

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For the Planning Commission Meeting of March 17, 2026

SUBJECT: 525 South State Street Right-of-Way Release/Vacation
Project Number: SV25-0002

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council **approve** the 525 South State Street Right-of-Way Release/Vacation as proposed.

STAFF RECOMMENDATIONS

Staff recommend that the right-of-way (ROW) release/vacation be **approved**. Returning these areas to the University of Michigan will have no impact on vehicular or pedestrian access as there is no immediate public purpose for this portion of the right-of-way. The existing sidewalk will remain within the public right-of-way, allowing flexibility for future street design changes.

SUMMARY

The owner of 525 South State Street has petitioned for one segment of ROW on South University Avenue from South State Street to East University Avenue to be released/vacated. The proposed vacation is twenty-six and one-half (26.5') feet wide on the north side of South University Avenue. The total amount of property proposed to be vacated is approximately 0.7 acres.

BACKGROUND

According to Assessor's Plat #28 recorded in 1844, South University Avenue was originally platted 100 feet wide,

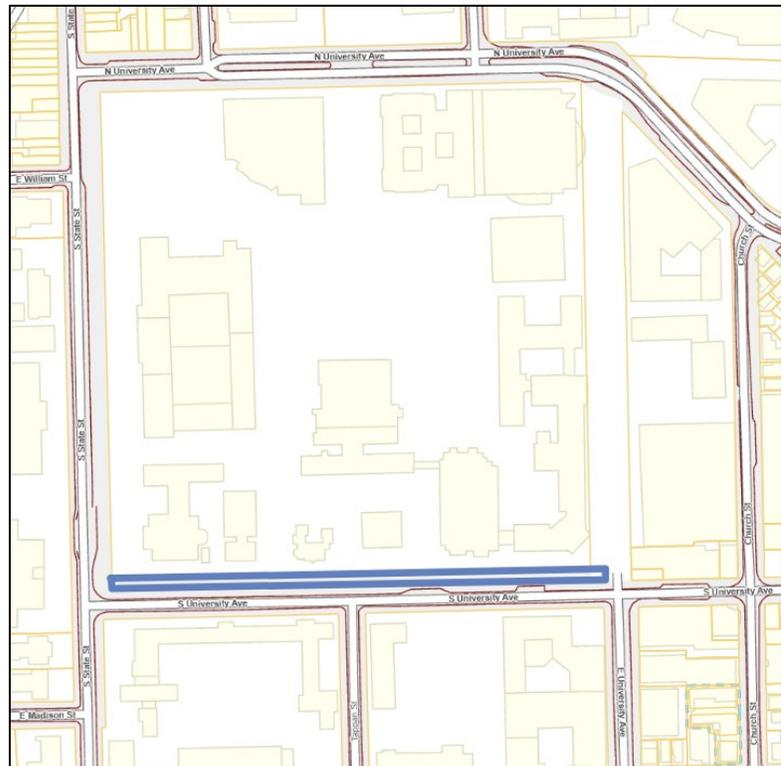


Figure 1. 525 South State Street Vacation location

resulting in an extra wide ROW. When the street was constructed, there was an uneven distribution of ROW on either side of the street, resulting in an additional 26.5 foot-wide portion of ROW on the north side of South University Avenue that is not being utilized for any street purpose, and is instead used as part of the University of Michigan's Diag. Per the Michigan Land Division Act, the University of Michigan is proposing to vacate the northern 26.5 feet of the ROW to align the ownership with the use.

This discrepancy came to the University of Michigan's attention during the collaboration between the University and the City on the reconstruction of South University Avenue between State Street and East University Avenue in 2020. Work included complete road surface repaving, utilities repair and consolidation, and underground vault upgrades.

The land requested for vacation includes frontage for the University of Michigan's Museum of Art (UMMA), Tappan Hall, the President's House, the Clements and Shapiro Libraries, and West Hall. The University of Michigan has no formal plans for the property or for expansion of any of the facilities that currently abut this right-of-way.

Below is an image showing the approximately 0.77-acre street vacation. The width of the street vacation is 26.52 feet, and the length is 1139.16 feet.



Figure 2. Detail of 26.52' x 1139.16' street vacation area along South University to be released

Prepared by Emma Berger, City Planner and Jill Thacher, City Planner
Reviewed by Alexis DiLeo, City Planner
Hank Kelley, Deputy Planning Manager

Attachments: Zoning map
Aerial photo
Survey drawings and legal descriptions
Original plat map
Link to STREAM files: [SV25-0002](#)