

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.	2024-385 Amended
Name of Petitioner	Music Hall LLC
Description of Petition	Please see petition for the vacation with a reservation of a utility easement of the portion of the public alley, 20 ft. wide bounded by Madison St, Randolph St., and Brush St. The purpose of this request is for the proposed and existing encroachments that are within the north-south public alley, this will require the relocation of some existing utilities and easement agreements with some existing utilities.
Type of Petition	Alley Vacation/ Encroachment/ Utility Vacation
Submission Date	11/18/2024
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	Music Hall LLC 350 Madison St. Detroit, MI 48025



**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:
Music Hall LLC
350 Madison St.
Detroit, MI, 48025

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 with a reservation of a utility easement of the portion of the public alley, 20 ft. wide bounded by Madison St, Randolph St., and Brush St. The purpose of this request is for the proposed and existing encroachments that are within the north-south public alley, this will require the relocation of some existing utilities and easement agreements with some existing utilities.

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



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studioZ**ONE**, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

October 10, 2023

Department of Public Works
City of Detroit

RE: Alley Vacation of the existing alley between properties located at 350 Madison (Music Hall) and 300 Madison (parking lot)

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 the vacating of the alley between the two properties, approximately 160' of alley length.

The alley vacation is for the following purposes:

1. Installation of new footings along the length of the west side of the alley. The new building is a zero lot line structure and construction foundation work will have to be performed in the existing alley for installation of footings.
2. We are working with the existing utility providers in the alley currently, DTE, DWSD, AT & T and Everstream (formerly Rocket Fiber) on the upgrade and relocation of the utilities for the new building. Some utilities will be temporarily relocated during the construction period. The DTE service will require a major service upgrade with all new electrical underground utilities for both the existing and new building.
3. We will have "bridges" connecting the existing building and new building at the 2nd Floor and the existing rooftop level which will cross the alley overhead.
4. There will be an underground connection between the kitchens of both buildings.
5. After the construction is completed, the alley will be reopened and available for service vehicles to enter the alley to serve all building owners along the length of the alley to the south and the alley will be "activated" for pedestrian public access.
6. All property owners adjacent to the alley, to the south of the Music Hall site, will continue to have access to the alley per the attached Egress Easement. See the attached notification of agreement to the Egress Easement.

Sincerely,

John P. Biggar, PA, AIA, NCARB
studioZ**ONE**, llc



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6. All property owners adjacent to the alley, to the south of the Music Hall site, will continue to have access to the alley per the attached Egress Easement. See the attached notification of agreement to the Egress Easement.

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Friday, October 6, 2023 at 11:25:55 AM Eastern Daylight Time

Subject: Fwd: Music Hall Alley Request
Date: Thursday, October 5, 2023 at 8:51:44 PM Eastern Daylight Time
From: Vince Paul
To: John Biggar, Brian Mooney

Vince Paul
President and Artistic Director
Music Hall Center

Sent from my iPhone

Begin forwarded message:

From: Hiram Jackson <hjackson@realtimesmedia.com>
Date: October 5, 2023 at 8:28:14 PM EDT
To: Vince Paul <vincep@musichall.org>, alp@honigman.com
Subject: Music Hall Alley Request

Vince/Alex,

I have reviewed the October 5, 2023 draft version of the Ingress Egress Easement for the Music Hall Alley. The terms set forth in the document are acceptable and I approve the vacation request subject to final document terms.



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Robert C. Pozen, Trustee
Robert C. Pozen Revocable Trust
3100 6th Avenue, #503
San Diego, California 92103
(610) 675-7133
rcpozen@gmail.com

August 4, 2022

Mr. Jered Dean
City of Detroit
c/o Vincent Paul
Music Hall Center (Petitioner)
330 Madison
Detroit MI 48226

Re: Parcel 01003933-4

Dear Mr. Dean:

As a property owner in the Paradise Valley District area, I have no objection regarding vacating the alley between the Music Hall and our parking lot. I am pleased to provide this letter of consent to vacate the alley adjacent to our property 01003933-4. Thank you.

