



June 8, 2026

**DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION**

Coleman A. Yound Municipal Center  
2 Woodward Ave., Suite Suite 601  
Detroit, Michigan 48226

Phone 313•224•3949 TTY: 711  
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Honorable City Council:

**RE: Petition No. x2026-107 – 1528 Webward Avenue, LLC, request for multiple encroachments within the easterly part of Woodward Ave. and the westerly part of the north-south public alley bounded by Woodward Ave., Witherell St., Broadway Ave., and John R St., adjacent to the parcel commonly known as 1528 Woodward Ave., for both new and existing encroachments**

Petition No. x2026-107 – 1528 Webward Ave, LLC request for multiple encroachments within the easterly part of Woodward Ave., and the westerly part of the north-south public alley bounded by Woodward Ave., 120 ft. wide, Witherell St., 60 ft. wide, John R St., 60 ft. wide and Broadway Ave., 100 ft. wide, adjacent to the parcel commonly known as 1528 Woodward Ave., for both new and existing encroachments.

The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

The request was approved by the Solid Waste Division – DPW, and City Engineering Division – DPW. Traffic Engineering Division

Detroit Water and Sewerage Department (DWSD) reports being involved, but they have no objection provided the DWSD encroachment provisions are followed. The DWSD provisions have been made a part of the resolution.

All other involved City Departments, including the Public Lighting Authority and Public Lighting Department; also privately owned utility companies have reported no objections to the encroachment. Provisions protecting all utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

Cc: Ron Brundidge, Director, DPW  
Mayor's Office – City Council Liaison

COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, that the Department of Public Works, City Engineering Division is hereby authorized and directed to issue permits to 1528 Webward Avenue, LLC or their assigns to install and maintain various encroachments within Woodward Ave. and the north-south public alley to the rear of the parcel commonly known as 1528 Woodward Ave., further described as: Land in the City of Detroit, Wayne County, Michigan;

- Existing façade encroachment, within Woodward Ave., 120 ft. wide, lying westerly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said building façade is installed from 10.5’ to 75.0’ above grade and encroaches 0.5’ into the easterly part of Woodward Ave.
- Existing building mounted camera, within Woodward Ave., 120 ft. wide, lying westerly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said camera is installed from 13.25’ to 14.5’ above grade and encroaches 1.0’ into the easterly part of Woodward Ave.
- Existing building mounted camera, within Woodward Ave., 120 ft. wide, lying westerly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said camera is installed from 9.5’ to 10.0’ above grade and encroaches 1.0’ into the easterly part of Woodward Ave.
- Existing building mounted camera, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said camera is installed from 11.5’ to 12.5’ above grade and encroaches 1.0’ into the westerly part of the alley.
- New on-site, illuminated sign, within Woodward Ave., 120 ft. wide, lying westerly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said sign will be installed 12.0’ to 14.75’ above grade, measures 11.9’ in width and 2.75’ in height and encroaches 1.0’ into the easterly part of Woodward Ave.
- Four (4) existing building mounted lights, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said lights are installed at 8.0’ above grade and encroach 0.9’ into the westerly part of the alley.
- Existing electrical box, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said electrical box is installed at 5.0’ above grade and encroaches 0.2’ into the westerly part of the alley.
- Existing AT&T box, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said AT&T box is installed at 4.75’ above grade and encroaches 0.2’ into the westly part of the alley.
- Existing air conditioner, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said air conditioner is installed 13.5’ to 18.5’ above grade and extends 3.8’ into the westerly part of the alley.

- Existing underground basement vault, within Woodward Ave., 120 ft. wide, lying westerly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing underground vault is installed from grade to 11.0’ below grade and extends 5.0’ into the easterly part of Woodward Ave., with a length of 60.5’.
- Existing fire escape, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing fire escape is installed from 12.0’ to 60.5’ above grade and extends 5.9’ into the westerly part of the alley, with a length of 26.7’.
- Ten (10) new planters, measuring 5.0’ by 2.0’ by 3.0’ within Woodward Ave., 120’ wide, lying westerly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said new planters will be the outside walls of a seasonal outdoor dining café, they will be installed from grade to 3.0’ above grade and extend 12.0’ into the easterly part of Woodward Ave., with a total length of 41.0’.
- Two (2) existing I-beams, measuring 1.0’ by 0.3’ by 3.7’, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing I-beams are installed from grade to 3.7’ above grade and extend 1.0’ into the westerly part of the alley.
- Three (3) existing doors, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing doors are installed from grade to 7.16’ above grade and extend 4.0’ into the westerly part of the alley when opened.
- Existing drainpipe, measuring 0.6’ by 0.3’, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing drainpipe is installed from grade to 1.16’ above grade and extends 0.6’ into the westerly part of the alley.
- Existing building bumper, measuring 10.4’ in length, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing bumper is installed from 2.5’ to 3.5’ above grade and extends 2.0’ into the westerly part of the alley.
- Existing drainpipe, measuring 1.0’ by 0.3’, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing drainpipe is installed 1.5’ to 2.0’ above grade and extends 1.0’ into the westerly part of the alley.
- Existing drainpipe, measuring 0.7’ by 0.3’, within the north-south public alley, lying easterly of and adjacent to lot 25 of “The Governor and Judges Plat of Section 7” as recorded in Liber 34, Page 544 of Plats, Wayne County Records. Said existing drainpipe is installed from grade to 1.25’ above grade and extends 0.7’ into the westerly part of the alley.

