

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

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.

Petition No.	2024-083
Name of Petitioner	Grobble Properties LLC
Description of Petition	Petition for the vacation of part of the public alley, bounded by Orleans Street, Adelaide Street, the Dequindre Cut Greenway, and Gratiot Avenue, lying adjacent to the parcel commonly known as 2500 Orleans Street.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	03/05/2024
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	WWRP 380 North Old Woodward Ave. Suite 300 Birmingham, MI 48009 (248) 642-0333 weh@wwrplaw.com



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

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

Petitioner:
Grobble Properties LLC
P.O. Box 07580
Detroit, MI, 48207

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 the vacation of part of the public alley, bounded by Orleans Street, Adelaide Street, the Dequindre Cut Greenway, and Gratiot Avenue, lying adjacent to the parcel commonly known as 2500 Orleans Street.

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



Williams Williams Rattner & Plunkett, P.C.
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Robert C. Law

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Edward L. Ruby (1942-2002)
Thomas G. Plunkett (1938-2017)
John F. Mills (1945-2014)

February 5, 2024

Sent via <https://detroitmi.viewpointcloud.com/>

Office of the City of Detroit
**ATTN: Department of Public Works/
City Engineering Division, Maps & Records Bureau**
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 601
Detroit, MI 48226

Re: **REQUEST TO VACATE ALLEY**
[Between 1824 Adelaide St., 2520 Orleans St. and 2500 Orleans St.]

See attached **EXHIBIT A** survey map and legal description.

Dear City Engineering Division, Maps & Records Bureau:

This law firm represents E.W. Grobbel Sons, Inc., and its related companies, including Grobbel Properties, LLC (collectively, "Grobbel"). Grobbel respectfully submits this petition for a status change, requesting vacation of a portion of the public right-of-way (alley) within the City of Detroit, lying in the block bounded by:

1. **Parcel ID No. 07000830-1**, c/k/a 1824 Adelaide St., owned by Grobbel Properties, LLC.
2. **Parcel ID No. 07001861**, c/k/a 2520 Orleans St., owned by Grobbel Properties, LLC.
3. **Parcel ID No. 07001860**, c/k/a 2500 Orleans St., owned by Grobbel Properties, LLC.

Parcels 1, 2 and 3 are all owned in fee simple by Grobbel. The section of the alley sought to be vacated (approximately 110' long x 20' wide) is located entirely within Parcel ID No. 07000830-1. A preliminary discussion with the city determined that neighbor consensus is not necessary being that Grobbel owns all of the parcels surrounding the alley.

Attached hereto as Exhibit A is a site plan drawing from Giffels Webster civil engineers depicting the area, and legally describing the section of the alley sought to be vacated. Any approved vacation would preserve all existing utility easements.



In support of this petition, public records will confirm Grobbel's ownership interests. The elimination of this portion of the alleyway is not contrary to the public interest. The subject area of the alley has no outlet. It serves no public convenience or purpose. The City of Detroit has previously vacated other portions of this alleyway in 1893, 1933, and 1966. All of those previously vacated sections have also been incorporated into Parcel ID No. 07000830-1.

This request does not affect any portion of the alley which provides access from Orleans Street. No individual, partnership or corporation located in the vicinity of Orleans Street will be deprived of ingress to or egress from their property by the City's granting of this request.

Grobbel respectfully requests the City of Detroit grant this petition and vacate the referenced portion of the public alley right-of-way with the reservation of an easement for public utilities. Upon this petition being granted, the described land (Exhibit A, page 2) previously burdened by the alley shall revert unencumbered to Grobbel Properties, LLC.

