



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:** November 7, 2018

**RE:** Petition #498  
Request to For Public Access Easement IN Willis In The Block Bound By  
Canfield, Cass, Willis, And Second

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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, DWSD has no objections to the public access easement.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Debra Singleton'.

Debra Singleton  
Engineer  
Permits Section

DS/MS/gl  
Attachments

CC: Mohamad Farhat, CSF

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

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 11/07/2018

Petition: x498

- |  |  |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                          |
| <input type="checkbox"/> Comcast Television (CATV)         | <input type="checkbox"/> PUBLIC ACCESS EASEMENT            |
| <input type="checkbox"/> Detroit Edison (DTE)              | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Dedication                        |
| <input type="checkbox"/> Great Lakes Water Authority       | <input type="checkbox"/> Encroachment                      |
| <input type="checkbox"/> Land Bank Authority               | <input type="checkbox"/> Outright Vacation                 |
| <input type="checkbox"/> Michcon (DTE)                     | <input type="checkbox"/> Temporary Closing                 |
| <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: x498**

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

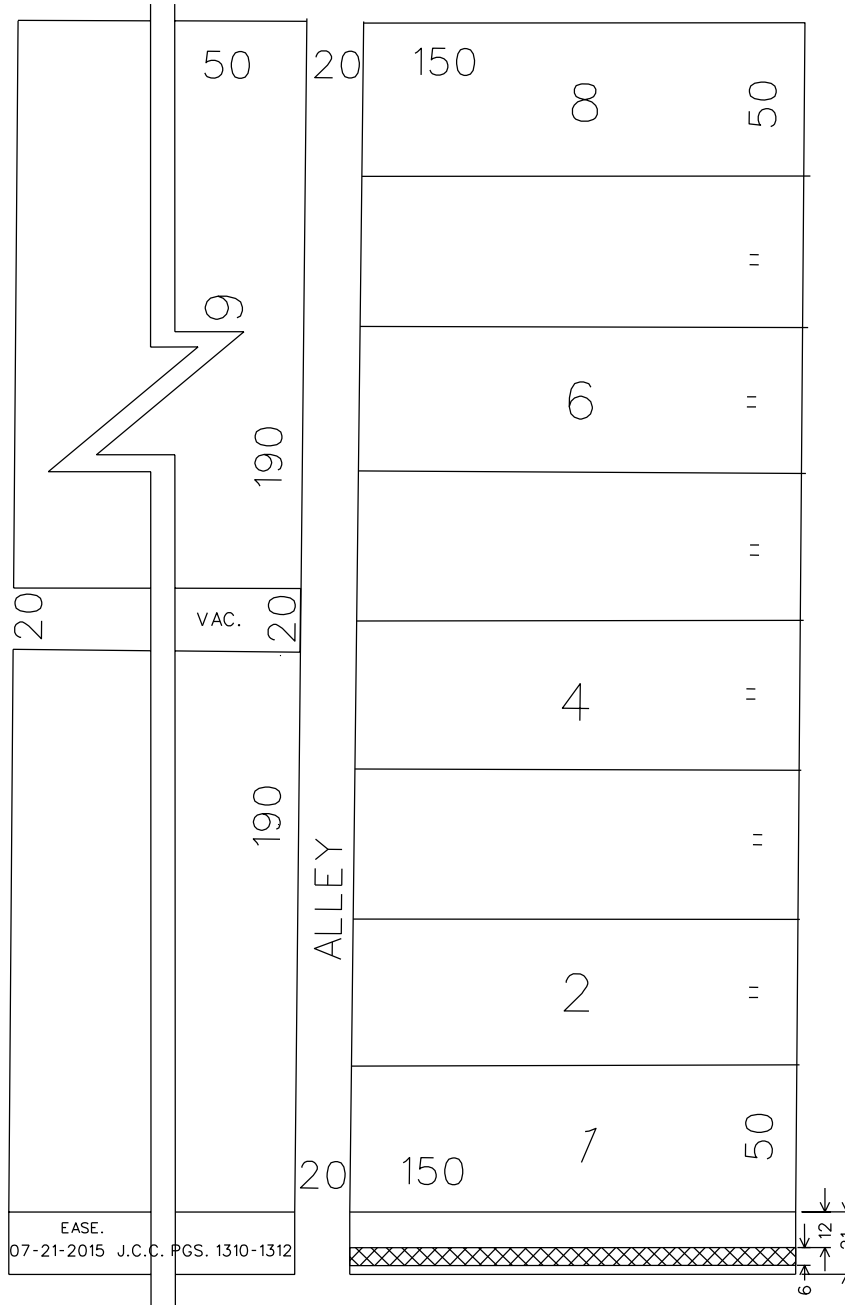
\_\_\_\_\_  
Area code – Telephone number

