



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

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March 27, 2020

Honorable City Council:

RE: Petition No. 727 — Mannik Smith Group Inc., on behalf of Douglass Acquisition Company LLC, request to vacate various alleys. The site is vacant and all roads and alleys currently located within the property are not open to vehicular traffic.

Petition No. 727- Mannik Smith Group on behalf of Douglass Acquisition Company LLC, request to vacate all of the alleys in the blocks bounded on the south by Winder Street, 50 feet wide, on the north by Wilkins Street, 71.46 feet wide, on the west by Beaubien Street, 40 feet wide, and on the east by St Antoine Street, 50 feet wide; also all of the alleys in the blocks bounded on the south by I-75 service drive, on the north by Alfred Street, 50 feet wide, on the west by St Antoine Street, 50 feet wide, and on the east by I-75 service drive.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is being made to facilitate a new development on the former Frederick Douglass Housing Site.

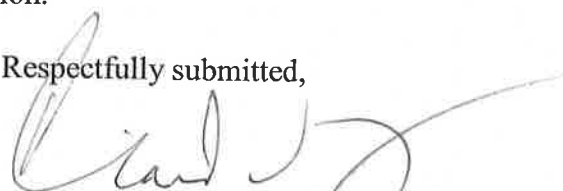
The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW, and City Engineering - DPW.

Detroit Water and Sewerage Department (DWSD) has no objection to the vacation provided certain provisions are met. The DWSD provisions are a part of the attached resolution.

All other involved City Departments, and privately owned utility companies have reported no objections to the outright vacation of the alley. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,



Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

/JK

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, all of the alleys in the blocks bounded on the south by Winder Street, 50 feet wide, on the north by Wilkins Street, 71.46 feet wide, on the west by Beaubien Street, 40 feet wide, and on the east by St Antoine Street, 50 feet wide; also all of the alleys in the blocks bounded on the south by I-75 service drive, on the north by Alfred Street, 50 feet wide, on the west by St Antoine Street, 50 feet wide, and on the east by I-75 service drive, further described as land in the City of Detroit, Wayne County, Michigan being:

All of the alleys in the Block bounded by Alfred Street, 40 feet wide, Brewster Street, 50 feet wide, Beaubien Street, 40 feet wide and St. Antoine Street, 50 feet wide:

- 1) All of the east-west alley, 16 feet and 36 feet wide, lying northerly of and adjoining Lots 161 and 162, and lying northerly and northeasterly of and adjoining Lot 163, and lying southerly of and adjoining of Lots 171 and 170, and lying southerly and southeasterly of and adjoining Lot 169 "Subdivision of part of Crane and Wesson's section of Antoine Beaubien Farm North of Elizabeth Street" as recorded in Liber 1 Page 258 of Plats, Wayne County Records; also lying northerly of and adjoining Lots 1, 2, and 3 and lying southerly of and adjoining Lots 4, 5, and 6 "Subdivision of Lot 3 of the Subdivision of Out Lot 179 Lambert Beaubien Farm" as recorded in Liber 1 Page 288 of Plats, Wayne County Records.
- 2) All of the north-south alley, 10 feet wide, lying easterly of and adjoining Lots 1, 2, 3, 4, 5, and 6 "Subdivision of Lot 4 of the Subdivision of Out Lot 179 Lambert Beaubien Farm" as recorded in Liber 1 Page 244 of Plats, Wayne County Records; also lying westerly of and adjoining Lots 1 and 6 "Subdivision of Lot 3 of the Subdivision of Out Lot 179 Lambert Beaubien Farm" as recorded in Liber 1 Page 288 of Plats, Wayne County Records.
- 3) All of the north-south alley, 16 feet wide, lying easterly of and adjoining Lots 163 and 169, and lying westerly of and adjoining Lots 164, 165, 166, 167, and 168 "Subdivision of part of Crane and Wesson's section of Antoine Beaubien Farm North of Elizabeth Street" as recorded in Liber 1 Page 258 of Plats, Wayne County Records.