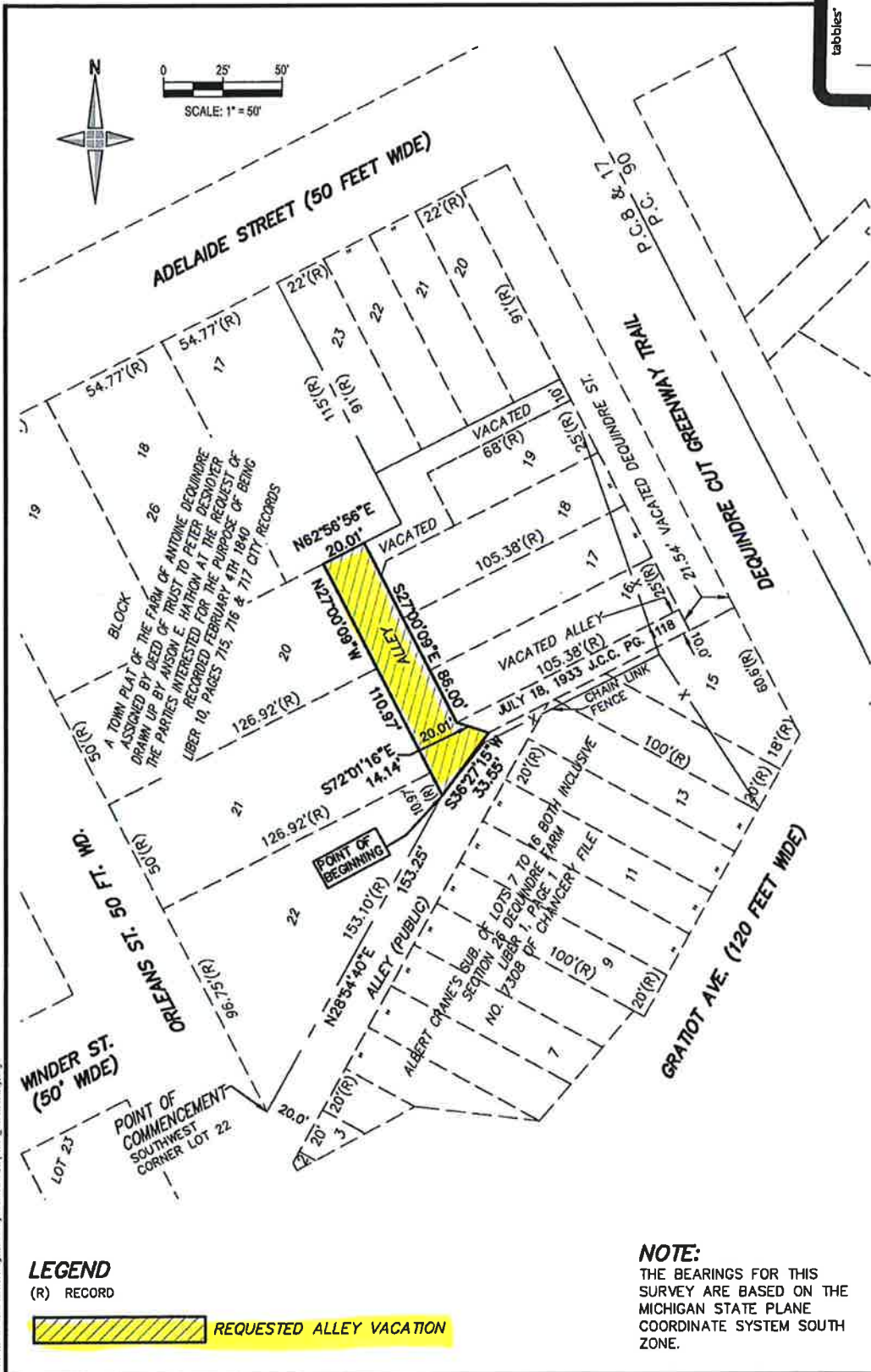
Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.

/s/ WILLIAM E. HOSLER

WILLIAM E. HOSLER

WEH/jw
Attachment



N:\2023\1023100100-006 - Eastern Market Gasline - Orleans - Adelaide\Drawings\Boundary\Color and Dequire - Vacated May.dwg

<p>Requested Alley Vacation</p> <p>giffels webster Engineers Surveyors Planners Landscape Architects</p> <p>28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com</p>	<p>City of Detroit, Wayne County, MICHIGAN</p> <p>Executive: JNR Manager: JNR Designer: LDA Quality Control: JNR Section: P.C. 8 & 17</p>	<p>Sketch of Description</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">DATE:</th> <th>ISSUE:</th> </tr> <tr> <th>Date</th> <th>Issue</th> <th></th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>Date: 11.28.23 Scale: 1" = 50' Sheet: 1 OF 3 Project: 20100.000</p> <p><small>Copyright © 2023 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.</small></p>	DATE:		ISSUE:	Date	Issue										
DATE:		ISSUE:															
Date	Issue																

