



**Detroit Water and Sewerage Department**  
*Central Services Facility*  
6425 Huber Street, Detroit, MI 48211  
313-267-8000 • [detroitmi.gov/DWSD](http://detroitmi.gov/DWSD)

#### Letter of Transmittal

Date:
Petition Map:

#### Type of Petition

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation      | <input type="checkbox"/> Dedication   | <input type="checkbox"/> Berm Use          |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

#### Review Status

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- |   |  |
|---|--|
| <input type="checkbox"/> Approved Subject to<br>Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved                               |  |

#### Additional Comments (if applicable):

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Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:				
Approved by:				

## PROVISIONS FOR VACATION TO EASEMENT

1. An easement is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth.

Free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department.
3. If at any time in the future, the owners of any lots abutting on said vacated right of way shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/2020



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

July 10, 2025

City of Detroit City Council  
2 Woodward Ave Ste 1340  
Detroit, MI 48226

Department of Public Works: City Engineering Division  
2 Woodward Ave Ste 611  
Detroit, MI 48226

RE: Letter of Intent on behalf of Perfecting Church  
DLZ Job: 2342-7656-00

Dear City of Detroit City Council and Engineering Division:

DLZ is proposing a change in status of the Right-Of-Way, street, and alley vacation on behalf of Perfecting Church for the proposed construction to happen at 19150 Woodward Ave, Detroit, MI, 48203. The project involves resuming construction on the Perfecting Church, upgrading to current zoning, and storm water management requirements.

From BSEED review comments requiring the vacation and conversion to easement of the ROW remnants on BLD 2024-01450, DLZ reviewed the City of Detroit: Right-of-Way Openings and Street and Alley Vacations GIS. The Right-of-Way opening status change includes the triangular and trapezoidal sections in the alley that goes north from Balmoral Ave. to Bryson Ave. (See the figure on sheet 1, attached following this letter).

Balmoral Ave: Alley Vacation - All remaining alleys between Woodward Ave. and Bauman St., and between Penrose and Balmoral Ave. More particularly described as adjacent to lots 1-6 Forest Park subdivision, and lot 1 and 58 of the Ivanhoe & Smith subdivision. Commencing at northwest corner of lot 1 of Ivanhoe & Smith subdivision; thence north 89°42'00" east 101.26 feet along the north line of said lot 1 to the point of beginning (1); thence south 67°02'38" east 47.05 feet; thence north 0°13' east along the previously vacated alley 19.77 feet; thence south 89°42'25" west 42.60 feet along the previously vacated road and alley to the point of beginning. Also commencing at the northwest corner of lot 5 of Forest Park subdivision; thence south 27°40'44" east 99.91' feet along a previously vacated alley to the point of beginning (2); thence north 89°42'00" east 10.92 feet to the west lot line of lot 6; thence south 0°13' east 9.80 feet to the north line of the previously vacated alley; thence south 89°42'00" west 6.18 feet along the north line of the previously vacated alley; thence north 27°40'44" west 10.91 feet along the east line of a previously vacated alley to the point of beginning.

From BSEED review comments requiring the vacation and conversion to easement of the ROW remnants on BLD 2024-01450, DLZ reviewed the City of Detroit: Right-of-Way Openings and Street and Alley Vacations GIS. The Right-of-Way opening status change also includes the section of Penrose Ave. just west of Bauman St. Thus, extending the existing easement from Bryson Ave. to Bauman St. (See the figure on sheet 2, attached following this letter).

The vacation status change is due to the landowner, Perfecting Church, now owning the last parcel on Penrose St so all surrounding landowners approve of the status change. The conversion to easement still allows the city access to the combined sanitary sewer system that runs under Penrose St. The status change of Right-Of-Way sections are due to planned construction to take place in those areas and again the landowner owns surrounding parcels, so agreement of Right-Of-Way change is accepted.

Penrose Ave: Penrose Right-Of-Way Vacation - All remaining Right-Of-Way for Penrose between Bauman St. and Woodward Ave. More particularly described as adjacent to lots 26-41 Forest Park subdivision. Beginning at the southeast corner of above mentioned lot 41; thence south 89°42'00" east 185.93 feet to the Right-Of-Way of Bauman St.; thence south 0°13' west 50.00 feet along said Right-Of-Way; thence south 89°42'00" west 64.86 feet; thence south 0°13' east 10.00 feet; thence 188.50 feet along an arc having a radius of 60.00 feet, chord south 89°42'00" west 120 feet; thence north 0°13' west 10.00 feet; thence south 89°42'00" west 1.07 feet; thence north 0°13' east 50.00 feet to the point of beginning.

