

## Julie Durkin

---

**From:** Linda Lavey  
**Sent:** Wednesday, May 29, 2024 2:32 PM  
**To:** Gary Hatfield; Clerk; Phil Santer  
**Cc:** Marcia Gebarowski; Julie Durkin  
**Subject:** Re: 135 W. Main Street

Hello, Mr. Hatfield:

I apologize, as I meant to get back with you earlier. As you may recall, the property in question belongs to our Downtown Development Authority. Since it was listed for sale, it has become a community garden. I cannot say whether the DDA would be inclined to move the community garden or what obligations they have toward the gardeners. It would not be for sale this season, in any case, as gardens are in.

That said, I have asked our Zoning Administrator Julie Durkin to relay your question to the DDA at their next meeting June 3. If you have any further information that would be of interest to them, please send it along.

Thanks,  
Linda Lavey  
Village of Pinckney

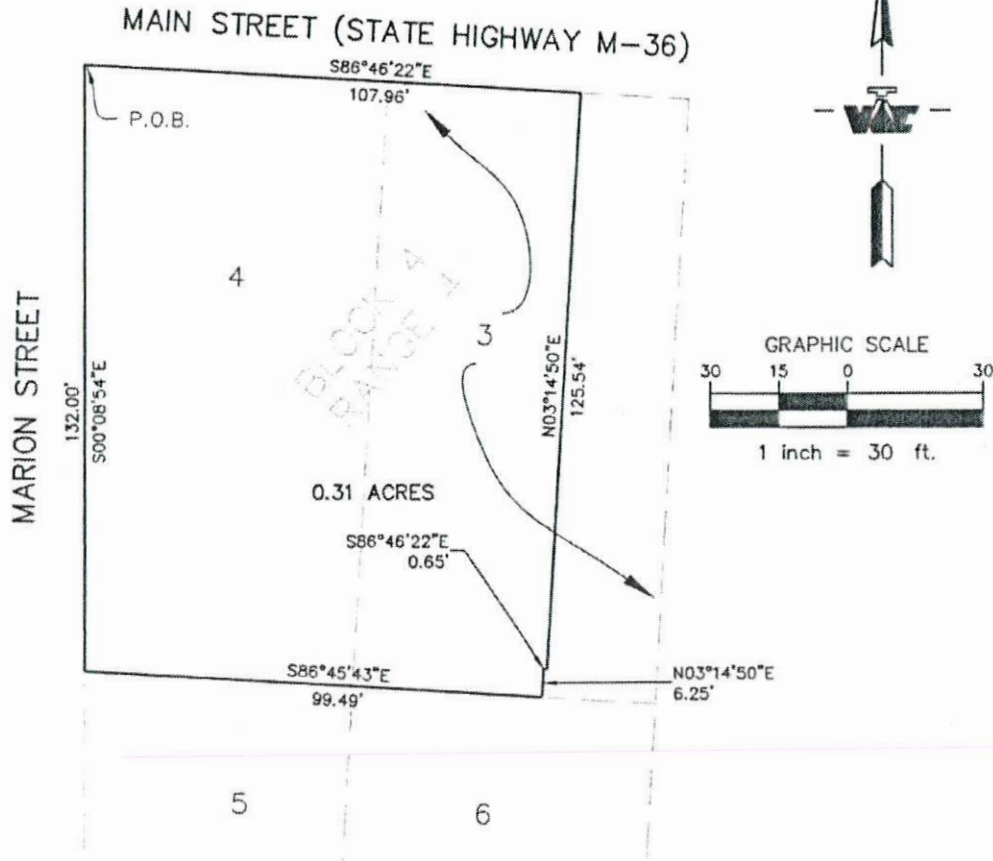
---

**From:** Gary Hatfield <hgaryh1@gmail.com>  
**Sent:** Wednesday, May 29, 2024 1:13 PM  
**To:** Clerk <clerk@villageofpinckney.org>; Phil Santer <phil@annarborusa.org>  
**Subject:** Re: 135 W. Main Street

Good afternoon,  
I recently inquired about the availability of the vacant lot at 135 W. Main Street in downtown Pinckney but I didn't hear anything back. Is this property available for sale? I've seen it listed as available through the Ann Arbor Spark website but I am no longer seeing it available through the Village of Pinckney website. Thank you for any information!