All of the alleys in the Block bounded by Division Street, 40 feet wide, Alfred Street, 40 feet wide, Beaubien Street, 40 feet wide and St. Antoine Street, 50 feet wide:

- 4) All of the east-west alley, 16 feet and 36 feet wide, lying northerly of and adjoining Lots 150 and 151, and lying northerly and northeasterly of and adjoining Lot 152, and lying southerly of and adjoining of Lots 160 and 159, and lying southerly and southeasterly of and adjoining Lot 158 "Subdivision of part of Crane and Wesson's section of Antoine Beaubien Farm North of Elizabeth Street" as recorded in Liber 1 Page 258 of Plats, Wayne County Records; also lying northerly of and adjoining Lots 4, 5, and 6, and lying southerly of and adjoining Lots 1, 2, and 3 "Plat of T. G. Williams Subdivision of Lot 6 of the Subdivision of Out Lot 179 Lambert Beaubien Farm, Detroit, Wayne County, Michigan" as recorded in Liber 5 Page 69 of Plats, Wayne County Records.
- 5) All of the north-south alley, 10 feet wide, lying easterly of and adjoining Lots 1, 2, 3, 4, 5, 6, and 7 "Subdivision of Lot 5 of the Subdivision of Out Lot 179 Lambert Beaubien Farm" as recorded in Liber 1 Page 307 of Plats, Wayne County Records; also lying westerly of and adjoining Lots 3 and 4 "Plat of T. G. Williams Subdivision of Lot 6 of the Subdivision of Out Lot 179 Lambert Beaubien Farm, Detroit, Wayne County, Michigan" as recorded in Liber 5 Page 69 of Plats, Wayne County Records.

- 6) All of the north-south alley, 16 feet wide lying easterly of and adjoining Lots 152 and 158, and lying westerly of and adjoining Lots 153, 154, 155, 156, and 157 "Subdivision of part of Crane and Wesson's section of Antoine Beaubien Farm North of Elizabeth Street" as recorded in Liber 1 Page 258 of Plats, Wayne County Records.

All of the alleys in the Block bounded by Adelaide Street, 40 and 50 feet wide, Division Street, 40 feet wide, Beaubien Street, 40 feet wide and St. Antoine Street, 50 feet wide:

- 7) All of the east-west alley, 15 feet and 20 feet wide, lying northerly of and adjoining Lots 4, 5, and 6, and lying southerly of and adjoining of Lots 1, 2, and 3 "Plat of the Subdivision of Lots 2 and 3 of the Subdivision of Out Lot 177 and Lot 7 of Out Lot 179 Lambert Beaubien Farm, City of Detroit" as recorded in Liber 11, Page 6 of Plats, Wayne County Records: also lying northerly of and adjoining Lots 6, 7, and 8, and lying southerly of and adjoining Lots 9, 10, and 11 "Van Dyke's Subdivision of the Antoine Beaubien Farm" as recorded in Liber 1, Page 122 of Plats, Wayne County Records.
- 8) All of the north-south alley, 15 feet wide, opened on September 15, 1880 and being the east 10 feet of Lot 8 and the west 5 feet of Lot 7, all lying south of Division Street, "Plat of Out Lot 179 Lambert Beaubien Farm, Detroit as laid out by the Commissioners for the dividing of the estate of the late Gen. J. R. Williams" as recorded in Liber 1 Page 62 of Plats, Wayne County Records; also being the east 15 feet of the west 20 feet of Lot 2 "F.J.B. Crane's Subdivision of the N. ½ of Out Lot 177, Lambert Beaubien Farm" as recorded in Liber 53 page 347 of Deeds, Wayne County Records.
- 9) All of the north-south alley, 20 feet wide lying easterly of and adjoining Lots 6 and 11, and lying westerly of and adjoining Lots 1, 2, 3, 4, and 5 "Van Dyke's Subdivision of the Antoine Beaubien Farm" as recorded in Liber 1, Page 122 of Plats, Wayne County Records.

