

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, July 26, 2019*

*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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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**1002**    *Solanus Casey Center, request the outright vacation of three alleys located in the block bounded by Kercheval, Mt. Elliott, and Meldrum and the conversion of an alley to easement in the block bounded by Kercheval, Meldrum, Beaufait, and St. Paul.*



July 24, 2019

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

CLERK 25 JUL 2019 4:58 PM

RE: Alley Vacation and Conversion of Alley to Easement

OHM Advisors, 1145 Griswold, Suite 200, Detroit, MI 48226 on behalf of the Solanus Casey Center, 1780 Mt. Elliot Street, respectfully requests the vacation and conversion to an easement of the following public alleys:

- Outright vacation of a public alley (20 feet wide) bounded by Kercheval Avenue (80 feet wide), Mt. Elliot Street (66 feet wide), Meldrum Street (60 feet wide), and St Paul Avenue (60 feet wide). The vacation will begin at the Mt. Elliot Street right of way, 110 feet southeast of the Kercheval Avenue right of way. It will extend 160 feet to the northeast.
- Outright vacation of a public alley (20 feet wide) bounded by Kercheval Avenue, Mt. Elliot Street, Meldrum Street, and St Paul Avenue. The vacation will begin at the Meldrum Street right of way, 110 feet southeast of the Kercheval Avenue right of way. It will extend 137.13 feet southwest and southeast along the property line for Lots 133 to 141, inclusive.
- Outright vacation of a public alley (18 feet wide) bounded by Kercheval Avenue, Mt. Elliot Street, Meldrum Street, and St Paul Avenue. The vacation will begin at the Meldrum Street right of way at the northeastern corner of Lot 161. It will extend 317.13 feet to the southwest.
- The conversion to an easement for a public alley (20 feet wide) bounded by Kercheval Avenue, Meldrum Street, Beaufait Street, and St Paul Avenue. The vacation will begin at the Meldrum Street right of way, 110 feet southeast of the Kercheval Avenue right of way. It will extend 155 feet to the northeast.

The vacation and dedication of these public alleys are necessary for the redevelopment of the site as part of ongoing campus improvements in and around the Solanus Casey Center. There will be 2 principal projects that require the vacation and conversion work. The vacation is requested for a project scheduled for construction within the next 6 months. These requests are detailed as follows:

**OUTRIGHT VACATION**

Outright vacation of alleys in the block bounded by Mt. Elliott Street (west) and Meldrum Street (East), St Paul Street (south) and Kercheval Street (North) is proposed to accommodate a proposed building expansion that is proposed over the public alley. The limits of the requested vacation can be found in the attachments, enclosed herein. Please note that parcels shown as the Province of St Joseph are also owned by the Solanus Casey Center. At this time, the Solanus Casey Center owns all parcels adjacent to the alleys described above. We have also identified that there are public utilities within these alleys that will be impacted by the vacation. Those utilities are listed below along with a brief explanation regarding the future of the utility.



- DWSD Sewer – This sewer will remain within the alley and should be converted to a private utility. This will take the burden of maintaining from the City.
- DTE Electric – This utility will be removed as denoted on the Electrical Site Plan. New easements will be generated for DTE where new service connections are proposed.
- AT&T Communications – A service connection (cable line) is shown connecting to the existing garage from Meldrum Street. This will remain in service but is not believed to be a public utility requiring an easement.

## CONVERSION TO EASEMENT

The Solanus Casey Center is also pursuing the construction of a parking lot located on the southeast corner of Kercheval and Meldrum Streets. As part of this concept, the parking lot would extend across the existing public alley to allow for lots 107-112 (fronting Kercheval Street) to be combined with lot 113 (fronting Meldrum Street). At this time, it is requested that the segment of the alley extending to Meldrum Street is vacated and converted to an easement to allow for the continued operation and maintenance of existing overhead and underground utilities.

If you have any questions, please do not hesitate to contact me at 313-481-1252 or [pat.droze@ohm-advisors.com](mailto:pat.droze@ohm-advisors.com).

