



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

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March 31st, 2023

Honorable City Council:

RE: Petition No. x2023-117 – Detroit Sausage Real Estate Holding, request for encroachments within the utility easement, reserved for the vacated east-west alley, bounded by Alfred Street, St. Aubin Street, Division Street, and the Dequindre cut for the purpose of installing a storm sewer system.

Petition No. x2023-117 – Detroit Sausage Real Estate Holding, request for encroachments within the utility easement, reserved for the vacated east-west alley, bounded by Alfred Street, 50 ft. wide, St. Aubin Street, 50 ft. wide, Division Street, 50 ft. wide, and the Dequindre cut, various width, for the purpose of installing a storm sewer system.

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

The request is being made to as part of the development of a new parking lot at the location.

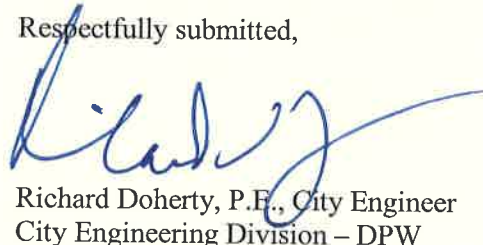
The request was approved by the Solid Waste Division – DPW, and City Engineering Division – DPW.
Traffic Engineering Division

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

/JK

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 Detroit Sausage Real Estate Holding or their assigns to install and maintain encroachments within the utility easement, further described as: Land in the City of Detroit, Wayne County, Michigan;

Storm sewer system, lying southerly of and adjacent to lot 26 and northerly of and adjacent to lot 16 of "Outlot 34 of St. Aubin Farm" as recorded in Liber 34, Page 173 of Plats, Wayne County Records. Said proposed storm sewer system includes the construction of a new storm sewer manhole over the top of an existing 18" clay storm sewer system which is approximately 11' deep. Included with the construction of this new manhole will be the installation of new 12" concrete pipes which will cross the alley in north and south directions. These pipes will be approximately 5' deep.

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, Detroit Sausage Real Estate Holding 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 Detroit Sausage Real Estate Holding 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 Detroit Sausage Real Estate Holding or their assigns. Should damages to utilities occur Detroit Sausage Real Estate Holding 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 Detroit Sausage Real Estate Holding 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 Detroit Sausage Real Estate Holding or their assigns of the terms thereof. Further, Detroit Sausage Real Estate Holding 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

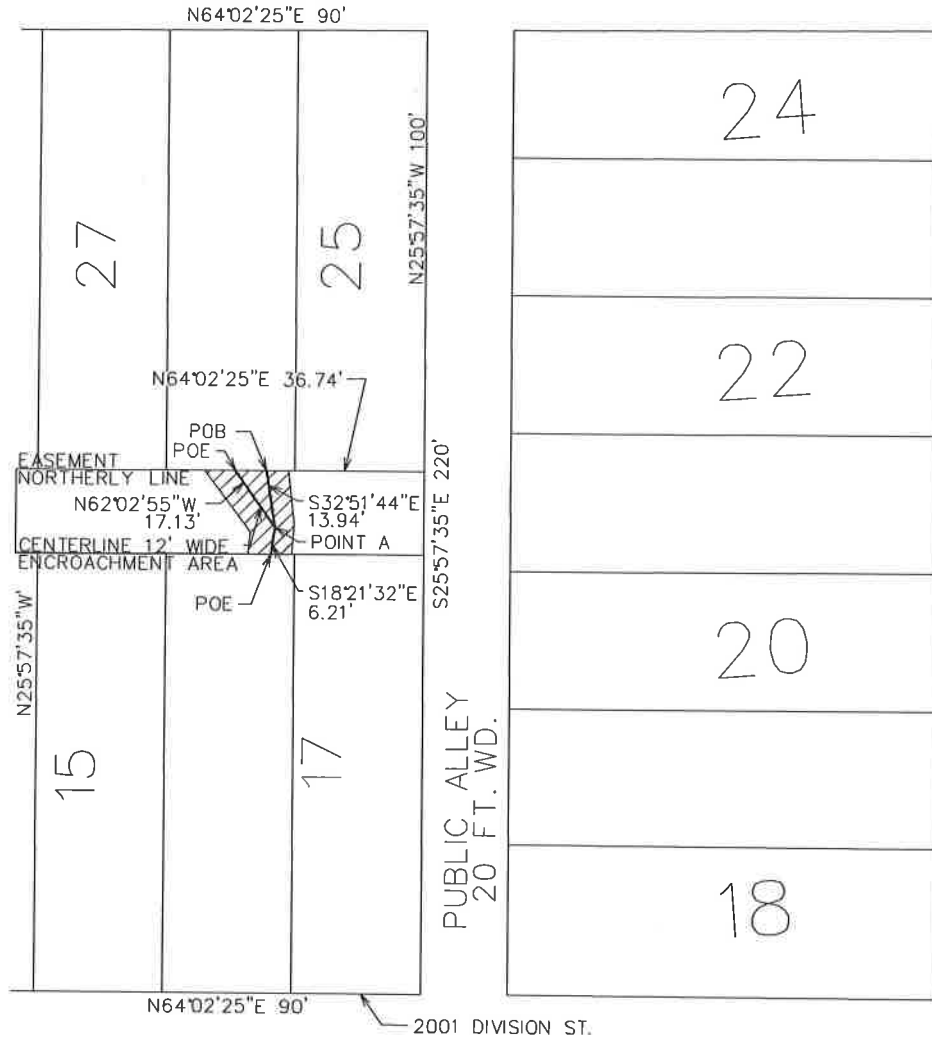
PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and Detroit Sausage Real Estate Holding acquires no implied or other privileges hereunder not expressly stated herein; and further

