



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:  
Music Hall LLC  
350 Madison St, 4<sup>th</sup> Fl  
Detroit, MI, 48226

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 Madison Avenue, Randolph Street, and the public alley lying adjacent to the property commonly known as 300 Madison Street, for the roof overhang, an overhead pedestrian bridge connecting the new structure proposed for development at 300 Madison Street with the existing structure at 350 Madison Street, a structural overhang within the public alley, and building façade elements into Madison Street and Randolph Street.

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

# studiozONE, llc

350 Madison, 4<sup>th</sup> Floor, Detroit, Michigan • [www.studiozonedetroit.com](http://www.studiozonedetroit.com) • (313) 549-2790

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August 24, 2023

Department of Public Works  
City of Detroit

RE: Overhead Encroachment into the Right of Ways for New Building at 300 Madison

To Whom It May Concern:

Music Hall Center for the Performing Arts, the owner for the Music Hall at 350 Madison and the parking lot at 300 Madison is requesting permission to encroach over the public right of ways on Randolph, Madison and the Alley between 300 Madison and 350 Madison.

The encroachment is for the following purposes:

1. A decorative screen on Madison and Randolph protrudes out over the sidewalk and the 2<sup>nd</sup> Floor and above to allow for space for maintenance and cleaning of the glass curtain wall behind the decorative screen.
2. Projecting roof elements over Madison, Randolph and the Alley. The projections function as a "canopy" which one would normally find at the 1<sup>st</sup> Floor or 2<sup>nd</sup> Floor of a building. We have chosen to place the canopy much higher on this new building.
3. A projection into the Alley at the 2<sup>nd</sup> Floor for the Music Academy for a Dance Studio. Conceptually the alley is becoming "activated" with pedestrian friendly activities in addition to the traditional service activities. Besides artwork on the walls of the alley, the project of the Dance Studio into the alley will also visually add to the activation of the alley.
4. At the rooftop level, we are proposing a "bridge" connection cross the Alley from the existing Music Hall to the new building.

Sincerely,

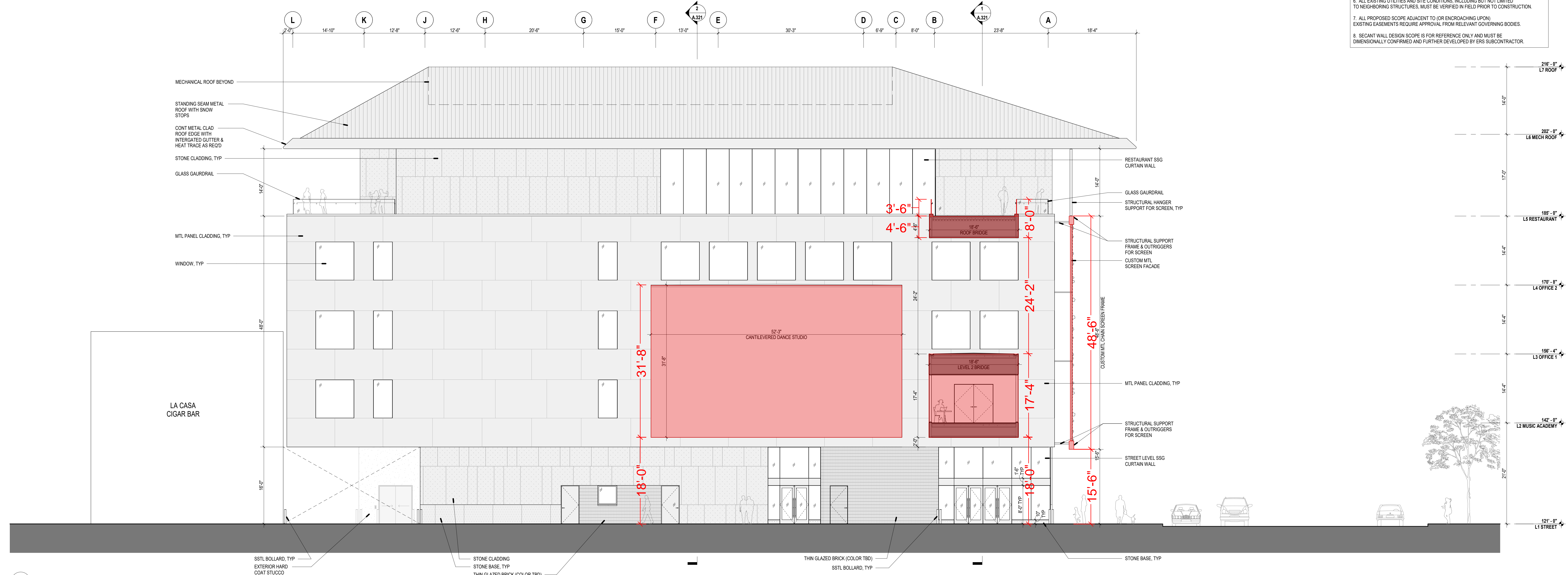
John P. Biggar, PA, AIA, NCARB  
studiozONE, llc