All of the alleys in the Block bounded by Winder Street, 50 feet wide, Adelaide Street, 40 and 50 feet wide, Beaubien Street, 40 feet wide and St. Antoine Street, 50 feet wide:

- 10) East part of the east-west alley, variable width, and north-south alley, first west of St. Antoine Street being part of "Van Dyke's Subdivision of the Antoine Beaubien Farm" as recorded in Liber 1, Page 122 of Plats, Wayne County Records; more particularly described as follows: Beginning at the northwest corner of Lot 1 of said Van Dyke's Plat; thence S27°10'20"E 206.22 feet to north line of Winder Street; thence S66°04'32"W 20.03 feet along said north line; thence N27°10'20"W 90.12 feet to the northeast corner of Lot 6 of said Van Dyke's Plat; thence S62°55'42"W 120.00 feet to the northwest corner of Lot 8 of said Van Dyke's Plat; thence N27°06'04"W 36.00 feet; thence S78°27'04"E 25.63 feet; thence N62°55'42"E 100.00 feet to the southeasterly corner of Lot 11 of said Van Dyke's Plat; thence N27°10'20"W 95.00 feet to the northeast corner of said Lot 11; thence N62°55'42"E 20.00 feet to the Point of Beginning.
- 11) West part of the east-west alley, 15 feet wide, and north-south alley, first east of Beaubien Street being part of "F.J.B. Crane's Subdivision of Lots 4, 5, 6, 7, 8 & 9 of the Subdivision of the N. ½ of Out Lot No.177 Lambert Beaubien Farm, City of Detroit" as recorded in Liber 58, Page 253 of Deeds, Wayne County Records; and part of "F.J.B. Crane's Subdivision of the N. ½ of Out Lot 177, Lambert Beaubien Farm" as recorded in Liber 53 page 347 of Deeds, Wayne County Records; more particularly described as follows: Beginning at the northwest corner of Lot 4 of "F.J.B. Crane's Subdivision of Lots 4, 5, 6, 7, 8 & 9 of the Subdivision of the N. ½ of Out Lot No.177 Lambert Beaubien Farm, City

of Detroit” as recorded in Liber 58, Page 253 of Deeds, Wayne County Records; thence S27°10’20”E 95.53 feet; thence N62°55’42”E 120.00 feet along the north line of the east-west alley; thence S27°06’04”E 15.00 feet to the south line of the east-west alley; thence S62°55’42”W 120.03 feet along said south line; thence S27°10’20”E 97.92 feet to the north line of Winder Street; thence S66°04’32”W 15.02 feet; thence N27°10’20”W 207.62 feet to the northeast corner of Lot 5 “F.J.B. Crane’s Subdivision of Lots 4, 5, 6, 7, 8 & 9 of the Subdivision of the N. ½ of Out Lot No.177 Lambert Beaubien Farm, City of Detroit” as recorded in Liber 58, Page 253 of Deeds, Wayne County Records; thence N62°55’42”E 15.00 feet to the Point of Beginning.

All of the alleys in the Block bounded by Division Street, 50 feet wide, Alfred Street, 50 feet wide, St. Antoine Street, 50 feet wide and I-75 southbound service drive:

- 12) All of the east-west alley, 20 feet and 40 feet wide, lying northerly of and adjoining Lots 137 and 138, and lying northerly and northwesterly of and adjoining Lot 139, and lying southerly of and adjoining of Lots 149 and 148, and lying southerly and southwesterly of and adjoining Lot 147 “Subdivision of part of Crane and Wesson’s section of Antoine Beaubien Farm North of Elizabeth Street” as recorded in Liber 1 Page 9 of Plats, Wayne County Records; also lying northerly of and adjoining Lots 1 through 7 (said Lots north of and adjoining Division Street), and lying southerly of and adjoining Lots 1 through 7 (said Lots south of and adjoining Alfred Street “Plat of the Subdivision of Charles Moran Farm Between Gratiot and Indiana Streets, City of Detroit” as recorded in Liber 1 page 254 of Plats, Wayne County Records.
- 13) All of the north-south alley, 13.52 feet wide, lying westerly of and adjoining Lots 139 and 147, also lying easterly of and adjoining Lots 140 through 146, both inclusive, “Subdivision of part of Crane and Wesson’s section of Antoine Beaubien Farm North of Elizabeth Street” as recorded in Liber 1 Page 9 of Plats, Wayne County Records.