REQUESTED ALLEY VACATION

ALL THAT PART OF PUBLIC ALLEY IN BLOCK BOUNDED BY ORLEANS, DEQUINDRE, GRATIOT AND ADELAIDE BEING ADJACENT TO THE BACK OF LOTS 17, 20, 21 AND 22 OF A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE ASSIGNED BY DEED OF TRUST TO PETER DESNOYER DRAWN UP BY ANSON E. HATHON AT THE REQUEST OF THE PARTIES INTERESTED FOR THE PURPOSE OF BEING RECORDED FEBRUARY 4TH 1840 LIBER 10, PAGES 715, 716 & 717 CITY RECORDS AND ADJACENT TO THE BACK OF LOTS 16 THROUGH 18 AND ADJACENT TO THE VACATED ALLEYS WITHIN THE "ALBERT CRANE'S SUBDIVISION OF LOTS 7 TO 16 BOTH INCLUSIVE SECTION 26 DEQUINDRE FARM AS RECORDED ON JANUARY 22, 1857, IN LIBER 1, PAGE 1 OF PLATS, WAYNE COUNTY RECORDS (CHY FILE NO. 7308) DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 22 OF SAID A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE; THENCE NORTH 28 DEGREES 54 MINUTES 40 SECONDS EAST, 153.25 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 22; THENCE NORTH 27 DEGREES 00 MINUTES 09 SECONDS WEST, 110.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 17 OF SAID A TOWN PLAT OF THE FARM OF ANTOINE DEQUINDRE; THENCE NORTH 62 DEGREES 56 MINUTES 56 SECONDS EAST, 20.01 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 27 DEGREES 00 MINUTES 09 SECONDS EAST, 86.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF ALBERT CRANE'S SUBDIVISION OF LOTS 7 TO 16 BOTH INCLUSIVE SECTION 26 DEQUINDRE FARM; THENCE SOUTH 72 DEGREES 01 MINUTES 16 SECONDS EAST, 14.14 FEET ALONG THE WESTERLY LINE OF VACATED ALLEY; THENCE SOUTH 36 DEGREES 27 MINUTES 15 SECONDS WEST, 33.55 FEET TO THE POINT OF BEGINNING.

N:\020010020100.Dwg - Eastern Market Gravel - Orleans - AdelaideDrawings\Boundary\Gravel and Dequindre_Vacated Alley.dwg