**RESOLVED**, that the Director of the Department of Public Works, or his or her designee, is authorized to execute any document or documents necessary or convenient to make and incorporate technical amendments, corrections, or other minor changes to any document or

documents necessary or convenient in furtherance of or to effectuate the action or transaction hereby approved, including the legal description of any property described herein, in the event there are any scrivener's errors, mistakes of fact, or changes in circumstances, or as may be required to correct minor inaccuracies, or are necessitated by unforeseen circumstances or technical matters, provided that the changes do not materially alter the substance or terms of the action or transaction hereby approved;"

PROVIDED, that if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; and be it further

PROVIDED, that access is maintained to all fire department connections, and be it further

PROVIDED, that by approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right-of-way, and at all times, DWSD, its agents or employees, shall have the right to enter upon the right-of-way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right-of-way, shall be borne by DWSD; and be it further

PROVIDED, that all construction performed under this petition shall not be commenced until after (5) days written notice to DWSD. Seventy-two (72) hours' notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system; and be it further

PROVIDED, that construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner; and be it further

PROVIDED, that if DWSD facilities located within the right-of-way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities; and be it further

PROVIDED, that the petitioner shall hold DWSD harmless for any damages to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities; and be it further

PROVIDED, 1528 Webward Ave, LLC or their assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings

submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by 1528 Webward Ave, LLC or their assigns, and further

PROVIDED, that all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by 1528 Webward Ave, LLC or their assigns. Should damages to utilities occur 1528 Webward Ave, LLC or their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, that no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

PROVIDED, that 1528 Webward Ave, LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of 1528 Webward Ave, LLC or their assigns of the terms thereof. Further, 1528 Webward Ave, LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; and further

PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and 1528 Webward Ave, LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further

PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

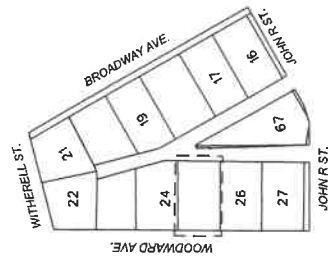
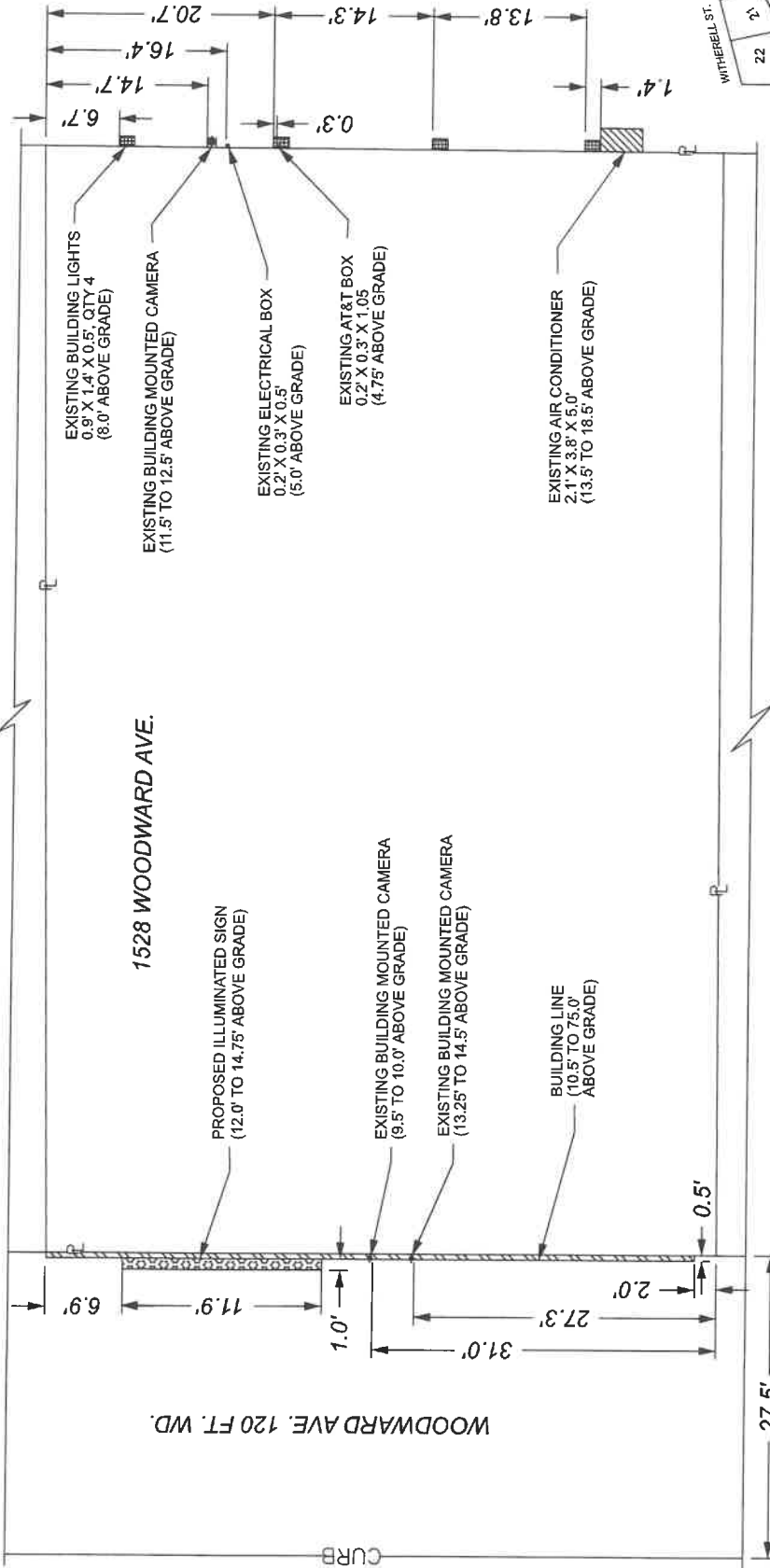
MAP-26-40

WITHERELL ST. 60 FT. WD.

1528 WOODWARD AVE.

WOODWARD AVE. 120 FT. WD.

JOHN R ST. 60 FT. WD.



- REQUEST ENCROACHMENT (FOR ABOVE GRADE SIGN)
- REQUEST ENCROACHMENT (FOR BUILDING LINE)
- REQUEST ENCROACHMENT (FOR ELECTRICAL BOX AND AT&T BOX)
- REQUEST ENCROACHMENT (FOR AIR CONDITIONER)
- REQUEST ENCROACHMENT (FOR BUILDING MOUNTED LIGHT)
- REQUEST ENCROACHMENT (FOR BUILDING MOUNTED CAMERA)

(FOR OFFICE USE ONLY)

|                                                                                                                                                              |  |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|
| DRAWN BY                                                                                                                                                     |  | LC         |
| DATE                                                                                                                                                         |  | 05/08/2026 |
| CHECKED                                                                                                                                                      |  | AP         |
| APPROVED                                                                                                                                                     |  | GE         |
| REQUEST ENCROACHMENTS<br>INTO WOODWARD AVE. AND<br>THE NORTH/SOUTH PUBLIC ALLEY<br>BOUNDED BY WITHERELL ST., WOODWARD AVE.,<br>JOHN R ST., AND BROADWAY AVE. |  |            |
| CARTO 28 A                                                                                                                                                   |  |            |
| CITY OF DETROIT<br>CITY ENGINEERING DIVISION<br>MAPS & RECORDS BUREAU                                                                                        |  |            |
| JOB NO. 26-40                                                                                                                                                |  |            |
| DRWG. NO. 01                                                                                                                                                 |  |            |