Sincerely,  
OHM Advisors

Patrick M. Droze, P.E.  
Project Manager

Encl: (1) – Alley Vacation Exhibit  
(1) – Conversion to Easement Exhibit  
(1) – ALTA Land Survey – Utility Markup  
(1) – Electrical Site Plan  
(1) – Parcel Ownership Diagram

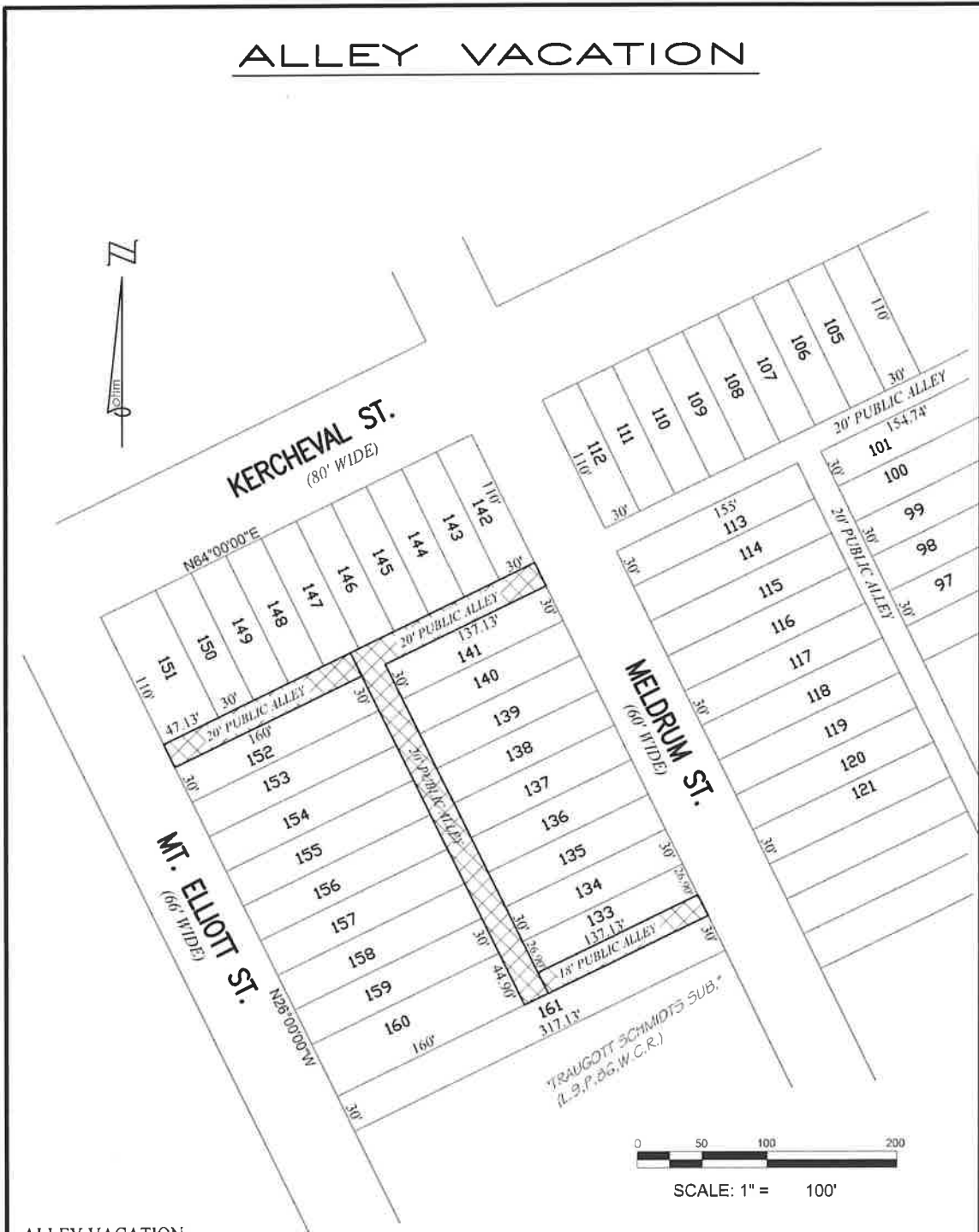
cc: Lee Carter, Hamilton Anderson Associates