Thank You,



Tim Currie

[tcurrie@dlz.com](mailto:tcurrie@dlz.com)

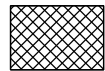
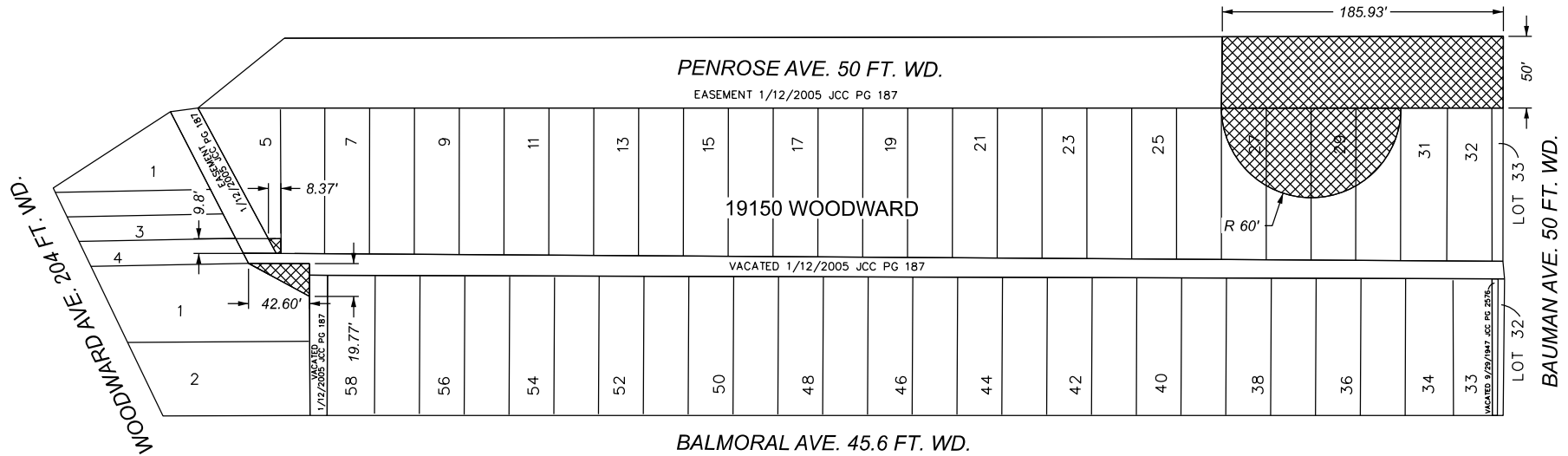
248-836-4054

Cc: Damon Tooles – Tooles Contracting

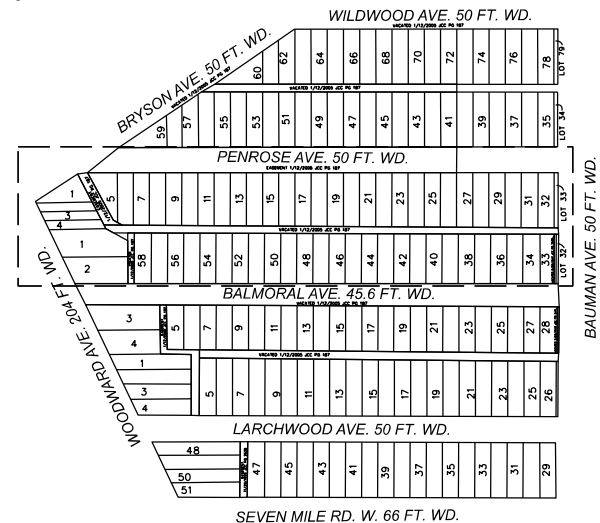
Cindy Flowers – Perfecting Church

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- REQUEST VACATION WITH EASEMENT



(FOR OFFICE USE ONLY)

CARTO 27F

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		AP/TS	
DATE	07-16-2025	APPROVED		GE	

REQUEST VACATION OF A PORTION OF PENROSE AVE.  
AND A PORTION OF THE EAST/WEST ALLEY  
IN THE AREA BOUNDED BY PENROSE ST.,  
WOODWARD AVE., BALMORAL AVE., AND BAUMAN AVE.,  
AT 19150 WOODWARD AVE.

