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rec. from
legal firm
6/12/02

June 11, 2002

DELIVERED BY MESSENGER

Public Improvements Committee for
the City of Milwaukee
200 West Wells Street
Milwaukee, WI 53202

Re: Public Improvements Committee- Meeting, June 11, 2002

Dear Committee Members:

Our law firm represents the Lakefront Neighborhood Coalition (the "Neighborhood Coalition"), which is an organization of concerned citizens living near the property located at 923 East Kilbourn Avenue, in the City of Milwaukee, Wisconsin. In addition, we represent Barbara Stein, Edwin Wiley and Barbara Wiley, David MacGregor and Helen MacGregor, Mimi Mullenax and Annette Stoddard-Freeman in their individual capacities. All of the individual plaintiffs, except Ms. Stoddard-Freeman, live within a one block radius of 923 East Kilbourn Avenue.

This letter is formal notice that the Neighborhood Coalition and the individual citizens formally object to the passage of Resolution 000270 and the vacation of the right-turn bypass located on the adjacent roadway on the northeast corner of 923 East Kilbourn Avenue. The roadway in question has been owned and utilized by the City for approximately 60 years and has provided valuable safety features to an otherwise dangerous intersection. These safety benefits cannot be underestimated and should not be eliminated, especially in light of the proposed development on that land. New Land Enterprises proposes to construct a monolithic 30 story condominium project on the proposed right of way. A project of that size will certainly contribute to the overall traffic congestion on Kilbourn and Prospect Avenues. It simply makes no sense under these circumstances to remove a right-turn by pass that has provided safety features to that intersection for over six decades.

The Neighborhood Coalition and individual plaintiffs also object to the proposed vacation to the extent that it is a part of, and serves to advance, the Redevelopment Authorities' efforts to improperly convey both properties under the Blight Elimination and Slum Clearance

Act. The land in question, which was been owned and used by the City of Milwaukee as park grounds for valuable green space for over six decades, was recently declared "blighted" by the City of Milwaukee and the Redevelopment Authority under the Blight Elimination and Slum Clearance Act.

The notion that this extremely valuable piece of land can be considered "blighted", under any reasonable interpretation of the Wisconsin Statutes, borders on the absurd. The land sits in arguably the most desirable high-end residential district area in the City of Milwaukee, and will be sold to New Land Enterprises for \$700,000, which constitutes a price of approximately *Two Million Eight Hundred Thousand Dollars per acre*. Indeed, if the Redevelopment Authority and City have the power to declare this valuable piece of land as "blighted" and treat the land and right of way as if it were an area of dilapidated buildings or a contaminated brownfield, then every parcel of real estate in the City of Milwaukee is susceptible to the same designation, no matter how valuable or desirable the property truly is.

Moreover, the Lakefront Coalition is deeply disturbed by the effects of the planned development on the surrounding neighborhood and the City of Milwaukee in general. The project being requested by New Land Enterprises proposes to place a monolithic 30 story building, the largest of its kind in the City of Milwaukee, on a parcel of land that is only 10,800 square feet in size. This development will obliterate one of the most breath taking vistas in the City of Milwaukee at the end of Kilbourn Avenue - a scenery that offers one of the best views of the newly renovated art museum - and remove a long-standing park and green space that has been used and enjoyed by the residents in the area for over seven decades. Moreover, the project would destroy the safety benefits and aesthetics of the right turn right-of-way that have existed at the end of Kilbourn Avenue for the same seven decades.

The Neighborhood Coalition and individual landowners have started a lawsuit to contest the Redevelopment Authority's actions in designating the property "blighted" and to challenge the overall soundness of the proposed development from a City Planning Perspective. It is simply not prudent for this Committee to take any measures to vacate this parcel of land until these issues are resolved. For these reasons, the Neighborhood Coalition respectfully requests that the Committee vote against the proposed vacation of the right-of-way.

Thank you for your attention to this matter.

Sincerely,



William T. Stuart