



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:  
Toad Management LLC  
8655 East Jefferson Avenue, Unit 7  
Detroit, MI, 48214

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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 encroachment into West Forest Avenue, adjacent to the property commonly known as 445 West Forest Avenue, for the purpose of installing a fence and gate between the public sidewalk and the property line.

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

October 24, 2023

Department of Public Works  
Maps and Records Bureau  
City of Detroit

RE: Letter of Intent for Encroachment at 445 W. Forest Avenue, Detroit, MI 48201

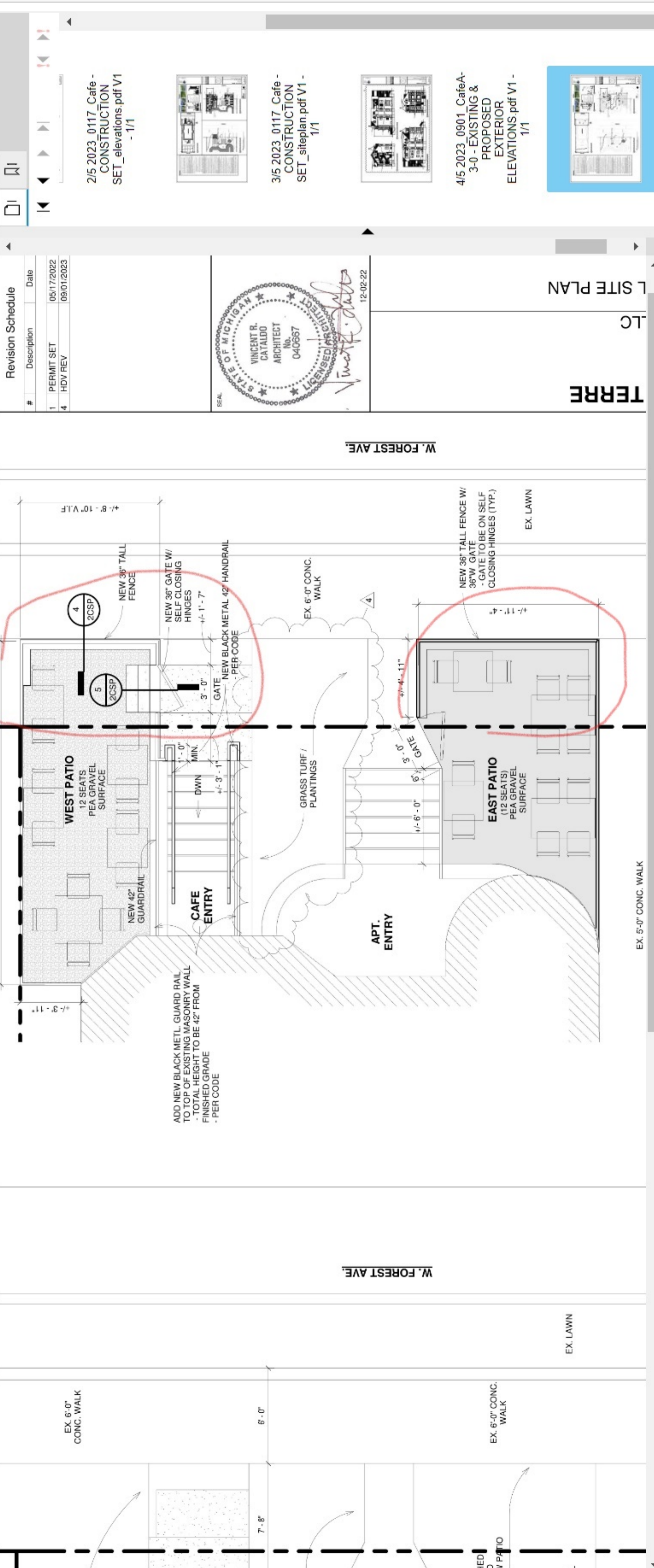
To Whom It May Concern:

TOAD Management LLC, the owner of 445 W. Forest Avenue, is respectfully requesting an encroachment in two sections, one measuring 7' x 8'10" and the other measuring 7' x 11'4", both along Forest (see attached site plan). Café Sous Terre has recently opened at the above address and is seeking to add outside seating for its guests. The proposed area would be leveled, paved and an MLCC-required fence would be installed in accordance with the HDC Certificate of Appropriateness and the property would continue to be well-maintained. Without the above encroachment, the available space on the property is too small for practical use. In addition to allowing for additional café seating, the encroachment would also provide street activation along a block with no other retail activity in the heart of Midtown.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reimer Priester', with a long horizontal flourish extending to the right.

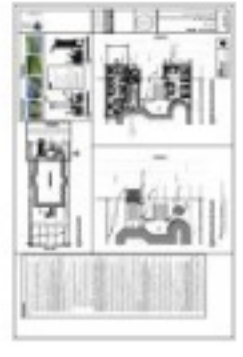
Reimer Priester  
Owner  
TOAD Management LLC



