



**DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

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

Phone 313•224•3949 TTY: 711
Fax 313•224•3471
www.detroitmi.gov

July 13, 2026

Honorable City Council:

RE: Petition No. x2026-148 – The Coleman A. Young International Airport request for a vacation, with reserve of a utility easement part of Conner Ave., and the outright vacation of part of Conner Ave., between E. McNichols Rd and Minden Ave., and between Charlemagne Ave., and Gratiot Ave.

Petition No. x2026-148 – The Coleman A. Young International Airport request for a vacation, with reserve of a utility easement part of Conner Ave., 200 ft. wide, between E. McNichols Rd., 99 ft. wide, and Minden Ave., 60 ft. wide, and between Charlemagne Ave., 60 ft. wide and Gratiot Ave., 129 ft. wide.

This petition comes as part of an expansion of the Coleman A. Young International Airport.

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

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW, and City Engineering - DPW. Detroit Water and Sewerage Department (DWSD) has no objection provided certain provisions are met. The DWSD provisions are a part of the attached resolution. All other involved City Departments, and privately owned utility companies have reported no objections. Provisions protecting 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

BY COUNCIL MEMBER _____

RESOLVED, part of Conner Ave., 200 ft. wide, lying east of E McNichols Road, 99 ft. wide and west of Minden Ave., 60 feet wide, between Charlemagne Ave., 60 ft. wide and Gratiot Ave., 129 ft. wide, further described as land in the City of Detroit, Wayne County, Michigan being:

- A parcel of land located in and being a part of sections 14 and 15, also part of private claims 389, 613 and 394, town 01 south, range 12 east, City of Detroit, Wayne County, Michigan, and being more particularly described as follows: Commencing at the intersection of the southwesterly line of Conner Ave., 200 ft. wide, with the northwesterly line of Gratiot Ave., 124 ft. wide, thence the following four (4) courses along the southwesterly line of said Conner Street: N44°48'02" W 1418.23 feet, N44°40'23" W 1250.44 feet, N44°33'13" W 583.64 feet and N41°08'19" W 662.91 feet to the point of beginning; thence continuing the following four (4) courses along the southwesterly line of Conner Ave., variable width: N33°19'25" W 1974.86 feet, N39°40'32" W 695.03 feet, N62°34'04" E 55.66 feet and N34°15'30" W 396.88 feet; thence N87°45'01" E 3.94 feet; thence S39°40'32" E 323.51 feet; thence N50°19'28" E 20.00 feet; thence S39°40'32" E 758.81 feet; thence S33°19'25" E 1973.38 feet; thence S52°46'08" W 115.27 feet to the point of beginning, containing 7.26 acres of land, more or less, being subject to easements and restrictions of record, if any.
- A parcel of land located in and being a part of sections 14 and 15, also part of private claims 389, 613 and 394, Town 01 South, Range 12 East, City of Detroit, Wayne County, Michigan, and being more particularly described as follows: Beginning at the intersection of the southwesterly line of Conner Ave., 200 ft. wide with the northwesterly line of Gratiot Ave., 124 ft. wide; thence N44°48'02" W 1148.85 feet, along the southwesterly line of Conner Ave.; thence N45°00'15" E 100.00 feet; thence S44°48'02" E 1052.74 feet; thence S09°08'54" E 99.51 feet; thence S24°50'37" W 44.80 feet along the northwesterly line of said Gratiot Ave., to the point of beginning, containing 2.56 acres of land, more or less, being subject to easements and restrictions of record, if any.

Be and the same is hereby vacated as public right-of-way and converted into a private easement for public utilities of the full width of the right-of-way, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said right-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public right of way herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public right-of-

way in the City of Detroit, with the right to ingress and egress at any time and over said easement for the purpose above set forth.