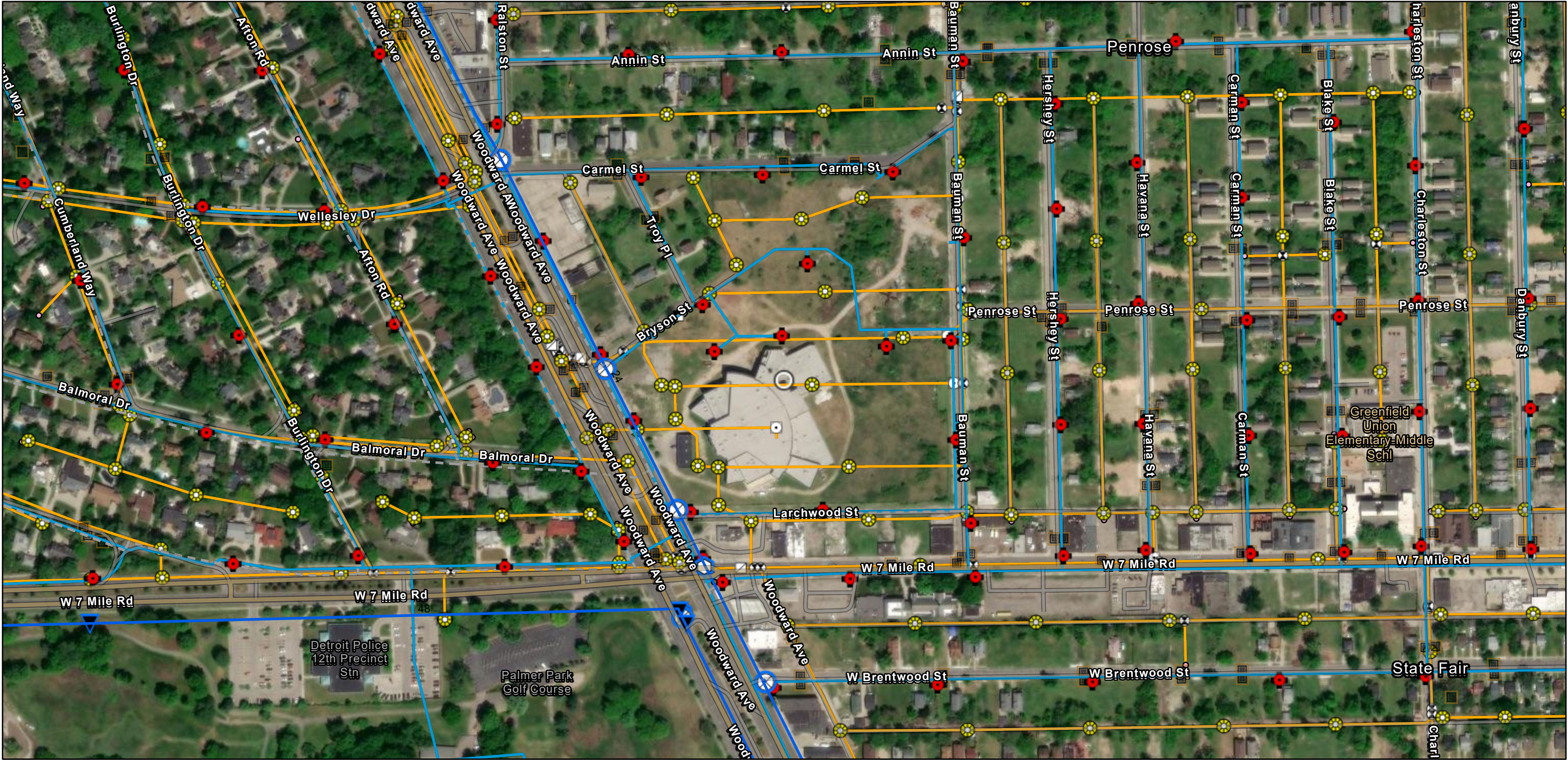
CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 25-70

DRWG. NO.



