



City of Detroit
Inter-Departmental Communication

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

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

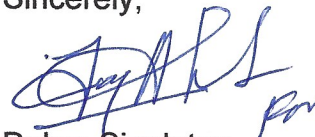
DATE: April 13, 2020

RE: Petition #1263
Request for Conversion To Easement The East/West Alley In the Block Bound
By Dubois, Hendricks, St Aubin, And Vernor HWY

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 is a sewer in the alley requested for conversion to easement. DWSD has no objection to the conversion to easement provided that the attached provisions for conversion to easement are 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

DS/MS/gi
Attachments

CC: Mohamad Farhat, CSF

City of Detroit
City Engineering Division, Department of Public Works
Maps and Records Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: _____

Petition: _____

- | | |
|---|---|
| <input type="checkbox"/> AT&T Telecommunication | |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Detroit Edison (DTE) | |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Great Lakes Water Authority | |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | <input type="checkbox"/> Temporary Closing |
| <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"/> Detroit Thermal | |
| <input type="checkbox"/> International Transmission Company (ITC) | |

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). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

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: _____

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

- ☐ Not Involved
- ☐ Involved; but no objections to the property change.
- ☐ Involved; objection to the property change.
- ☐ Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:

(Utility or City Department)

By

Title

Date

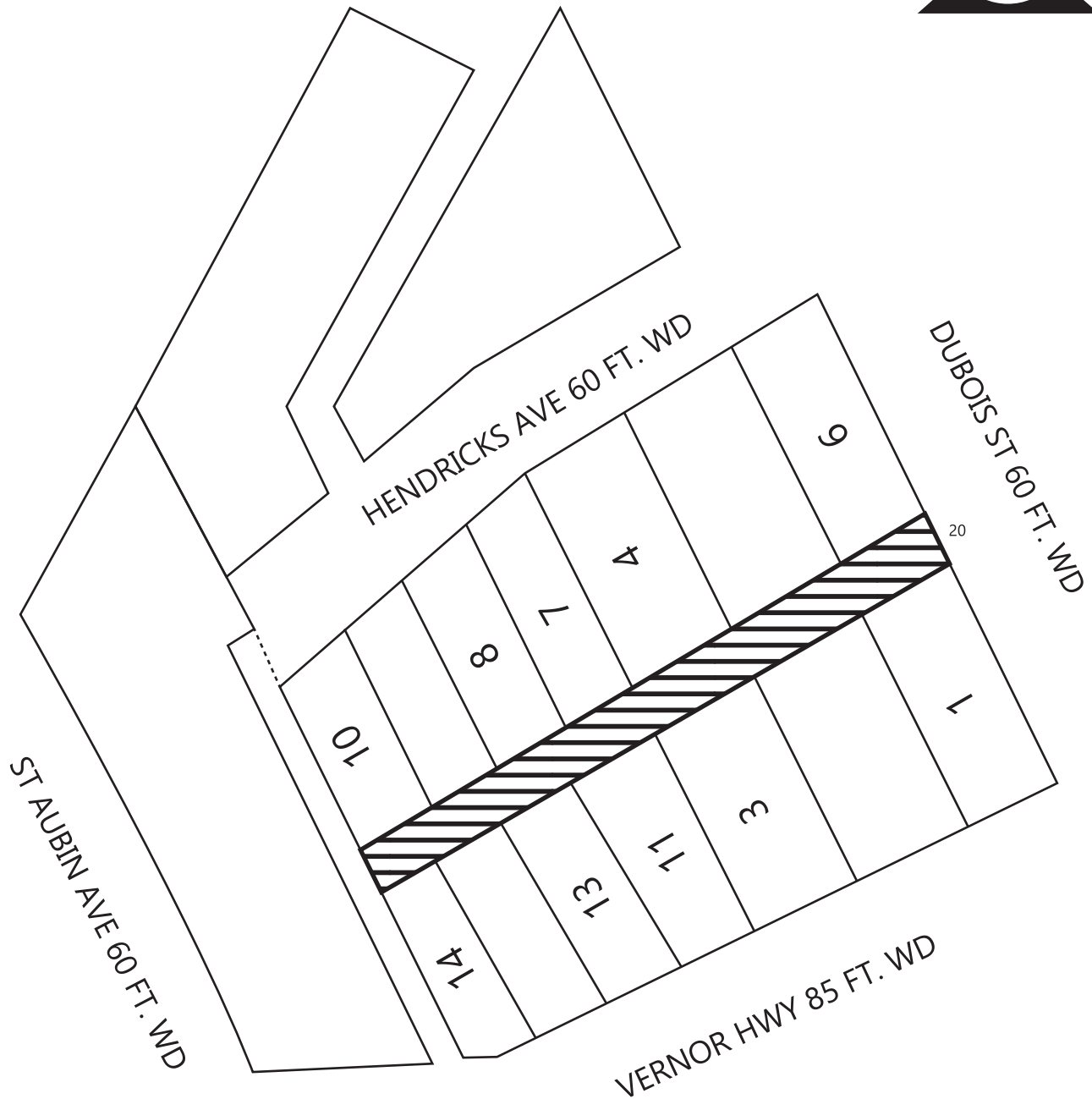
Area code – Telephone number

Petition No. 1263

Jeffrey Policicchio, PoliKov Developments, LLC

30665 Northwestern Hwy, Suite 200, Farmington Hills, MI 48334

(248) 444-6872



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

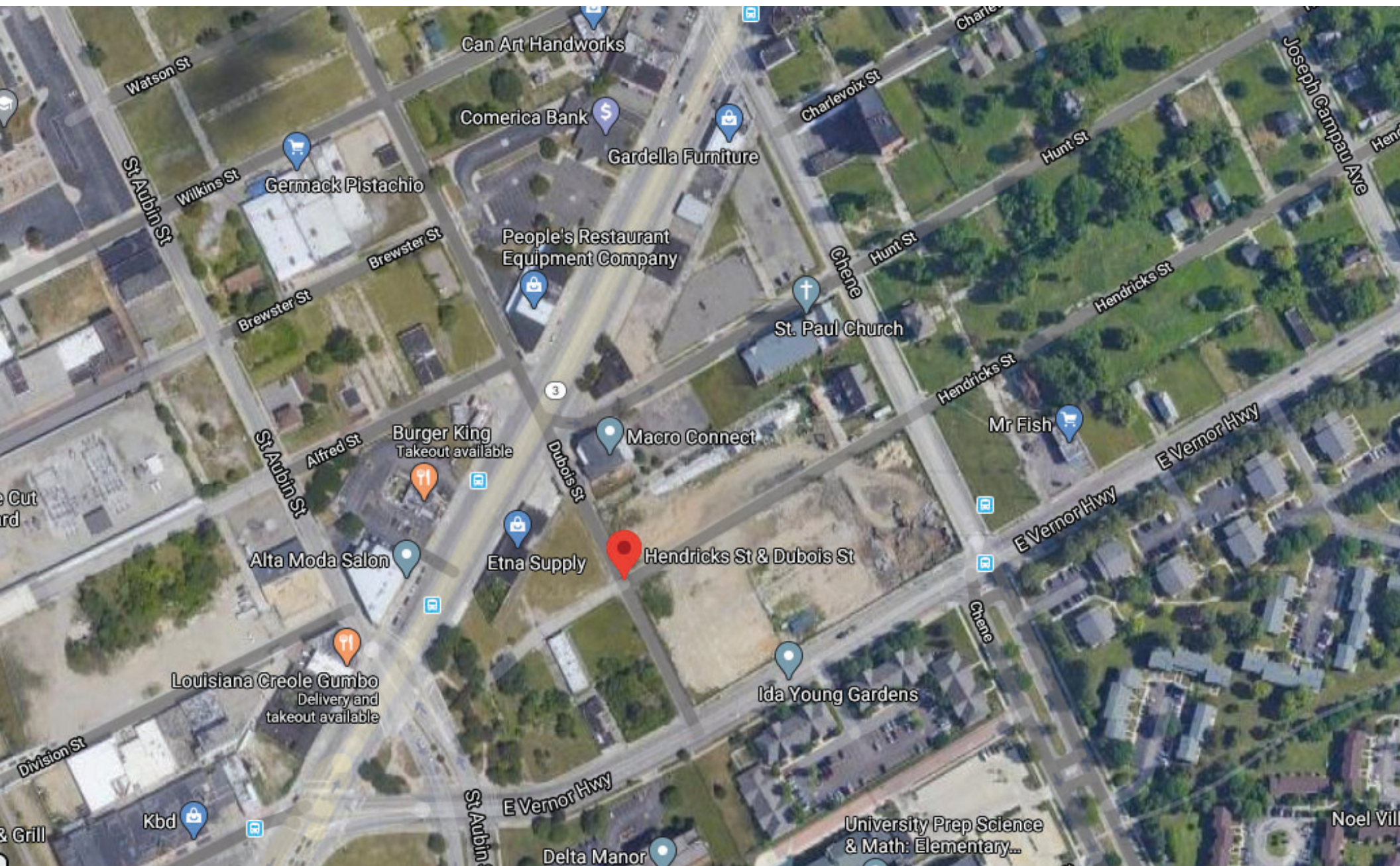
CARTO 39 A

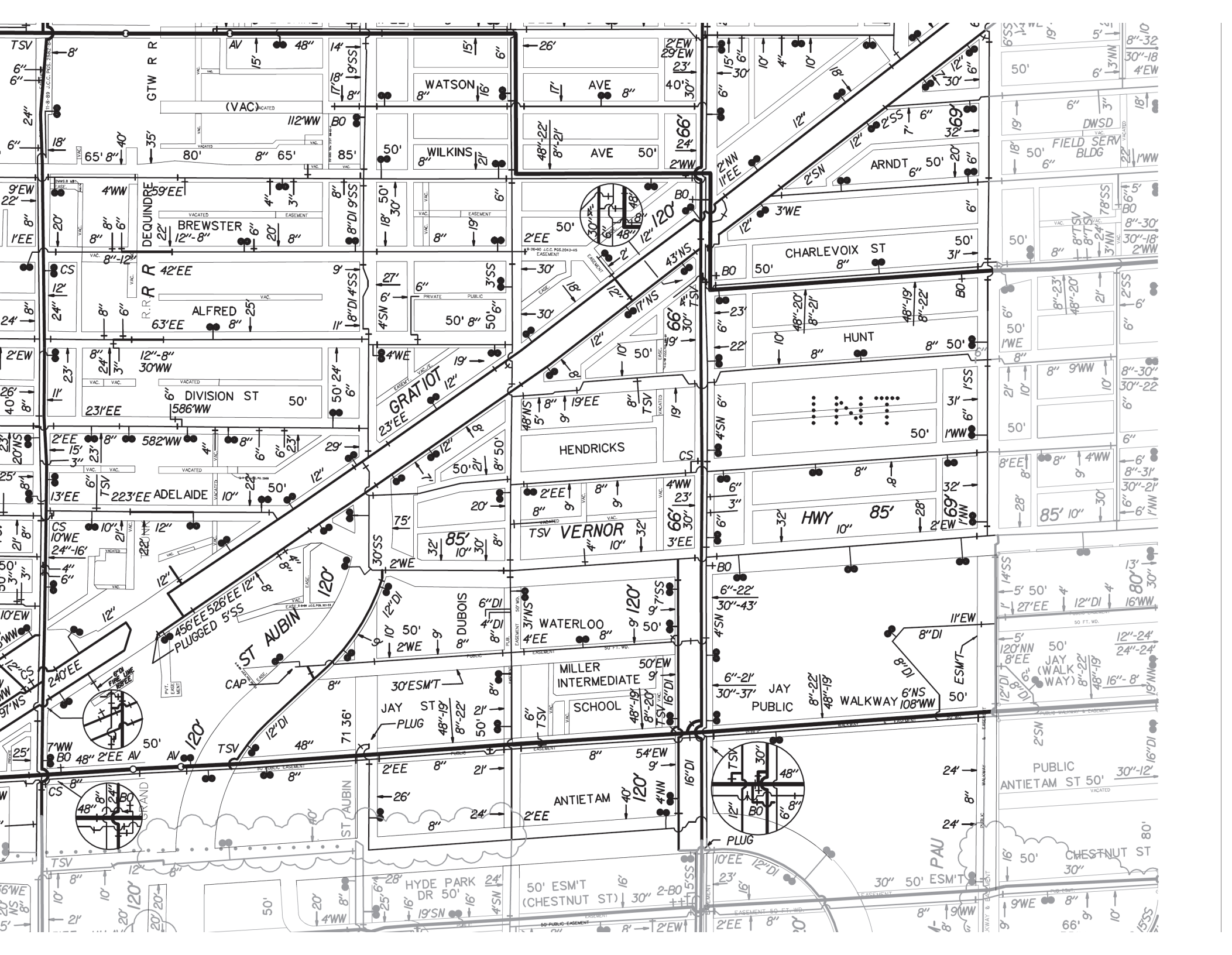
B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED		KSM	
DATE		APPROVED BY		JD	
04-03-20					