Sincerely,

Robert C Pozen, Trustee of the
Robert C. Pozen Revocable Trust
3100 6th Avenue, #503
San Diego, California 92103

LetterVacateAlley080422



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Friday, October 6, 2023 at 11:22:56 AM Eastern Daylight Time

Subject: Fwd: Ingress Egress Easement agreement.
Date: Friday, October 6, 2023 at 11:08:06 AM Eastern Daylight Time
From: Vince Paul
To: Geaneen Arends, Alex 'Parrish, John Biggar, Buzz Thomas, George Etheridge, Terence Thomas, Clarence Gayles
Attachments: Ingress Egress Easement - Music Hall Vacated Alley-100385159-v7.docx

Cigar bar updated consent

Vince Paul
President and Artistic Director
Music Hall Center

Sent from my iPhone

Begin forwarded message:

From: Ismail Houmani <ismail@casacigars.com>
Date: October 6, 2023 at 11:06:18 AM EDT
To: Vince Paul <vincep@musichall.org>
Subject: Ingress Egress Easement agreement.

Dear Vince

I have reviewed the 10/5/23 final draft Ingress Egress Easement for the Music Hall alley. The terms set forth in the document are acceptable and I approve the requested vacation subject to the documents terms.

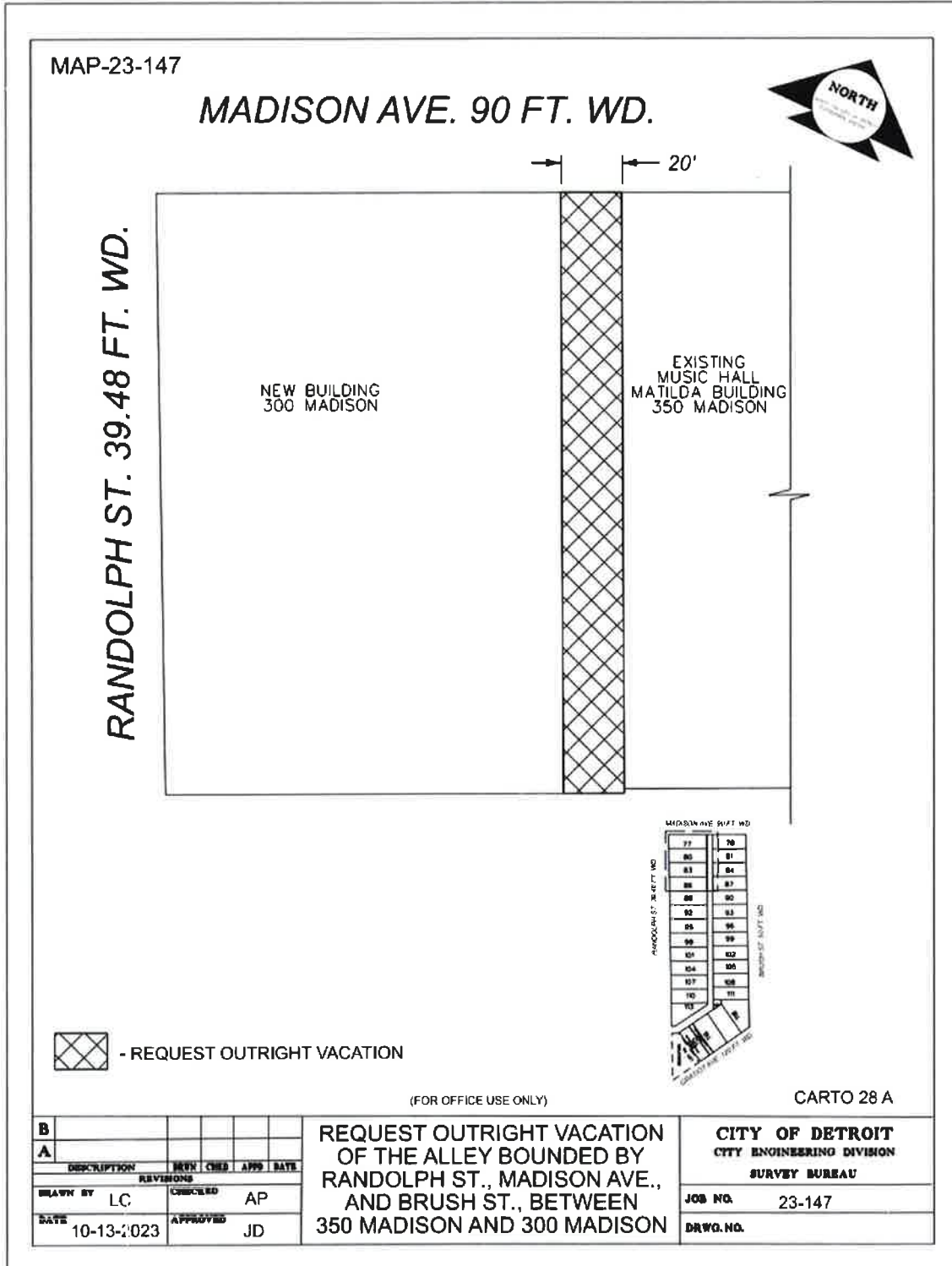
Best Regards,

Ismail Houmani
Founder
La Casa Cigars & Lounge
ismail@casacigars.com
www.casacigars.com