19150 Woodward Ave



8/4/2025

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA



Blowoff



Gate

Manual Air

Tapping Sleeve

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Material/Size Change

Crown/Main Point

Wastewater GravityMain

Active

World Imagery

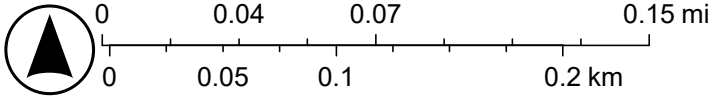
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

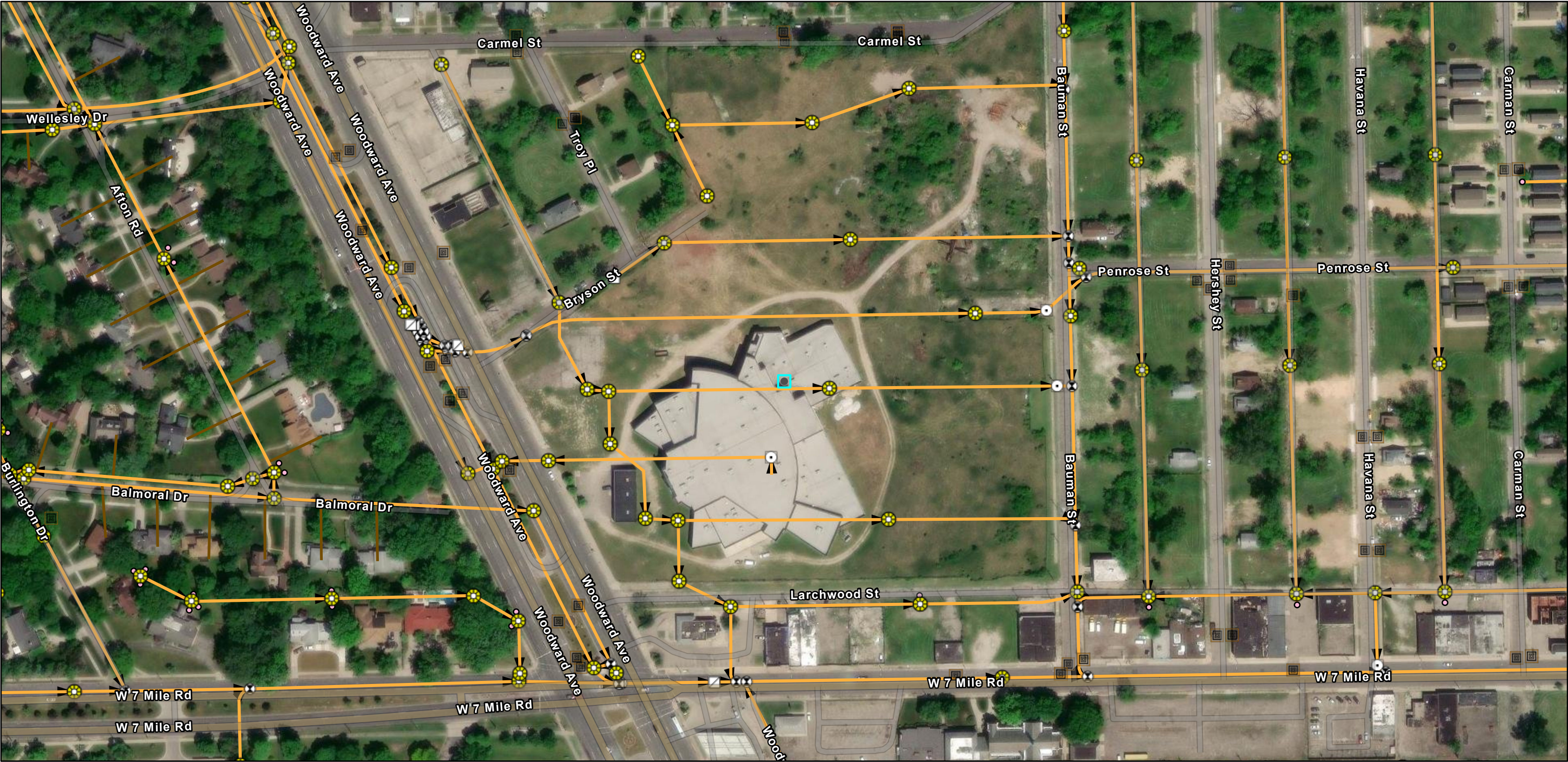
1.2m Resolution Metadata




DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar




# 19150 Woodward Ave





8/4/2025, 8:53:50 AM


 Wastewater Catch Basin (DWSD)


 Wastewater Manhole (DWSD)


Wastewater Fitting (DWSD)

 Bend/Slope Change


 Blind Connection


 Bulkhead/Cap


 Material/Size Change

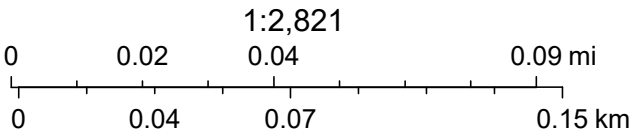
 Crown/Main Point

Wastewater Gravity Main (DWSD)