ATTACHMENT 1

**Alley Vacation Exhibit**

# ALLEY VACATION



## ALLEY VACATION

A public alleys to be vacated being part of "TRAUGOTT SCHMIDT'S SUBDIVISION", as recorded in Liber 9 of Plats, Page 86, Wayne County Records, Wayne County, Michigan, described as follows:

A 20 foot public alley adjacent to the Northwesterly line of Lot 152 of said "Traugott Schmidt's Subdivision", and Northeasterly of MT. Elliott Street (66 foot wide),

ALSO,

An 18 feet public alley adjacent to the Southeasterly line of Lot 133 and the Northwesterly line of Lot 161 of said "Traugott Schmidt's Subdivision", and Southwesterly of Meldrum Street (60 foot wide),

ALSO,

A 20 foot public alley adjacent to the Northwesterly line of Lot 141 of said "Traugott Schmidt's Subdivision", and Southwesterly of Meldrum Street (60 foot wide) and a 20 foot public alley adjacent to the Southwesterly line of Lots 133 to 141, inclusive, and the Northeasterly line of Lots 152 to 160, inclusive, and the Northwesterly line of Lot 161, of said "Traugott Schmidt's Subdivision".

|   |  |                           |
|---|--|---------------------------|
| <b>ALLEY VACATION</b><br>PART OF THE TRAUGOTT SCHMIDT'S SUBDIVISION<br>LIBER 9, PAGE 86, WAYNE COUNTY RECORDS<br>WAYNE COUNTY, MICHIGAN   |  | SHEET<br><b>1</b><br>OF 1 |
| CLIENT:<br>HAMILTON ANDERSON ASSOCIATES   |  | DATE:<br>0880-18-0030     |
| 34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM  |  |                           |
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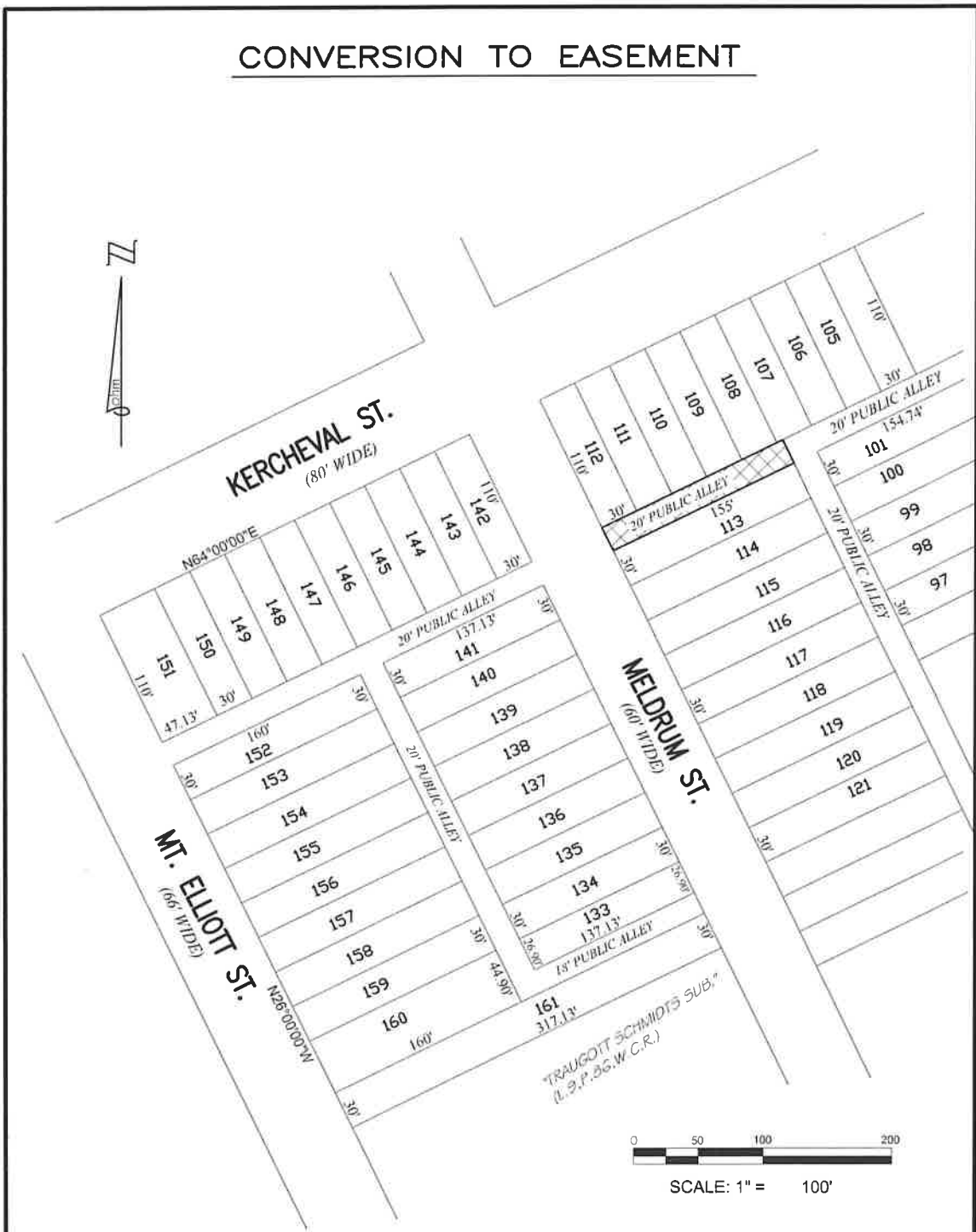
ATTACHMENTS