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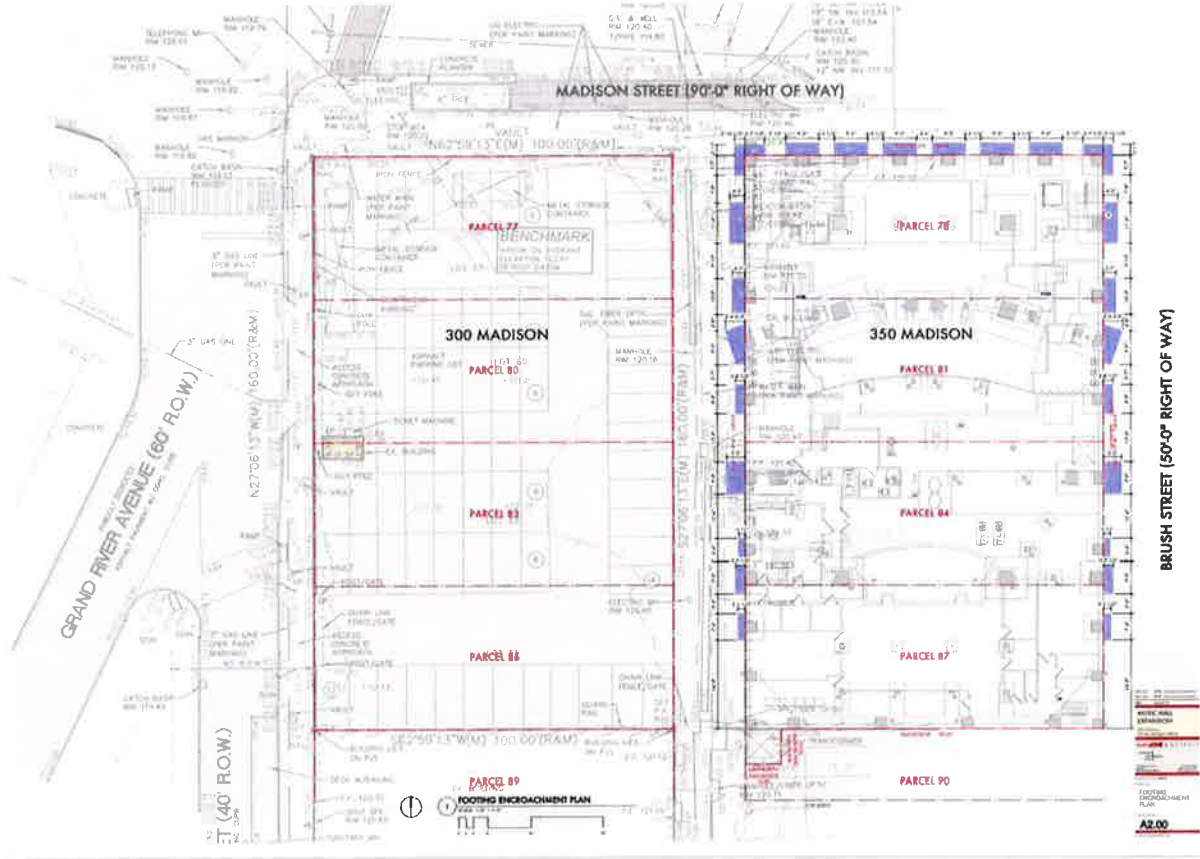
