



MEMORANDUM

Date: April 16th, 2026
To: City of Madison Heights Planning Commission [April 20th, 2026 Meeting]
From: Matt Lonnerstater, AICP – City Planner
Subject: Right-of-Way Vacation Request # PEE 26-01– Unimproved Street ROW Vacations

Introduction and History

The Community & Economic Development Department has received a request to vacate a number of unimproved streets located within the Red Oaks Golf Course on the east side of John R Road, north of Dartmouth Street. Red Oaks Golf Course is operated and maintained by Oakland County Parks, but the underlying property is owned by the George W Kuhn Drainage District/Oakland County Water Resources Commissioner (WRC).

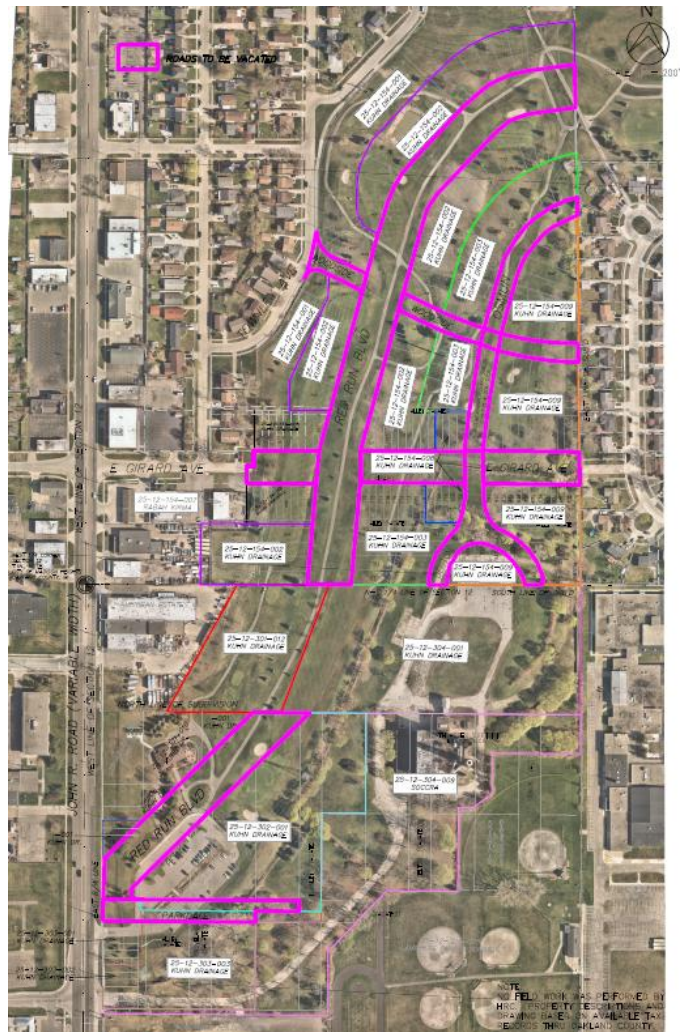
Portions of the following unimproved rights-of-way are proposed to be vacated:

- Red Run Boulevard (ROW width 120 ft.)
- Girard Avenue (86 ft.)
- Osmun Avenue (50 ft.)
- Delton Avenue (50 ft.)
- Woodside Avenue (50 ft.)
- Parkdale Avenue (60 ft.)