MAP-26-40

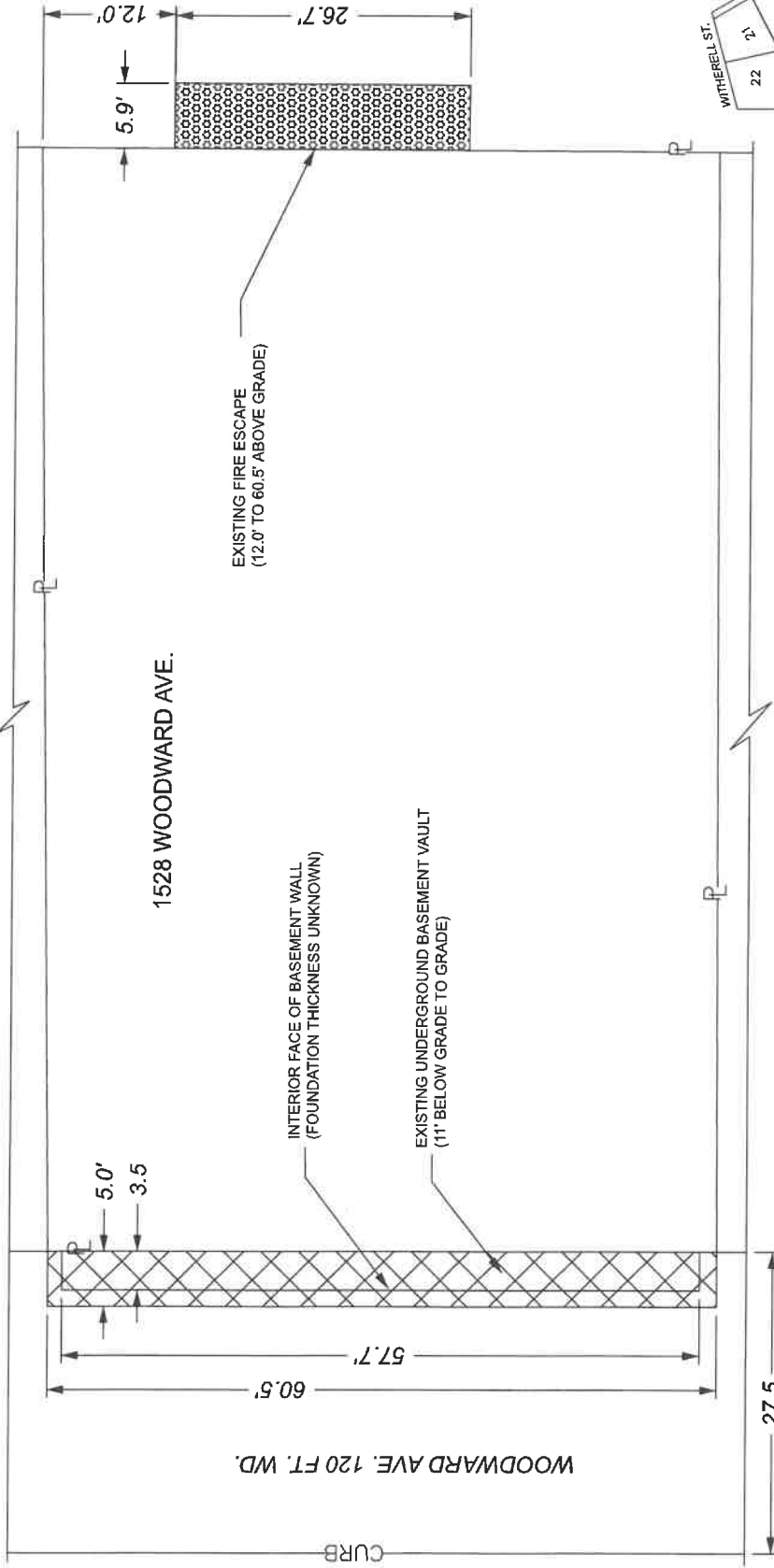
WITHERELL ST. 60 FT. WD.

1528 WOODWARD AVE.

WOODWARD AVE. 120 FT. WD.

JOHN R ST. 60 FT. WD.

PUBLIC ALLEY



ENCROACHMENT  
- REQUEST ENCROACHMENT  
(FOR EXISTING FIRE ESCAPE)

ENCROACHMENT  
- REQUEST ENCROACHMENT  
(FOR BELOW GRADE BASEMENT)

(FOR OFFICE USE ONLY)

CARTO 28 A

|          |            |
|----------|------------|
| DRAWN BY | LC         |
| DATE     | 05/08/2026 |
| CHECKED  | AP         |
| APPROVED | GE         |

REQUEST ENCROACHMENTS  
INTO WOODWARD AVE. AND  
THE NORTH/SOUTH PUBLIC ALLEY  
BOUNDED BY WITHERELL ST., WOODWARD AVE.,  
JOHN R ST., AND BROADWAY AVE.