ATTACHMENT 2

Conversion to Easement Exhibit

# CONVERSION TO EASEMENT



## CONVERSION TO EASEMENT

A public alley to be converted to easement being part of "TRAUGOTT SCHMIDT'S SUBDIVISION", as recorded in Liber 9 of Plats, Page 86, Wayne County Records, Wayne County, Michigan, described as follows:

A 20 foot public alley adjacent to the Northwesternly line of Lot 113 of said "Traugott Schmidt's Subdivision", and Northeastly of Meldrum Street (60 foot wide).

|  |  |   |  |
|--|--|---|--|
| <b>CONVERSION TO EASEMENT</b><br>PART OF THE TRAUGOTT SCHMIDT'S SUBDIVISION<br>LIBER 9, PAGE 86, WAYNE COUNTY RECORDS<br>WAYNE COUNTY, MICHIGAN                          |  | DATE<br>07-09-13<br>SHEET<br><b>1</b><br>OF 1 |  |
| CLIENT<br>HAMILTON ANDERSON ASSOCIATES<br>34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM                           |  | JOB #<br>0880-18-0030                         |  |
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# ATTACHMENTS



## ATTACHMENT 3

ALTA Land Survey  Utility Markup





# ATTACHMENTS

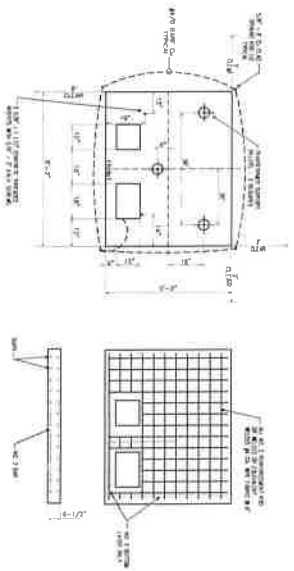


## ATTACHMENT 4

Electrical Site Plan

