



**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 17, 2025

Honorable City Council:

RE: Petition No. x2025-077 – Crown Enterprises, LLC request for a vacation, with reserve of a utility easement for the dead-end portion of Fourteenth St., north of Howard St., the dead-end portion of Porter St., east of Fourteenth St., and the dead-end north-south public alley between Porter St., Fourteenth St., Fifteenth St., and the Michigan Central Railroad.

Petition No. x2025-077 – Crown Enterprises, LLC request for a vacation, with reserve of a utility easement for the dead-end portion of Fourteenth St., 80 ft. wide, north of Howard St., 50 ft. wide, the dead-end portion of Porter St., 60 ft. wide, east of Fourteenth St., 80 ft. wide, and the dead-end north-south public alley, 20 ft. wide, between Porter St., 60 ft. wide, Fourteenth St., 80 ft. wide, Fifteenth St., 60 ft. wide and the Michigan Central Railroad.

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, the dead-end portion of Fourteenth St., 80 ft. wide, north of Howard St., 50 ft. wide, the dead-end portion of Porter St., 60 ft. wide east of Fourteenth St., 80 ft. wide, and the dead-end north-south public alley between porter St., 60 ft. wide, Fourteenth St., 80 ft. wide, Fifteenth St., 60 ft. wide and the Michigan Central Railroad, further described as land in the City of Detroit, Wayne County, Michigan being:

1. All that part of Fourteenth St., 80 ft. wide, lying between the northerly line of Howard St., 60 ft. wide and the southerly line of the Michigan Central Railroad, lying adjacent to the westerly line of Lots 148 through 161, inclusive and adjacent to the easterly line of Lots 162 through 175, inclusive of Peter Godfroy Farm being part of Private Claim 726, between Howard and Marquette Streets, as recorded in Liber 4, Page 17, Wayne County Records, also adjacent to the westerly line of Lots 132, 129, 128, 125, 124 and 121 and adjacent the easterly line of Lots 118, 119, 120, 122, 123, and 126 of the Plat of Subdivision of part of Peter Godfroy Farm being part of Private Claim 726, south of Chicago Road, as recorded in Liber 1, Page 132, Wayne County Records, and adjacent to the easterly and westerly ends of a vacated portions of Porter Street, 60 ft. wide, including the northerly ½ of Porter St., 60 ft. wide, lying adjacent to the easterly 68 feet of the southerly line of Lot 131 of the Plat of Subdivision of Part of Peter Godfroy Farm being part of Private Claim 726, south of Chicago Road, as recorded in Liber 1, Page 132, Wayne County Records, including all that part of Fourteenth Street as opened in Journal of Common Council dated March 14, 1984, Pages 462 and 463 being the easterly 68 feet of Lots 130 and 131 and 127, and the westerly 77 feet of the northerly 30 feet of Lot 127 all inclusive of the Plat of Subdivision of Part of Peter Godfroy Farm being a part of Private Claim 726, south of Chicago Road, as recorded in Liber 1, Page 132, Wayne County Records.
2. All that part of Porter Street, 60 ft., lying between the east line of Fourteenth Street and the westerly line of the Michigan Central Railroad right-of-way, being adjacent to the south line of Lot 132, the south end of a vacated alley, 20 ft. wide and part of the south line of Lot 133 of the Plat of Subdivision of Part of Peter Godfroy Farm being part of Private Claim 726, south of Chicago Road, as recorded in Liver 1, Page 132, Wayne County Records and adjacent to the North line of Lot 161, the north end of an alley, 20 ft. wide and part of the north line of Lot 134 of the Subdivision of Part of Godfroy Farm, P.C. 726 between Howard and Marquette Streets, as recorded in Liber 4, Page 17, Wayne County Records.

All that part of Porter Street, 60 ft. wide lying westerly of Fourteenth Street, 80 ft. wide, being the northerly 30 feet of the easterly 68 feet thereof, of the Plat of Subdivision of Part of Peter Godfroy Farm being a part of Private Claim 726, south of Chicago Road, as recorded in Liber 1, Page 132, Wayne County Records.

3. All that part of the public alley, 20 ft. wide, lying northerly of and adjacent to the west line of the northerly 30 feet of Lot 127 and southerly of the Michigan Central Railroad,

being adjacent to the northerly 30 feet of Lot 127 and all the West line of Lots 126, 123, 122, 120, 119, and 118, of the Plat of Subdivision of Part of Peter Godfroy Farm being Part of Private Claim 726 south of Chicago Road, as recorded in Liber 1, Page 132, Wayne County Records and adjacent to part of the east line of Lot 4 and all of the east line of Lots 5 through 14, block 17, inclusive and the easterly end of vacated Newark Avenue, 50 feet wide of the Plat of the Front Subdivision of The LaFontaine Farm, Private Claim No. 44, between Detroit River and the Chicago Road, as recorded in Liber 59, deeds, Page 154, Wayne County Records.