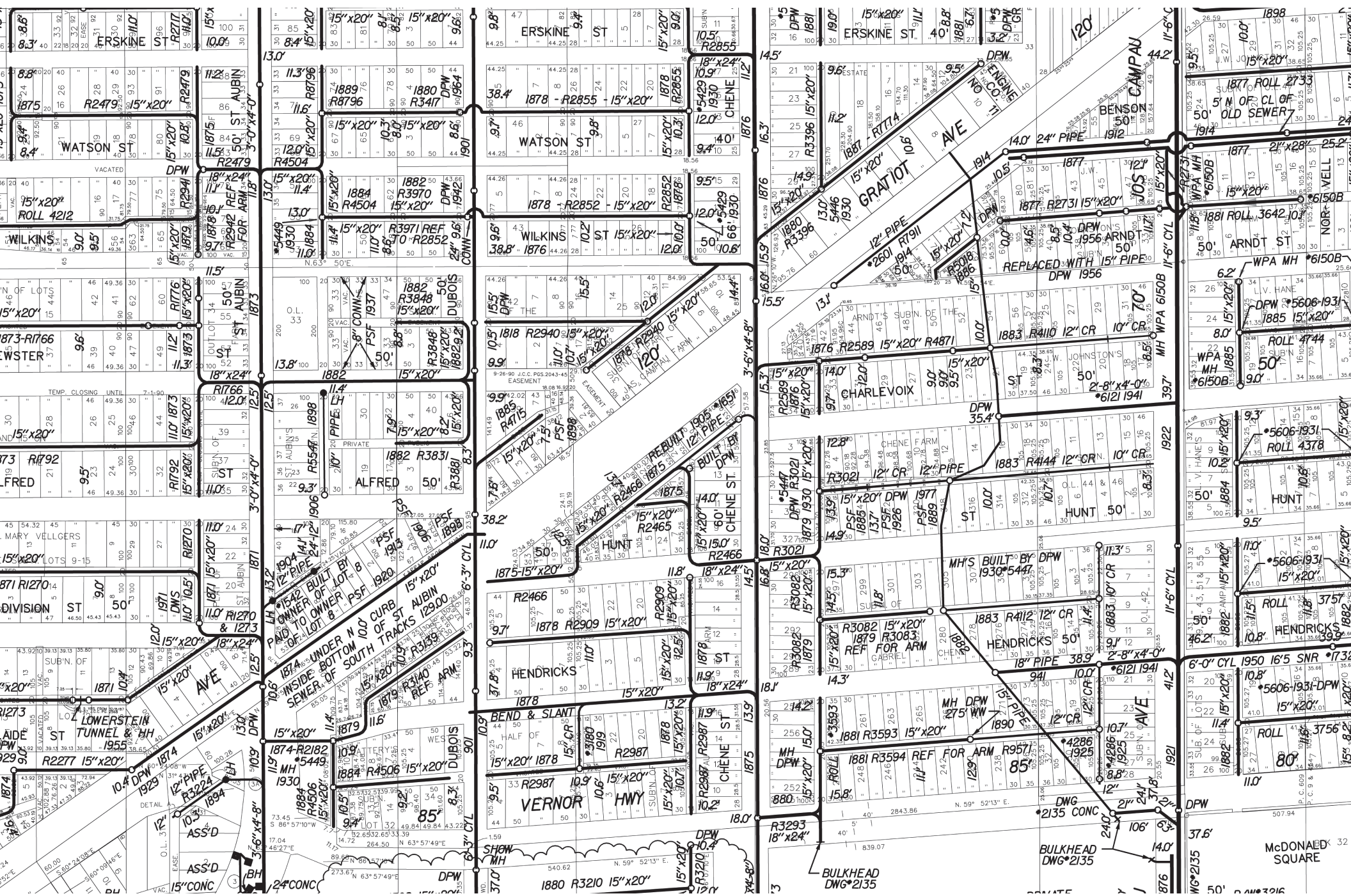
CONVERSION TO EASEMENT
THE EAST/WEST PUBLIC ALLEY, 20 FT. WD.
IN THE BLOCK BOUND BY
DUBOIS ST., HENDRICKS AVE., ST AUBIN AVE.,
AND VERNOR HWY.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 01-01
DRWG. NO. X 1263