Second, said utility easement or right-of-way in and over said vacated right of way herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies, other than that specifically prohibited by this resolution, shall restore the easement surface to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls (except necessary line fences or gates), shall be built or placed upon said easement, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated right of way shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

PROVIDED, that whereas the vacated right-of-way described in this resolution is platted within the “Governor and Judges Plat”, the City of Detroit Planning and Development Department is hereby authorized to deed the vacated portion of the described right of way to the General Services Department: Parks and Recreation, or their assigns, and further

PROVIDED, that property owners maintain for DTE Energy, full access to their facilities at all times (i.e. gated access with DTE locks at all ends of the easement) and that free and easy access to the DTE facilities is reserved for DTE 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 DTE facilities, and further

PROVIDED, that an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewage 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; and be it further

PROVIDED, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for the 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; and be it further

PROVIDED, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

PROVIDED, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

PROVIDED, that if 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 the 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 and be it further

PROVIDED, that if it becomes necessary to remove the paved right of way returns at the entrances such removal and construction of the new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specification with all costs borne by the abutting owner(s), their heirs or assigns; and further

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

RESOLVED, one portion of Conner Ave., 200 ft. wide, bounded by E. McNichols Rd., 99 ft. wide and Portlance Ave., 60 ft. wide, further described as land in the City of Detroit, Wayne County, Michigan being:

A portion of Conner Ave., 200 ft. wide to be outright vacated shall be 365.0 feet in length and 95.0 feet in width of the vacated with an easement portion of Conner Ave., bounded by E. McNichols Rd., 99 ft. wide and Portlance Ave., 60 ft. wide, lying southerly of lots 1241 through 1249 of “LaSalle College Park Subdivision” as recorded in Liber 52, Page 50 of Plats, Wayne County Records.

Be and the same are hereby decertified/vacated (outright) as public right-of-way to become part and parcel of the abutting property, and further.

Whereas the City of Detroit does request to decertify/vacate the above-described right-of-way. This decertification/vacation length of 365.0 feet. Said vacation is subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services, and further,

PROVIDED, that the petitioner/property owner acknowledge that DWSD relinquishes all responsibility for underground sewers, if any, and further,

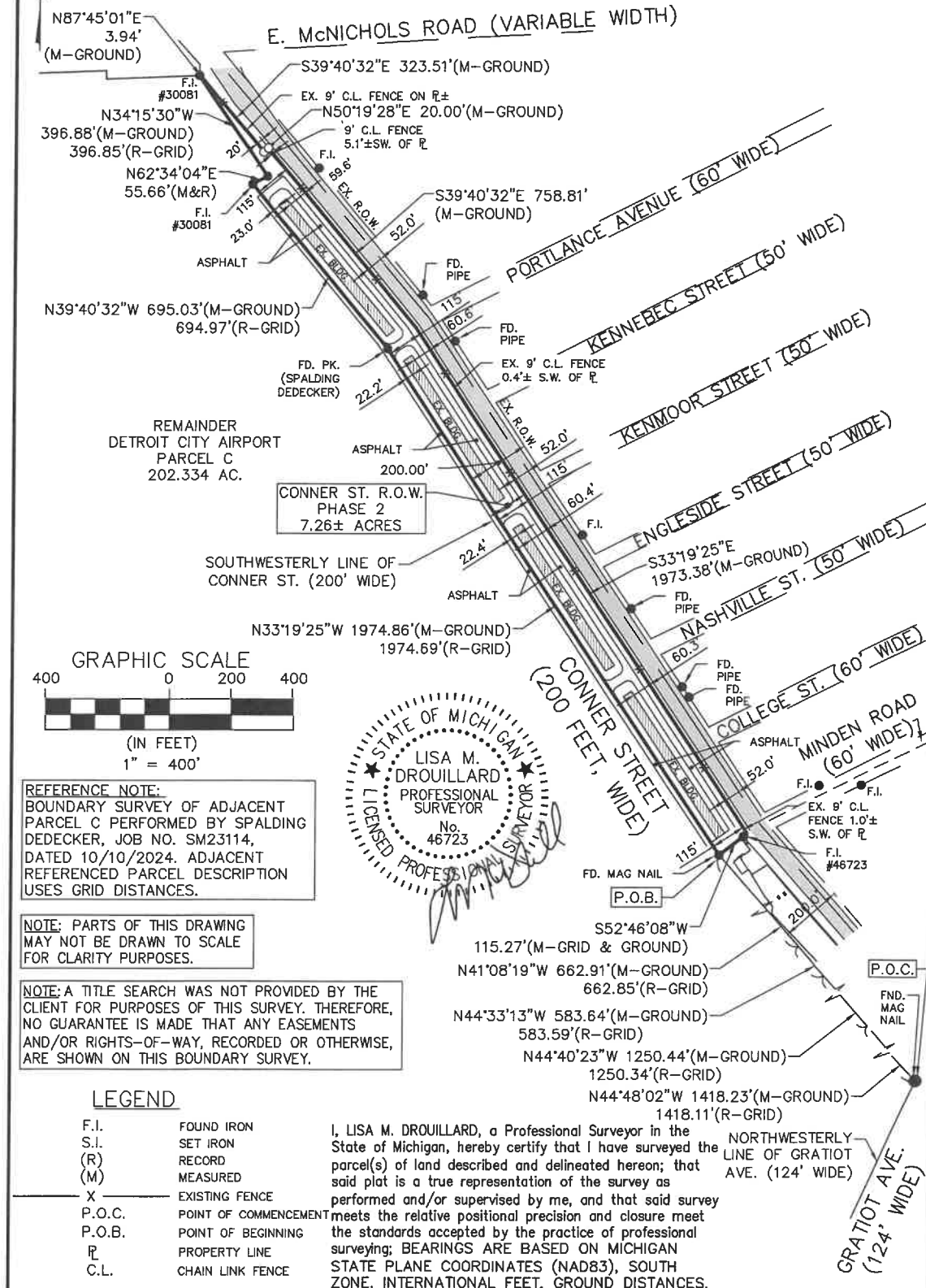
PROVIDED, that the petitioner/property owner bear the entire cost of any modification to the sewer, if any, including costs related to construction, demolition, permitting, inspection, and survey, and further,

