

Downtown Development Authority of City of Madison Heights

Memorandum

Date: July 15, 2025

To: Melissa Marsh, City Manager

From: Giles Tucker, Community Development Director

Subject: **241 E. 11 Mile Rd Encroachment Agreement**

This proposed encroachment between the City of Madison Heights and the current property owner of 241 E 11 Mile Rd has been proposed to help mitigate the impact on the private property owners' parking lot circulation, and the number of parking spaces for their private parking lot. The Construction plans for the 11 Mile Streetscape project proposed the closure of the 11 Mile approach into this address to make way for the 10ft wide pedestrian path, landscaping and on-street parking. However, doing so would change the required drive aisle through the parking lot for a one-way to a two-way drive aisle, and therefore increase the width of the drive aisle needed to access the parking spaces in front of the building and to allow for vehicles to back out of spaces and exit the lot.

City Engineers Nowak-Fraus have proposed that the private parking lot be allowed to encroach into the City Right of Way (ROW) 5.5 ft as depicted within Exhibit B of the included Agreement. This agreement ensures access to private parking spaces is important to the viability of the business and allows the 11 Mile Streetscape project the ability to proceed with on-street parking, the 10ft multi-use path while still maintaining a small landscape buffer.

Staff Recommended Action:

Staff recommend that City Council approve this agreement and authorize the City Manager and City Clerk to sign the proposed Encroachment Agreement pending final legal approval. If approved this agreement will be recorded at the Oakland County Register of Deeds.