- GENERAL NOTES:**
- REFER TO 100% SD APPENDIX I FOR ARCHITECTURAL, S MEP-FP-IT, AND CIVIL DRAWINGS.
  - REFER TO 100% SD APPENDIX II FOR PLAN AND WALL FINISH DESCRIPTIONS.
  - REFER TO 100% SD APPENDIX III FOR ADDITIONAL FINISH DESCRIPTIONS.
  - REFER TO 100% SD APPENDIX IV FOR PERFORMANCE SPECIFICATIONS AND ALTERNATES.
  - REFER TO 100% SD APPENDIX V FOR CODE SUMMARY.
  - ALL EXISTING UTILITIES AND SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO NEIGHBORING STRUCTURES, MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
  - ALL PROPOSED SCOPE ADJACENT TO (OR ENCRoACHING UPON) EXISTING EASEMENTS REQUIRE APPROVAL FROM RELEVANT GOVERNING BODIES.
  - SEAMANT WALL DESIGN SCOPE IS FOR REFERENCE ONLY AND MUST BE DIMENSIONALLY CONFIRMED AND FURTHER DEVELOPED BY ERS SUBCONTRACTOR.

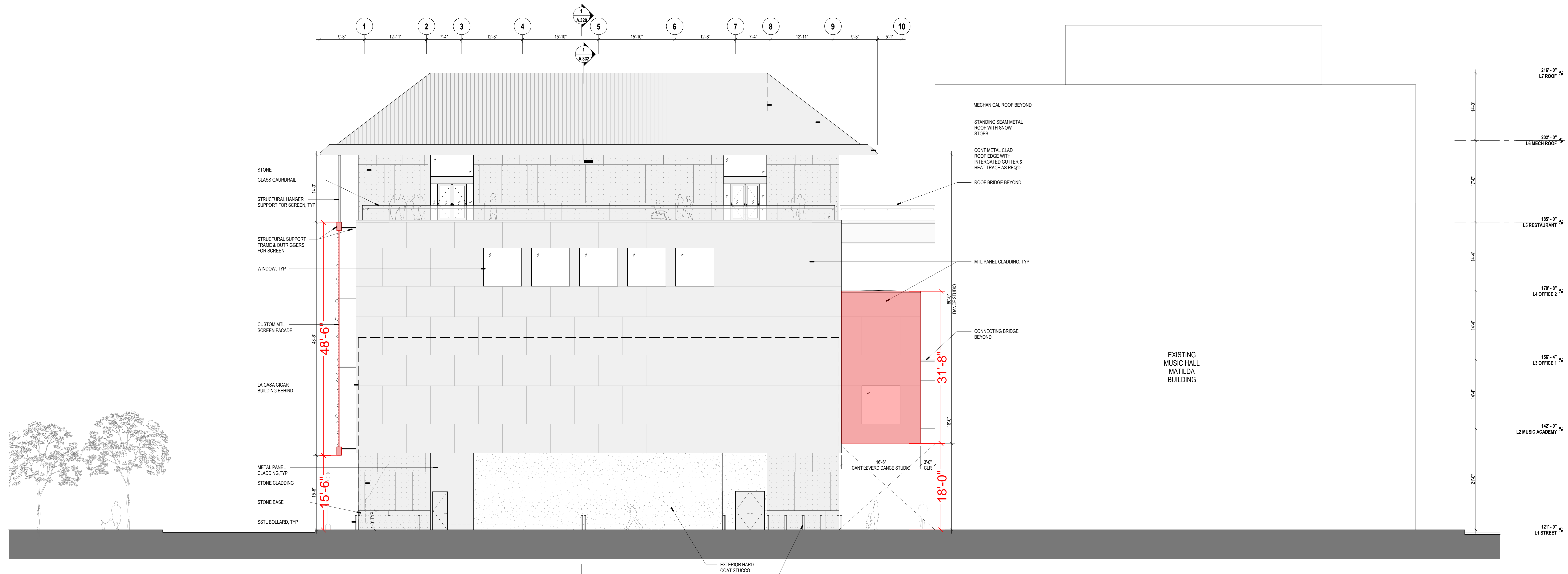
**MATERIAL DESIGNATIONS: ELEVATION**

[Symbol]	CUSTOM METAL SCREEN
[Symbol]	GLAZING
[Symbol]	METAL
[Symbol]	STANDING SEAM ROOF
[Symbol]	STONE
[Symbol]	THIN GLAZED BRICK

TOD WILLIAMS  
 BILLIE TRISSEN  
 ARCHITECTS, LLP  
 220 CLEVELAND PARKWAY SOUTH  
 NEW YORK, NY 10019  
 T 212.562.2885  
 F 212.562.2886  
 E TWILLIAMS@TODWILLIAMS.COM