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 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; 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

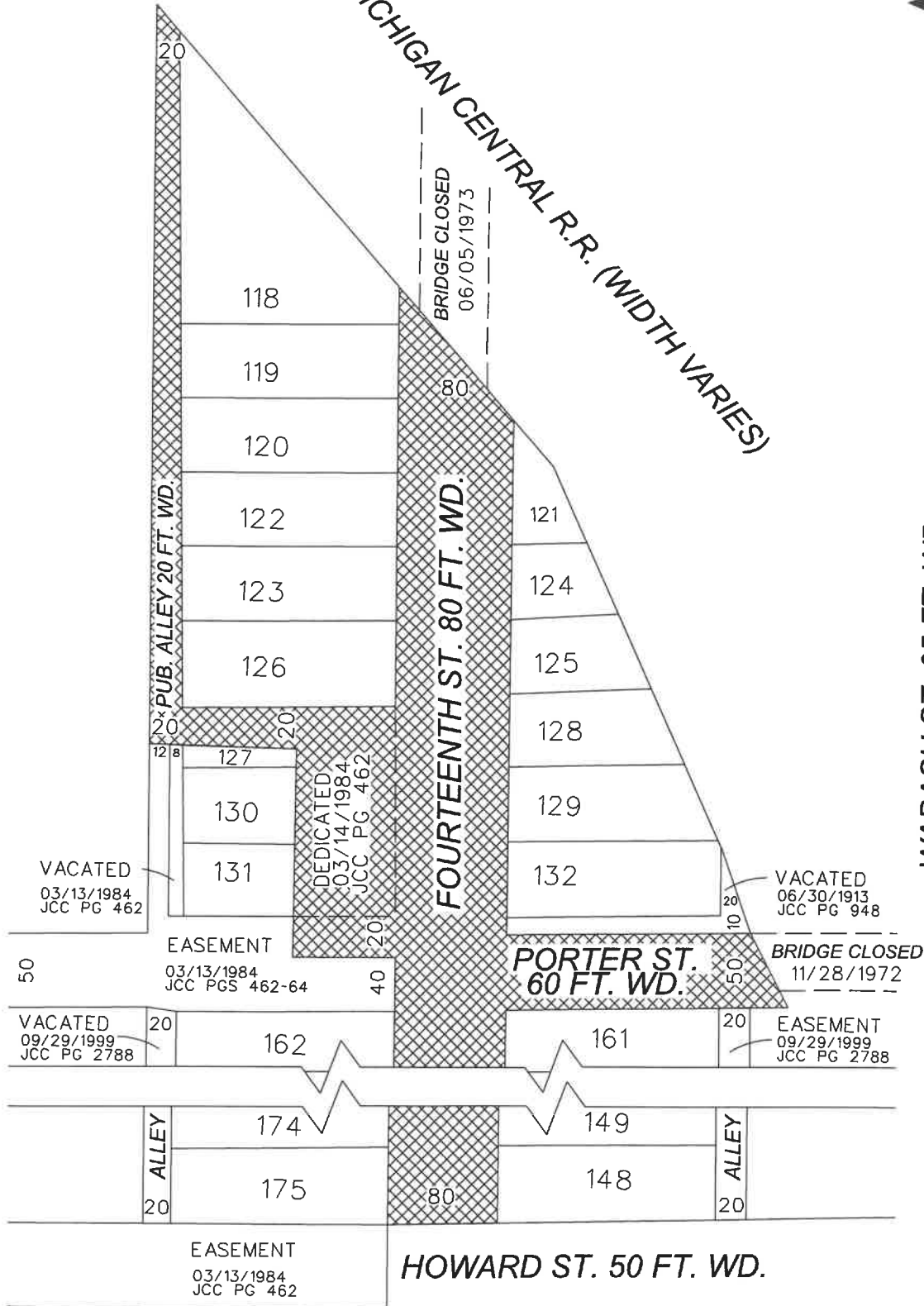
PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.



FIFTEENTH ST. 60 FT. WD.

MICHIGAN CENTRAL R.R. (WIDTH VARIES)

WABASH ST. 65 FT. WD.



- REQUEST FOR VACATION
WITH UTILITY EASEMENT

(FOR OFFICE USE ONLY)

CARTO 18 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	TS		CHECKED	LC	
DATE	10-17-2024		APPROVED	RW	

REQUEST FOR VACATION WITH UTILITY EASEMENT
FOR THE DEAD END PORTION OF FOURTEENTH ST.
NORTH OF HOWARD ST., THE DEAD END PORTION OF
PORTER ST. EAST OF FOURTEENTH ST., AND THE
DEAD END NORTH/SOUTH PUBLIC ALLEY BETWEEN
PORTER ST., FOURTEENTH ST., FIFTEENTH ST.,
AND THE MICHIGAN CENTRAL RAILROAD

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-24

DRWG. NO.