



**DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

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April 29, 2025

Honorable City Council:

RE: Petition No. x2025-085 – Fisher 21 Lofts, LLC, request for several encroachments within the southerly part of Piquette Ave., adjacent to the parcel commonly known as 6051 Hastings St., for the installation of underdrains, an irrigation system and planters.

Petition No. x2025-085 – Fisher 21 Lofts, LLC, request for several encroachments within southerly part of Piquette Ave., 80 ft. wide, adjacent to the parcel commonly known as 6051 Hastings St., for the installation of underdrains, an irrigation system and planters.

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 Fisher 21 Lofts, LLC or their assigns to install and maintain various encroachments within Piquette Avenue, further described as: Land in the City of Detroit, Wayne County, Michigan;

1. On-site underdrains and irrigation system within Piquette Ave. right-of-way, 80 ft. wide, lying northerly of and adjacent to lots 23 through 32 of "Hoban and Sands' Subdivision" as recorded in Liber 22, Page 92 of Plats, Wayne County Records. Said 2' underdrain and irrigation systems' first encroachment area measures 9.2' x 166' northerly of lots 32 through 32, second encroachment area measures 9.2' x 244' northerly of lots 23 through 29, and said underdrain and irrigation system lying 5' below grade within each encroachment area.
2. Eleven on-site planters within Piquette Ave. right-of-way, 80 ft. wide, lying northerly of and adjacent to lots 23 through 33 of "Hoban and Sands' Subdivision" as recorded in Liber 22, Page 92 of Plats, Wayne County Records. Said planters measure 7.88' x 11.87', the starting point of each planter from the Northeast corner of the property is as follows:
 - A. 39.95'
 - B. 84.14'
 - C. 128.80'
 - D. 173.47'
 - E. 218.14'
 - F. 262.52'
 - G. 352.14'
 - H. 396.80'
 - I. 441.47'
 - J. 486.13'
 - K. 530.52'Each planter lies 6.12' from the northerly property line and encroaches 0' to 5' below grade.

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, Fisher 21 Lofts, 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 Fisher 21 Lofts, 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 Fisher 21 Lofts, LLC or their assigns. Should damages to utilities occur Fisher 21 Lofts, 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

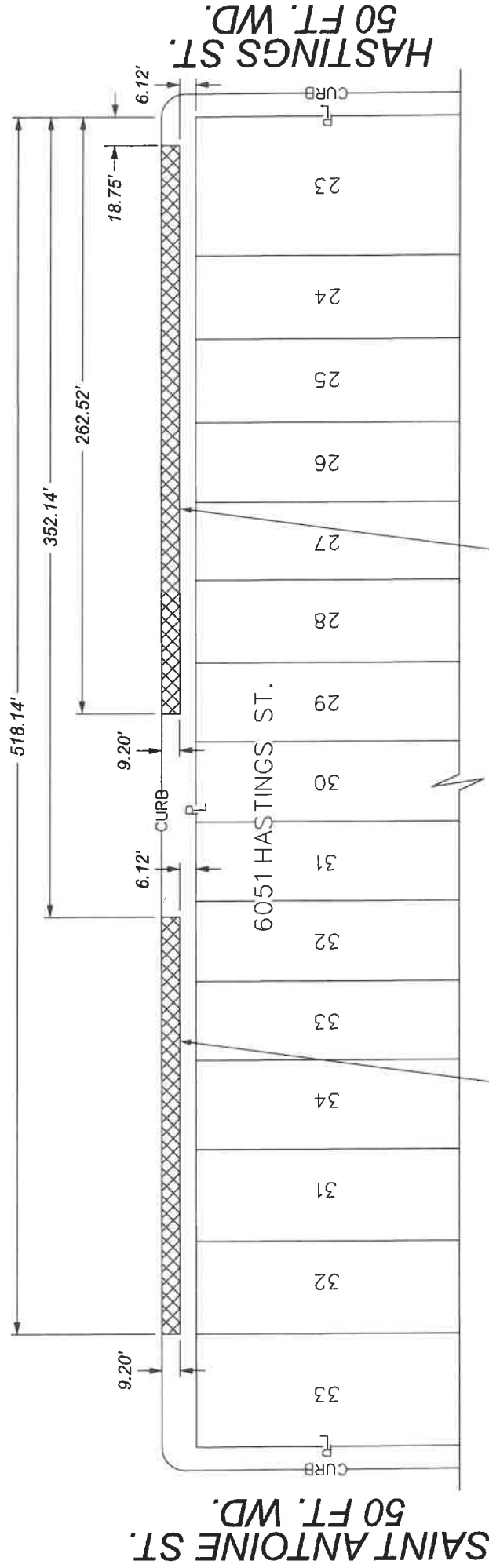
PROVIDED, that Fisher 21 Lofts, LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of Fisher 21 Lofts, LLC or their assigns of the terms thereof. Further, Fisher 21 Lofts, 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 Fisher 21 Lofts, 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.