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.



ALFRED ST. 50 FT. WD.



ST. AUBIN AVE. 50 FT. WD.

DIVISION ST. 50 FT. WD.

- REQUEST ENCROACHMENT
(Into Public Utility Easement)

(FOR OFFICE USE ONLY)

CARTO 39 E

B					
	A				
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
DRAWN BY	LC	CHECKED	MW		
DATE	12-21-2022	APPROVED	JD		

**REQUEST ENCROACHMENT
INTO PUBLIC UTILITY EASEMENT
WITHIN 2001 DIVISION ST.
TO INSTALL A NEW
STORM SEWER SYSTEM**

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	22-106
DRWG. NO.	

MAINTENANCE AGREEMENT

This agreement (this "Agreement") is made and entered into this ____ day of February 20²³, by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Department of Public Works (the "City"), and Detroit Sausage Real Estate Holdings, LLC, a Michigan limited liability company ("Owner") whose address is 2920 Riopelle, Detroit, Michigan 48207.

NOW THEREFORE, for valuable consideration, including the covenants and undertaking herein contained, it is mutually agreed as follows:

- 1. Purpose of Agreement:** Owner holds title to a certain building described in Exhibit A attached hereto (the "Building"). City owns certain property adjacent to the Building. Inasmuch as persons entering or exiting from the Building may use the City-owned property, and/or to the extent that certain services benefiting the Building (for example, water and sewer) are located in the City-owned property, Owner has agreed to improve and maintain a portion of City-owned property in the location (the "Maintenance Area") and manner detailed in the plan attached as Exhibit B for the Term, as defined herein.
- 2. Financial Responsibility:** It is understood that during the Term, all physical improvements and repairs to the Maintenance Area, as set forth herein, shall be at the sole cost and expense of Owner, subject to any express limitations set forth in this Agreement.
- 3. Indemnification and Hold Harmless:** Owner hereby agrees to indemnify, defend and hold the City harmless from all loss, costs, expense, actions, claims of action, damages and liability (including attorneys' fees and costs) for injury to or death of any person or persons and for the damage to or destruction of property caused by Owner's actions or omissions in the course of or resulting from the maintenance activities contemplated by this Agreement.
- 4. Insurance:** Owner covenants and agrees, at its sole cost and expense, to maintain or cause to be maintained for the mutual benefit of it and the City comprehensive general liability insurance on an occurrence form against claims for bodily injuries (including, but not limited to, death) or property damage (including, but not limited to, destruction) at any time occurring in the course of or resulting from work carried out by Owner upon, in or about the Maintenance Area, at combined single limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate. Such insurance coverage shall name the City of Detroit as an additional insured and shall provide that the same may not be cancelled or materially modified without prior written notice by certified mail to the City to the attention of City of Detroit, Finance Department, Coleman A. Young Municipal Center, Detroit, MI 48226; Attention: Risk Management Division. Said coverage may