 Active

 Wastewater Lateral (DWSD)

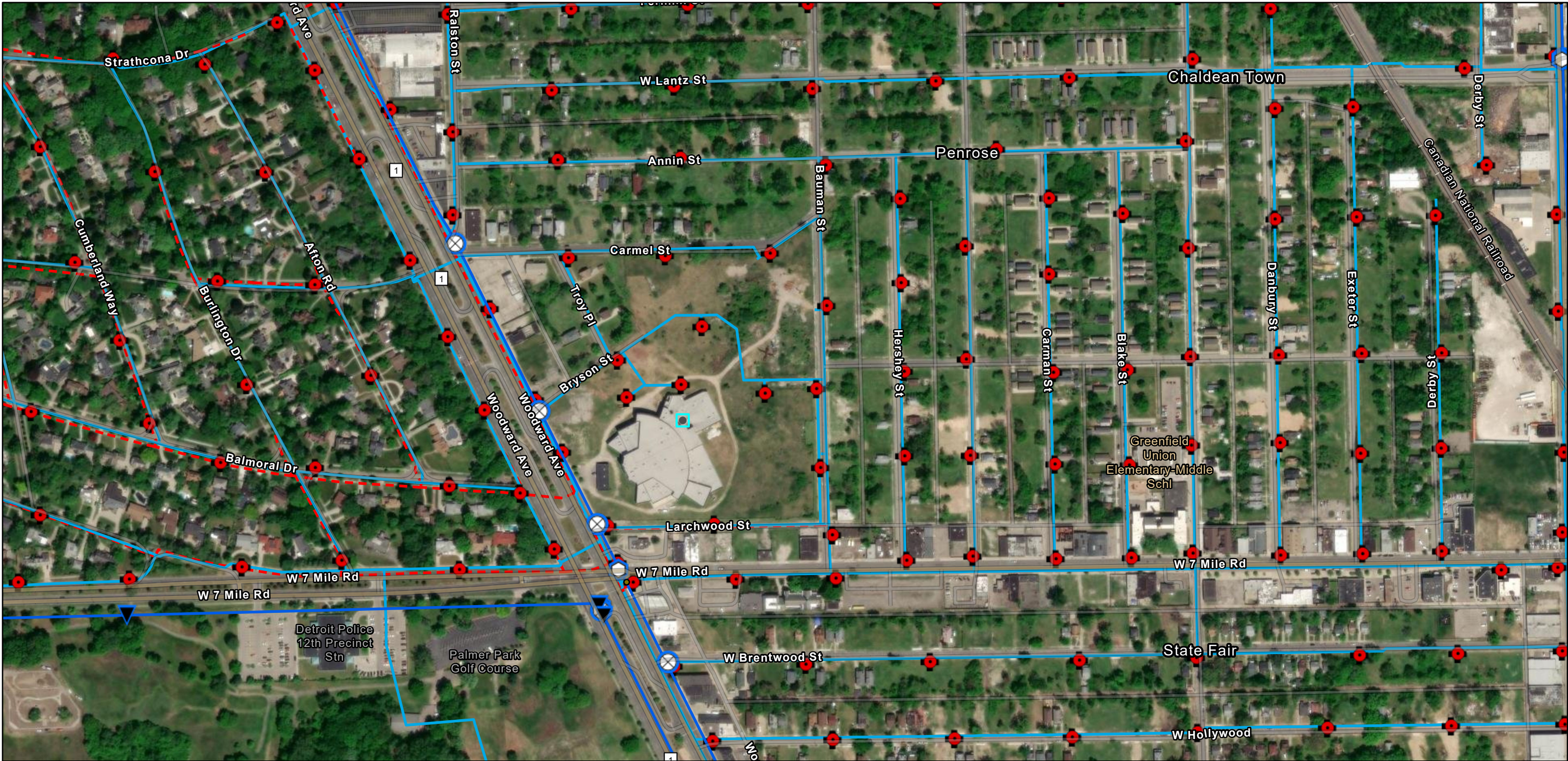
 DWSD Wastewater Flow Direction



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



19150 Woodward Ave



8/4/2025, 8:52:11 AM

## Transmission System Valves (GLWA)



# Blowoff



# Gate



## Manual Air

- Tapping Sleeve

## Transmission System Mains (GLWA)



Active Water Main