PETITION NO. 498  
 ROBERT A. COBB  
 CASS WILLIS LLC.  
 1073 AUDUBON DRIVE  
 WATERFORD, MICHIGAN 48328  
 PHONE NO. (248) 866-9979



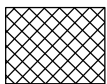
CANFIELD AVE. 60 FT. WD

SECOND BLVD. 100 FT. WD.



CASS AVE. 80 FT. WD.

WILLIS AVE. 60 FT. WD



REQUEST TO PUBLIC ACCESS EASEMENT

(FOR OFFICE USE ONLY)

CARTO 30 E

B						<b>CONVERSION TO          PUBLIC ACCESS EASEMENT</b>  LOCATED AT WILLIS WD. 60 FT. WD.	<b>CITY OF DETROIT          CITY ENGINEERING DEPARTMENT          SURVEY BUREAU</b>	
A					<b>JOB NO. 01-01</b>			
<b>DESCRIPTION</b>		<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>			<b>DRWG. NO. X 498</b>
<b>REVISIONS</b>								
<b>DRAWN BY SA</b>		<b>CHECKED KSM</b>						
<b>DATE 11-07-18</b>		<b>APPROVED</b>						

## 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



20

WILLIS

ALEXANDRINE

SELDEN AVE

BRANARD

MARTIN LUTHER KING JR

PETERBORO ST

PETERBORO ST

CHARLOTTE ST

CHARLOTTE ST

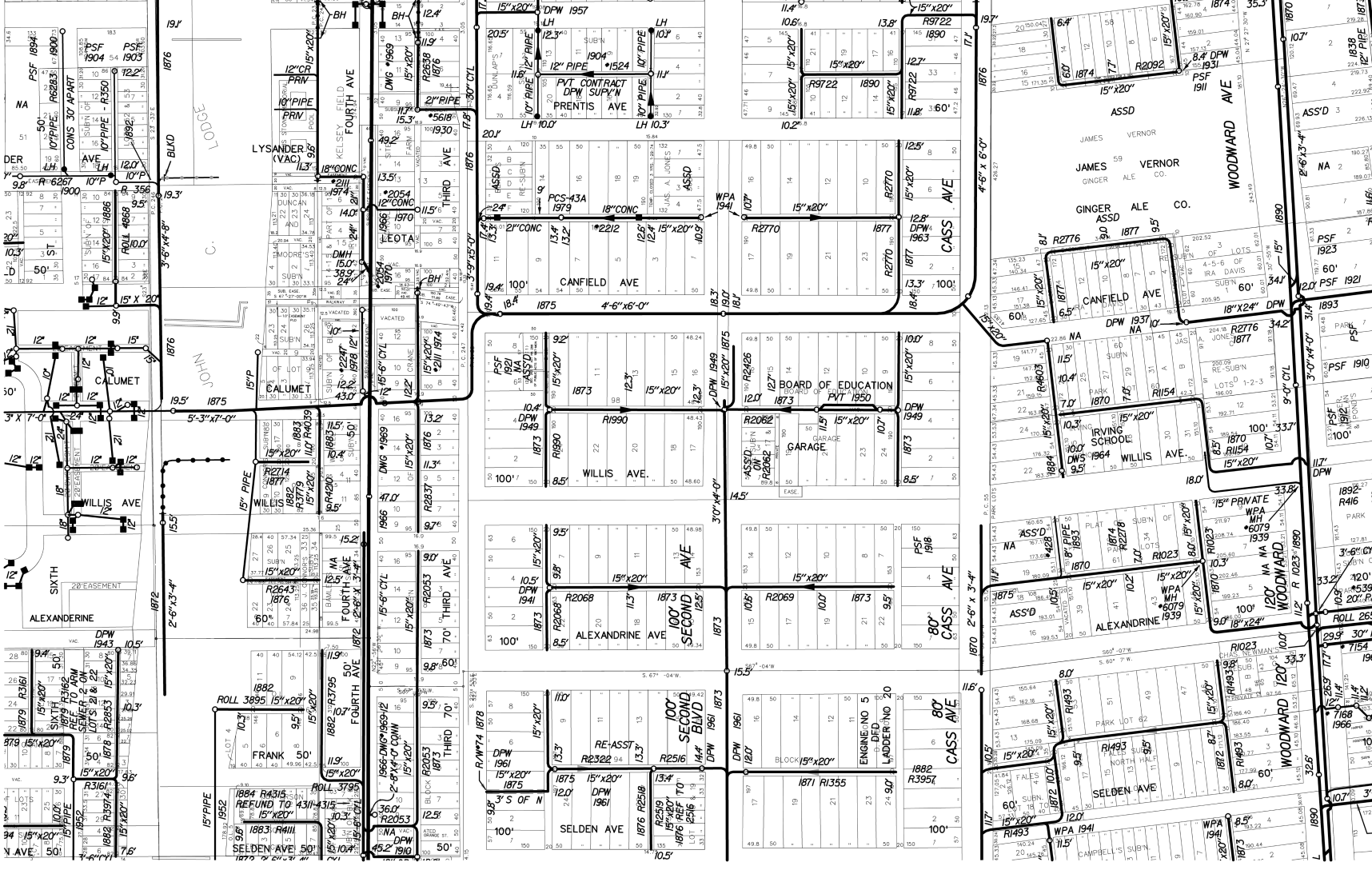
CASS

WOODWARD ST

ERSKINE JOHN R

WATSON ST

ESMT BASE



NA PSF 894; 51  
DER 50' 10" PIPE R2828 1890  
CONG 30' APART  
PSF 1904 1892  
PSF 1903 1903  
122' 15" PIPE R-350  
10" PIPE R-1992  
120' 10" PIPE R-356  
10" PIPE R-4667  
10" PIPE R-1886  
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The Honorable City Council  
Att: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

August 13, 2018

Dear City Council Members:

In 1998 City Council Members Mary Ann McCaffre and Irma Henderson granted to the owners of 4201Cass. and 402-422 Willis the property from their original property line through the sidewalk to the face of the pavement curb. There is documentation of this grant, however, that documentation was not recorded by the city.

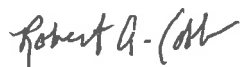
Cass Willis LLC is the owner of this property. On July 21, 2015 the city altered that grant to 21'x 150'. This goes from the property line to the face of the parking blocks.

The city has asked Cass Willis LLC to grant them a 6' easement that is 12 feet from the building. This will create a public walkway. Cass Willis LLC has agreed to this easement.

Cass Willis LLC is asking the city to grant back control of of the property from the face of the parking blocks to the face of the pavement curve. This will return the property to the original grant except for the six foot strip granted to the city by Cass Willis LLC for the walkway.

We have included a photo/drawing that makes this request easier to visualize. I am available to discuss this and would like to be at the City Council hearing to answer any questions. I can be reached at (248) 866-9979 or at [Robertalancobb@gmail.com](mailto:Robertalancobb@gmail.com).

