



City of Detroit  
Inter-Departmental Communication

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**TO:** Richard Doherty, City Engineer  
City Engineering/Department of Public Works

**FROM:** Debra Singleton, Engineer  
Detroit Water and Sewerage Department

**DATE:** September 29, 2017

**RE:** Petition No. 1754  
Request to Convert to Easement The East/West Alleys In The Block Bound By  
Oakland, Milwaukee, St. Antoine, And East Grand Blvd.

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The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows

- Our records indicate that there are sewers in the alleys. DWSD has no objections to the requested conversion to easements provided that the attached Provisions for Conversion to Easement are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313) 964-9245.

Sincerely,

Debra Singleton  
Engineer  
Permits Section

DSMS/gl  
Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

City of Detroit  
**City Engineering Division, Department of Public Works**  
**Survey Bureau**

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 09/14/2017

Petition: x1754

- |  |  |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                          |
| <input type="checkbox"/> Comcast Television (CATV)         | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE)              | <input type="checkbox"/> Dedication                        |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Encroachment                      |
| <input type="checkbox"/> Great Lakes Water Authority       | <input type="checkbox"/> Outright Vacation                 |
| <input type="checkbox"/> Land Bank Authority               | <input type="checkbox"/> Temporary Closing                 |
| <input type="checkbox"/> Michcon (DTE)                     |  |
| <input type="checkbox"/> Planning & Development Department |  |
| <input type="checkbox"/> Public Lighting Authority         |  |
| <input type="checkbox"/> Public Lighting Department        |  |
| <input type="checkbox"/> Police Department                 |  |
| <input type="checkbox"/> Solid Waste Division, DPW         |  |
| <input type="checkbox"/> Street Design Bureau, DPW         |  |
| <input type="checkbox"/> Street Maintenance Division, DPW  |  |
| <input type="checkbox"/> Traffic Engineering Division, DPW |  |
| <input type="checkbox"/> Water and Sewerage Department     |  |
| <input type="checkbox"/> _____                             |  |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW  
City Engineer

**TO: City Engineering Division, DPW  
2 Woodward Ave., Suite 642  
Detroit, Michigan 48226-3462  
Survey Bureau: 313-224-3970**

**Petition: x1754**

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
  
- Involved; but asking you to hold action on this petition until further notice.
  
- Involved; but no objections to the property change.
  
- Involved; objection to the property change.
  
- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
  
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

\_\_\_\_\_  
(Utility or City Department)

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Area code – Telephone number

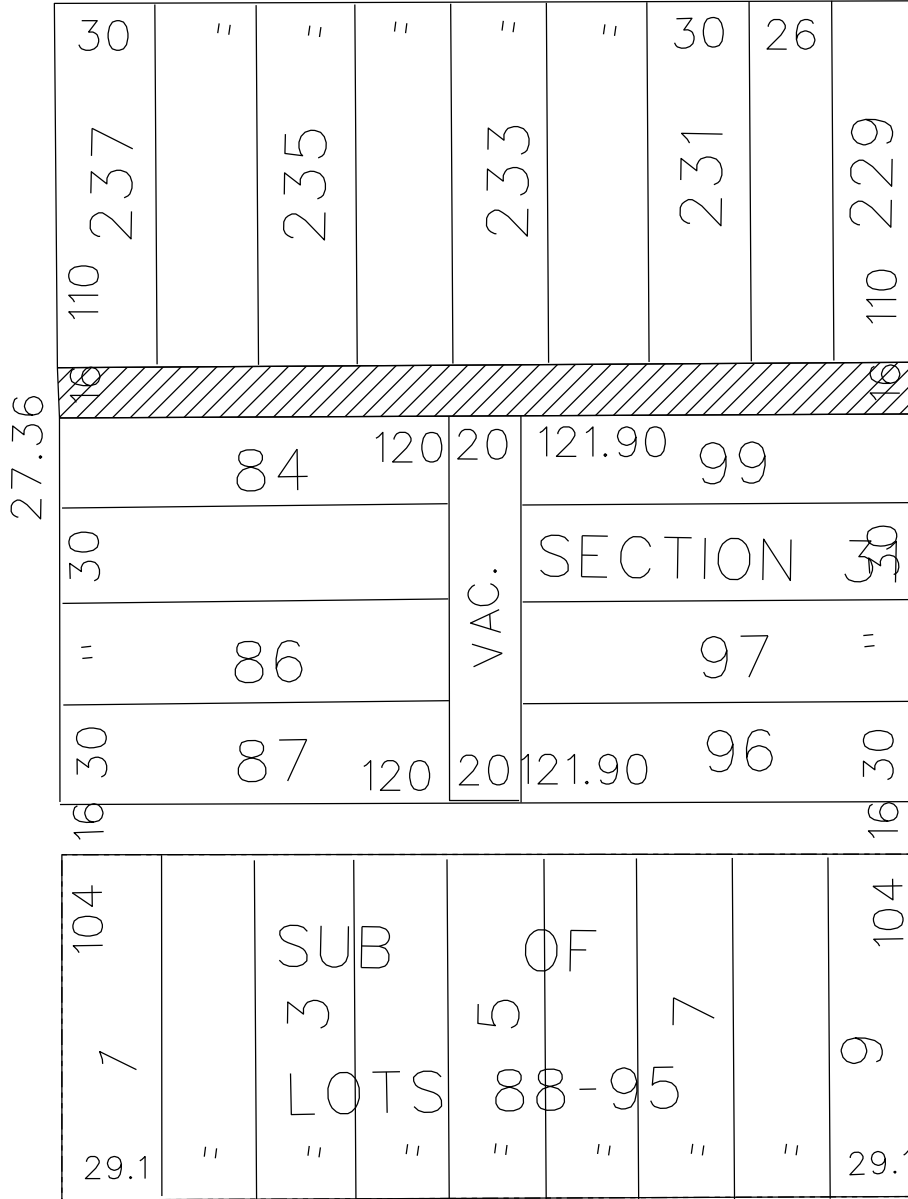
PETITION NO. 1754  
 RUSAS OWNER LLC  
 1514 WASHINGTON BLVD. SUITE 201  
 DETROIT, MICHIGAN 48226  
 C/O JORDAN WOLFE  
 PHONE NO. 313 338-8583