All of the alleys in the Block bounded by Adelaide Street, 50 feet wide, Division Street, 50 feet wide, St. Antoine Street, 50 feet wide and I-75 southbound service drive:

- 14) All of the east-west alley, 20 feet and 40 feet wide, lying northerly of and adjoining Lots 124 and 125, and lying northerly and northwesterly of and adjoining Lot 126, and lying southerly of and adjoining of Lots 136 and 135, and lying southerly and southwesterly of and adjoining Lot 134 “Subdivision of part of Crane and Wesson’s section of Antoine Beaubien Farm North of Elizabeth Street” as recorded in Liber 1 Page 9 of Plats, Wayne County Records; also lying northerly of and adjoining Lots 1 through 7 (said Lots north of and adjoining Adelaide Street), and lying southerly of and adjoining Lots 1 through 7 (said Lots south of and adjoining Division Street) “Plat of the Subdivision of Charles Moran Farm Between Gratiot and Indiana Streets, City of Detroit” as recorded in Liber 1 page 254 of Plats, Wayne County Records.
- 15) All of the north-south alley, 13.52 feet wide, lying westerly of and adjoining Lots 126 and 134, also lying easterly of and adjoining Lots 127 through 133, both inclusive, “Subdivision of part of Crane and Wesson’s section of Antoine Beaubien Farm North of Elizabeth Street” as recorded in Liber 1 Page 9 of Plats, Wayne County Records.

All of the alleys in the Block bounded by Adelaide Street, 50 feet wide, St. Antoine Street, 50 feet wide and I-75 southbound service drive:

- 16) Part of the east-west alley, 20 feet and 40 feet wide, lying northerly of and adjoining Lots 111 and 112, and lying northerly and northwesterly of and adjoining Lot 113, and lying southerly of and adjoining of Lots 123 and 122, and lying southerly and southwesterly of and adjoining Lot 121 "Subdivision of part of Crane and Wesson's section of Antoine Beaubien Farm North of Elizabeth Street" as recorded in Liber 1 Page 9 of Plats, Wayne County Records; also lying northerly of and adjoining Lot 7 and part of Lot 6 (said Lots north of and adjoining Winder Street), and lying southerly of and adjoining Lots 7, 6 and part of Lot 5 (said Lots south of and adjoining Adelaide Street) "Plat of the Subdivision of Charles Moran Farm Between Gratiot and Indiana Streets, City of Detroit" as recorded in Liber 1 page 254 of Plats, Wayne County Records. Alley bounded on the East by the northwesterly line of I-75 southbound service drive.
- 17) All of the north-south alley, 13.52 feet wide, lying westerly of and adjoining Lot 121 and part of Lot 113, also lying easterly of and adjoining Lots 115 through 120, both inclusive, and part of Lot 114 "Subdivision of part of Crane and Wesson's section of Antoine Beaubien Farm North of Elizabeth Street" as recorded in Liber 1 Page 9 of Plats, Wayne County Records. Alley bounded on the South by the northwesterly line of I-75 southbound service drive.

Be and the same are hereby vacated (outright) as public rights-of-way to become part and parcel of the abutting property, subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services, and further

PROVIDED, that the petitioner shall design and construct proposed sewers and to make the connections to the existing public sewers as required by Detroit Water and Sewerage Department (DWSD) prior to construction of the proposed sewers, and further

PROVIDED, that the plans for the sewers shall be prepared by a registered engineer; and further

PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers and to issue permits for the construction of the sewers; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

PROVIDED, that the entire cost of the proposed sewers construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

PROVIDED, that the petitioner shall grant to the City a satisfactory easement for the sewers, and further

PROVIDED, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City, and further

PROVIDED, that the petitioner shall provide a one (1) year warranty for the proposed sewers, and further

PROVIDED, that upon satisfactory completion, the sewers shall become City property and become part of the City system. And any existing sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