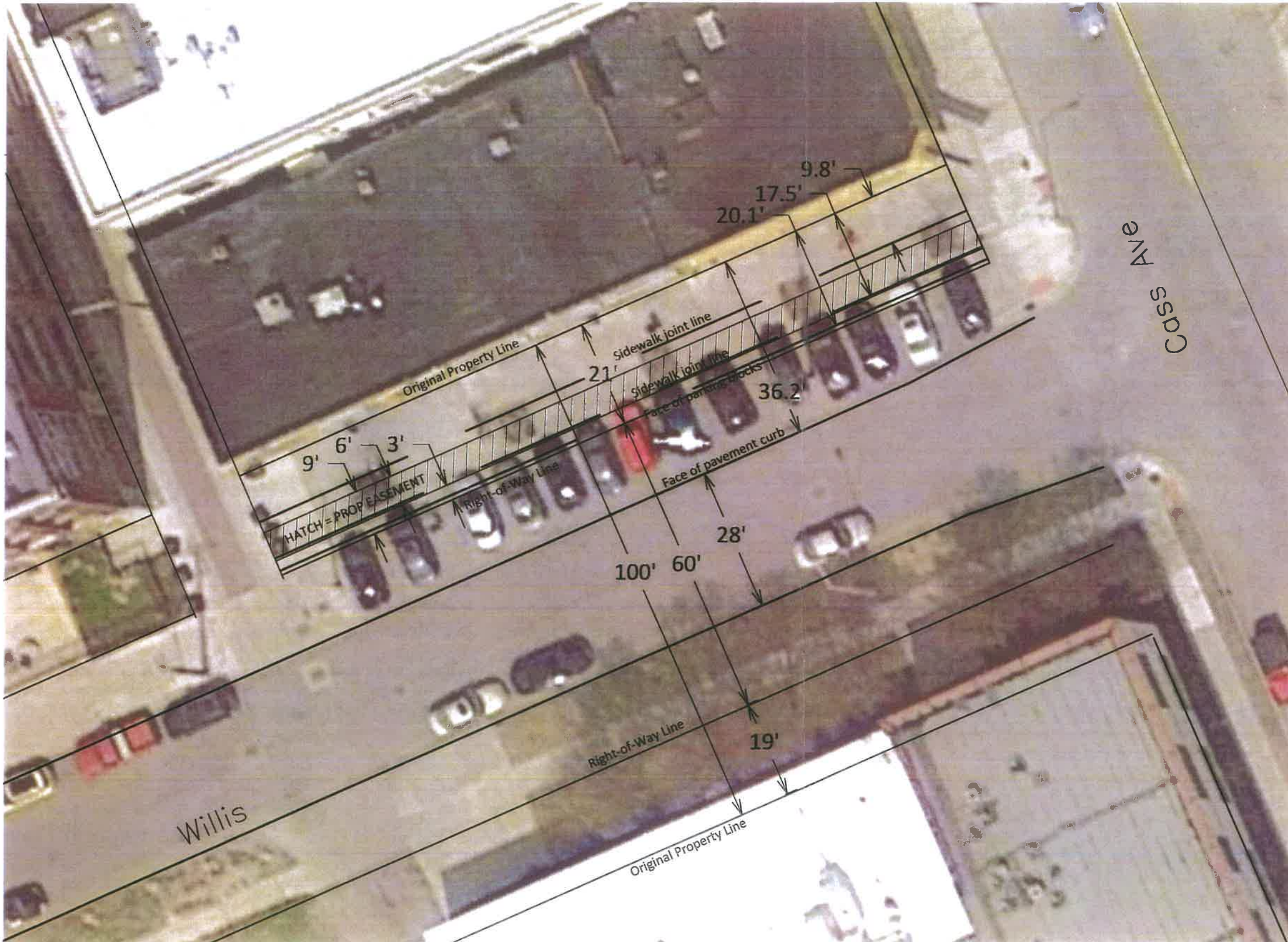
Sincerely,



Robert A. Cobb  
1073 Audubon Drive  
Waterford, Michigan 48328  
248-866-9979

CITY CLERK 13 AUG 2018 11:10:09





**giffels  
webster**

Engineers  
Surveyors  
Planners  
Landscape Architects

28 West Adams Road  
Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5068  
www.giffelswebster.com

Executive:	STC
Manager:	MGD
Designer:	MGD
Quality Control:	STC
Section:	n/a



Know what's below.  
Call before you dig.

DATE:	ISSUE:
12.07.2015	Owner Review
01.29.2018	Owner Review
03.13.2018	Field Revisions