PROVIDED, that any construction in the public right-of-way such as curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further,

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

BOUNDARY SURVEY

PART OF SECTIONS 14 & 15 ALSO BEING PART OF
PRIVATE CLAIMS 389, 613 AND 394
T.01S., R.12E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



CLIENT:
KIMLEY HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI. 48075
(248) 881.9907
lenni.worniment@kimley-horn.com

REVISIONS:



LEHNER SURVEYING & CONSULTING INC.
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

BOUNDARY SURVEY CONNER ST. R.O.W. PHASE 2	
PROJECT NO: 24-239	DRAWN BY: SEP
DATE: 10-07-2025	CHECK BY: LMD
SCALE: 1" = 400'	PAGE: 1 of 2

BOUNDARY SURVEY

PART OF SECTIONS 14 & 15 ALSO BEING PART OF
PRIVATE CLAIMS 389, 613 AND 394
T.01S., R.12E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DESCRIPTION OF CONNER STREET PHASE 2 R.O.W. PARCEL (AS SURVEYED BY LEHNER
SURVEYING & CONSULTING):

A PARCEL OF LAND LOCATED IN AND BEING A PART OF SECTIONS 14 AND 15, ALSO
PART OF PRIVATE CLAIMS 389, 613 AND 394, TOWN 01 SOUTH, RANGE 12 EAST, CITY
OF DETROIT, WAYNE COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF CONNER STREET
(200 FEET WIDE) WITH THE NORTHWESTERLY LINE OF GRATIOT AVENUE (124 FEET
WIDE); THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHWESTERLY LINE
OF SAID CONNER STREET: N44°48'02"W 1418.23 FEET, N44°40'23"W 1250.44 FEET,
N44°33'13"W 583.64 FEET AND N41°08'19"W 662.91 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHWESTERLY
LINE OF CONNER STREET (VARIABLE WIDTH): N33°19'25"W 1974.86 FEET, N39°40'32"W
695.03 FEET, N62°34'04"E 55.66 FEET AND N34°15'30"W 396.88 FEET; THENCE
N87°45'01"E 3.94 FEET; THENCE S39°40'32"E 323.51 FEET; THENCE N50°19'28"E 20.00
FEET; THENCE S39°40'32"E 758.81 FEET; THENCE S33°19'25"E 1973.38 FEET; THENCE
S52°46'08"W 115.27 FEET TO THE POINT OF BEGINNING, CONTAINING 7.26 ACRES OF
LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD,
IF ANY.