## Distribution System Hydrant



# DWSD

## Distribution System Main



Active

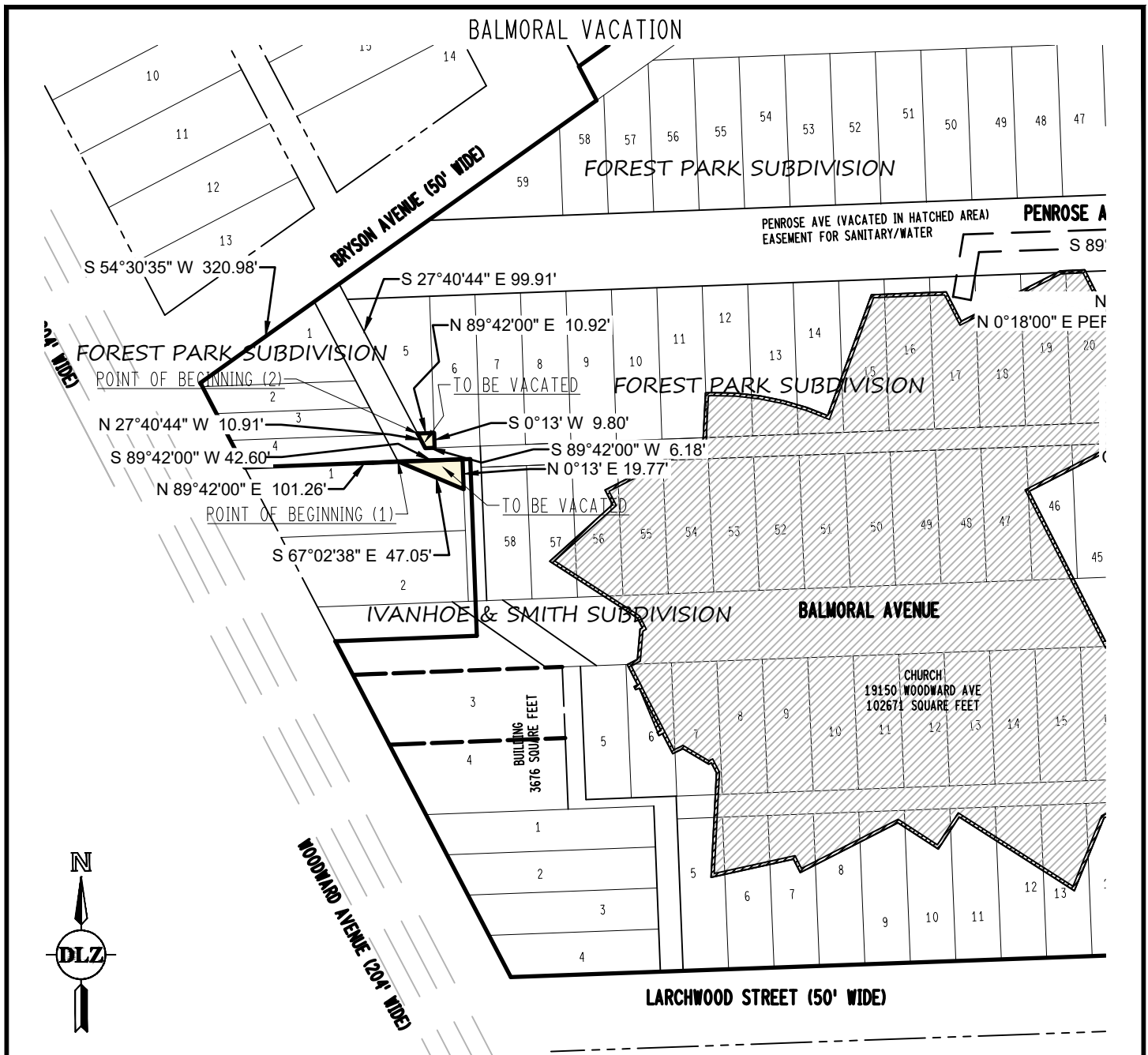


## Abandoned

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Maxar

ArcGIS Web AppBuilder  
Detroit Water and Sewerage Department | Maxar | Esri Community Maps Contributors, Province of Ontario, Oakland County, Michigan, SEMCOG, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





