

From: Koster, Vanessa
Sent: Thursday, April 03, 2008 9:19 AM
To: Elmer, Linda
Cc: Bauman, Robert; D'Amato, Michael
Subject: FW: FN 071500 Kilbourn

Linda,

Please add to the file. I will bring copies since you're probably already at committee.

Thanks,
Vanessa

From: Kevin J Demet [mailto:KDemet@demetlaw.com]
Sent: Thursday, April 03, 2008 9:30 AM
To: Koster, Vanessa
Cc: Margadette M. Demet; Don Demet
Subject: RE: FN 071500 Kilbourn

Vanessa,

Here are our objections that we request that you present to Committee members:

1. If the alley remains the same, the drawings should be changed to reflect that it stays. One of the issues was that the drawing impedes upon the current alley.
2. Permitting a 20 story, 400,000 square foot building behind these buildings is going to make these businesses impossible to operate from the noise and collateral damage of this project. These buildings were built in 1896. They cannot handle the damage from this project.
3. You a mixing light density 2.5 story, historic buildings with ultra high-density high-rises on the same block, so we will lose our street parking to the 400,000 square foot structure contemplated. The look of the "historic" neighborhood will be changed radically. We will lose light and air. This project is 4 times the current zoning footage allowed.
4. You are also deliberately thwarting of the viability of any building in the "historic district." It devalues these properties tremendously. If the zoning is changed, it must apply to the entire block. Therefore, we object to this zoning change unless we get the same treatment and our "historic district" is abolished.
5. Boris Gohkman is a felon, convicted of Medicaid Fraud. After his criminal case, he has his codefendants were ordered to repay the Federal Government \$370,000 for their criminal fraud. The judgment was entered in November 2006, so it is recent and relevant. The city should not be giving people who have been convicted of crimes of moral turpitude special zoning treatment. The developer is also in current litigation on his other projects.
6. On the notice issue, we object for a failure to give timely notice. You sent this out on Holy Thursday. We first received it this Monday. There are three businesses in this building. Only the landowner was notified. Also, you did not notice every business owner on the remainder of the block. Were all of the Therapists notified, or just the building owners? Who are you working for, the City or the developer?
7. Further, one of your Commissioners on the Planning Commission, Gaurie Rodham, is partnering with one of the developers of this project, Mr. Wichman. She deliberated in the CPC hearing, so the hearing was pre-decided sham, which violates the open meetings law.

I would appreciate it if you would advise the zoning committee of our objections. Thank you.

Kevin

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-----Original Message-----

From: Koster, Vanessa [mailto:Vanessa.Koster@milwaukee.gov]
Sent: Thursday, April 03, 2008 8:38 AM
To: Kevin J Demet
Cc: Margadette M. Demet; Don Demet; Kevin J Demet
Subject: FN 071500 Kilbourn Alley

Kevin,

As discussed at Monday's City Plan Commission meeting, city staff researched the status of the north-south alley in the block bounded by Van Buren/Kilbourn/Cass/Wells. Records from the 1920s actually indicate that the northern part of the alley was never in place or platted as public right of way. The same situation occurred on the block to the east, but the northern portion ended up being opened through a series of quit claim deeds in the 1940's. The parcel to the west (St. John's) never was platted with a public alley either.

Following is an aerial image of the existing condition that depicts the existing public alley as a paved surface. The developer of the proposed Kilbourn Van Buren project will not alter the existing public alley, so access to the abutting properties along Cass Street should not be impeded.

Vanessa

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