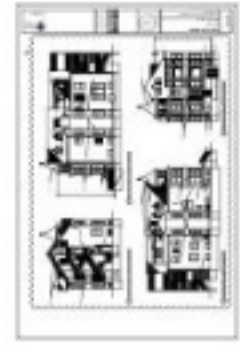
Revision Schedule

#	Description	Date
1	PERMIT SET	05/17/2022
4	HDV REV	09/01/2023

2/5 2023 0117 Cafe -  
CONSTRUCTION  
SET\_elevations.pdf V1  
- 1/1



3/5 2023 0117 Cafe -  
CONSTRUCTION  
SET\_siteplan.pdf V1 -  
1/1



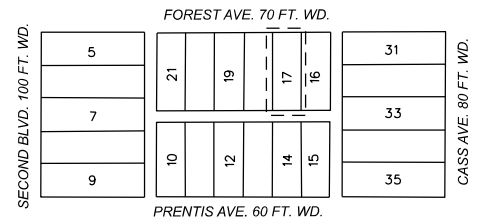
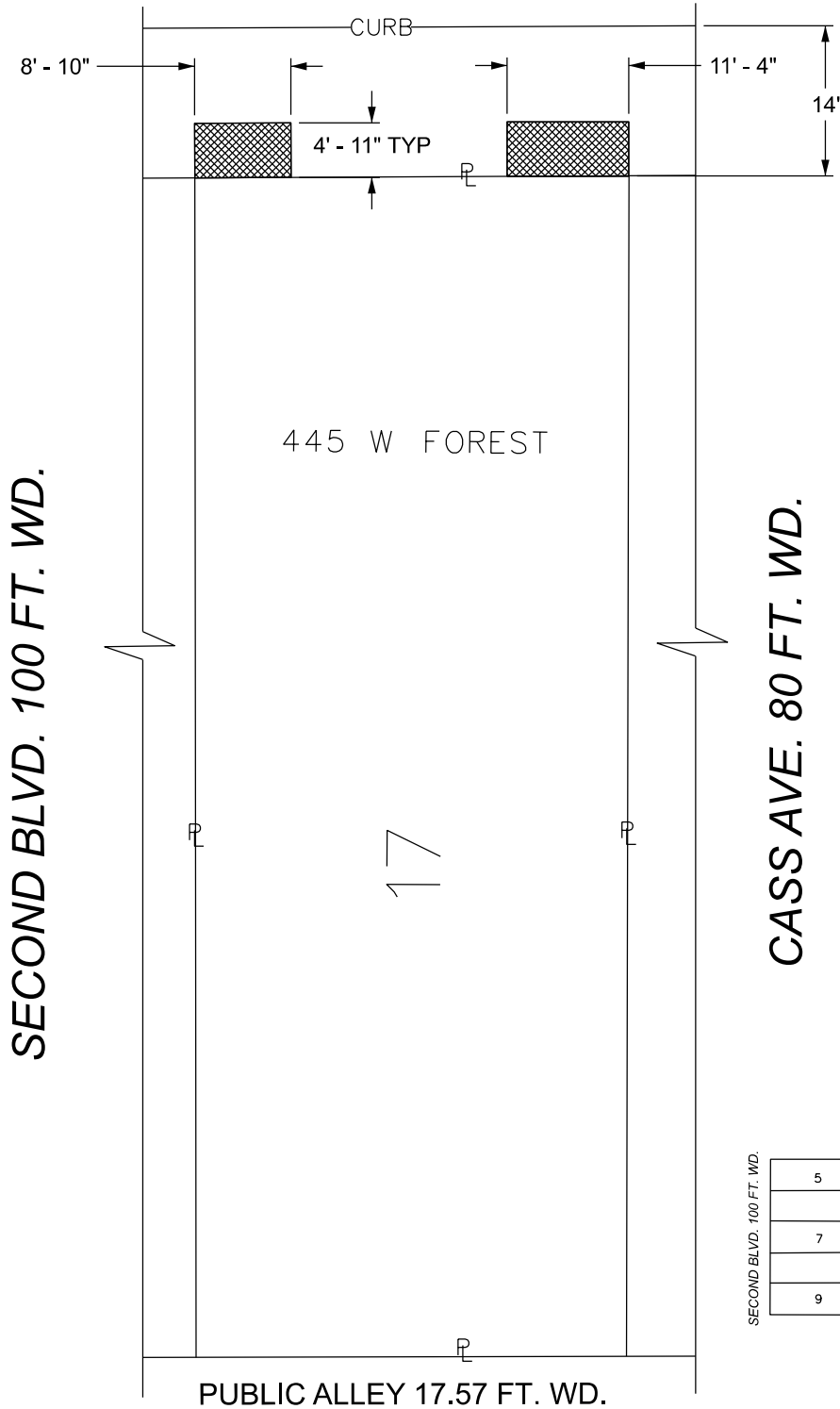
4/5 2023 0901 CafeA-  
3-0 - EXISTING &  
PROPOSED  
EXTERIOR  
ELEVATIONS.pdf V1 -  
1/1



TERRE  
LC  
L SITE PLAN

MAP-23-160

FOREST AVE. 70 FT. WD.



 - REQUEST ENCROACHMENT  
 (For Patios for Garden-Level Cafe)  
 (FOR OFFICE USE ONLY)

CARTO 30 E

<b>B</b>					
<b>A</b>					
<b>DESCRIPTION</b>	<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>	
<b>REVISIONS</b>					
<b>DRAWN BY</b>	LC	<b>CHECKED</b>	AP		
<b>DATE</b>	11-20-2023	<b>APPROVED</b>	JD		

**REQUEST ENCROACHMENT  
 INTO FOREST AVE. BETWEEN  
 SECOND BLVD. AND CASS AVE.  
 AT 445 W. FOREST**

<b>CITY OF DETROIT          CITY ENGINEERING DIVISION          SURVEY BUREAU</b>	
<b>JOB NO.</b>	23-160
<b>DRWG. NO.</b>	