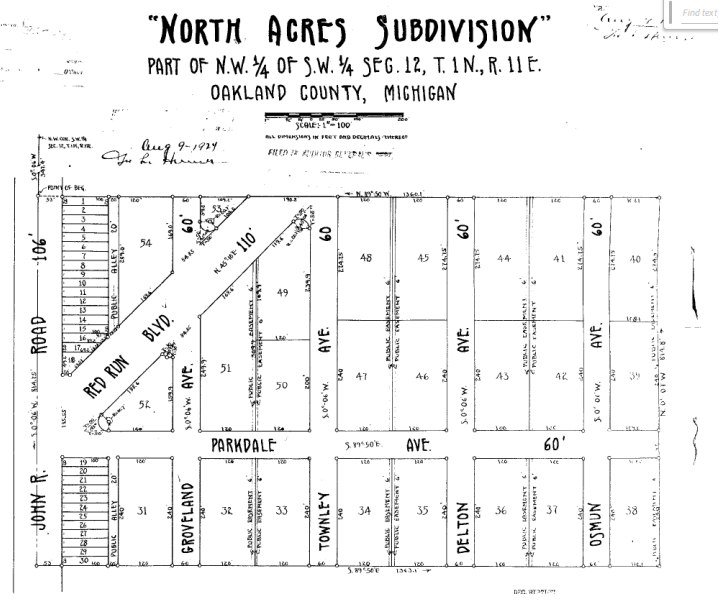
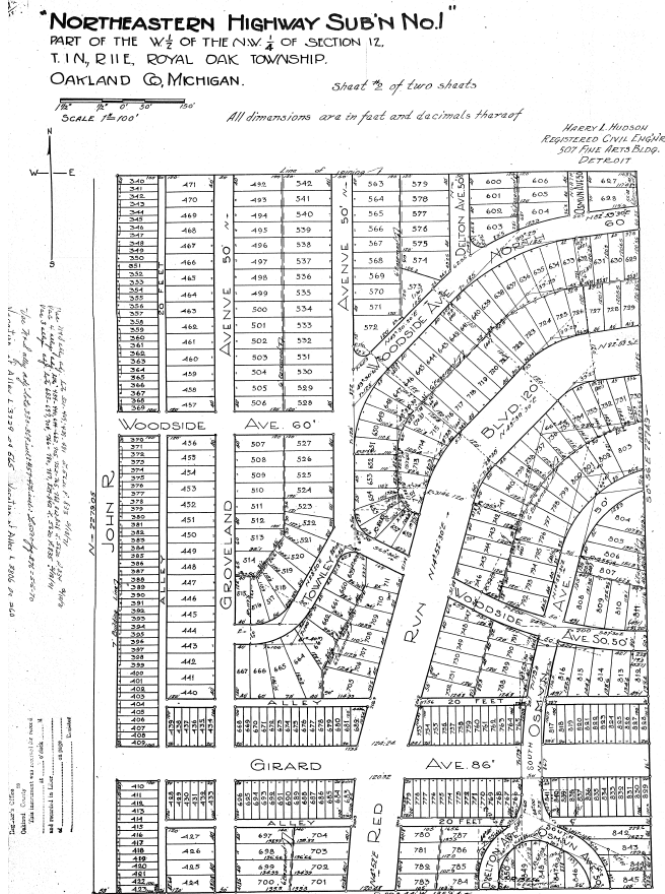
These rights-of-way are depicted in purple on the aerial map shown to the right.

These rights-of-way were originally platted for future streets in the 1920s as part of the North Acres Subdivision (platted in 1924) and the Northeastern Highway No. 1 Subdivision (1925). These residential subdivisions were never developed. However, a majority of the platted street network remains in place, at least on paper. Over time, several alleys and small portions of the platted street network have been vacated. Oakland County WRC requests that these remaining unimproved streets now be formally vacated.

Unimproved Streets to be Vacated



Plat Maps of Northeastern Highway Subdivision No. 1 and North Acres Subdivision



Process for Street Vacations

Per Section 23-109 (*Vacation of Streets, Alleys, Etc.*) of Chapter 23 of the Code of Ordinances (*Streets and Sidewalks and Other Public Places*), City Council may consider petitions to vacate a street, alley, or right-of-way. When 100% of adjacent property owners sign the petition, City Council may consider the initial request and appoint a time not less than four weeks thereafter to establish a public hearing. If desired, City Council may, but is not required to, refer the matter to the Planning Commission for study and report back to Council.

City staff has referred the street vacation request to the Planning Commission for study and a recommendation prior to City Council consideration.

Project Area and Utilities

The platted street network abuts a number of separate parcels, all owned by Oakland County WRC and most of which are operated as Red Oaks Golf Course. Refer to the table on the following page.