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
MAPS & RECORDS BUREAU

JOB NO. 26-40

DRWG. NO. 02

MAP-26-40

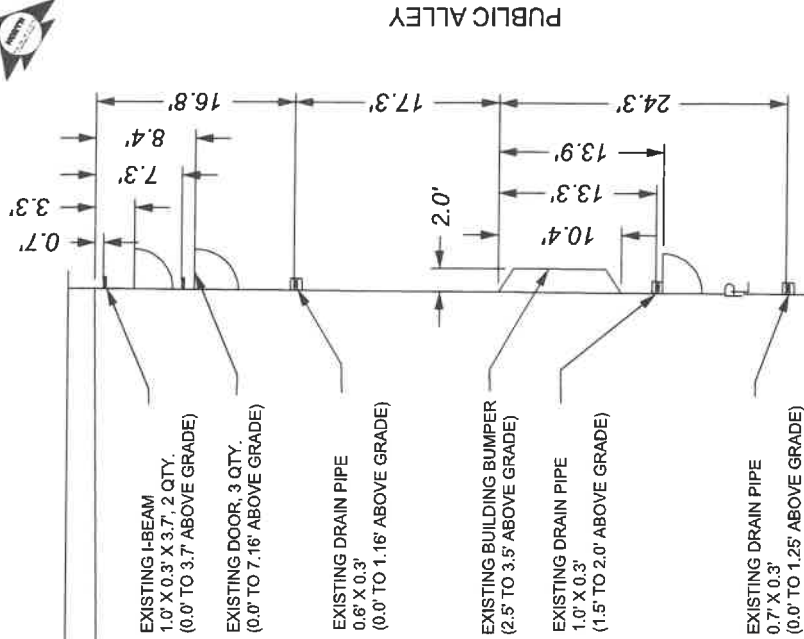
WITHERELL ST. 60 FT. WD.

WOODWARD AVE. 120 FT. WD.

1528 WOODWARD AVE.

JOHN R ST. 60 FT. WD.

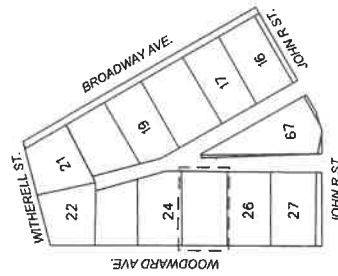
PUBLIC ALLEY



- EXISTING I-BEAM  
1.0' X 0.3' X 3.7', 2 QTY.  
(0.0' TO 3.7' ABOVE GRADE)
- EXISTING DOOR, 3 QTY.  
(0.0' TO 7.16' ABOVE GRADE)
- EXISTING DRAIN PIPE  
0.6' X 0.3'  
(0.0' TO 1.16' ABOVE GRADE)
- EXISTING BUILDING BUMPER  
(2.5' TO 3.5' ABOVE GRADE)
- EXISTING DRAIN PIPE  
1.0' X 0.3'  
(1.5' TO 2.0' ABOVE GRADE)
- EXISTING DRAIN PIPE  
0.7' X 0.3'  
(0.0' TO 1.25' ABOVE GRADE)

- PLANTER, 10 QTY.  
5' X 2' X 3'  
(0.0' TO 3.0' ABOVE GRADE)
- BUILDING LINE  
(10.5' TO 75.0'  
ABOVE GRADE)

- REQUEST ENCROACHMENT  
(FOR PROPOSED PLANTERS)
- REQUEST ENCROACHMENT  
(FOR EXISTING BUILDING FACADE)
- REQUEST ENCROACHMENT  
(FOR DRAIN PIPE)
- REQUEST ENCROACHMENT  
(FOR I-BEAM)



(FOR OFFICE USE ONLY)

CARTO 28 A

|          |            |
|----------|------------|
| DRAWN BY | LC         |
| DATE     | 05/08/2026 |
| CHECKED  | AP         |
| APPROVED | GE         |

REQUEST ENCROACHMENTS  
INTO WOODWARD AVE. AND  
THE NORTH/SOUTH PUBLIC ALLEY  
BOUNDED BY WITHERELL ST., WOODWARD AVE.,  
JOHN R ST., AND BROADWAY AVE.

|                                                                       |
|-----------------------------------------------------------------------|
| CITY OF DETROIT<br>CITY ENGINEERING DIVISION<br>MAPS & RECORDS BUREAU |
| JOB NO. 26-40                                                         |
| DRWG. NO. 03                                                          |