**2 BUILDING ELEVATION - EAST**  
 SCALE: 1/8" = 1'-0"



**1 BUILDING ELEVATION - SOUTH**  
 SCALE: 1/8" = 1'-0"

100% SCHEMATIC DESIGN  
 SEPTEMBER 08, 2023  
 REVISIONS

NOT FOR CONSTRUCTION

**DETROIT MUSIC HALL EXPANSION  
 CENTER FOR THE PERFORMING ARTS**  
 350 JACKSON ST. DETROIT, MI 48226

DWNN BY: TWBTA  
 SCALE: As Indicated

EXTERIOR  
 ELEVATIONS -  
 SOUTH & EAST

**A.302**

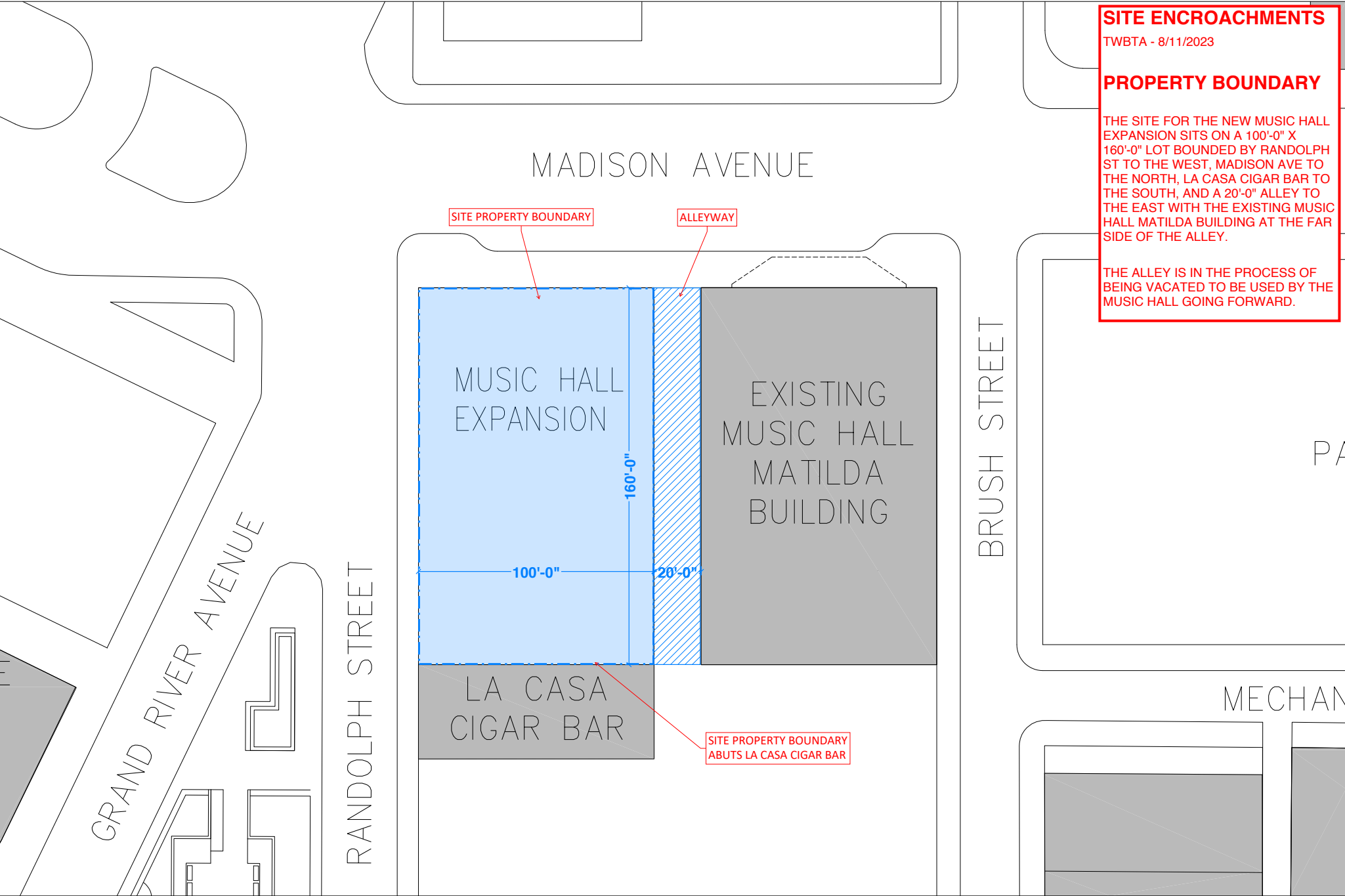
**SITE ENCROACHMENTS**

TWBTA - 8/11/2023

**PROPERTY BOUNDARY**

THE SITE FOR THE NEW MUSIC HALL EXPANSION SITS ON A 100'-0" X 160'-0" LOT BOUNDED BY RANDOLPH ST TO THE WEST, MADISON AVE TO THE NORTH, LA CASA CIGAR BAR TO THE SOUTH, AND A 20'-0" ALLEY TO THE EAST WITH THE EXISTING MUSIC HALL MATILDA BUILDING AT THE FAR SIDE OF THE ALLEY.

THE ALLEY IS IN THE PROCESS OF BEING VACATED TO BE USED BY THE MUSIC HALL GOING FORWARD.