Developed For:  
**Midtown Detroit, Inc.**  
  
3939 Woodward Avenue  
Suite 100  
Detroit, MI 48201  
P 313.420.6000  
F 313.420.6200

**Pedestrian  
Easement**

Cass-Willis Retail Area

City of Detroit  
Wayne County  
Michigan

Date:	12.07.2015
Scale:	1"=20'
Sheet:	C100
Project:	XXXXX

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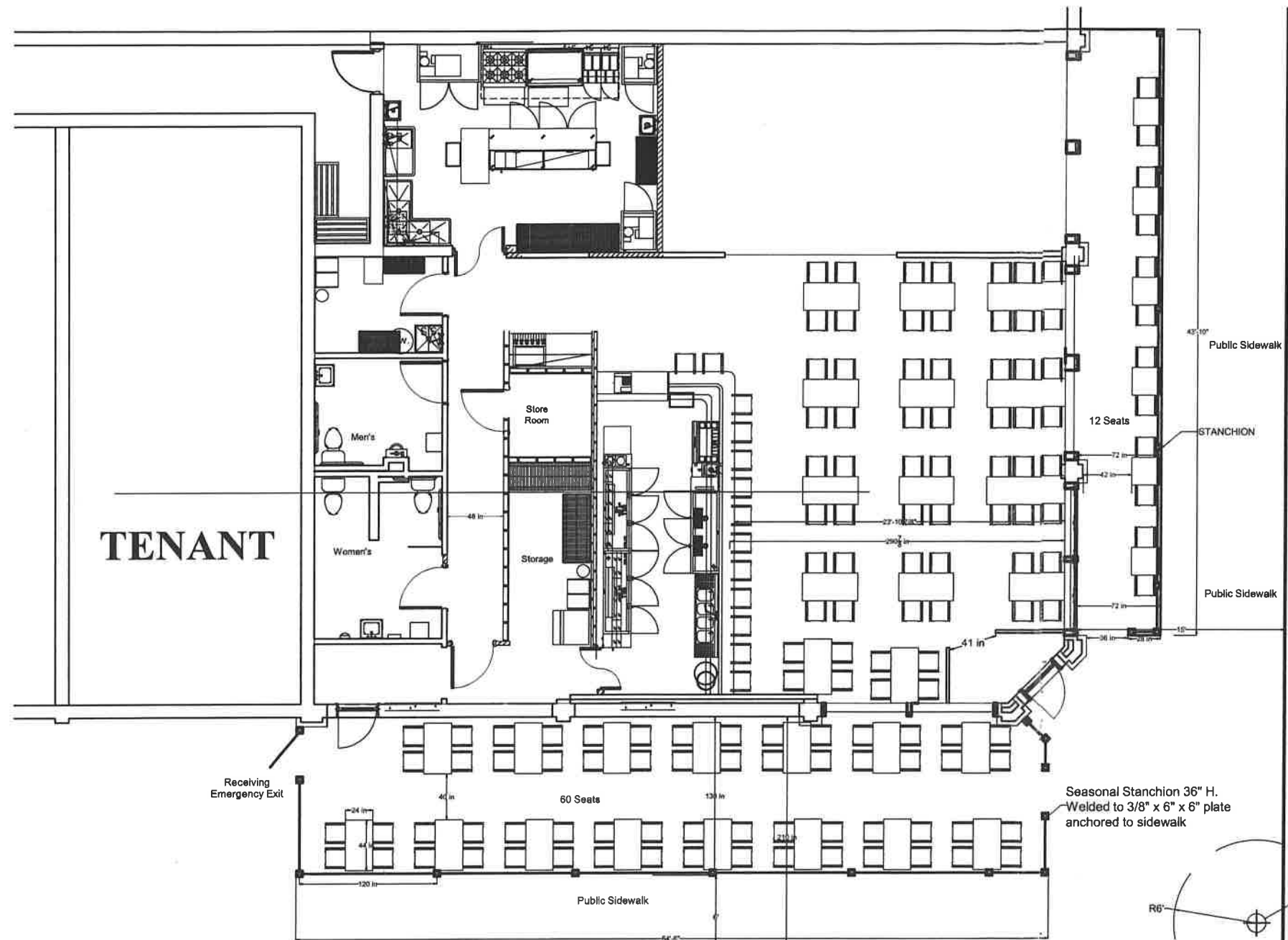
A

D

C

B

A



CASS AVE  
CURB  
STREET PARKING

Receiving  
Emergency Exit

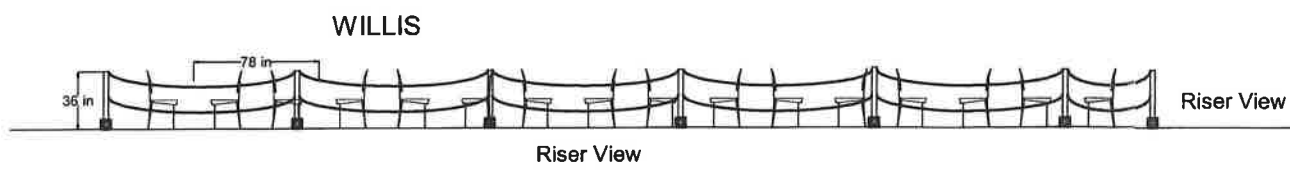
Seasonal Stanchion 36" H.  
Welded to 3/8" x 6" x 6" plate  
anchored to sidewalk

Fire Hydrant

Lamp Post

PARKING BLOCK

STREET PARKING



Drawn for: Robert Cobb		<b>Outdoor Seating</b>	
Drawn by: Hal S.		TITLE Cobb Corner 4201 Cass Ave. Detroit, MI 48201	
Drawn: 08/10/17	SIZE D	PAGE CODE D	DWG NO. REV
Drawn: 05/10/18	SCALE 1" = 10'-0"	SHEET Outdoor	

8

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