

Janice M. Winfrey  
City Clerk

**City of Detroit**  
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.	2025-101
Name of Petitioner	Broom Factory, LLC
Description of Petition	Petition to request vacation with the reservation of a utility easement, part of the north/south and east/west public alleys, in the block bounded by Mack Ave., Bellevue Ave., Benson Ave., and Concord Ave.
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation</b>
Submission Date	05/08/25
Concerned Departments	Media Services, Building & Safety Engineering, Police Department, Fire Department, Municipal Parking Department, Transportation Department, Health Department, General Services Department
Petitioner Contact	Emmy Bright 3106 Bellevue St. Detroit, MI 48207



**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:  
Broom Factory, LLC  
5222 Moran St.  
Detroit, MI 48211

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. 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 to request vacation with the reservation of a utility easement, part of the north/south and east/west public alleys, in the block bounded by Mack Ave., Bellevue Ave., Benson Ave., and Concord Ave.

Georgine Gersdorff  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985



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**BROOM FACTORY LLC**

3106 Bellevue st  
Detroit, MI 48207

March 10, 2025

To Whom it May Concern,

I am Emily Bright (aka Emmy Bright) who is the sole owner of Broom Factory LLC located at 3106 Bellevue. I also own (or am in the process of closing on) the adjacent lots along both Benson and Bellevue streets.

I am applying for an L shaped portion of the alley running along the eastern side of the building to be converted to an easement. This easement would allow us to put up a fence with 2 gates - one across each portion of the alley. With this arrangement, utility companies and the city could still access the above ground wires attached to two utility poles. Granting our proposal to convert a leg of this alley will allow us to have a fenced in yard where we will be teaching art classes, building gardens and allowing a safe enclosed yard for the dogs and people to enjoy. Because the alley splits into two "legs" (and we are only applying to close one of the two legs) the city and utility companies could still access the whole north-south span of the alley by using the different entrance on the far eastern part of our property.

I want the fencing and gates to be attractive and plan for the street-facing sides of the fencing to be 8 foot cedar privacy fence. The gates and fencing that face the alley would be made from a less expensive material - black-mini-meshe chain link fence. It is still attractive though!

In the future, we will be applying to convert the building to allow for loft-living as that is the eventual goal of the renovation - to have 3106 Bellevue be ½ workshop and ½ loft living. An enclosed yard would be so nice and also in alignment with the residential neighborhood which we share the block with.

Thanks for considering my proposal. I have never submitted anything like this before, but the changes to the alley easement and access are quite minimal - so I hope you will allow us to make this change!

Thank you kindly for your attention.

Very Best,

Emmy Bright  
Owner and Sole Proprietor  
Broom Factory LLC



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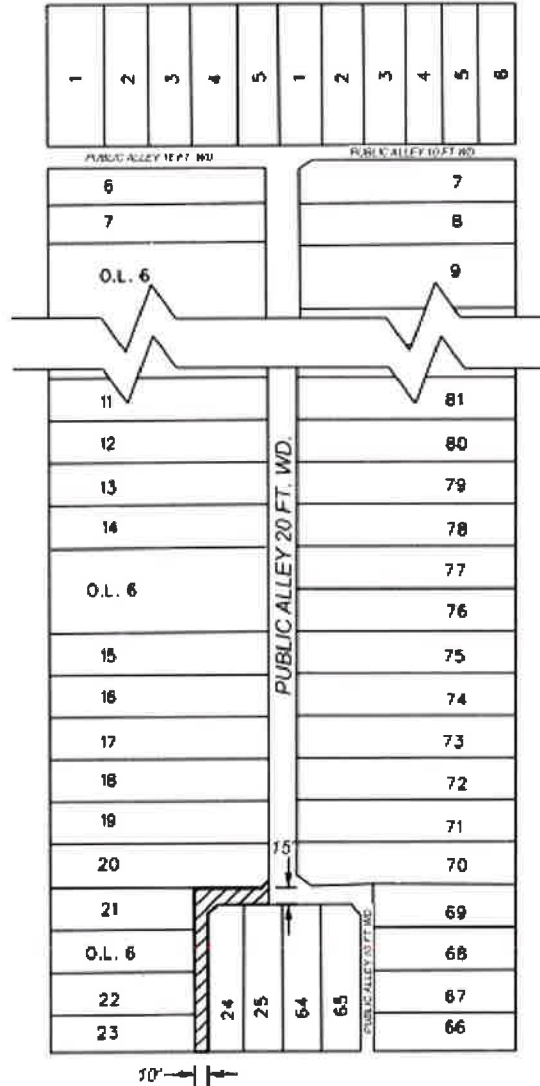
MAP-25-23

**MACK AVE. 66 FT. WD.**



**BELLEVUE AVE. 66 FT. WD.**

**CONCORD AVE. 66 FT. WD.**



**BENSON AVE. 60 FT. WD.**



- REQUEST VACATION TO UTILITY EASEMENT

(FOR OFFICE USE ONLY)

CARTO 47 C

B					
A					
DESCRIPTION					
REVISIONS					
DRAWN BY	TS	CHECKED	AP/LC		
DATE	03-12-2025	APPROVED	GE		

REQUEST VACATION TO UTILITY EASEMENT  
PART OF THE N/S AND E/W PUBLIC ALLEYS,  
IN THE BLOCK BOUNDED BY  
MACK AVE., BELLEVUE AVE.,  
BENSON AVE., AND CONCORD AVE.

**CITY OF DETROIT**  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 25-23

DRAWING



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

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