be evidenced by a certificate of insurance issued upon so-called "blanket" coverage, or by either a certificate or the original of an insurance policy effecting such coverage. The insurance shall be primary and any such insurance or self-insurance maintained by the City shall be secondary and non-contributory and excess. Owner shall be responsible for payment of all deductibles relating to such insurance. The provisions requiring Owner to carry or cause to be carried such insurance shall not be constructed as waiving or restricting the liability of Owner under this Agreement.

5. **Term:** The term of this Agreement (the "Term") shall commence on the date of this Agreement and continue for five (5) years thereafter unless terminated or extended pursuant to the following:
 - a. The City may terminate this Agreement prior to the end of the Term in the event the City has designed and has committed to implement a uniform scheme for the improvement of an area of City-owned property that encompasses the Maintenance Area and other adjacent City-owned property. The aforesaid may include widening of streets or sidewalks and relocation of water or sewer facilities.
 - b. Owner may terminate this Agreement prior to the end of the Term if it sells or ground leases the Building or grants a mortgage lien or security interest in the Building or portion thereof.
 - c. In the event a party elects to terminate this Agreement pursuant to Sections 5(a) or 5(b) above, such party shall deliver to the other party written notice of such election at least thirty (30) days prior to the date on which termination shall be effective.
 - d. Following the five-year expiration (but not the early termination) of this Agreement, this Agreement shall automatically continue on month to month basis subject to final termination by either party upon delivery of at least thirty (30) days' written notice to the other party.
6. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
7. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties. Any prior agreements, negotiations or representations not expressly set forth in this Agreement are of no force or effect. Any amendment to or modification of this Agreement shall be of no force or effect unless it is in writing and signed by an authorized signatory for each of the parties.
8. **Successors and Assigns:** This Agreement is for the exclusive benefit of the parties stated herein and shall not be deemed to give any legal or equitable right, remedy or claim whatsoever to any other person. Notwithstanding the aforesaid, Owner shall have the right, without requiring the City's consent to assign this Agreement to any purchaser of the Building or any affiliate of Owner; provided that if Owner assigns this Agreement to any unaffiliated third party purchaser of the Building, Owner shall notify the City in

writing no later than thirty (30) days after such assignment, and the City may, by written notice to Owner within forty-five (45) days after receiving such notice from Owner (subject to reasonable extension due to City Council recess), terminate this Agreement. Unless terminated as provided above, this Agreement shall be binding upon the parties' successors and assigns.

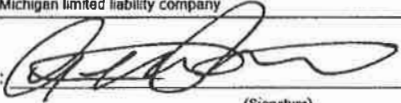
9. **Improvement Changes:** Any changes to the Maintenance Area, except as contemplated by this Agreement, are subject to the prior approval of the City. Owner shall not install or construct in the Maintenance Area any structure, fixture, furniture, or equipment (including but not limited to signs, lighting, fixtures, shades, canopies, or awnings) as may obstruct or in any way encroach upon the Maintenance Area except as set forth in Exhibit B or otherwise properly permitted by the City.

10. **Rights of City:** The parties understand that this Agreement in no way limits the property rights of the City with regard to the Maintenance Area.

11. **Certain Maintenance Obligations of Owner:** During the Term, Owner shall be responsible for the improvement and maintenance activities set forth on Exhibit B.

IN WITNESS WHEREOF, the City and the Owner, by and through their authorized officers and representatives, have executed this Agreement as follows:

Detroit Sausege Real Estate Holdings, LLC
a Michigan limited liability company

BY: 
(Signature)
PRINT NAME: ANTHONY PETERS
ITS: MEMBER
(Duly Authorized Representative)

CITY OF DETROIT, through its Department of Public Works - City Engineering Division

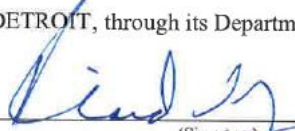
BY: 
(Signature)
PRINT NAME: Richard Doherty, P.D.
ITS: City Engineer

Exhibit A

BUILDING DESCRIPTION

Lot 15, Plat of Subdivision of Outlot 34, St. Aubin Farms, as recorded in Liber 1, on Page 173 of Plats, Wayne County Records.