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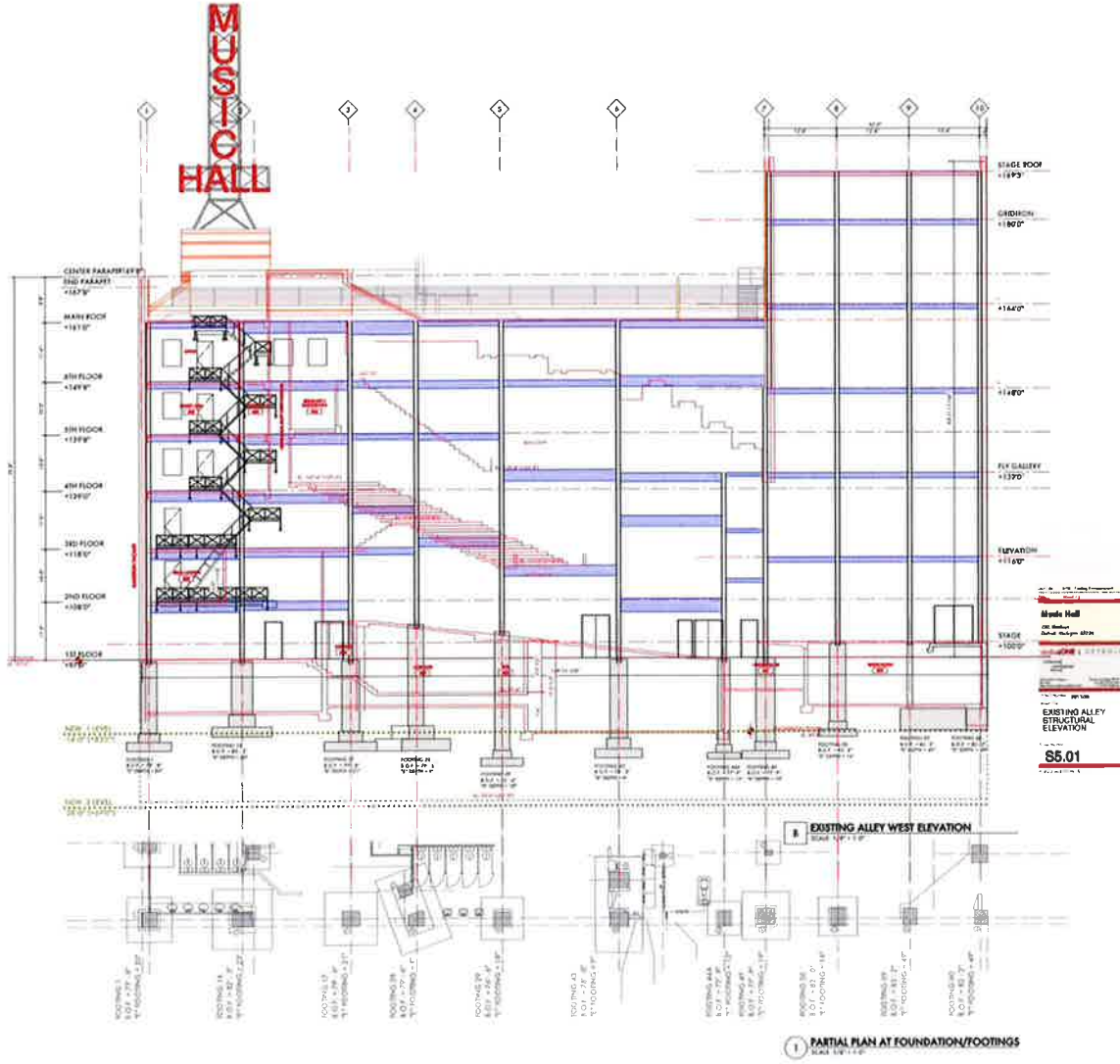