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jenni.warnimont@kimley-horn.com
REVISIONS:



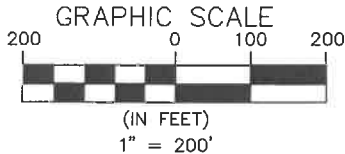
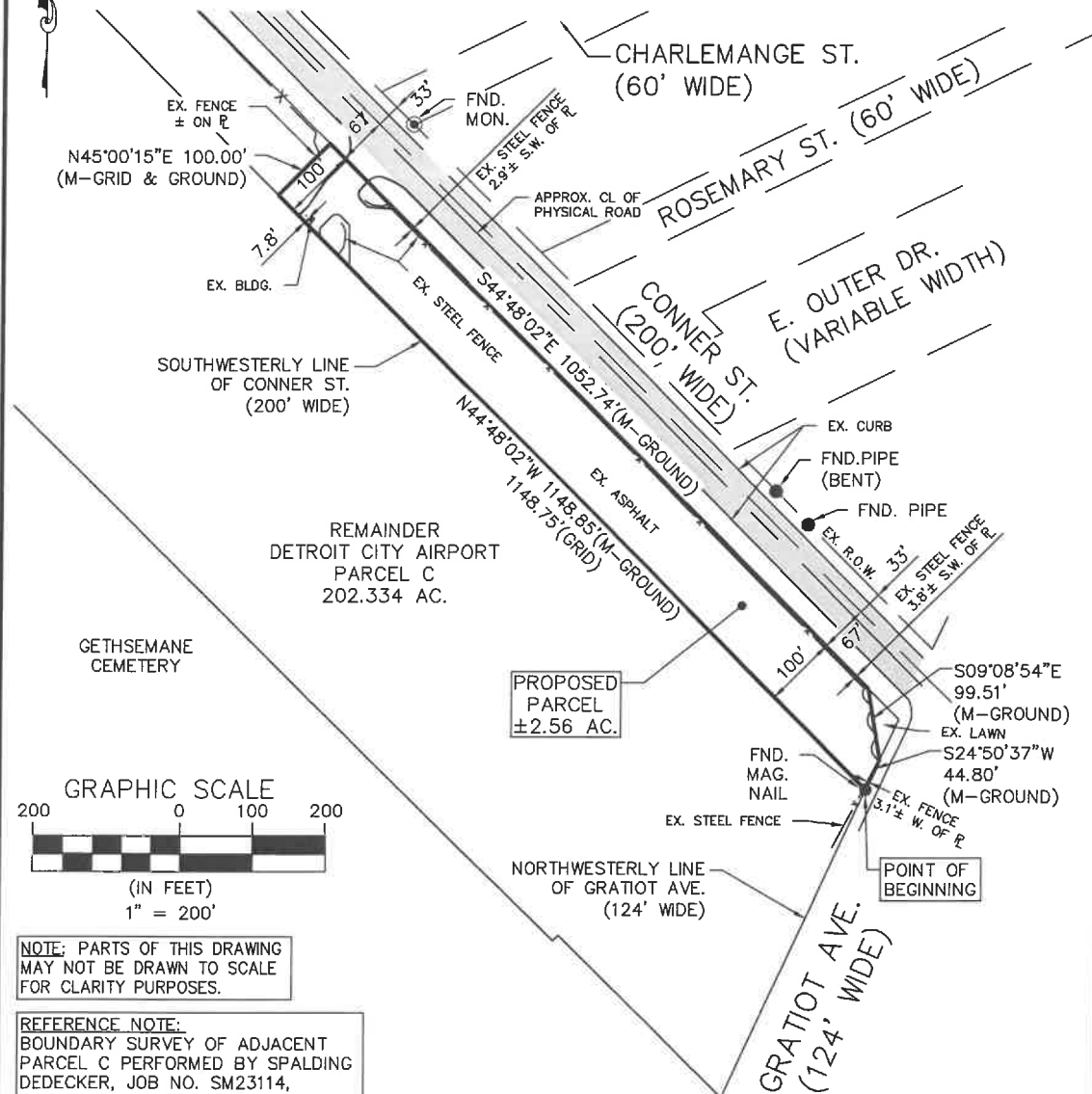
LEHNER SURVEYING & CONSULTING INC.
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

BOUNDARY SURVEY
CONNER ST. R.O.W.
PHASE 2

PROJECT NO: 24-239	DRAWN BY: SEP
DATE: 10-07-2025	CHECK BY: LMD
SCALE: N.T.S.	PAGE: 2 of 2

BOUNDARY SURVEY

PART OF SECTIONS 14 & 15 ALSO BEING PART OF
PRIVATE CLAIMS 389, 613 AND 394
T.01S., R.12E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



NOTE: PARTS OF THIS DRAWING
MAY NOT BE DRAWN TO SCALE
FOR CLARITY PURPOSES.