MADISON AVENUE

SITE PROPERTY BOUNDARY

ALLEYWAY

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

BRUSH STREET

RANDOLPH STREET

100'-0"

160'-0"

20'-0"

LA CASA CIGAR BAR

SITE PROPERTY BOUNDARY ABUTS LA CASA CIGAR BAR

MECHANICAL

GRAND RIVER AVENUE

**SITE ENCROACHMENTS**

TWBTA - 8/11/2023

**BUILDING FACADE**

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS PAST THE PROPERTY BOUNDARY BY 1'-0". THIS PART OF THE FACADE EXTENDS UP TO 64'-0" ABOVE GRADE AND THEN RETURNS TO THE PROPERTY LINE.

MADISON AVENUE

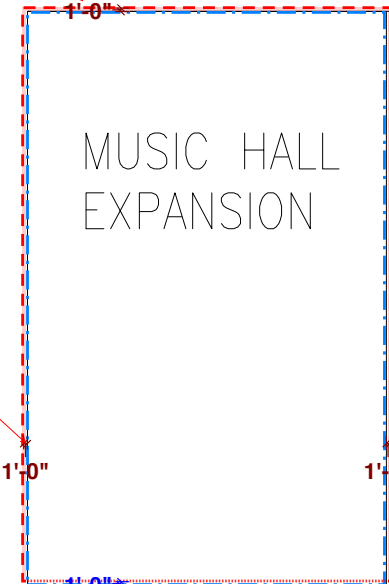
15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS 1'-0" PAST THE PROPERTY BOUNDARY ON THE NORTH SIDE OVER THE SIDEWALK

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS 1'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

BRUSH STREET



1'-0"

1'-0"

LA CASA CIGAR BAR

15'-0" ABOVE GRADE, THE BUILDING FACADE EXTENDS 1'-0" PAST THE PROPERTY BOUNDARY ON THE EAST SIDE OVER THE ALLEYWAY

ABOVE GRADE, THE BUILDING IS HELD AWAY FROM THE PROPERTY LINE

GRAND RIVER AVENUE

RANDOLPH STREET

MECHANICAL

**SITE ENCROACHMENTS**

TWBTA - 8/11/2023

**SCREEN FACADE**

15'-0" ABOVE GRADE, A SUSPENDED SUN SCREEN SITS 3'-0" CLEAR OF THE BUILDING FACADE AND PROJECTS A TOTAL OF 5'-0" PROUD OF THE PROPERTY BOUNDARY.

MADISON AVENUE

15'-0" ABOVE GRADE, THE BUILDING SCREEN FACADE EXTENDS 5'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK

5'-0"

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

BRUSH STREET

15'-0" ABOVE GRADE, THE BUILDING SCREEN FACADE EXTENDS 5'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK

5'-0"

LA CASA CIGAR BAR

MECHANICAL

GRAND RIVER AVENUE

RANDOLPH STREET

**SITE ENCROACHMENTS**

TWBTA - 8/11/2023

**ROOF**

79'-0" ABOVE GRADE, THE ROOF OF THE BUILDING CANTILEVERS OUT PAST THE PROPERTY LINE PROVIDING SHADE AND RAIN PROTECTION TO THE TERRACES ON THE FLOOR BELOW.

MADISON AVENUE

THE ROOF PROJECTS UP TO 20'-0" PAST THE PROPERTY BOUNDARY ON THE NORTH SIDE OF THE BUILDING

20'-0"

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

THE ROOF PROJECTS UP TO 9'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OF THE BUILDING

9'-0"

9'-0"

LA CASA CIGAR BAR

THE ROOF PROJECTS UP TO 9'-0" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OF THE BUILDING