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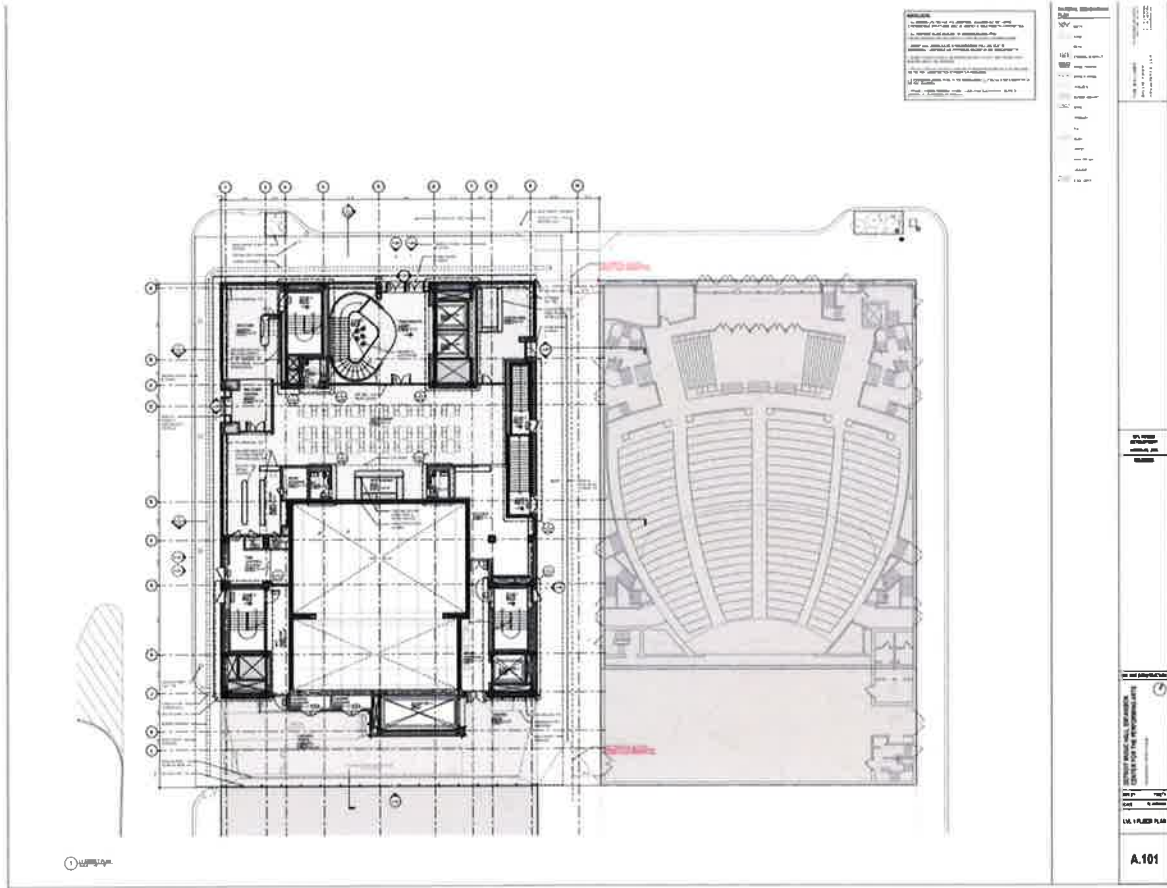