Thank you,  
Gary Hatfield

# MAP OF DESCRIPTION



**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 4 EAST, VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 4, RANGE 4, ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 2, PAGE 64 OF PLATS, LIVINGSTON COUNTY RECORDS; THENCE SOUTH 00°08'54" EAST 132.00 FEET ALONG THE EAST RIGHT-OF-WAY OF MARION STREET; THENCE SOUTH 86°45'43" EAST 99.49 FEET; THENCE NORTH 03°14'50" EAST 6.25 FEET; THENCE SOUTH 86°46'22" EAST 0.65 FEET; THENCE NORTH 03°14'50" EAST 125.54 FEET; THE PREVIOUS THREE CALLS BEING ALONG THE WESTERLY BOUNDARY OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED IN LIBER 5153, PAGE 0874, LIVINGSTON COUNTY RECORDS; THENCE NORTH 86°46'22" WEST 107.96 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF M-36 TO THE POINT OF BEGINNING. THE PARCEL DESCRIBED ABOVE CONTAINS 0.31 ACRES OF LAND AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND		
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF		
D= DEEDED	PROPERTY CORNER IRON ●	FI= FOUND IRON
P= PLATTED	CONCRETE MONUMENT ○	SI= SET IRON
M= MEASURED	FENCE LINE ————	

**WOLVERINE**  
Engineers & Surveyors, Inc.

312 North Street  
Mason, Michigan 48854  
Ph: 517-676-9200  
F: 517-676-9396  
http://www.wolveng.com

SURVEY FOR: VILLAGE OF PINCKNEY	
FIELD SURVEY: N/A	DATE: 10/11/2013
DRAWN: LDR	JOB NO.: 13-0016
SCALE: 1" = 30'	SHEET: 1 OF 1



GREG VAUGHN, P.S. #41113





## 135 West Main Street, Pinckney

Village of Pinckney seeks a development partner for a 0.31-acre site at the western gateway to its historic downtown district. The site price is presented at \$79,900 and the village is eager to work with interested respondents deemed qualified on negotiating a mutually beneficial arrangement.





# RFQ | Pinckney

135 West Main Street







## DEVELOPMENT OPPORTUNITY

Village of Pinckney and its downtown development authority support the redevelopment of this site, the location of a former bowling alley. Utilities are available, streets have been recently reconstructed, and opportunities exist for shared parking arrangements in the adjacent municipal surface parking lot.

Pinckney, deemed the “Gateway to Play,” boasts miles of non-motorized trails, the 11,000-acre Pinckney State Recreation Area (complete with camping yurts), nine inland lakes, and year-round attractions for outdoor enthusiasts. This development opportunity can leverage the proximity to nature while providing needed mixed-use development to the area.

Village of Pinckney and participant stakeholders wish to see:

- Mixed-use development, with storefronts along Main Street, and upper story uses for office and/or residential
- Ground-level residential at the rear of the mixed-use building for ADA/barrier free access
- Townhouses or rowhouses, or other “missing middle” housing types along Marion Street that incorporate fee-simple or rental living opportunities
- Housing for families, accommodating multiple bedrooms and shared living spaces

- Building designs that are harmonious with the historic context in Pinckney
- Ground floor activation to encourage walkability
- On-site and shared parking with the adjacent municipal parking to help ensure constructability given the size of the lot

The village’s asking price is presented at \$79,900, and it is open to all reasonable offers in support of an optimal development plan. A range of incentives, at the local and state levels, may be leveraged as part of a negotiated predevelopment agreement. Preference will be given to projects with a mix of uses, and that creatively incorporate community goals for a mix of building types that front Main Street and Marion Street.

Interested development teams are encouraged to submit. The project time line will be determined in the fall of 2019.

### CONTACTS/QUESTIONS

Michelle Brunner  
Village Treasurer/Zoning Administrator  
Village of Pinckney  
220 South Howell Street  
Pinckney, MI 48169  
734.878.6206 | [zoning@villageofpinckney.org](mailto:zoning@villageofpinckney.org)



## SITE OVERVIEW

The 0.31-acre site is at the western gateway to downtown Pinckney. Pinckney is a walkable community, following a traditional grid pattern of development. Several multi-story mixed use buildings line the street occupied by locally owned shops, restaurants, and offices. The site is zoned Central Business District, allowing for a mix of

uses and building types. Building heights in this zone are permitted at three stories or 40 feet, whichever is less. As a corner site, visibility is from Main Street a state roadway, and Marion Street, a local facility. The site is vacant and ready for redevelopment, with an adjacent municipal surface parking lot available for shared use.