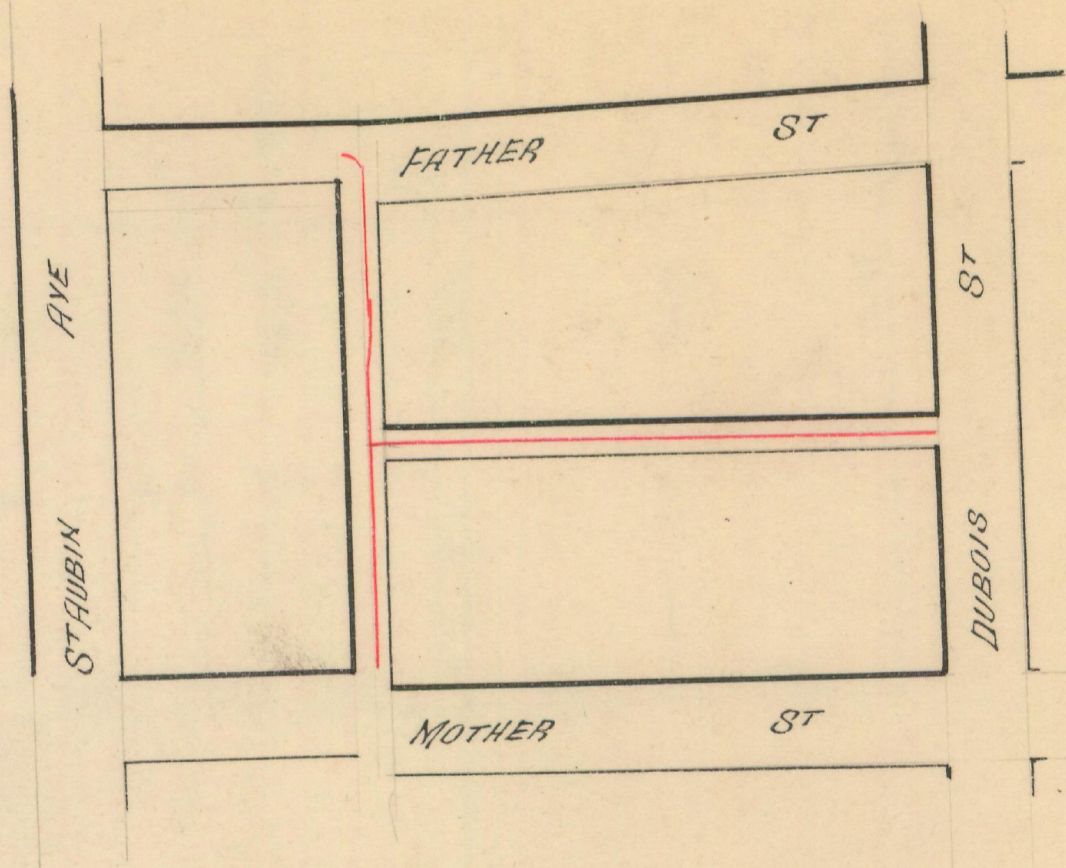






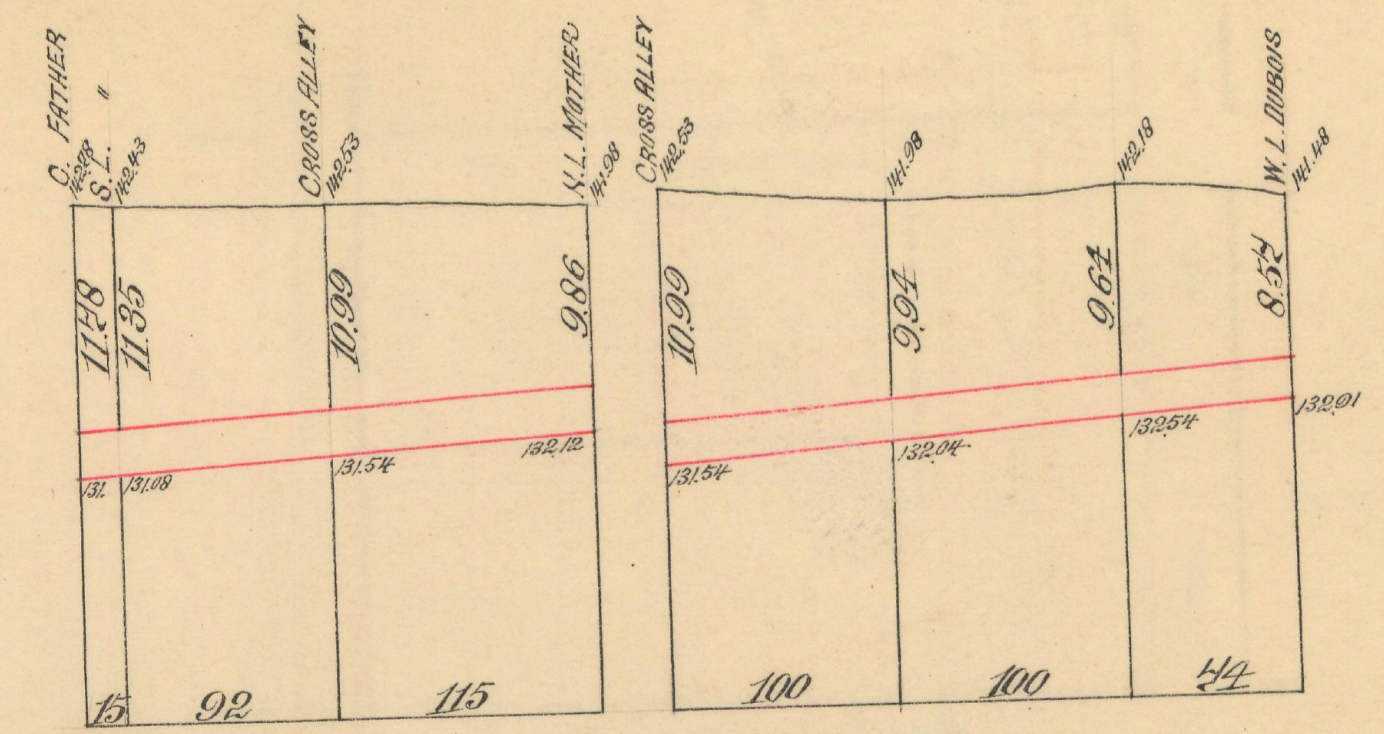
87
"LATERAL SEWER ALLEY"

"Bet St Aubin Dubois Mother & Father"



LENGTH OF SEWER 496 FT
SIZE " " 15" x 20" I.R.C.B
GRADE " " 0.50 PER 100 FT

ANDER CONTR
PRICE PER FT 40¢
ROLL 4506



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. Any proposed fencing across the easement must have a gate installed to permit access for DWSD forces. The gate shall remain unlocked 24 hours a day, unless a guard is stationed near the gate to allow the Detroit Water and Sewerage Department ingress and egress at any time. The minimum dimensions of the gate or gates shall provide 15 foot vertical and 13 foot horizontal clearances for freedom of D.W.S.D. equipment movement.

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

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday April 3, 2020

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.