PROPOSED ENCROACHMENT AREA FOR
2.0' x 244.0' UNDERDRAINS & IRRIGATION
SYSTEM AT 5.0' BELOW GRADE

- REQUEST ENCROACHMENTS
(FOR UNDERDRAINS & IRRIGATION SYSTEM)

HARPER AVE. 80 FT. WD.

(FOR OFFICE USE ONLY)

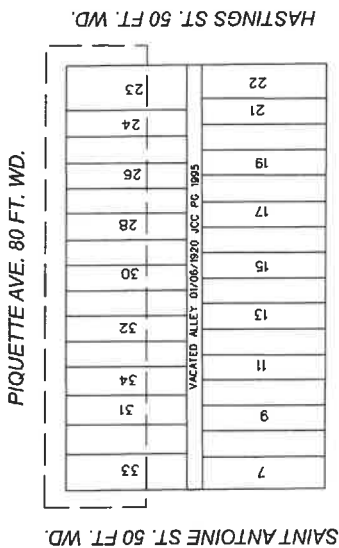
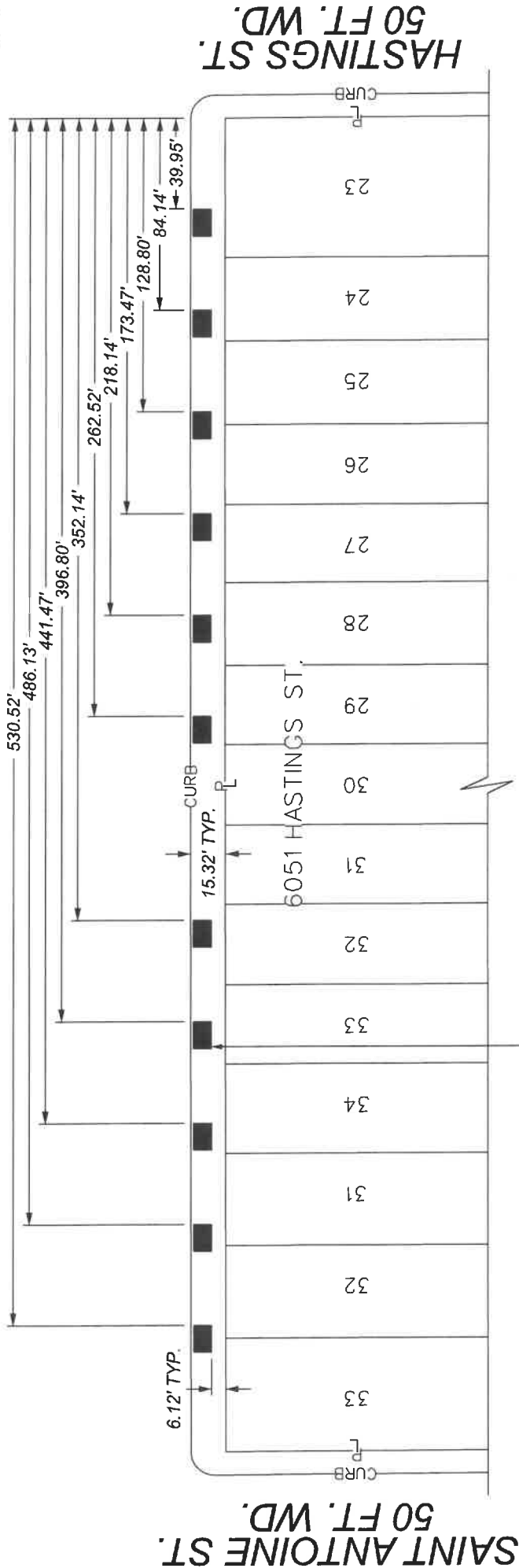
CARTO 31 F / 41 D

B							
A							
DESCRIPTION		DRWN	CHKD	APPD	DATE		
DRAWN BY		CHECKED		AP/LC			
DATE		APPROVED		GE			

REQUEST ENCROACHMENTS INTO
THE SOUTHERLY PART OF PIQUETTE AVE.
AT 6051 HASTINGS ST.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	25-12
DRWG. NO.	1 OF 2

PIQUETTE AVE. 80 FT. WD.



- REQUEST ENCROACHMENTS
(FOR EXTERIOR PLANTERS)

HARPER AVE. 80 FT. WD.

(FOR OFFICE USE ONLY)

CARTO 31 F / 41 D

REQUEST ENCROACHMENTS INTO
THE SOUTHERLY PART OF PIQUETTE AVE.
AT 6051 HASTINGS ST.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU
JOB NO. 25-12
DRWG. NO. 2 OF 2

B									
A	DESCRIPTION	DRAWN	CHD	APPD	DATE				
REVISIONS									
DRAWN BY		CHECKED		AP/LC					
DATE		APPROVED		GE					
04-04-2025									