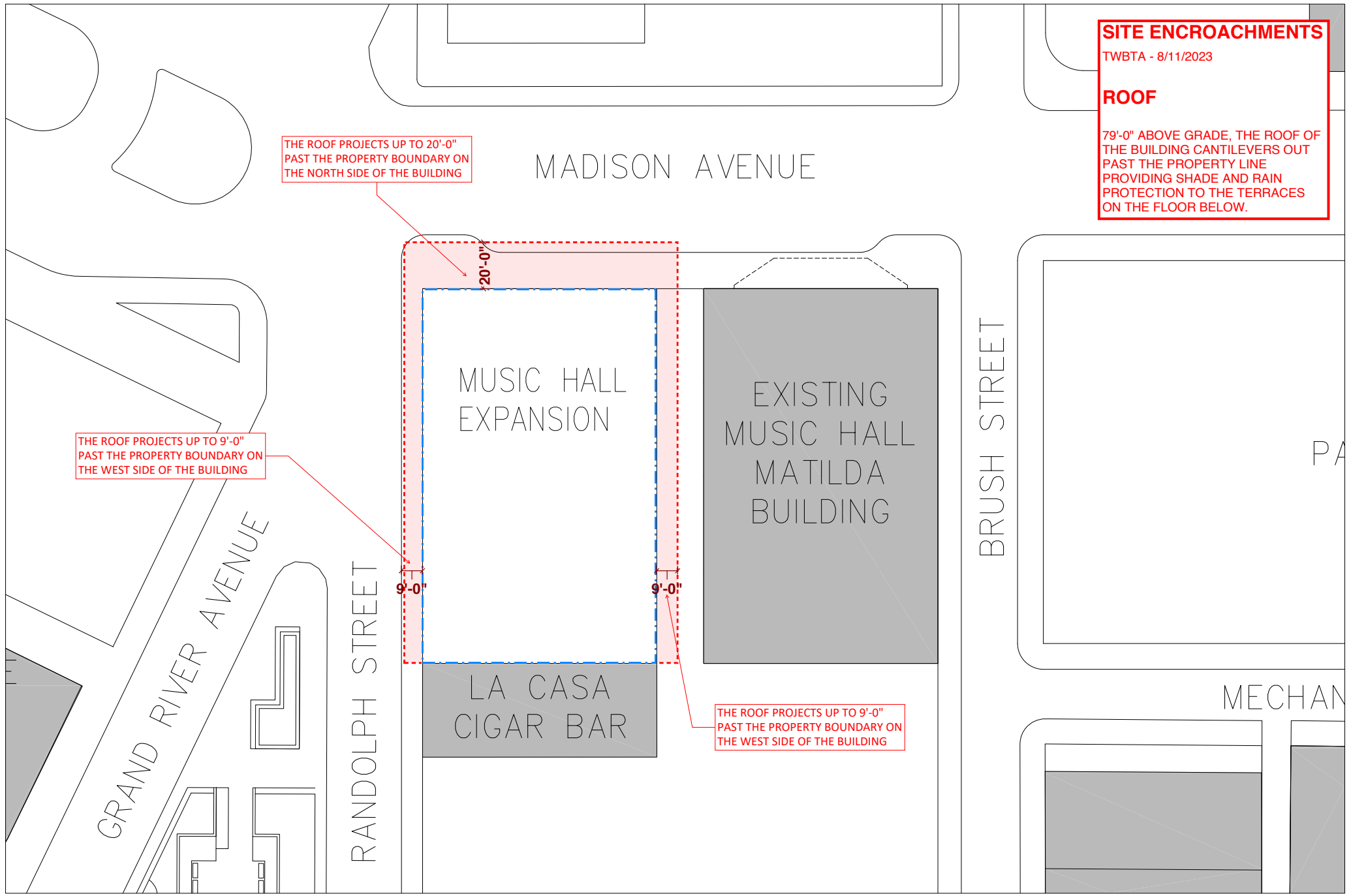
BRUSH STREET

GRAND RIVER AVENUE

RANDOLPH STREET

MECHAN

PA



**SITE ENCROACHMENTS**

TWBTA - 8/11/2023

**DANCE STUDIO**

AT LEVEL 2 (21'-0" ABOVE GRADE)  
A DANCE STUDIO PROJECTS PAST  
THE PROPERTY BOUNDARY OVER  
THE ALLEYWAY.

MADISON AVENUE

BRUSH STREET

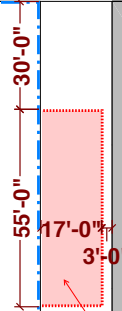
RANDOLPH STREET

GRAND RIVER AVENUE

MUSIC HALL  
EXPANSION

EXISTING  
MUSIC HALL  
MATILDA  
BUILDING

LA CASA  
CIGAR BAR



THE DANCE STUDIO SPACE PROJECTS UP TO 17'-0"  
PAST THE PROPERTY BOUNDARY INTO THE ALLEY,  
WHILE KEEPING A MINIMUM 3'-0" DISTANCE  
FROM THE EXISTING MUSIC HALL BUILDING

MECHANICAL



**SITE ENCROACHMENTS**

TWBTA - 7/26/2023

**BRIDGES**

THERE ARE TWO BRIDGES THAT SPAN FROM THE NEW BUILDING TO THE EXISTING MATILDA BUILDING TO ALLOW FOR CIRCULATION BETWEEN THE TWO.

THE FIRST BRIDGE IS AT LEVEL 2 OF THE NEW BUILDING WITH THE FLOOR HEIGHT OF 21'-0" ABOVE GRADE. IT IS FULLY ENCLOSED TO THE ELEMENTS WITH A MIXTURE OF GLAZING AND SOLIDITY. THE UNDERSIDE OF THE BRIDGE WILL BE HIGH ENOUGH TO ALLOW PASSAGE OF VEHICLES BELOW IT.