REFERENCE NOTE:
BOUNDARY SURVEY OF ADJACENT
PARCEL C PERFORMED BY SPALDING
DEDECKER, JOB NO. SM23114,
DATED 10/10/2024. ADJACENT
REFERENCED PARCEL DESCRIPTION
USES GRID DISTANCES.

NOTE: A TITLE SEARCH WAS NOT
PROVIDED BY THE CLIENT FOR
PURPOSES OF THIS SURVEY. THEREFORE,
NO GUARANTEE IS MADE THAT ANY
EASEMENTS AND/OR RIGHTS-OF-WAY,
RECORDED OR OTHERWISE, ARE SHOWN
ON THIS BOUNDARY SURVEY.

LEGEND

- | | |
|--------|----------------|
| F.MON. | FOUND MONUMENT |
| F.I. | FOUND IRON |
| S.I. | SET IRON |
| (R) | RECORD |
| (M) | MEASURED |
| X | EXISTING FENCE |
| PL | PROPERTY LINE |
| + | SECTION CORNER |

I, LISA M. DROUILLARD, a Professional Surveyor in the State of Michigan, hereby certify that I have surveyed the parcel(s) of land described and delineated hereon; that said plot is a true representation of the survey as performed and/or supervised by me, and that said survey meets the relative positional precision and closure meet the standards accepted by the practice of professional surveying; BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES.



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BOUNDARY SURVEY CONNER ST. R.O.W. PHASE 3	
PROJECT NO: 24-239	DRAWN BY: SEP
DATE: 04-06-2026	CHECK BY: LMD
SCALE: 1" = 200'	PAGE: 1 of 2

BOUNDARY SURVEY

PART OF SECTIONS 14 & 15 ALSO BEING PART OF
PRIVATE CLAIMS 389, 613 AND 394
T.01S., R.12E., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PROPERTY DESCRIPTION OF PROPOSED PARCEL FOR PHASE 3 CONNER STREET R.O.W.
(AS SURVEYED BY LEHNER SURVEYING & CONSULTING, INC.):

A PARCEL OF LAND LOCATED IN AND BEING A PART OF SECTIONS 14 AND 15, ALSO
PART OF PRIVATE CLAIMS 389, 613 AND 394, TOWN 01 SOUTH, RANGE 12 EAST,
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF CONNER STREET
(200 FEET WIDE) WITH THE NORTHWESTERLY LINE OF GRATIOT AVENUE (124 FEET
WIDE); THENCE N44°48'02"W 1148.85 FEET, ALONG THE SOUTHWESTERLY LINE OF
CONNER STREET (200 FEET WIDE); THENCE N45°00'15"E 100.00 FEET; THENCE
S44°48'02"E 1052.74 FEET; THENCE S09°08'54"E 99.51 FEET; THENCE S24°50'37"W
44.80 FEET ALONG THE NORTHWESTERLY LINE OF SAID GRATIOT AVENUE, TO THE
POINT OF BEGINNING, CONTAINING 2.56 ACRES OF LAND, MORE OR LESS, BEING
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

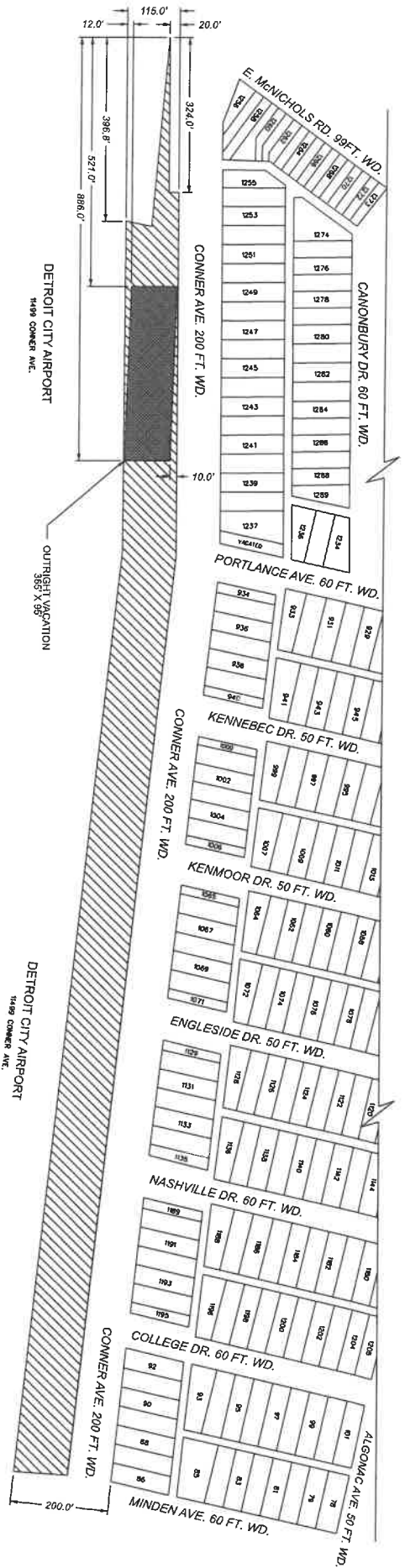
CLIENT:
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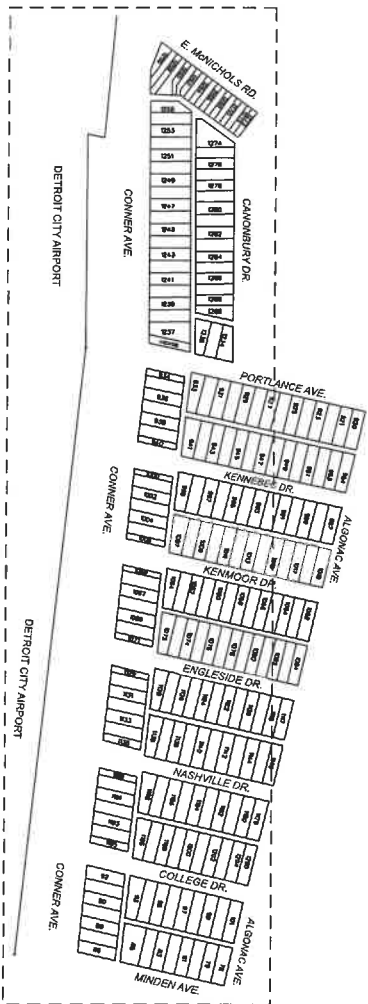
BOUNDARY SURVEY
CONNER ST. R.O.W.
PHASE 3

PROJECT NO: 24-239	DRAWN BY: SEP
DATE: 04-06-2026	CHECK BY: LMD
SCALE: N.T.S.	PAGE: 2 of 2



-  - REQUEST OUTRIGHT VACATION
-  - REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)



CARTO 59 B E

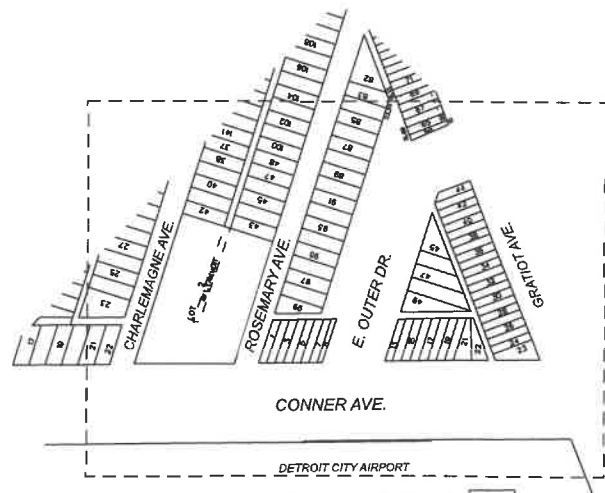
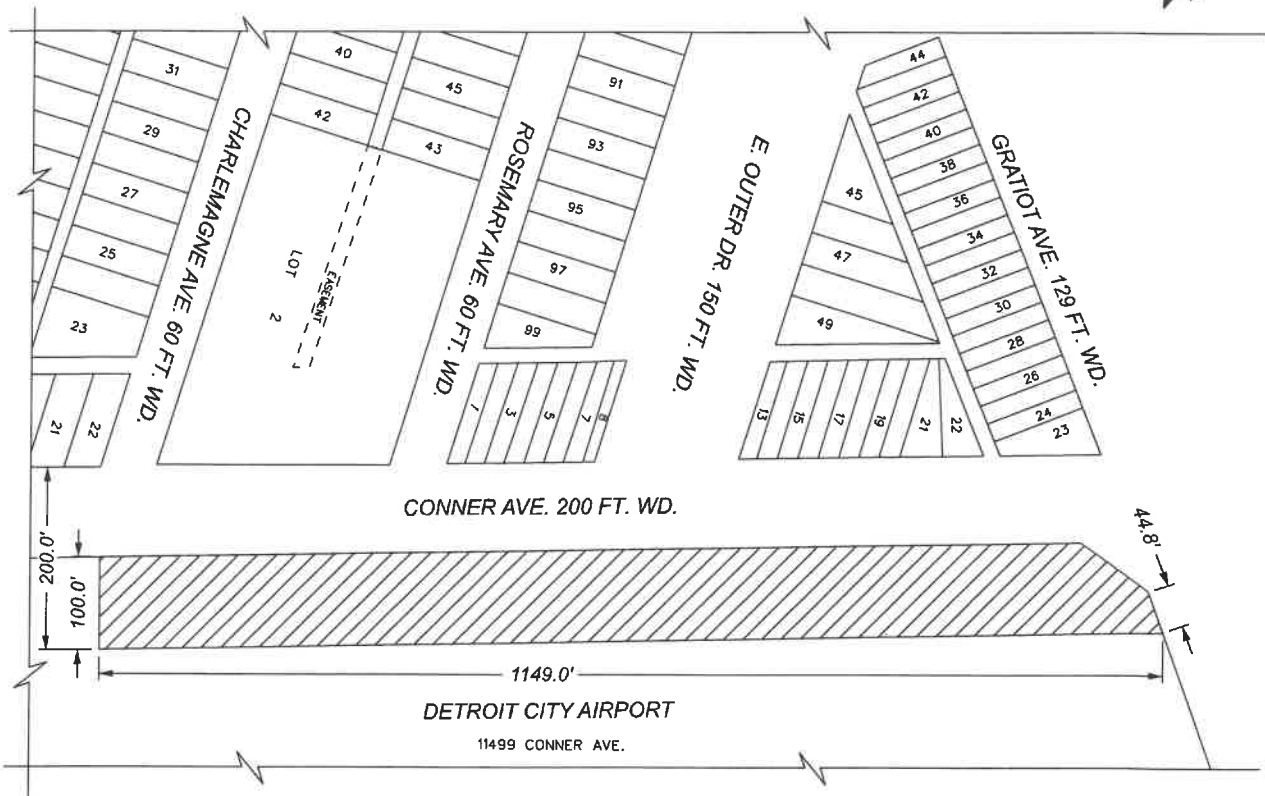
DRAWN BY AP
 DATE 04/20/2026
 CHECKED LC
 APPROVED GE

REQUEST VACATION WITH EASEMENT
 AND TO OUTRIGHT VACATE
 A PORTION OF
 CONNER AVE. 200 FT. WD.
 AT 11499 CONNER AVE.

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 MAPS & RECORDS BUREAU

JOB NO. 26-37
 DRWG. NO. 01

MAP-26-37



- REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 58 A, 59 F

DRAWN BY	AP
DATE	04/20/2026
CHECKED	LC
APPROVED	GE

**REQUEST VACATION WITH EASEMENT
OF CONNER AVE. 200 FT. WD.
AT 11499 CONNER AVE.**

CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

JOB NO. 26-37

DRWG. NO. 02