Abutting Parcels and Use

Parcel #	Use
25-12-154-001	Golf Course
25-12-154-002	Golf Course
25-12-154-003	Golf Course
25-12-154-006	Golf Course
25-12-154-008	Golf Course
25-12-154-009	Golf Course
25-12-302-001	Golf Course, Parking Lot
25-12-301-010	Clubhouse
25-12-301-008	Maintenance Building
25-12-303-001	Green Space
25-12-303-003	Service Drive, Green Space

Red Run/GWK drain, which is buried, runs through the golf course property. Further, Madison Heights maintains several stormwater drains which cross under the platted streets. The Department of Public Services (DPS) has reviewed the vacation proposal and requests the dedication of easements in areas where underground utilities are present. Therefore, if vacated, the City should retain public utility easements in the necessary areas.

The street vacation request has been sent to DTE Energy, Consumers Energy, AT&T, Comcast and other utility providers for their input and approval. To date, the City has not received responses from these companies. All responses shall be received prior to final City Council action.

Zoning

Per Section 3.03 of the Zoning Ordinance, whenever any street, alley or other public way within the City of Madison Heights shall be vacated, such street, alley or other public way or portion thereof shall automatically be classified in the same zoning district as the property to which it attaches. If vacated, the former rights-of-way would be attached to the adjoining parcels and obtain their N-P, Natural Preservation, zoning designation.

Next Step

Based on the Department of Public Services' comment, planning staff does not object to the requested street right-of-way vacations. However, public utility easements will need to be recorded over the vacated rights-of-way where necessary for public utility installation, maintenance, and operation purposes including, but not limited to, Red Run/GWK drain, water mains, sewers, conduits, storm drains, electric lines, poles, etc.

Therefore, staff advises that the Planning Commission recommend to City Council **approval of the requested street vacations with the following conditions:**

- 1) Public utility easements shall be dedicated and recorded over the vacated rights-of-way, where necessary, benefitting the City of Madison Heights, Oakland County WRC, utility companies, and/or any other party for underground facilities such as water, sanitary sewer, and natural gas lines, drainage structures, and overhead facilities such as power lines and communication infrastructure.
- 2) Prior to formal approval of the right-of-way vacations, the applicant shall coordinate with all remaining utility companies with facilities in the existing unimproved streets regarding necessary

easements or facility relocation. Correspondence from such companies shall be provided to the City Planner prior to final City Council action.

Template Motion

I move that the Planning Commission hereby recommends that City Council approve street vacation request # PEE 26-01 to vacate the following unimproved rights-of-way located within the platted Northeastern Highway Subdivision No. 1 and North Acres Subdivision, and as reflected within the attachments to the staff report:

Red Run Boulevard (ROW width 120 ft.)

Girard Avenue (86 ft.)

Osmun Avenue (50 ft.)

Delton Avenue (50 ft.)

Woodside Avenue (50 ft.)

Parkdale Avenue (60 ft.)

These streets shall be vacated with the following conditions:

- 1) Public utility easements shall be dedicated and recorded over the vacated rights-of-way, where necessary, benefitting the City of Madison Heights, Oakland County WRC, utility companies, and/or any other party for underground facilities such as water, sanitary sewer, and natural gas lines, drainage structures, and overhead facilities such as power lines and communication infrastructure.*
- 2) Prior to formal approval of the right-of-way vacations, the applicant shall coordinate with all remaining utility companies with facilities in the existing unimproved streets regarding necessary easements or facility relocation. Correspondence from such companies shall be provided to the City Planner prior to final City Council action.*

Attachments

- Petition for Vacating a Public Street and associated maps [PEE 26-01]
- Tentative Parcel Layout post-vacation [produced by staff]
- Historic Platted Subdivision Plat Maps
- Letter from Oakland County [2009] regarding right-of-way vacation
- MH Code of Ordinance – Chapter 23, Article IV – Vacation of Streets, Alleys, Etc.