**E. GRAND BLVD. 150 FT. WD.**

25.9

**ST. ANTOINE ST. 50 FT. WD.**



28.53

**OAKLAND AVE. 50 FT. WD.**

**MILWAUKEE AVE. 60 FT. WD.**



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 31 F

|               |   |          |      |      |   |   |
|---------------|---|----------|------|------|---|---|
| B             |   |          |      |      | CONVERSION TO EASEMENT<br>THE EAST/WEST PUBLIC ALLEY, 16 FT. WD.<br>IN THE BLOCK BOUND BY<br>OAKLAND, MILWAUKEE AVE., ST. ANTOINE ST.<br>AND E. GRAND BLVD. | CITY OF DETROIT<br>CITY ENGINEERING DEPARTMENT<br>SURVEY BUREAU |
|               | A |          |      |      |   |   |
| DESCRIPTION   |   | DRWN     | CHKD | APPD | DATE  | JOB NO. 01-01   |
| REVISIONS     |   |          |      |      |   | DRWG. NO. X 1754  |
| DRAWN BY WLW  |   | CHECKED  |      |      |   |   |
| DATE 09-14-17 |   | APPROVED |      |      |   |   |



## PROVISIONS FOR CONVERSION TO EASEMENT

1. An easement, the full width of the existing right of way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department.
3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13