**ALLEY VACATION:** ALL REMAINING ALLEYS BETWEEN WOODWARD AVENUE AND BAUMAN STREET, AND BETWEEN PENROSE AND BALMOREAL AVENUE. MORE PARTICULARLY DESCRIBED AS ADJACENT TO LOTS 1-6 FOREST PARK SUBDIVISION, AND LOT 1 AND 58 OF IVANHOE & SMITH SUBDIVISION. COMMENCING AT NORTHWEST CORNER OF LOT 1 OF IVANHOE & SMITH SUBDIVISION; THENCE NORTH 89°42'00" EAST 101.26 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING (1); THENCE SOUTH 67°02'38" EAST 47.05 FEET; THENCE NORTH 0°13' EAST ALONG THE PREVIOUSLY VACATED ALLEY 19.77 FEET; THENCE SOUTH 89°42'25" WEST 42.60 FEET ALONG THE PREVIOUSLY VACATED ROAD AND ALLEY TO THE POINT OF BEGINNING. ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF FOREST PARK SUBDIVISION; THENCE SOUTH 27°40'44" EAST 99.91' FEET ALONG A PREVIOUSLY VACATED ALLEY TO THE POINT OF BEGINNING (2); THENCE NORTH 89°42'00" EAST 10.92 FEET TO THE WEST LOT LINE OF LOT 6; THENCE SOUTH 0°13' EAST 9.80 FEET TO THE NORTH LINE OF THE PREVIOUSLY VACATED ALLEY; THENCE SOUTH 89°42'00" WEST 6.18 FEET ALONG THE NORTH LINE OF THE PREVIOUSLY VACATED ALLEY; THENCE NORTH 27°40'44" WEST 10.91 FEET ALONG THE EAST LINE OF A PREVIOUSLY VACATED ALLEY TO THE POINT OF BEGINNING.

SCALE: VERT. -  
HORIZ. 1"=100'



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**PERFECTING CHURCH**  
19150 WOODWARD  
DETROIT, Michigan 48203  
313-365-3787

