

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center
Two Woodward Avenue, Suite 200
Detroit, Michigan 48226
Telephone: (313) 224-2070 Fax: (313) 224-2075

Wednesday, December 23, 2015

No. of Pages 3

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: ***Petition #917, Detroit Apartment Corp. & Detroit Land Corp., request to Remove Easement from 1600 - 1650 Antietam Avenue Detroit, MI 48207.***

FAX TO THE FOLLOWING DEPARTMENT(S):

Mr. Ron Brundidge, Director

Public Works Department

(313) 224-1464

Attachment

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, December 23, 2015

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 DEPARTMENT

917 *Detroit Apartment Corp. & Detroit Land Corp., request to Remove Easement from 1600 - 1650 Antietam Avenue Detroit, MI 48207.*

DETROIT APARTMENT CORP. / DETROIT LAND CORP.

5405 Eglinton Avenue West, Suite 214 Toronto Ontario M9C 5K6

Phone: (416) 595-9470 Fax: (416) 595-1044

December 11, 2015

City of Detroit
The Honorable City Council
Office of the City Clerk
200 - Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, MI 48226

Re: 1600 – 1650 Antietam Avenue, Detroit – Petition to Remove Easement

We are the owners of the property located at 1600 - 1650 Antietam Avenue. We have initiated discussions with the City Planning Commission and the Historic District Commission with respect to a development proposal for these lands. In the course of those discussions we have been made aware of restrictions on the property resulting from the location of a particular easement over the subject lands.

We are attaching a copy a recent survey of the subject lands, including a 20 foot easement that runs north-easterly from another easement, measuring approximately 25 feet in width. The attached plan highlights the easement that is subject to our request.

In consultation with the Department of Public Works, Survey section, it would appear that this 20 foot easement was, at some point in the past 'vacated'. The subject easement is identified on Plat # 3, Plat Book 36. There does not appear to be any current purpose of the subject easement and the purpose of this petition to City Council is to have this 20 foot easement removed from the subject property.

Removal of this easement would permit us to more fully explore the location of future development options for the site. As you are no doubt aware, this property lies within the Lafayette Park / Mies Van Der Rohe Historic District. Our intention is to construct a second building on this site that is complementary to the Lafayette Park neighborhood, and that fulfills the planning and design intent for the area that was part of the original vision for the Lafayette Park district.

While we believe we can achieve the design requirements of our proposal within the existing constraints of the existing parcel, including the subject easement, we also believe that its removal would provide a wider range of design options and locations for development that can achieve the highest level of design demanded by the site, its historic context and the requirements of the Community and Historic District Commission for the best possible design solution.

As indicated, we are in discussions with City planning and historic planning staff to determine the best way forward that will maintain the integrity of the site plan review and HDC processes. At this point there have been no commitments made with respect to timing or schedule. However, we would like to proceed with permitting at a time that would allow us to make a significant start on our proposed building in 2016.

We understand that our request will require consultation with City departments with respect to the purpose of the easement in question. We also understand that there may be some cost (administrative or otherwise) connected with our request for its removal. We also recognize that we may have to be flexible in our schedule to allow the required processes to be fully executed.

In any case, we would appreciate Council's consideration of this request to remove the subject easement. While we do not see a reason to address Council at this time, we are available if that necessity presents itself from the City's perspective.

Please let us know if there is anything else required with respect to the submission. In addition, we would be pleased to answer any questions or respond to any concerns that may arise between now and Council's consideration of our proposal.

Sincerely,

**DETROIT APARTMENT CORP. &
DETROIT LAND CORP.**

A handwritten signature in black ink, appearing to read 'Dan Weagant', with a long horizontal stroke extending to the right.

Dan Weagant

(519) 694-5470 (cell)

danw@londonprop.com

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|-------------------------|
| DATE: 11/27/2014 |
| PROJECT: WINDSOR TOWER |
| DRAWN BY: DGA |
| CHECKED BY: [Signature] |