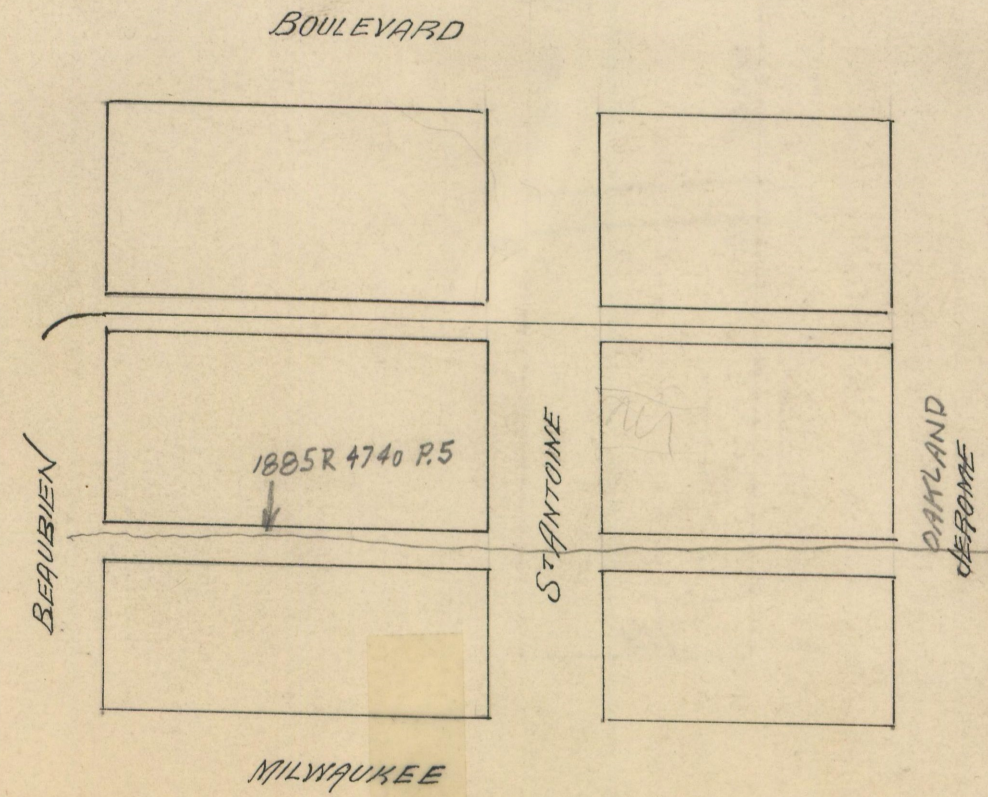




21060  
N<sup>o</sup> 60

R-4718

*.. Lateral Sewer in Alley ..*  
*South of Boulevard bet Beaubien and Jerome Sts*



Length of Sewer 190 feet  
 Size " " 15" x 20" IR. CB  
 Grade " " 0.40' to 0.50' per 100'

ROLL — 4718  
 CONTR  
 PRICE PER FT

|        |        |        |        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 10.82  | 11.28  | 10.53  | 10.18  | 9.88   | 9.18   | 9.6    | 8.58   | 8.94   |
| 137.40 | 137.54 | 137.94 | 138.44 | 138.82 | 139.32 | 139.62 | 140.10 | 140.85 |
| 35     | 100    | 125    | 100    | 124    | 50     | 131    | 131    |        |

C. BEAUBIEN ST EL " 148.22 148.74 148.82 148.72 148.52 148.72 148.72 148.82 148.85  
 N.L. ANTOINE EL " 148.52 148.72  
 W.L. JEROME 148.82

0.4%  
0.5%

6798



RUSAS OWNER LLC

August 15, 2017

The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

*RE: Petition request for conversion to easement for the alleyway located directly north of 6540 Saint Antoine; Tax ID: Ward 03, parcel #03003271*

Honorable City Council:

I am writing with a request to convert to an easement of the alleyway adjacent to property we currently own south of East Grand Boulevard in the North End/New Center neighborhood. Please find details of the request below:

- WHO: Rusas Owner LLC is the petitioner and current property owner of all of the property adjacent to the alley. Immediately to the south of the alley is a 60,000 square foot commercial building and immediately to the north of the alley are three commercial buildings. We currently maintain all aspects of the alley, which includes landscaping, snow removal, and concrete repairs.
- WHAT: We are requesting a conversion to an easement where all utilities will remain above and below grade.
- WHERE: The alleyway is generally bound by East Grand Boulevard to the north, East Milwaukee to the south, Saint Antoine to the west, and Oakland to the east. More specifically, the alley is located directly north of 6540 Saint Antoine (parcel id: 03003271).
- WHEN: We are requesting to start the process towards the conversion to an easement of the alley as of today, August 15, 2017.
- WHY: We are requesting the alley to be converted to an easement for the following reasons:
  - No pedestrians or vehicles currently use the alley as a right of way. The alley is currently between residences and dedicated parking for the residents and neighboring businesses.
  - As the property owner, we are incurring the expense of the upkeep, management, and security of the alleyway.
  - It is a key component to fix and develop the vacant property along East Grand Boulevard.

RUSAS OWNER LLC

Please see Attachment A, which is a previous survey of the property that includes the subject alleyway that this petition is in regards to. We look forward to working with the stakeholders and city of Detroit on the conversion to an easement for the alley and creating a more safe, walkable neighborhood.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jordan Wolfe". The signature is fluid and cursive, written in a professional style.

Jordan Wolfe  
Manager, Rusas Owner LLC

**Attachment A: Survey of subject alleyway**

cc: Keith McCrary, City – Department of Public Works and PDD

ATTACHMENT A: Survey of Subject Alleyway