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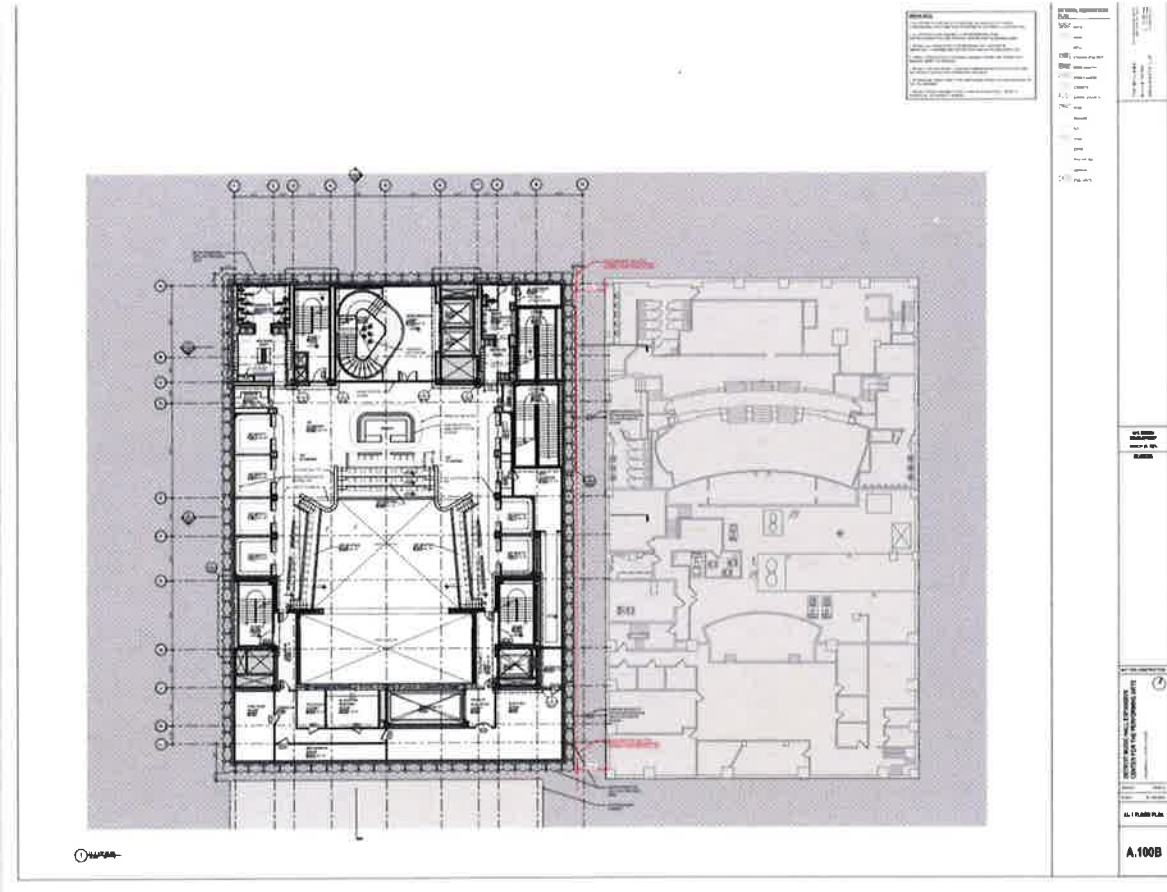
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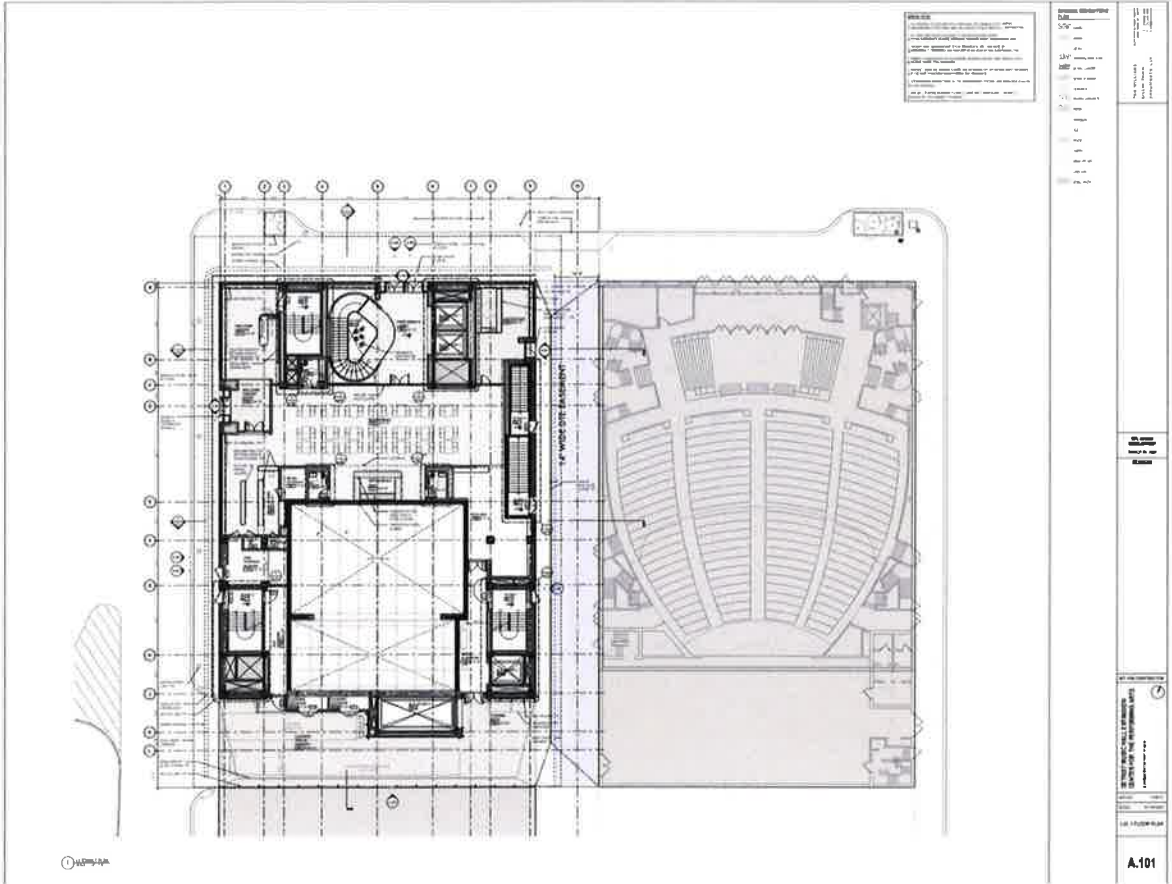
