

# 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*

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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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Petition No.	2024-331
Name of Petitioner	W-F LLC
Description of Petition	Petition request for the outright vacation of multiple public alleys. Theodore Ave. and Davis Pl. will be vacated with an easement. The purpose of this vacation is to allow for the consolidation of adjacent parcels and to prepare the site for future tenants. Please see the attached exhibit showing the exact location of the proposed vacation
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation</b>
Submission Date	09/20/24
Concerned Departments	Media Services, Building & Safety Engineering, Police Department, Fire Department, Municipal Parking Department, Transportation Department, Health Department, General Services Department
Petitioner Contact	Tonja Stapleton 313-329-2655 <a href="mailto:tonja@parkstonedevelopment.com">tonja@parkstonedevelopment.com</a>



**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:  
W-F LLC  
40600 Ann Arbor Road E.  
Suite # 201  
Plymouth, MI 48170**

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:**

W.F. LLC is requesting for the outright vacation of multiple public alleys. Theodore Ave. and Davis Pl. will be vacated with an easement.. The purpose of this vacation is to allow for the consolidation of adjacent parcels and to prepare the site for future tenants. Please see the attached exhibit showing the exact location of the proposed vacation.

**Raven Wright  
Supervisor of Maps & Records  
Department of Public Works  
City Engineering Division  
313-224-3985**



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PARKSTONE  
DEVELOPMENT PARTNERS

August 2, 2024

The Honorable City Council  
City of Detroit  
ATTN: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

Dear Council Members:

On behalf of W-F L.L.C., we would like to petition the City of Detroit for the vacation of Theodore Avenue and various adjacent public alleys in the area bounded by East Warren Avenue, St. Aubin, Dequindre and Farnsworth Street. The purpose of this vacation is to allow for the consolidation of adjacent parcels and to prepare the site for future tenants. Please see the attached exhibit showing the exact location of the proposed vacation.

At present there is water and sewer infrastructure in Theodore Street as well as DTE facilities, therefore, W-F, LLC will be providing a utility easement where necessary.

Once vacated, we will be seeking to combine the lots into a single parcel under 1995 E Warren address for future development. Thank you for your time and attention toward this matter. Please feel free to contact me at [tonja@parkstonedevelopment.com](mailto:tonja@parkstonedevelopment.com) or 313-329-2655 with any questions or concerns related to this request.

Respectfully,

*Tonja Stapleton*

Tonja Stapleton, President  
Parkstone Development Partners

Cc: Yale Levin, Executive Vice President, Soave Enterprises  
Thomas Turnbull, Vice President, Soave Enterprises  
Amanda Elias, Deputy Group Executive, Mayor's Office  
Debra Pospiech, Chief General Counsel, Detroit DWSD



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MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES	
Class Received <b>AUG 08 2008</b>	ADMITTED FOR FILING TO TELEPHONE AUTHORIZATION FILED AUG 08 2008
Name: <b>Michale C. Walker, c/o Scovo Enterprises L.L.C.</b> Address: <b>3400 E. Lafayette</b> City: <b>Detroit</b> State: <b>MI</b> Zip: <b>48207</b>	
* Document will be returned to the same send address you enter above. If it isn't back document will be mailed to the registered office.	
<b>ARTICLES OF ORGANIZATION</b> For use by Domestic Limited Liability Companies <small>(Printed instructions and instructions on page)</small> Pursuant to the provisions of Act 20, Public Act of 1993, the undersigned executes the following Articles:	
<b>ARTICLE I</b> The name of the limited liability company is: <b>DP ASSOCIATED L.L.C.</b>	
<b>ARTICLE II</b> The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.	
<b>ARTICLE III</b> The duration of the limited liability company if other than perpetual is:	
<b>ARTICLE IV</b> 1. The street address of the location of the registered office is: <b>30900 Telegraph Road, Suite 2345 Bingham Farms Michigan 48025</b> <small>(Must include street and instructions on page)</small>	
2. The mailing address of the registered office if different than above: <b>Same</b>	
3. The name of the registered agent at the registered office is: <b>The Corporation Company</b>	
<b>ARTICLE V</b> (insert any desired additional provision authorized by the Act; attach additional pages if needed.) The effective date of formation shall be the same as the date of filing. See Addendum for Articles-14	

Signed this 7<sup>th</sup> day of August, 2008  
 by Michale C. Walker  
 Michale C. Walker  
Person Authorized to Execute

1000 Indu 112655

B1636





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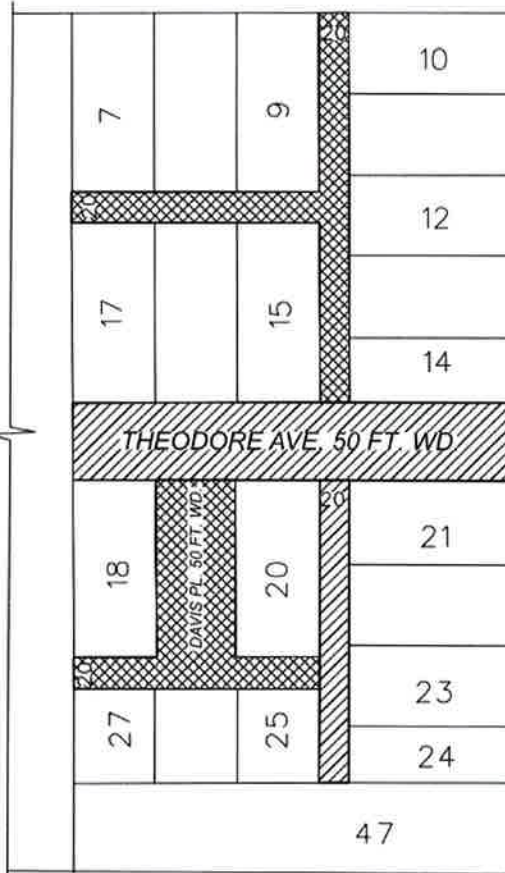
MAP-23-127



FARNSWORTH AVE. 60 FT. WD.

GRAND TRUNK R.R.

(DEQUINDRE ST. 90 FT. WD.)



ST. AUBIN AVE. 50 FT. WD.

WARREN AVE. 60 FT. WD.

- REQUEST VACATION WITH EASEMENT
- REQUEST OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 40 B

<b>B</b>											
<b>A</b>											
DESCRIPTION		REVISED	REVISED	APPROVED	DATE	VACATION WITH EASEMENT OF THEODORE AVE. AND PART OF THE ADJACENT NORTH/SOUTH ALLEY; OUTRIGHT VACATION OF DAVIS PL. AND ADJACENT PUBLIC ALLEYS IN THE AREA BOUNDED BY E. WARREN AVE., ST. AUBIN AVE., DEQUINDRE AVE., AND FARNSWORTH ST.					
DRAWN BY		CHECKED		APPROVED						CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
DATE		APPROVED		RW						JOB NO. 23-127	
09-17-2024						DRWG. NO.					



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## *Michigan Department of Labor & Economic Growth*

### *Filing Endorsement*

***This is to Certify that the CERT. OF CHANGE OF REG. OFF./RES. AGENT***

***for***

***PL PROPERTIES L.L.C.***

***ID NUMBER: B55435***

***received by facsimile transmission on December 15, 2006 is hereby endorsed***

***Filed on December 18, 2006 by the Administrator.***

***The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.***



***In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 19TH day of December, 2006.***

***, Director***

***Bureau of Commercial Services***





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