

**FAXED**  
3/28/08

**facsimile  
TRANSMITTAL**

**to:** Mr. James Owczarski Office of the City Clerk  
**fax #:** ~~1-414-296-3456~~ 286-3456  
**re:** New Land Development proposed for North and South sides of Kilbourn at Van Buren Street  
**date:** March 28, 2008  
**pages:**

Dear Mr. Owczarski: Thank you for bringing this development to our attention as it impacts our area and it is important for all of the neighbors to understand how these projects are going to be developed.

An immediate concern which has surfaced from my standpoint is the site plan for the south building. The East side of the development shows an open sidewalk immediately abutting and possible intruding upon the alley that goes from Wells Street on the south, north past the first four buildings on Cass Street. All of us in these buildings use that alley to access our parking. We are very concerned by pedestrians being allowed to use the alley to travel back and forth to Wells Street.

At best, the alley is narrow and often congested. In the winter when we have large accumulations of snow it also fills with snow and ice, resulting in a narrowed roadway and more danger for pedestrians who choose to walk in the alley. If the sidewalk which traverses the east side of the building is not protected by some type of fencing, the result could be pedestrians slipping and falling in the alley or creating hazards for themselves or drivers of the vehicles that use the alleys to get to work.

I have brought this to the attention of Vanessa at the Department of City Planning, and she has spoken to the architect. He has indicated that the sidewalk as designed is required by code. However, I still do not know whether or not it will be protected by a railing or a fence, and I am still concerned about the potential impact on the necessary traffic in the alley required for the neighbors to have full use of their properties.

Please bring this to the attention of the alderman. I would like to attend the session on Monday but have a court appearance at the Circuit Court commencing at 2:15 p.m. I will try to have someone else from my office come in my place.

From the desk of...

Margadette M. Demet  
Attorney at Law  
Demet & Demet, SC  
815 North Cass Street  
Milwaukee, Wisconsin 53202

414-291-0800  
Fax: 414-291-9560

Sincerely,

3/28/08 copy to Ald. Bauman. dxf