THE SECOND BRIDGE IS AT THE 5TH LEVEL OF THE NEW BUILDING CONNECTING THE ROOFTOP RESTAURANT TO THE 350 TERRACE ON THE EXISTING BUILDING

MADISON AVENUE

BRUSH STREET

FIFTEEN FEET ABOVE GRADE, THE BUILDING SCREEN FACADE EXTENDS 4'-6" PAST THE PROPERTY BOUNDARY ON THE WEST SIDE OVER THE SIDEWALK

MUSIC HALL EXPANSION

EXISTING MUSIC HALL MATILDA BUILDING

LA CASA CIGAR BAR

5'-0"  
15'-0"  
20'-0"

GRAND RIVER AVENUE

RANDOLPH STREET

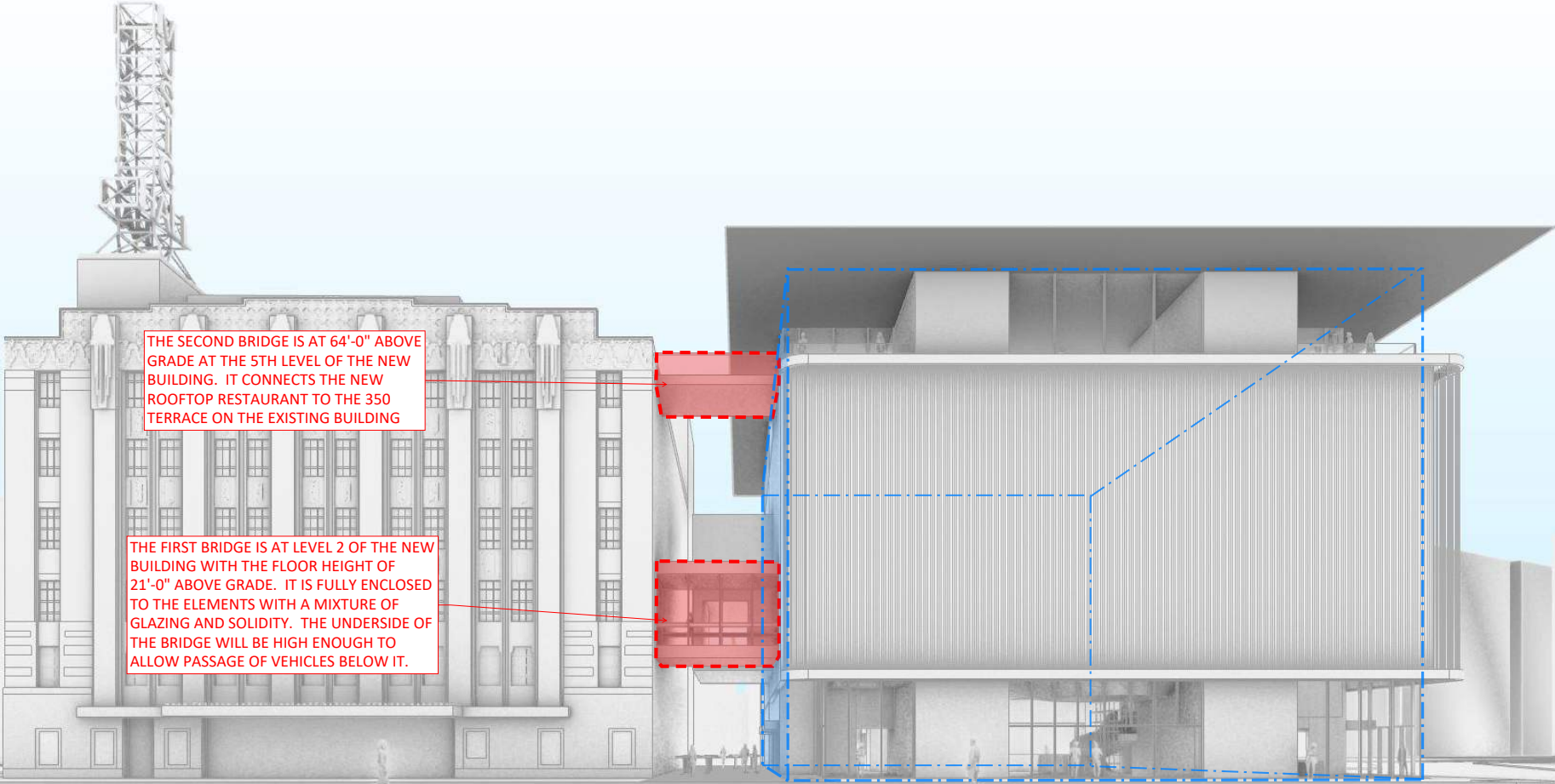
MECHAN

**SITE ENCROACHMENTS**

TWBTA - 7/26/2023

**BRIDGES**

THERE ARE TWO BRIDGES THAT SPAN FROM THE NEW BUILDING TO THE EXISTING MATILDA BUILDING TO ALLOW FOR CIRCULATION BETWEEN THE TWO.



THE SECOND BRIDGE IS AT 64'-0" ABOVE GRADE AT THE 5TH LEVEL OF THE NEW BUILDING. IT CONNECTS THE NEW ROOFTOP RESTAURANT TO THE 350 TERRACE ON THE EXISTING BUILDING

THE FIRST BRIDGE IS AT LEVEL 2 OF THE NEW BUILDING WITH THE FLOOR HEIGHT OF 21'-0" ABOVE GRADE. IT IS FULLY ENCLOSED TO THE ELEMENTS WITH A MIXTURE OF GLAZING AND SOLIDITY. THE UNDERSIDE OF THE BRIDGE WILL BE HIGH ENOUGH TO ALLOW PASSAGE OF VEHICLES BELOW IT.