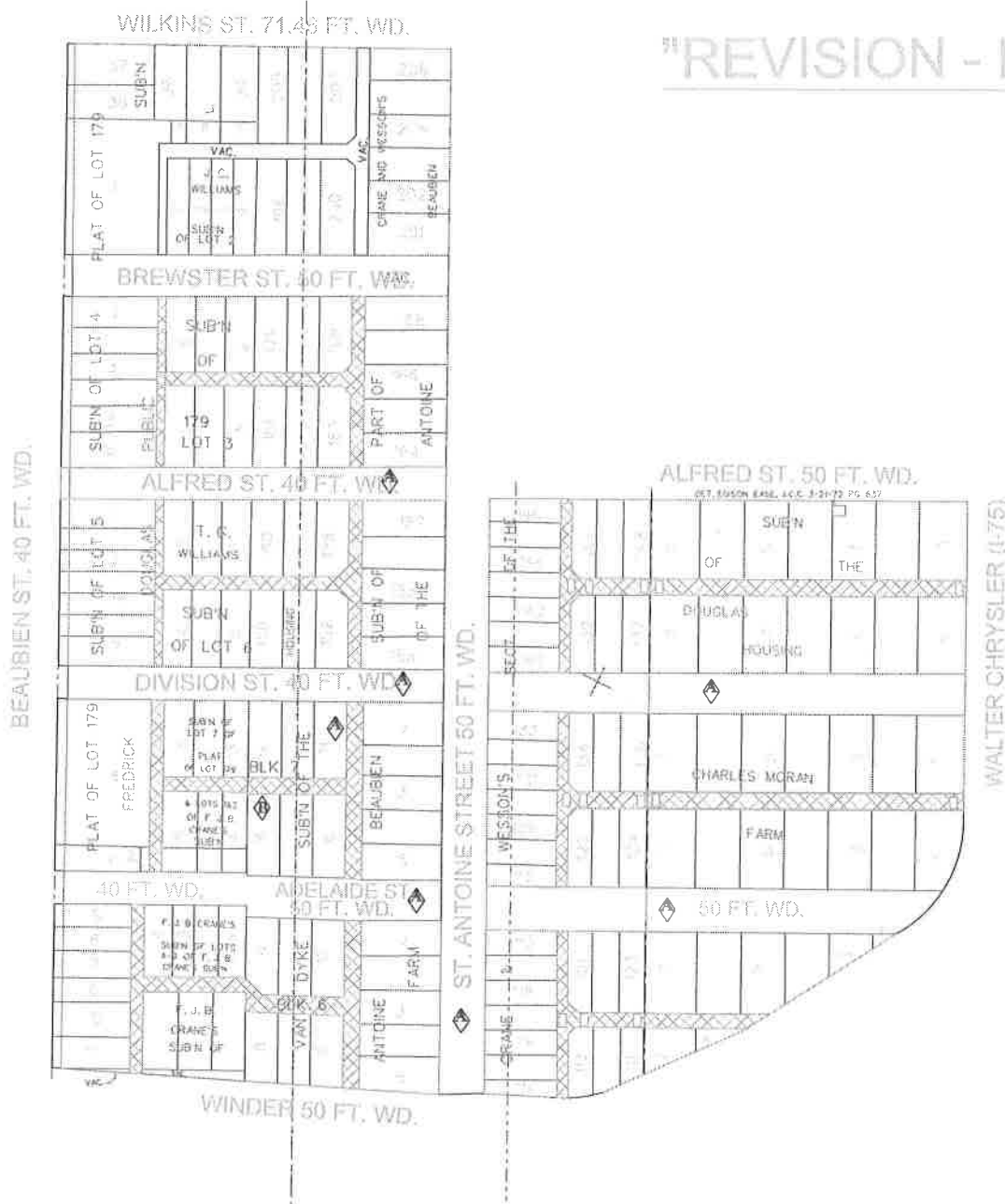
PROVIDED, that any construction in the public rights-of-way such as curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 727
 THE MANNIK & SMITH GROUP, INC.,
 65 CADILLAC SQUARE, SUITE 3311
 DETROIT, MICHIGAN 48226
 BETH BRAUN
 PHONE NO. (734) 397-3100



"REVISION - B-"



 - OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 29 F

B	AMEND TO EAST PORTS ALLEYS FROM DIVISION AND ADD EAST PORTS ALLEYS TO				10/11/2018
A	PREPARE THE SUBDIVISION FROM THE SUBJECT ALLEYS THE NORTH PORTS ALLEYS TO EAST PORTS ALLEYS AND ADD EAST PORTS ALLEYS TO				10/23/2019
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	04-23-19	APPROVED			

REQUEST TO OUTRIGHT VACATE
 - ALL ALLEYS IN THE BLOCKS BOUNDED
 BY WILKINS ST., ST. ANTIONE ST., ALFRED ST.,
 I-75 FRONTAGE RD. AND BEAUBIEN ST.

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU

JOB No. 01-01
 DRWG. NO. X 727