PLANNING AND DEVELOPMENT DEPARTMENT
DPW - CITY ENGINEERING DIVISION

1263 *PoliKov Developments, LLC request to vacate and convert to easement the public alley between St. Aubin Avenue and Dubois Street, bounded by Hendricks Street and Vernor Highway.*



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 • TTY: 711
FAX: (313) 224-3471
WWW.DETROITMI.GOV

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
PoliKov Developments, LLC
Represented by Jeffrey Policicchio
30665 Northwestern Highway, Suite 200, Farmington Hills, MI 48334
(248) 444-6872

The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition to vacate and convert to easement the public alley between St. Aubin Avenue and Dubois Street, bounded by Hendricks Street and Vernor Highway.

Based on the scope of the project the following requirements have been outlined:

- No further requirements noted.

Sincerely,

Jered Dean
Manager II
Maps and Records Bureau

March 26th, 2020

Jeffrey Paul Policicchio
President – PoliKov Developments, LLC
30665 Northwestern Highway, Suite 200
Farmington Hills, Michigan 48334

To Whom It May Concern,

I, Jeffrey Policicchio, on behalf of PoliKov Developments, LLC request to have this letter serve as the Letter of Intent to petition for Conversion of Easement for the alleyway located in Detroit, Michigan off Dubois Street in between E Vernor Highway and Hendricks Street. PoliKov Developments, LLC is petitioning for Conversion of Easement in correlation with a ground-up residential development to be executed at the site.

Please see list below of all involved land ownership parties and relationship description:

Detroit Land Bank Authority

PoliKov Developments is under contract for all Detroit Land Bank Authority parcels at site and has been working extensively with the DLBA for 3 years. Our head contact at the DLBA is Gustaf Andreasen.

Blanche Pollack Family LTD PTNR

PoliKov Developments reached a contractual agreement with Blanche Pollack Family LTD PTNR on January 20th, 2020 for both parcels at site. Blanche Pollack Family LTD PTNR granted PoliKov Developments authorization to represent and appear on behalf of the properties for any City Council approvals; documents previously provided.

Anthony Peters

PoliKov Developments reached a contractual agreement with Anthony Peters on December 18th, 2018. Anthony Peters has agreed to easement; documents previously provided.

Obinna Awusah

PoliKov Developments reached a contractual agreement with Obinna Awusah on August 17th, 2018 for both parcels at site. Obinna Awusah has agreed to easement; documents previously provided.

2129/2132 E Vernor, LLC

The owner of 2129 E Vernor, LLC and 2132 E Vernor, LLC lives in Long Island, NY and is not present in Detroit, MI. PoliKov Developments has reached out to the owner, and family members, via carrier mail and phone numerous times with no response. Brief contact had with the owner it was expressed to our attorney a desire to keep the billboard on 2129 E Vernor and doesn't care what else happens; previously provided document is e-mail from our attorney summarizing that conversation. We have further reached out to owners' attorney to speak again and was told he was instructed to not reach out to his client regarding these parcels whatsoever.

Please let me know if you need further information.

Thank you,

Jeffrey Policicchio
President
PoliKov Developments, LLC

I, ANTHONY PETERS (print name) consent to allow the alley-closure adjacent to my properties at:

2150 Hendricks Street, Detroit, Michigan 48207; Parcel ID: 09001235

2156 Hendricks Street, Detroit, Michigan 48207; Parcel ID: 09001234

A handwritten signature in dark ink, appearing to read 'Anthony Peters', written over a horizontal line.

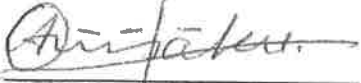
Deed Holder Signature

12-26-19

Date

I, OBINNA Awusoh (print name) consent to allow the alley-closure adjacent to my property
at:

2153 E. Vernor, Detroit, MI 48207; Parcel ID # 09001225-6.



Deed Holder Signature

28 DEC. 2019

Date

2020-04-03

1263

1263 *PoliKov Developments, LLC request
to vacate and convert to easement the
public alley between St. Aubin Avenue
and Dubois Street, bounded by
Hendricks Street and Vernor Highway.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT
DPW - CITY ENGINEERING DIVISION