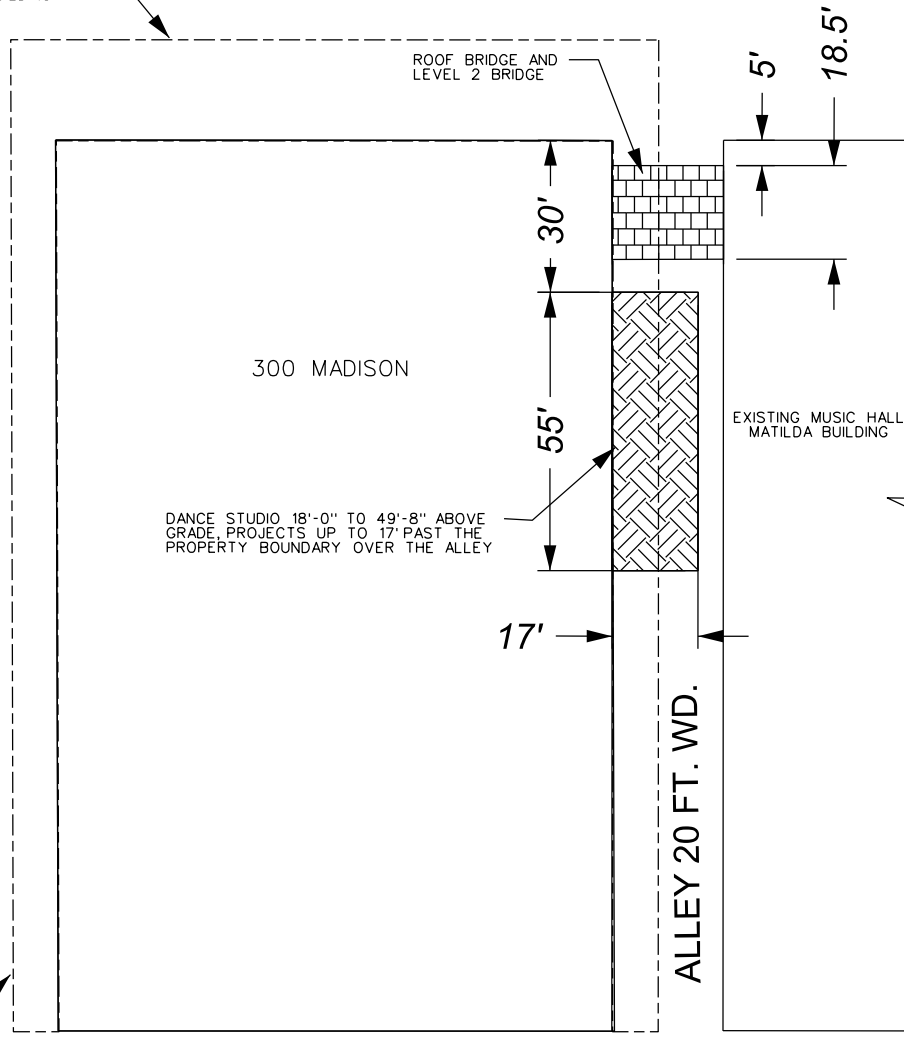
MAP-23-120



MADISON AVE. 90 FT. WD.

ROOF AT 79' ABOVE GRADE, PROJECTS UP TO 20' PAST THE PROPERTY BOUNDARY ON THE NORTH SIDE OF THE BUILDING

RANDOLPH ST. 39.48 FT. WD.



DANCE STUDIO 18'-0" TO 49'-8" ABOVE GRADE, PROJECTS UP TO 17' PAST THE PROPERTY BOUNDARY OVER THE ALLEY

ROOF BRIDGE AND LEVEL 2 BRIDGE

EXISTING MUSIC HALL MATILDA BUILDING

ALLEY 20 FT. WD.

BRUSH ST. 50 FT. WD.

ROOF AT 79' ABOVE GRADE, PROJECTS UP TO 9' PAST THE PROPERTY BOUNDARY ON THE EAST AND WEST SIDES OF THE BUILDING

MADISON AVE. 90 FT. WD.



- ROOF BRIDGE 59'-6" TO 67'-6" ABOVE GRADE AND LEVEL 2 BRIDGE 18'-0" TO 35'-4" ABOVE GRADE



- DANCE STUDIO 18'-0" TO 49'-8" ABOVE GRADE



ROOF AT 79'-0" ABOVE GRADE, PROJECTS UP TO 20' PAST THE PROPERTY BOUNDARY ON THE NORTH SIDE, AND UP TO 9' PAST THE PROPERTY BOUNDARY ON THE EAST AND WEST SIDES

77	78
80	81
83	84
86	87
89	90
92	93
95	96
98	99
101	102
104	105
107	108

RANDOLPH ST. 39.48 FT. WD.

ALLEY 20 FT. WD.

BRUSH ST. 50 FT. WD.

(FOR OFFICE USE ONLY)

GRATIOT AVE. 120 FT. WD.

