

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

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.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1006 *Pat Perry, request to vacate and convert to easement the alley located directly west of 3326 Ludden*

Pat Perry
3326 Ludden St.
Detroit, MI 48207
616-724-7943
hello@patperry.net

July 25, 2019

Detroit City Council via Detroit City Clerk
2 Woodward Ave # 200
Detroit, MI 48226

Honorable City Council,

Please accept my following proposal for the vacating of an alley directly west of 3326 Ludden St, Detroit MI. (Parcel# 13001537). I would like to propose the vacating of the alley and transitioning to an easement agreement, so water, sewer, and electrical utilities can still be accessed as need be. I have drafted the following outline and description to show and explain my request and reasoning.

Introduction

My name is Pat Perry, I am a Detroit based, visual artist. My main focus, is painting murals locally and internationally. Since 2016, in addition to beautifying the city through murals with a focus on local residents and Detroit history, I have been working to bring my one-hundred and nineteen year old house back to life, purchasing it after it sat vacant for over a decade. In addition to fixing my house at 3326 Ludden St., I purchased several adjacent lots through the side-lot program which I have cleared of all dead trees, cleared of all trash and debris, mowed regularly, and am now in the process of remediating through the planting of shade trees, fruit trees, vegetables, and wildflowers.

Proposal and Reasoning

The alley originally next to my house made sense from a planning perspective when there were many houses adjacent to it; now, my house is the only one left. The alleyway directly west of my house seems to have not been maintained for some time by the city; the concrete now has almost all cracked and turned to more of a gravel alley. Upon purchasing my house at 3326 Ludden St, we made sure to clear the alley of any branches, trash, and debris.

The other lots adjacent to the alley are 3540 Elmwood, 3534 Elmwood, and 3530 Elmwood. I purchased two of these lots from the landbank. Records show that the third lot, 3534 Elmwood, is owned by Quillie & Lillie Bussle. Two years ago, we met someone in front of our house who claimed to own that vacant lot, and they gave us permission to incorporate it into our yard with a recycled fence. We have not seen or heard from them since, but continue to maintain it on our own by mowing and landscaping.

As shown in the photos in the appendix, the longer alley that runs between Ludden and Preston, emptying into Ellery St. would not be blocked by the vacating of the section of alley proposed. Furthermore, there are many trees, debris, foliage, and a sinkhole that would need to be repaired before that section of the alley was usable again (see appendix for images).

If we are able to have the alleyway vacated, it would allow me to connect our sidelots to the yard of our house. I would be able to install a removable swing gate to give our dogs a large area to run around without the fear of them bothering pedestrians by running out through the alley. Nothing done on the land would impede the ability of utility companies to have access to utilities in the alleyway. Being that I own the only home adjacent, and two of three of the empty lots, disapproval from neighbors isn't a concern. We'd love to be make our yard come together in a more sensible fashion so we can fully utilize, maintain, and take care of it.

Thanks for your consideration on the matter. I'm looking forward to hearing back from you on this proposal, and hope we can open a dialogue at your earliest convenience.

Best,

A handwritten signature in black ink, appearing to read 'Pat Perry', with a stylized, cursive script.

Pat Perry

Appendix



Appendix (cont.)



Appendix (cont.)



yard, garden, greenhouse, and adjacent lots :







2019-07-26

1006

1006 *Petition of Pat Perry, request to vacate and convert to easement the alley located directly west of 3326 Ludden*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT