



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
FAX: (313) 224-3471
WWW.DETROITMI.GOV

April 26th, 2023

Honorable City Council:

RE: Petition No. x2023-161 – Greektown Propco, request for various on-site advertising encroachments within the southerly part of Monroe Street, adjacent to the parcel commonly known as 508 Monroe Street.

Petition No. x2023-161 – Greektown Propco, request for various on-site advertising encroachments within the southerly part of Monroe Street, 50 ft. wide, adjacent to the parcel commonly known as 508 Monroe Street.

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

The request is being made to replace business signage along the southerly side of Monroe Street.

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 Greektown Propco or their assigns to install and maintain various encroachments within Monroe Street, further described as: Land in the City of Detroit, Wayne County, Michigan;

1. On-site advertising sign (Cold Stone); to be installed on the southerly side of Monroe Street, 50 ft. wide, lying northerly of and adjacent to lot 129 of "Beaubien Farm Subdivision" as recorded in Liber 6, Page 475-8 of Plats, Wayne County Records. Said sign shall be installed ranging from 20' to 24' above grade and extend no further than 8' into the Monroe Street right of way.
2. On-site advertising sign (Pegasus); to be installed on the southerly side of Monroe Street, 50 ft. wide, lying northerly of and adjacent to lot 8 of "Antoine Beaubien Farm Subdivision" as recorded in Liber 27, Page 197-9 of Plats, Wayne County Records. Said sign shall be installed ranging from 13' to 24'-4" above grade and extend no further than 8' into the Monroe Street right of way.
3. On-site advertising sign/Marquee (Casino); to be installed on the southerly side of Monroe Street, 50 ft. wide, lying northerly of and adjacent to lot 9 of "Antoine Beaubien Farm Subdivision" as recorded in Liber 27, Page 197-9 of Plats, Wayne County Records. Said sign shall be installed ranging from 9'-2" to 12'-7" above grade and extend no further than 3' into the Monroe Street right of way. Said Marquee shall be installed ranging from 13' to 28'-4" above grade and extend no further than 7' into the Monroe Street right of way.

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, Greektown Propco 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 Greektown Propco 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 Greektown Propco or their assigns. Should damages to utilities occur Greektown Propco 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 Greektown Propco 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 Greektown Propco or their assigns of the terms thereof. Further, Greektown Propco 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 Greektown Propco acquires no implied or other privileges hereunder not expressly stated herein; and further

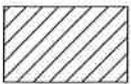
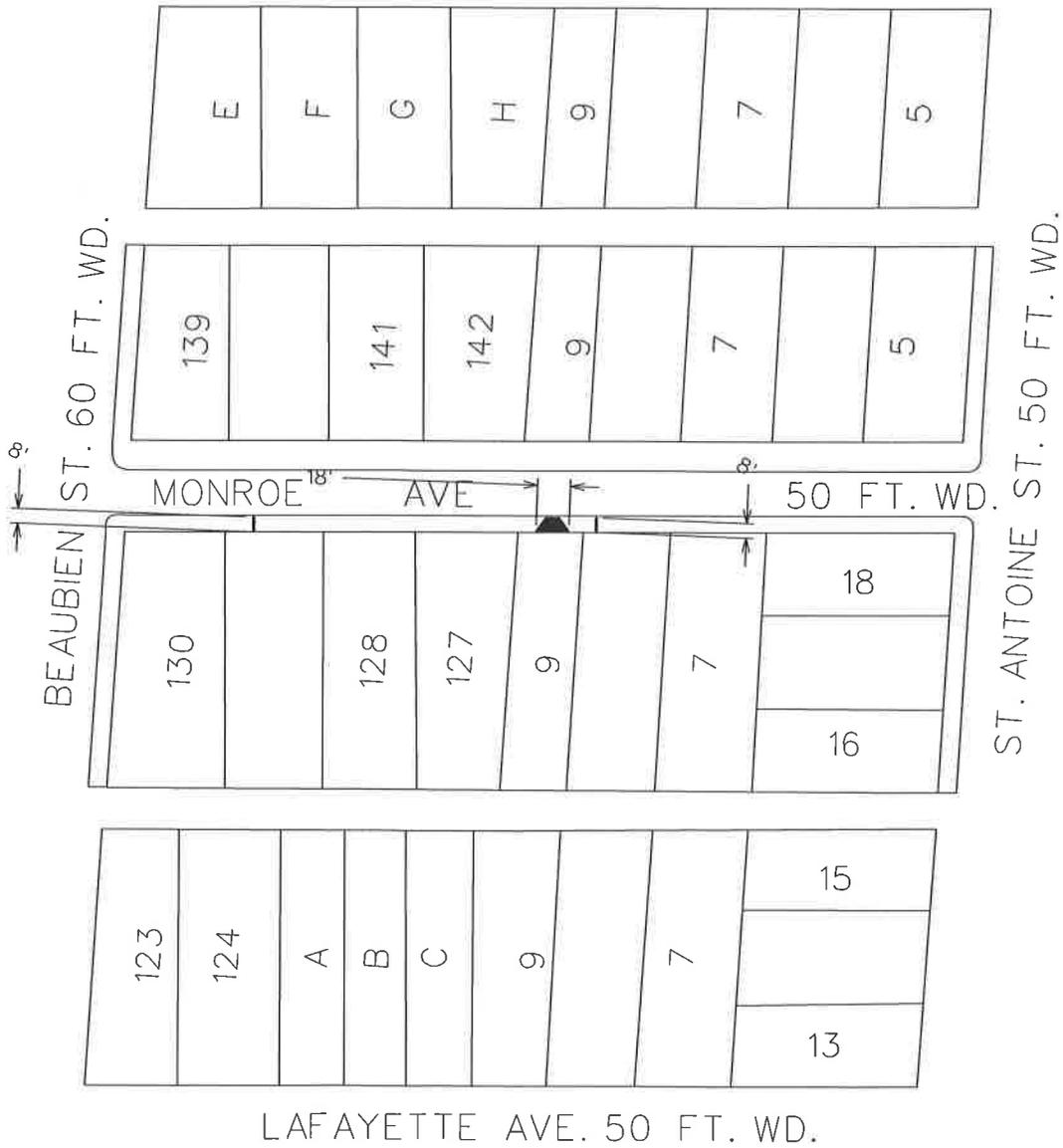
PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further

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

MAP-23-10



MACOMB ST. 50 FT. WD.



-ENCROACHMENT FOR EXISTING SIGNS

(FOR OFFICE USE ONLY)

CARTO 28A

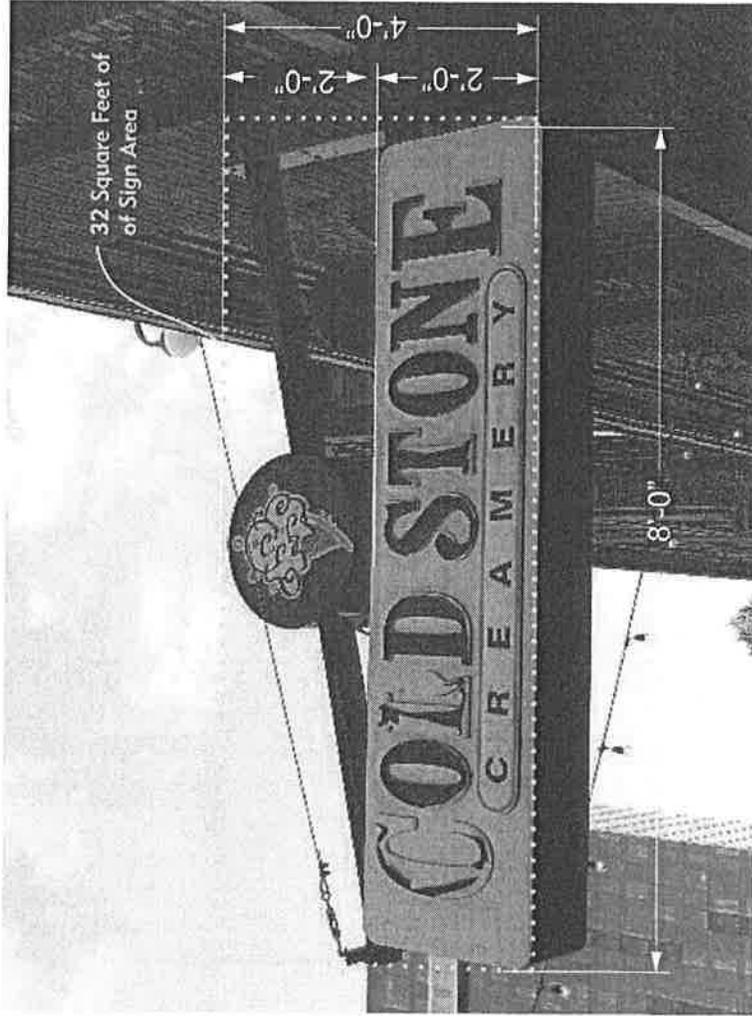
B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	CHECKED				
MW	JD				
DATE	APPROVED				
03-08-2023	JD				

ENCROACHMENT FOR EXISTING SIGNS OVER THE SIDEWALK ABOVE MONROE AVE

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	23-10
DRWG. NO.	

Projecting Sign

Existing Sign on Monroe Street - Will be Removed for New Vinyl and Installed at New Location at 510 Monroe Street



Qty (1) - Double Sided
32 Square Feet

Folder Name: X:\Comps 16\Cold Stone - Greentown\Approved Drawings

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W.O.# _____
 # _____
 H _____
 I _____
 B _____
 L _____
 R _____
 E _____
 DWG# Projecting Sign PERMIT DRAWINGS.dwg
 SIGN LOCATION ADDRESS _____
 SITE CONTACT PERSON _____

Customer Signature: _____
 Date: _____
 Title: 10 20 30 40 50 60/30 40 90 120 150

Scale: 3/4" = 1'
 Designer: C. Gatz
 Date: 2/17/16

Revision # 0

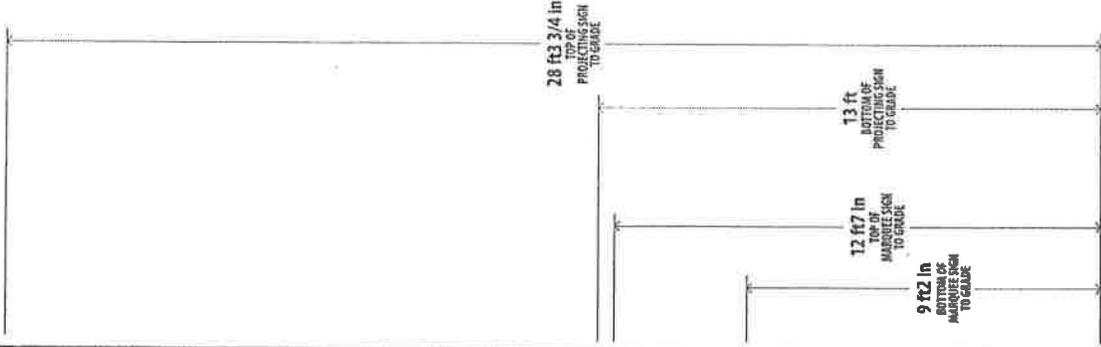
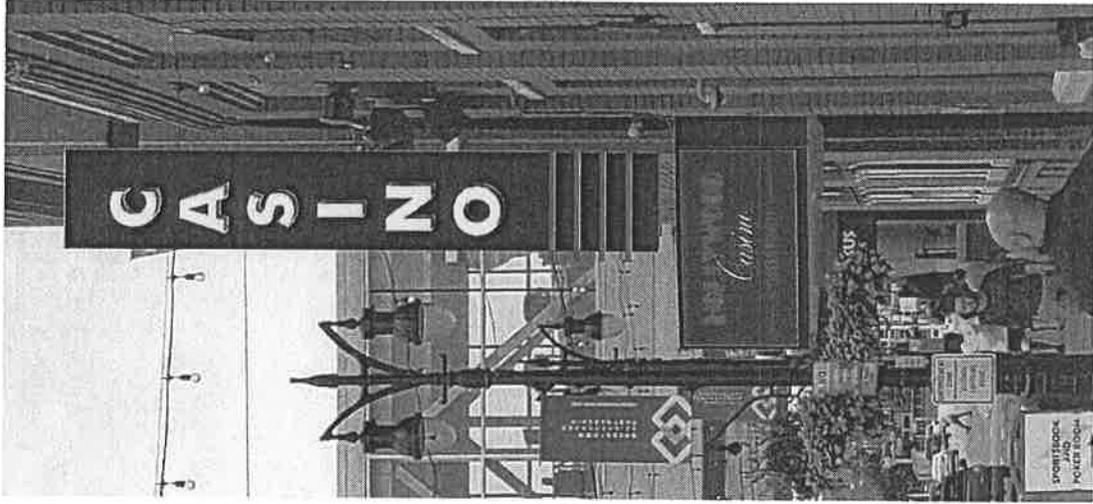
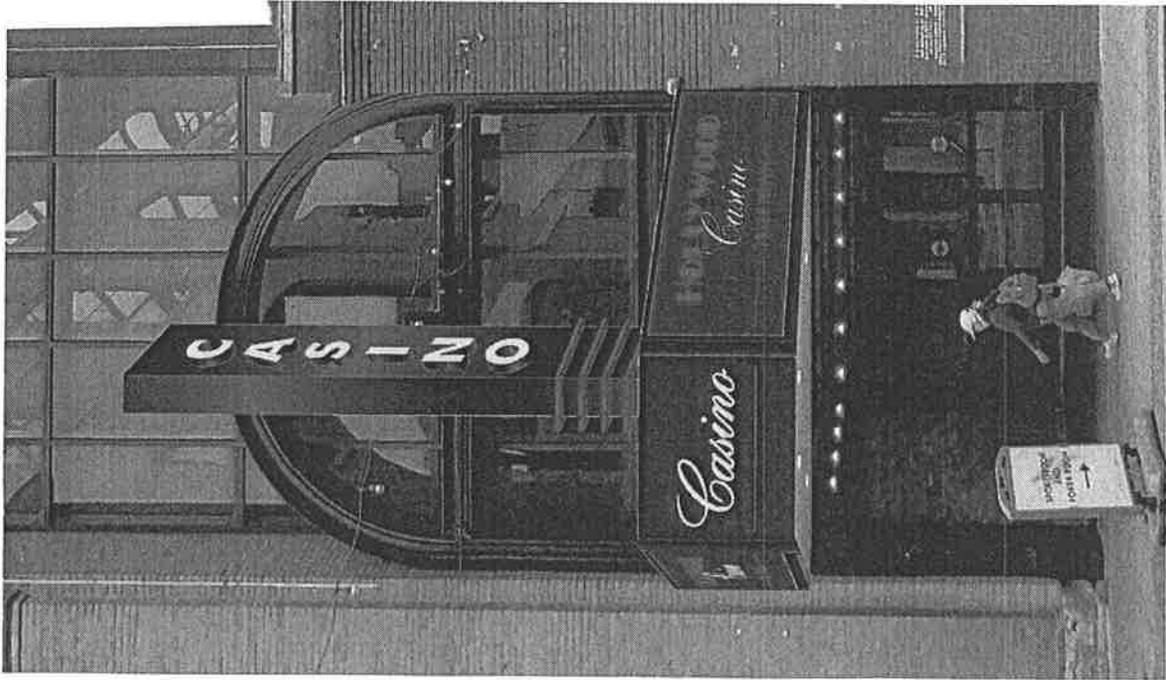


25723 Plymouth Court
 Chesterton, IN 46301
 Phone: 586-948-0000 Fax: 586-948-0000



Underwriters Laboratories Inc.
 37371 Lakeview Drive
 Channahon, IL 61018

Simulated Elevation View (Item #1, Item #3)



SIGN C-5

TOTAL SIGN AREA: 38.9 Sq. Ft.

