

## DEPARTMENTAL REFERENCE COMMUNICATION

*Monday, April 5, 2021*

*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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DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

**1403**    *Ladder 4, LLC, request for the vacation and conversion to public utility easement the north-south alley bounded by West Grand Blvd, Vinewood Street, Michigan Ave, and Hubbard Street.*



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  
WWW.DETROITMI.GOV

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

Petitioner:  
Ladder 4, LLC  
3396 Vinewood  
Detroit, MI, 48208

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. 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 for the vacation and conversion to public utility easement the north-south alley bounding by West Grand Blvd, Vinewood Street, Michigan Avenue, and Hubbard Street.

Reviewed by:

Jered Dean  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985

**To the Honorable Detroit City Council:**

**March 16, 2021**

**Mission Statement**

Ladder 4 Detroit is a place where people can gather as neighbors at the local bar meets backyard party. It is relaxed, welcoming and friendly as conversations and wine flow freely. Located in a historic firehouse in Core City, it has been repurposed from its core public safety service to a social public service. Part food and drink lab, part music hootenanny, it pays tribute to all the rich and varied Detroit cultures and its musical traditions.

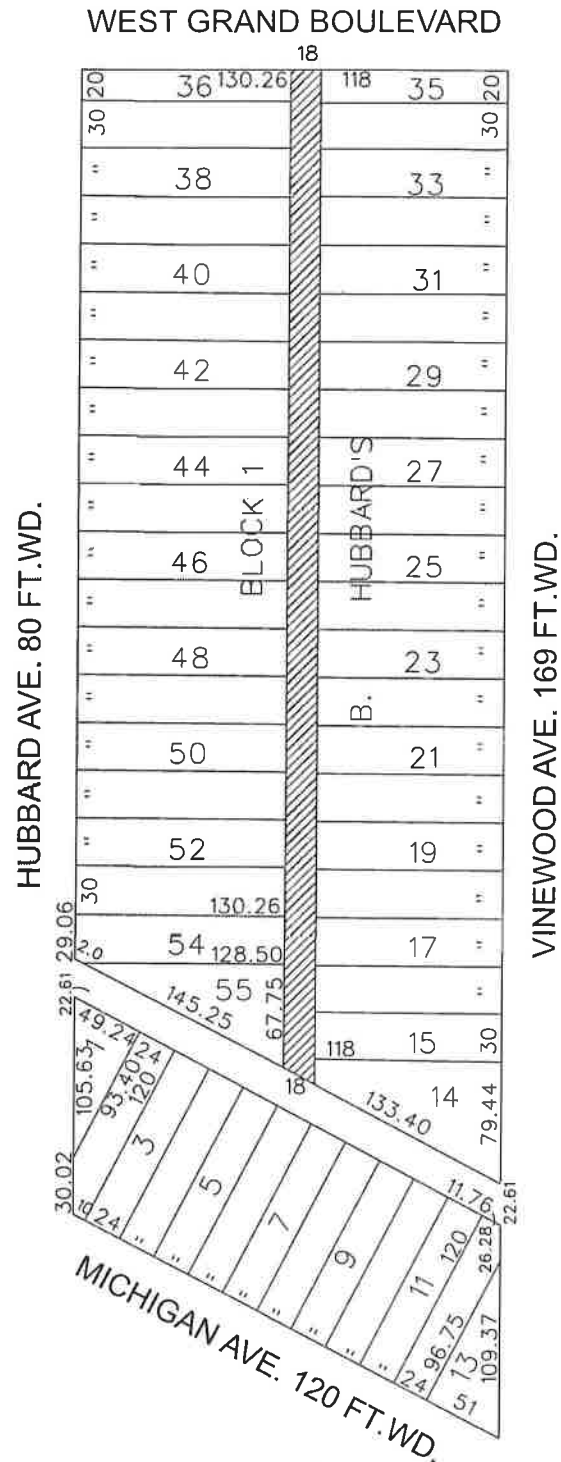
Ladder 4 is owned and will be operated by James Cadariu, esq. He is an attorney who was born and lives in Detroit. He helped envision, build out and operate Great Lakes Coffee in Midtown. His grandparents came to Detroit in the early 1900s and his grandfather opened a barbershop on Jos Campau and Franklin that still operates today. His grandmother cleaned buildings like the Whitney Restaurant on Woodward. His father worked for the city on the Farm a Lot program under Mayor Coleman Young, was assistant manager of the DSO and served as a counselor at Finney High School. Both he and his father got multiple degrees from Wayne State University.

Ladder 4 has purchased blighted lots across from the Firehouse and the Alternatives for Girls school on Vinewood north of Michigan Avenue from the Land Bank. The goal is to create sufficient parking for the use of the entire building as a public space. The additional land will be cleared and beautified and used for urban gardening to support the kitchen at the firehouse. One of the uses of the firehouse will be as an event space which can accommodate a large number of people. As Detroit resumes a growth pattern there is a strong demand for event spaces but few that can accommodate larger events with parking, food, beverages and entertainment. For that reason it is requesting an encroachment for the backyard patio area over the existing sidewalk on West Grand Boulevard.

The utility easement for the Vinewood alley requested would allow Ladder 4 to extend the parking lot toward Hubbard Street and beautify the rest of it. The alley is several feet higher than the street due to the dumping of debris. All of the alley is blighted and blocked by fences in two locations one of which we propose to remove. The project as envisioned is transformational in a neighborhood which has seen little investment along with the destruction of its housing stock. With such a signature space near the intersection of Michigan Avenue and West Grand Boulevard and the plans for Ford in nearby Corktown, Ladder 4 will be part of the redevelopment of not only the commercial business corridor of Michigan Avenue but into the Core City neighborhood as well.

Sincerely,  
James Cadariu, esq.  
Ladder 4 LLC  
3135152017  
[jcadariu@gmail.com](mailto:jcadariu@gmail.com)

Ladder 4, LLC  
 James Cadariu  
 3396 Vinewood



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

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B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	JD		
DATE	03-08-21	APPROVED			

CONVERSION TO EASEMENT  
 THE NORTH-SOUTH SEGMENT OF  
 PUBLIC ALLEY, 18 FT. WD.  
 IN THE BLOCK BOUND BY HUBBARD AVE.,  
 WEST GRAND BOULEVARD, VINEWOOD AVE.  
 AND MICHIGAN AVE.

<b>CITY OF DETROIT</b>	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X --