CLIENT: MATRIX DETROIT LLC
 732 SOUTHWIND BRPASS
 SUITE 200
 SOUTHWIND, NY 11787

ALTA/ACSM LAND TITLE SURVEY
 WINDSOR TOWER - 1600 ANTIETAM AVENUE
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

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|------------------|
| SHEET: 1 OF 1 |
| DRAWN BY: DGA |
| FILE NO: 255-008 |
| DATE: 11/27/2014 |
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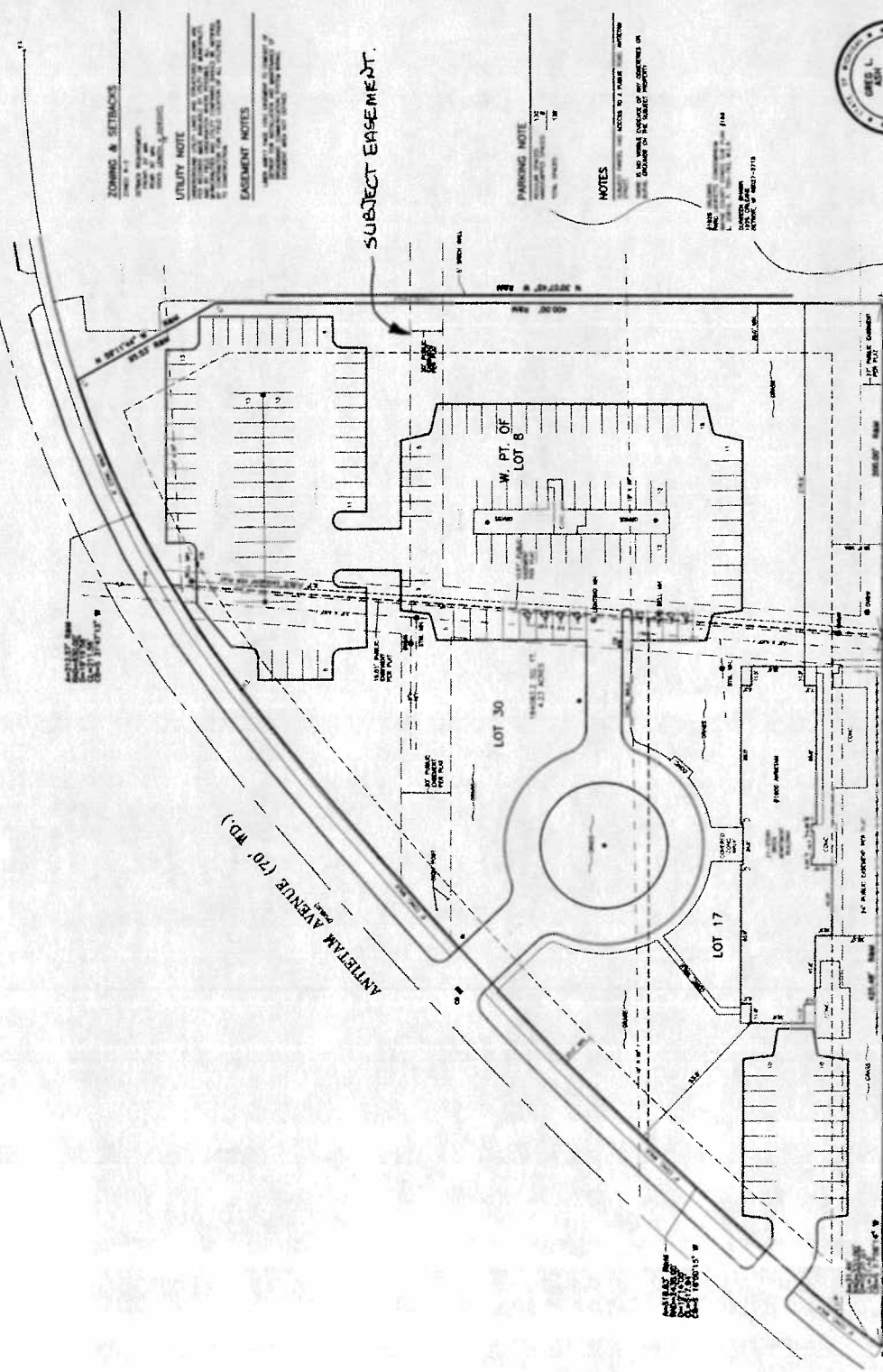
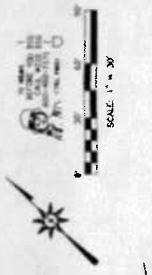


LEGAL DESCRIPTION
 [Detailed legal description of the property parcels]

FLOODPLAIN
 [Floodplain information and elevations]

LEGEND
 [Key for symbols used in the survey: Survey Lines, Property Lines, Easements, etc.]

SURVEYOR'S CERTIFICATE
 I, the undersigned, do hereby certify that the above is a true and correct copy of the original survey as filed in the public records of the City of Detroit, Wayne County, Michigan, on this 11th day of November, 2014.



ZONING & SETBACKS
 [Zoning regulations and setback requirements]

UTILITY NOTE
 [Utility line locations and depths]

EASEMENT NOTES
 [Details of easements shown on the plan]

SUBJECT EASEMENT

PARKING NOTE
 [Parking space dimensions and layout]

NOTES
 [General survey notes and observations]



1:1000 ANTIETAM
 CITY OF DETROIT-2014
 080219719

2015-12-23

917

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Detroit Land Corp., request to
Remove Easement from 1600 - 1650
Antietam Avenue Detroit, MI 48207.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PUBLIC WORKS DEPARTMENT