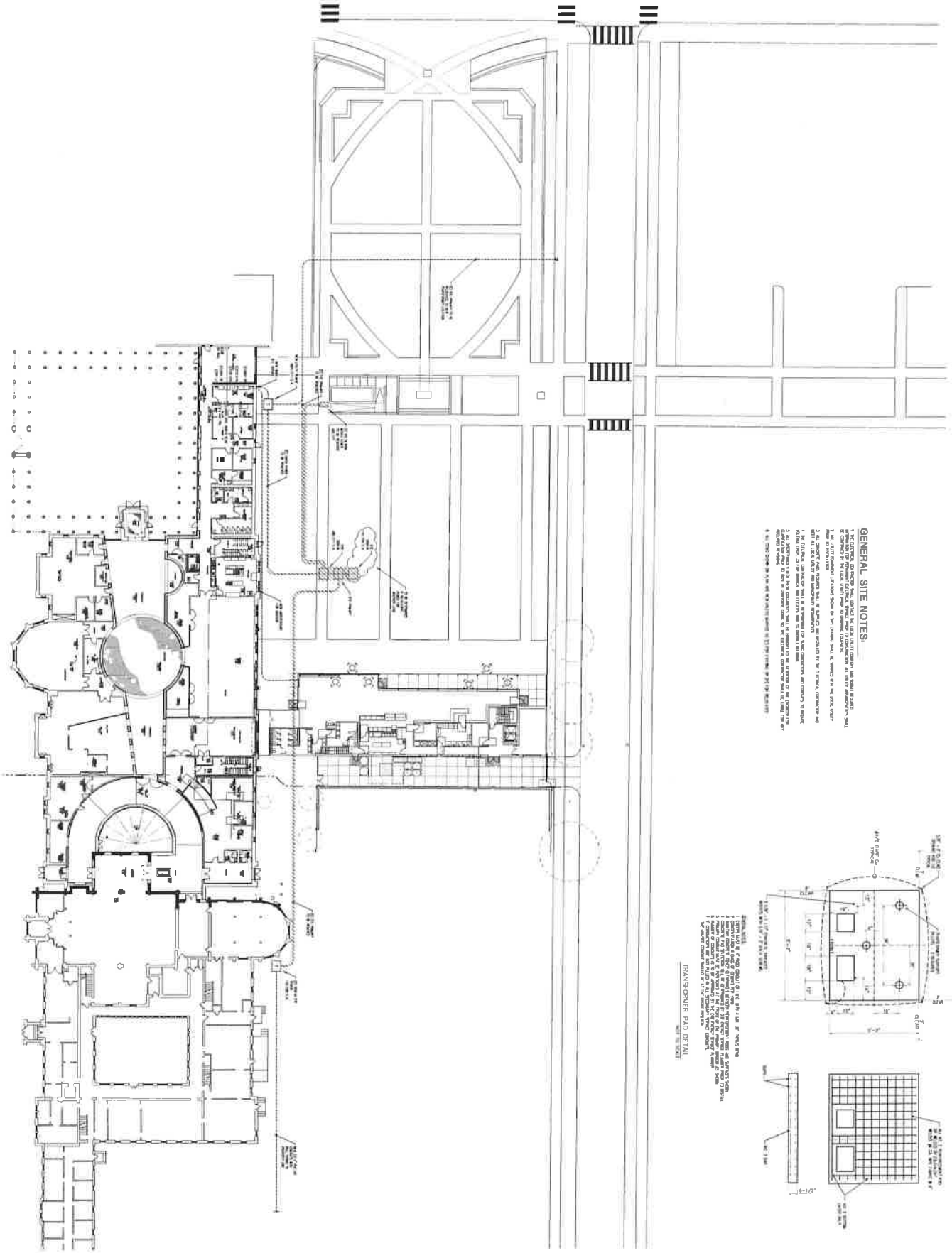
**GENERAL SITE NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.



**TRANSFORMER PAD DETAIL**

Labels include: TRANSFORMER, PAD, 18" GRANULAR FILL, 48" MIN. DEPTH, 18" GRANULAR FILL, 48" MIN. DEPTH, 18" GRANULAR FILL, 48" MIN. DEPTH.



**HamiltonAnderson**  
 1000 North Main Street, Suite 200  
 Denver, Colorado 80202  
 303.733.8800  
 www.hamiltonanderson.com

**Project:** Father Solanus Casey Center  
**Client:** Father Solanus Casey Center  
**Architect:** [Name]  
**Contract No.:** [Number]  
**Scale:** 1/8" = 1'-0"

**Father Solanus Casey Center**



**Electrical Site Plan**

**Scale:** 1/8" = 1'-0"

**E1.0**



ATTACHMENT 5

Parcel Ownership Diagram



2019-07-26

**1002**

**1002** *Petition of Solanus Casey Center, request the outright vacation of three alleys located in the block bounded by Kercheval, Mt. Elliott, and Meldrum and the conversion of an alley to easement in the block bounded by Kercheval, Meldrum, Beaufait, and St. Paul.*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT    DPW -  
CITY ENGINEERING DIVISION