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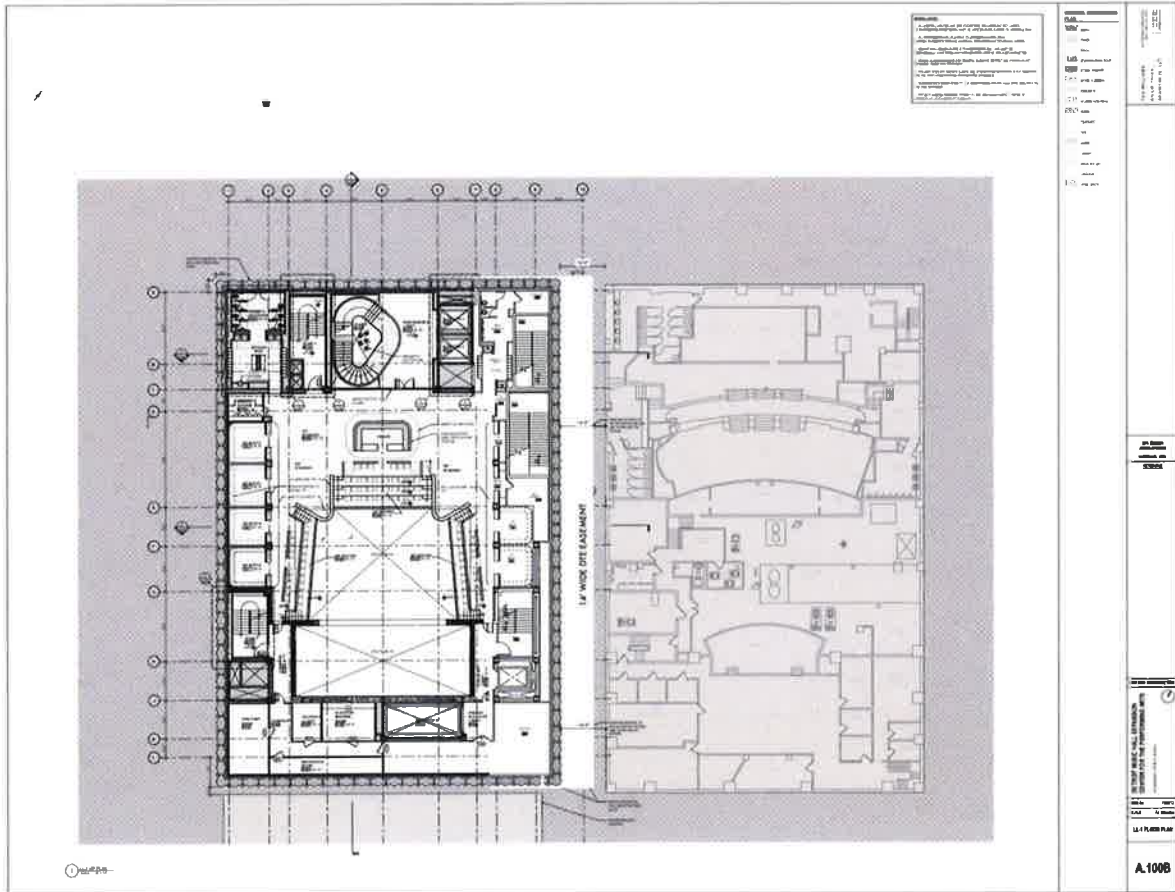
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