CARTO 28 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	10-23-2023	APPROVED	JD		

REQUEST ABOVE GRADE ENCROACHMENTS AROUND THE PROPOSED MUSIC HALL EXPANSION AT 300 MADISON AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-120
DRWG. NO.	23-120_1

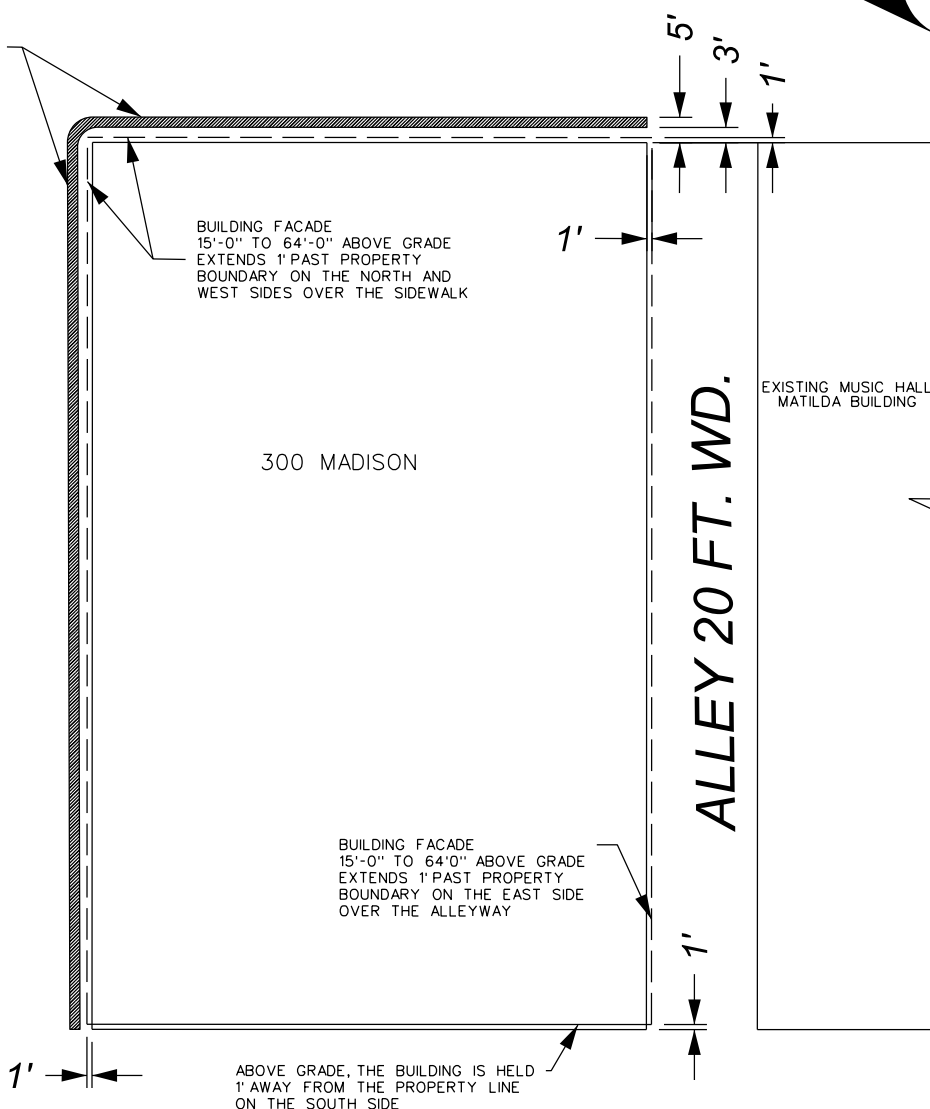
MAP-23-120

MADISON AVE. 90 FT. WD.



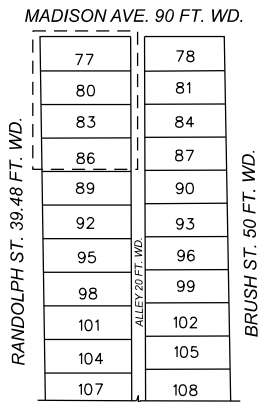
SUSPENDED SUN SCREEN  
15'-6" TO 64'-0" ABOVE GRADE  
EXTENDS 5' PAST PROPERTY  
BOUNDARY ON THE NORTH AND  
WEST SIDES OVER THE SIDEWALK

RANDOLPH ST. 39.48 FT. WD.



- SUSPENDED SUN SCREEN 15'-6" TO 64'-0" ABOVE GRADE EXTENDS 5' PAST PROPERTY BOUNDARY ON THE NORTH AND WEST SIDES OVER THE SIDEWALK

- BUILDING FACADE 15'-0" TO 64'-0" ABOVE GRADE EXTENDS 1' PAST PROPERTY BOUNDARY ON THE WEST, NORTH, AND EAST SIDES



(FOR OFFICE USE ONLY)

GRATIOT AVE. 120 FT. WD.

CARTO 28 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	10-23-2023	APPROVED	JD		

REQUEST ABOVE GRADE  
ENCROACHMENTS AROUND  
THE PROPOSED  
MUSIC HALL EXPANSION  
AT 300 MADISON AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-120
DRWG. NO.	23-120_2