Renovate Existing Sign
Qty: (1) Double sided

Lead #: P21001271-41135

PROJECT: Nicholson & Associates

FILE: 41135-PERMIT

Nicholson-Hollywood-Projecting Sign 1

SITE ADDRESS: 555 E. Lafayette St., Detroit, 48226

LEAD: EP

REVISION:

LAYOUT: KP

Date:

5-24-22

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Phillips SIGN & LIGHTING Inc.



Ph: 586.468.7110

visit us at phillipssign.com

Approved: _____

Date: _____

Permit: DM 6-22-22

40920 Executive Drive
Harrison Twp., MI
48045-1363

SIGN C-6

TOTAL SIGN AREA: 90.7 Sq. Ft.

Lead #: P21000528

PROJECT: Nicolson & Associates

FILE: Nicolson-Hollywood-Pegasus Permit

SITE ADDRESS: 508 Monroe St., Detroit, 48226

LEAD: EP

REVISION:

DM 2-3-23

LAYOUT: DM

Date:

1-19-22

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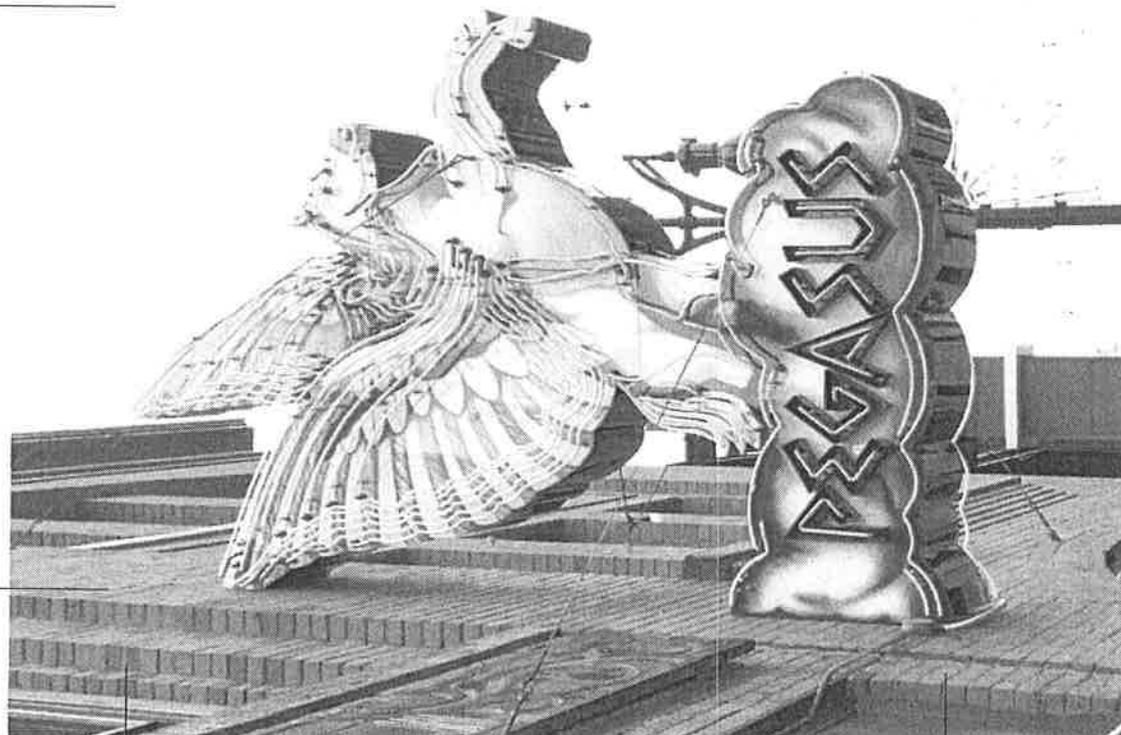
Phillip SIGN & LIGHTING Inc.



Ph: 586.468.7110

40920 Executive Drive
Harrison Twp., MI
48045-1363

8 ft0 in



11 ft4 in

Approved: _____ Date: _____
Permit: DM 2-3-23

visit us at: phillipssign.com