Address: 1989 Division Street, Detroit, Michigan

Tax Item No. 090001367, WARD 9

Lot 16, Plat of Subdivision of Outlot 34, St. Aubin Farms, as recorded in Liber 1, on Page(s) 173 of Plats, Wayne County Records.

Address: 1995 Division Street, Detroit, Michigan

Tax Item No. 090001368, WARD

Lot 17, Plat of Subdivision of Outlot 34, St. Aubin Farm, as recorded in Liber 1, on Page 173 of Plats, Wayne County Records.

Address: 2001 Division Street, Detroit, Michigan

Tax Item No. 090001369, WARD 9

Lots 25 through 27, Plat of Subdivision of Outlot 34, St. Aubin Farm, as recorded in Liber 1, Page 173 of Plats, Wayne County Records.

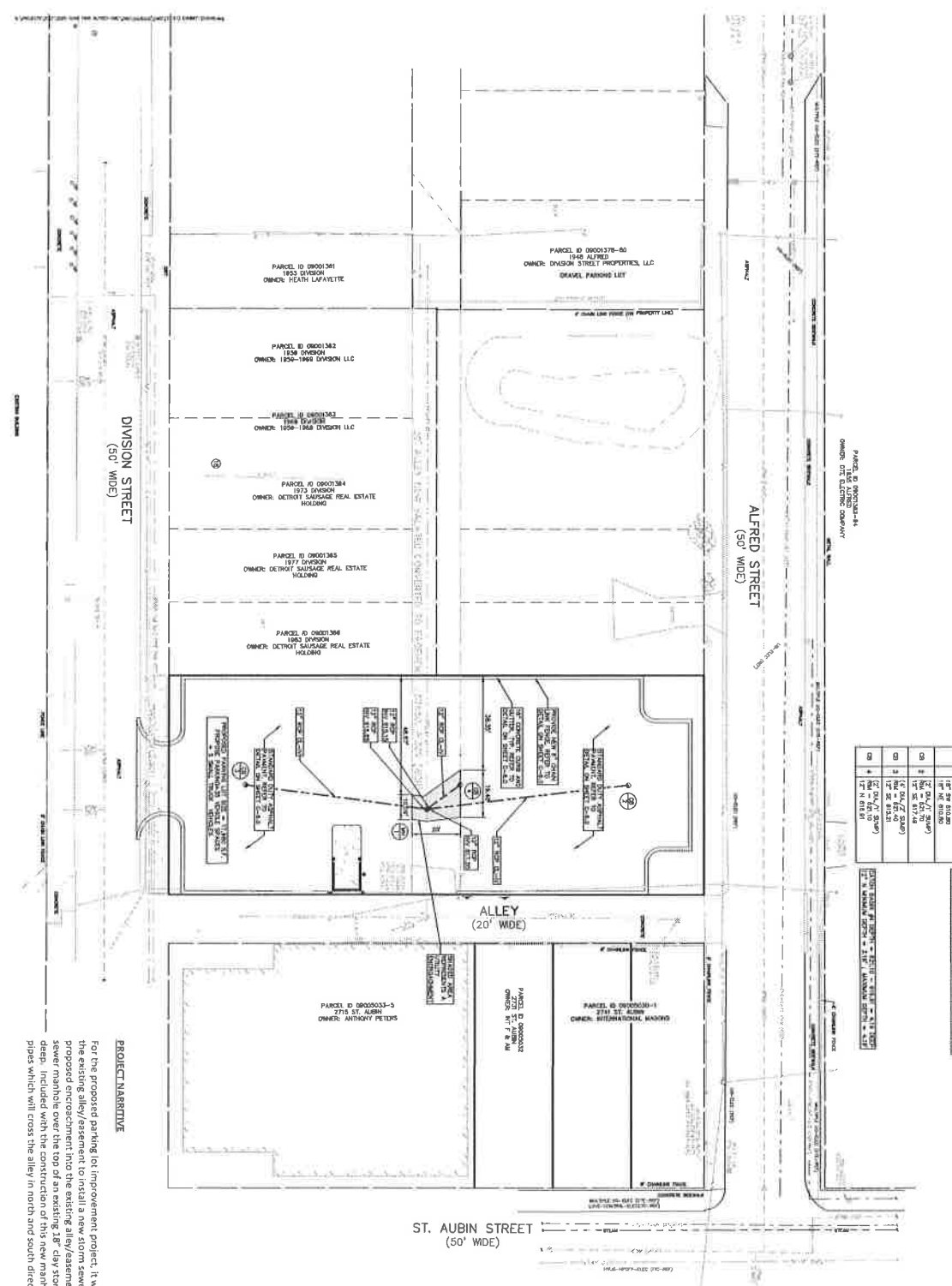
(Parcel Combination in process)

