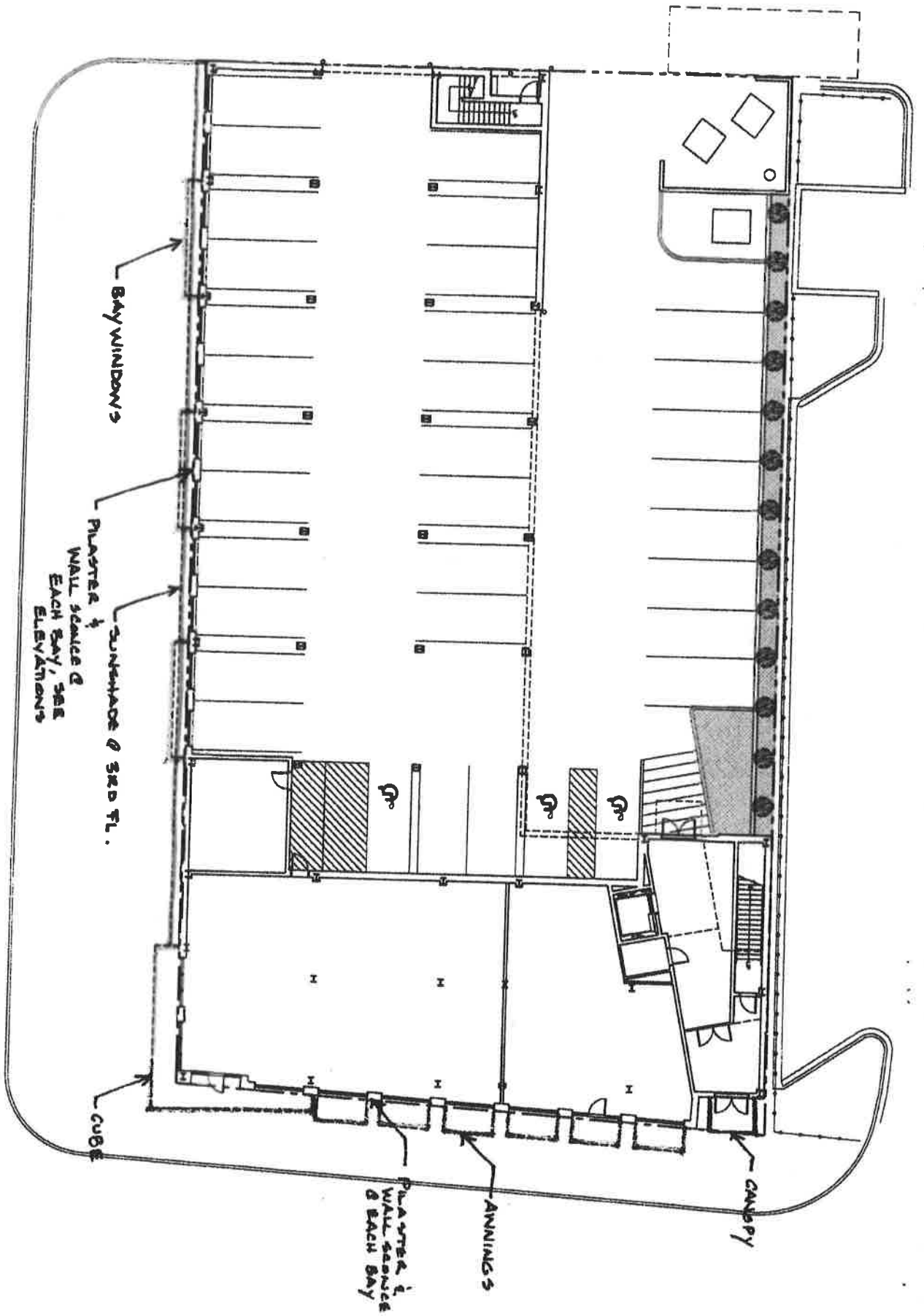
BAY WINDOW EASEMENT NO.3

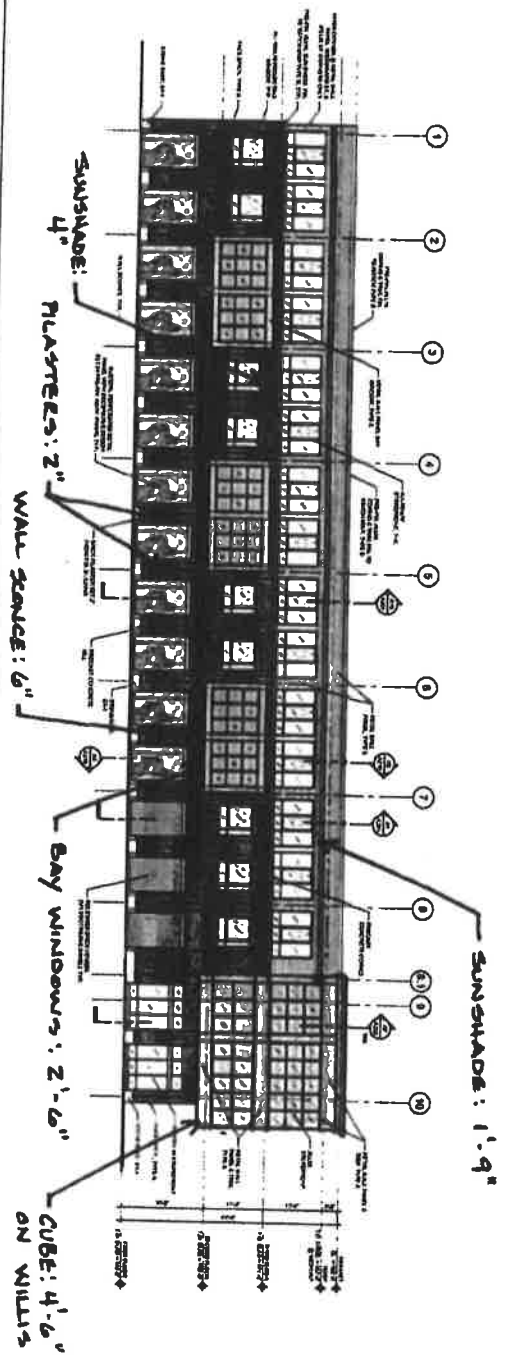
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 105.65 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 21.00 FEET ALONG SAID NORTHERLY LINE; THENCE S.30°42'43"E., 2.50 FEET; THENCE S.59°17'17"W., 21.00 FEET; THENCE N.30°42'43"W., 2.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.50 SQUARE FEET.

**ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN**

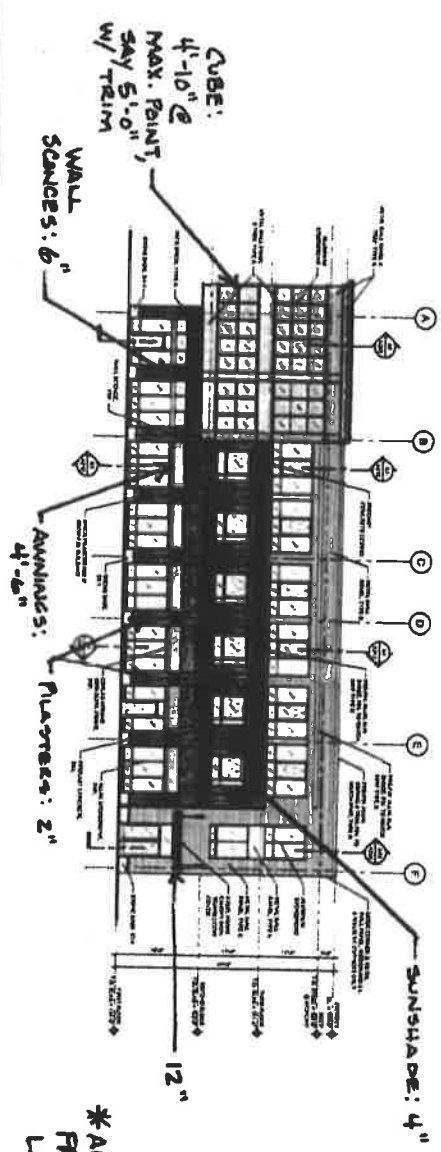
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	Engineers Surveyors Planners Landscape Architects Environmental Specialists	28 W. Adams Street Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com	DATE: 05/03/13 DRAWN: LDA DESIGN: P.C.:	CHECKED BY: JNR DATE: 5/13	SCALE: 1"= 40' SHEET: 1 OF 2 JOB No: 18363.000 Copyright © 2013 Giffels Webster No reproduction shall be made without the prior written consent of Giffels Webster.	
				CITY	DETROIT	





K1 SOUTH ELEVATION



A1 EAST ELEVATION

*ALL DIMS ARE FROM PROPERTY LINE

QUINN EVANS
ARCHITECTS



WOODWARD
MILLS

Woodward Mills
Design & Construction
1000 W. 10th Street
Ogden, UT 84403

BUILDING
ELEVATIONS



A200