Requested Alley Vacation

City of Detroit, Wayne County, MICHIGAN

Description



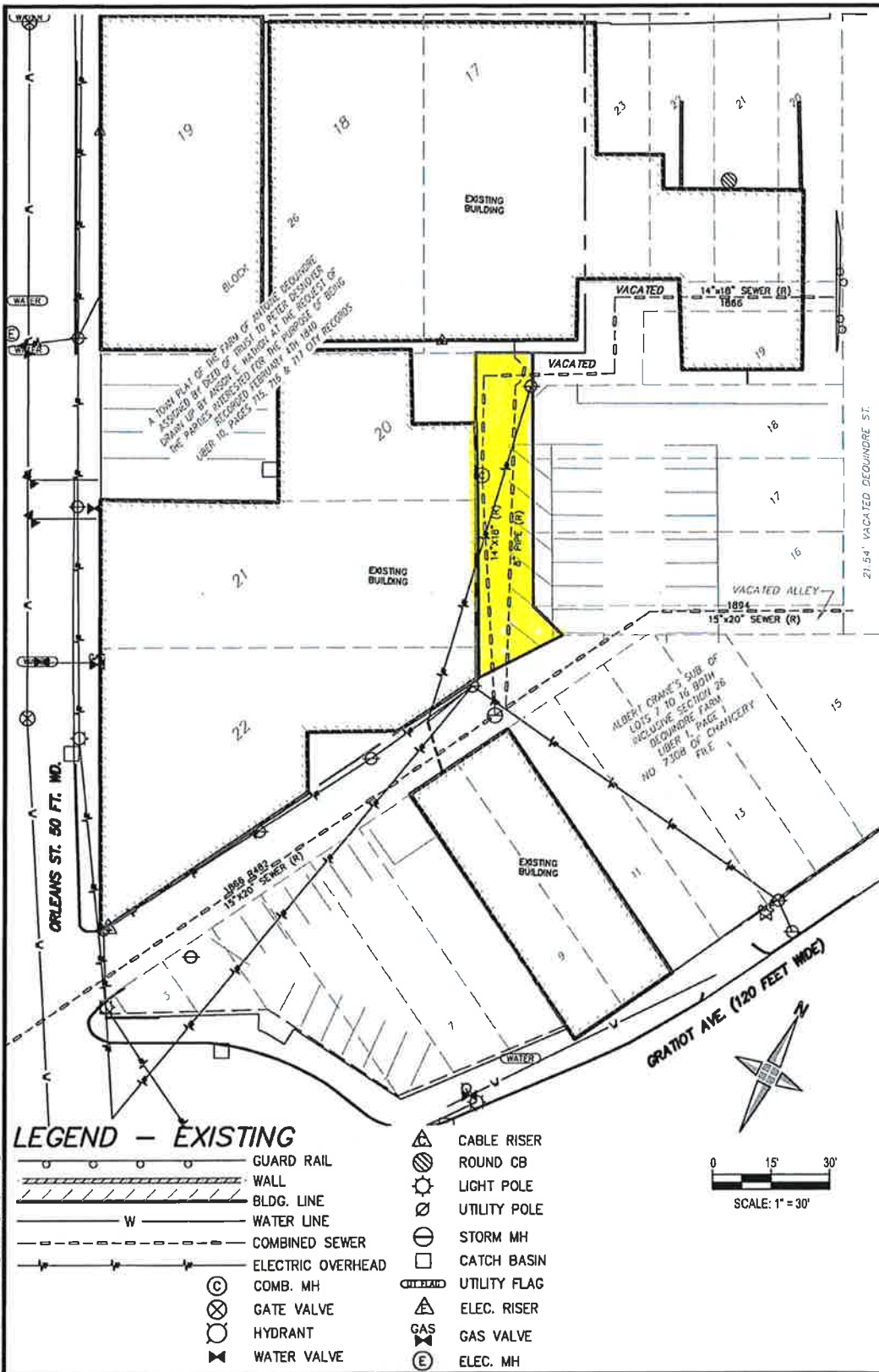
28 West Adams Road
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www.giffelswebster.com

Executive: JNR
Manager: JNR
Designer: LDA
Quality Control: JNR
Sector: P.C. # 8 17

DATE:		ISSUE:	
Date	Issue		

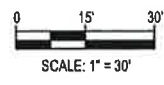
Date: 11.28.23
Scale: NA
Sheet: 2 OF 3
Project: 20100 000

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LEGEND - EXISTING

- | | | | |
|--|-------------------|--|--------------|
| | GUARD RAIL | | CABLE RISER |
| | WALL | | ROUND CB |
| | BLDG. LINE | | LIGHT POLE |
| | WATER LINE | | UTILITY POLE |
| | COMBINED SEWER | | STORM MH |
| | ELECTRIC OVERHEAD | | CATCH BASIN |
| | COMB. MH | | UTILITY FLAG |
| | GATE VALVE | | ELEC. RISER |
| | HYDRANT | | GAS VALVE |
| | WATER VALVE | | ELEC. MH |



Requested Alley Vacation City of Detroit, Wayne County, MICHIGAN Utility Lines

giffels webster
 Engineers Surveyors Planners
 Landscape Architects
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 Suite 1200
 Detroit, MI 48226
 p (313) 962-4412
 f (313) 962-5568
 www.giffelswebster.com

Executive: JNR
 Manager: JNR
 Designer: LDA
 Quality Control: JNR
 Section: P.C. 8 & 17

DATE		ISSUE	
Date	Issue	Date	Issue

Date: 11.28.23
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 Project: 20100.000
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ADELAIDE ST. 50 FT. WD.

ORLEANS ST. 50 FT. WD.



DEQUINDRE CUT GREENWAY

GRATIOT AVE. 120 FT. WD.



- REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 39 D

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		AP	
DATE	02-06-2024	APPROVED		JD	

REQUEST VACATION WITH EASEMENT OF THE NORTH/SOUTH ALLEY BOUNDED BY ADELAIDE ST., ORLEANS ST., GRATIOT AVE., AND THE DEQUINDRE CUT

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-8

DRWG. NO.