ENCROACHMENT SKETCH

ENCROACHMENT AREA (By PEA)

A 12-foot wide Encroachment Area within the vacated 20 foot wide vacated alley (Liber 57650, Page 309) adjacent to Lot 26 of the "Plat of Subdivision of Outlot 34, St. Aubin Farm" (Liber 1, Page 173 of Plats) and adjacent to Lot 16 of the Plat of the Subdivision of Outlot 34 St. Aubin Farm (Liber 1, Page 173 of Plats) described as follows:

Commencing at the northeasterly corner of said Lot 25 of said Plat of Subdivision of Outlot 34, St. Aubin Farm, said corner being the southwest intersection of the public alley and the southerly line of Alfred Street (50 feet wide), thence S25°57'35"E 100.00 feet along the easterly line of said Lot 25 and the westerly line of a 20-foot wide alley, to the southeasterly corner of said Lot 25 and the northerly line of said vacated alley; thence along said northerly line S64°02'25"W 36.74 feet to the POINT OF BEGINNING of the centerline of this 12-foot wide encroachment area; thence along said centerline S32°51'44"E to a POINT "A"; thence S18°21'32"E 6.21 feet to the southerly line of said vacated alley and the POINT OF ENDING for this portion of the encroachment area; thence from POINT "A" N62°02'55"W 17.13 feet to the northerly line of said vacated alley and the POINT OF ENDING of this 12-foot wide encroachment area.



ENCROACHMENT
NO. 2001-0048
(C-3-1)

NO.	DESCRIPTION	AREA (SQ. FT.)
1	FOUNDATION	1,120.00
2	BASEMENT	1,120.00
3	STAIRS	120.00
4	ELECTRICAL	200.00
5	MECHANICAL	200.00
6	PLUMBING	200.00
7	CONCRETE	1,120.00
8	STEEL	1,120.00
9	BRICK	1,120.00
10	GLASS	1,120.00
11	WOOD	1,120.00
12	ASBESTOS	1,120.00
13	LEAD	1,120.00
14	PCB	1,120.00
15	OTHER	1,120.00

ST. AUBIN STREET (50' WIDE)

ALFRED STREET (50' WIDE)

DIVISION STREET (50' WIDE)

ALLEY (20' WIDE)

PARCEL ID 09001384
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001385
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001386
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001387
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001388
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001389
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001390
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001391
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001392
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001393
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PARCEL ID 09001394
OWNER: DETROIT SAVINGS REAL ESTATE HOLDING

PROJECT NARRATIVE

For the proposed parking lot improvement project, it will be necessary to request an encroachment into the existing alley/assessent to install a new storm sewer system to handle the increased runoff. The proposed encroachment into the existing alley/assessent requires the construction of a new storm sewer manhole over the top of an existing 18" clay storm sewer system which is approximately 11' deep. Included with the construction of this new manhole will be the installation of a new 12" concrete pipes which will cross the alley in north and south direction. These pipes will be approximately 5' deep.

ENCROACHMENT PLAN

ENCROACHMENT PLAN

ENCROACHMENT PLAN

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ENCROACHMENT PLAN

ENCROACHMENT PLAN

ENCROACHMENT PLAN

LEGEND

REFERENCE DRAWINGS

811
SCALE 1/8" = 1'-0"
NORTH

CLIENT
FIRM DETROIT
REAL ESTATE

PROJECT TITLE
2715 ST. AUBIN

ENCROACHMENT PLAN

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