DESIGN:  
TC

CHECKED:  
DW

DRAWN:  
TC

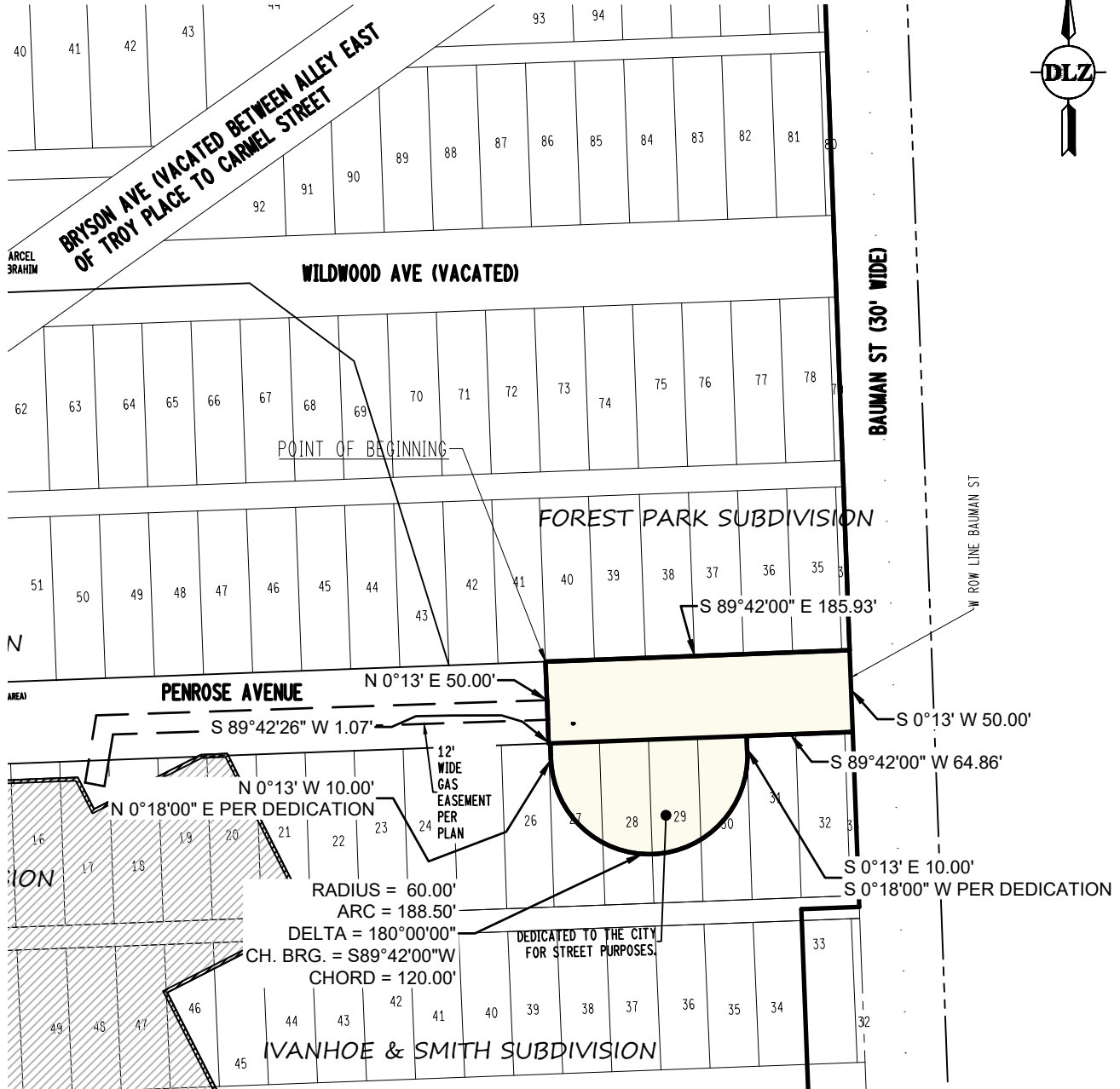
JOB NO. 2342-7656-00

DATE ISSUED  
5-20-2025

SHEET NO.

1

# PENROSE VACATION



**PENROSE RIGHT OF WAY VACATION:** ALL REMAINING RIGHT OF WAY FOR PENROSE BETWEEN BAUMAN STREET AND WOODWARD AVENUE. MORE PARTICULARLY DESCRIBED AS ADJACENT TO LOTS 26-41 FOREST PARK SUBDIVISION. BEGINNING AT THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 41; THENCE SOUTH 89°42'00" EAST 185.93 FEET TO THE RIGHT OF WAY OF BAUMAN STREET; THENCE SOUTH 0°13' WEST 50.00 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°42'00" WEST 64.86 FEET; THENCE SOUTH 0°13' EAST 10.00 FEET; THENCE 188.50 FEET ALONG AN ARC HAVING A RADIUS OF 60.00 FEET, CHORD SOUTH 89°42'00" WEST 120 FEET; THENCE NORTH 0°13' WEST 10.00 FEET; THENCE SOUTH 89°42'00" WEST 1.07 FEET; THENCE NORTH 0°13' EAST 50.00 FEET TO THE POINT OF BEGINNING.

SCALE: VERT. -  
HORIZ. 1"=100'



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**PERFECTING CHURCH**  
19150 WOODWARD  
DETROIT, Michigan 48203  
313-365-3787

DESIGN: TC  
CHECKED: DW  
DRAWN: TC

JOB NO. 2342-7656-00  
DATE ISSUED 5-20-2025  
SHEET NO. 2



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](http://www.detroitmi.gov)

WRITTEN ACCEPTANCE OF THE TERMS AND CONDITIONS OF  
DETROIT CITY COUNCIL RESOLUTION  
PETITION NUMBER , ADOPTED

Perfecting Church

, whose address is

7616 Nevada Ave, Detroit, MI, 48235 (hereinafter referred to as the "Permittee") do hereby accept the terms and conditions of the City Council Resolution granting Petition Number , and agrees to comply with its requirements; and further, that pursuant to the said Resolution, Permittee does hereby agree to defend, indemnify and save harmless the City of Detroit from any and all claims, liabilities, obligations, penalties, costs, charges, demands, losses, damages, or expenses (including without limitation, fees, and expenses of attorneys, expert witness and other consultants) that may be imposed upon, incurred by or asserted against the City of Detroit or its departments, officers, employees, or agents by reason of the issuance of said permit(s), or the performance or non-performance by the Permittee of the terms of the permit(s) hereof, or that may rise out of its activities described in said Resolution by Permittee and its personnel, agents, representatives and employees.

Permittee agrees to waive, release and discharge the City of Detroit or its departments, officers, employees, or agents from any and all liability, claims, demands, and causes of action whatsoever, legal and equitable, because of damages, losses, or injuries to Permittee or Permittee's property or both, arising from or related to Permittee's activities described in said Resolution. Permittee agrees and covenants not to sue the City of Detroit or its departments, officers, employees, or agents, and to refrain from instituting, continuing, presenting, subrogating, collecting or in any way aiding or proceeding upon any claims, judgments, debts, causes of action, suits and proceedings of any kind at law or in equity arising from or related to Permittee's activities described in said Resolution.

Date

By 17, 20 25

Permittee Signature: