

April 14, 2001

Rebecca Bardwell
2228 E. Newberry Blvd
Milwaukee, WI 53211

City Plan Commission
809 N. Broadway
PO Box 324
Milwaukee, WI 53201-0324

Dear City Commissioner:

I am seriously concerned about the recent article in the Milwaukee Journal Sentinel describing the plans for several high rise apartment buildings in downtown Milwaukee. The two on Prospect are of the greatest concern to me. The two areas identified for these apartment buildings are the corner of Prospect and Lafayette Place and the second a couple of blocks south of that location. This entire area is already very congested with very little parking available. More housing in this area would only stress this area even more.

This concern for parking is not only for the residents of these buildings, but for their guests as well. Even if these projects provide adequate parking spaces for their residents, it is highly likely that their guests would still be required to park on the street taking spaces from the residents in the area who live in lovely older apartments which were built when Milwaukee still had adequate public transportation and parking was not necessary.

Secondly this entire area is a gentle mixture of single family homes lovely reasonably sized apartments and business. I overlooks the lakefront one of Milwaukee's greatest resources. Allowing this concentration of high rise apartments will significantly change the character of the area and risk increasing the desire for those of us who have remained in the older single family homes in the area to flee to less congested areas. It has been wonderful to see the resurgence of interest in living in Milwaukee's East Side over the last decade, I would hate to see it decline again in response to such a foolish decision as allowing these apartment buildings to be constructed.

Please do what you can to stop this attempt to ruin our neighborhood. Thank you.

Sincerely,



Rebecca Bardwell

Steven Duback
3212 N. Summit Ave.
Milwaukee, Wisconsin 53211

April 3, 2001

Dear Mayor Norquist, Alderman D'Amato and
Commissioner Penman,

The report that the City supports the building of a 300 foot high building at the corner of Prospect and Lafayette can only be described as frightening. An 8 year old child could tell you that it would be inappropriate to build a power plant in the middle of River Hills. This proposal is just about as inappropriate.

The reason that over the last 20 years the East Side has made a huge comeback in property value is that it is an historic and gracious area filled with 80-120 year old homes and apartments which have been "rediscovered" and are now considered to be highly desirable. This project might add value to the property tax base in the short term, but in the longer term it could actually diminish the value of this unique and historic area we call the East Side. How could the City be so short sighted?

When there isn't a parking spot to be had within 10 blocks of the corner of North Ave. and Farwell, it will be too late. People won't come to shop or dine or live, and those of us who have loved the East Side will throw in the towel and move to the suburbs where we can count on zoning laws meaning something. To grant a zoning variance for this project would be a violation of recent Wisconsin Supreme Court decisions, and this time around someone is going to have the guts and the money to sue to stop this folly. I know I will contribute to such an effort. I have watched with disbelief as BOZA has granted one illegal variance after another. This is going to be the time when its flouting of the legal standards for granting variances will be challenged. I know from talking to highly respected lawyers who sit on several suburban zoning boards that they almost never grant variances anymore because of these recent Wisconsin Supreme Court decisions, but apparently BOZA hasn't gotten the word.

This project as presently conceived (it looks more like an office building than a residential property) is absurd on its face and detrimental to the long range welfare of the East Side and the City as a whole.

Very truly yours,

Steven R. Duback

Steven R. Duback

BY PENMAN!
TO WIZ
C DATE 4-5-01
 ACTION
 INFORMATION
 PLEASE RESPOND
COPIES TO: PARK,
BOG, SHELKO,
BRATINA, MAD.
LASKO, MCCAR,
BRATINA

JHF
JK

TO: Members of the City Plan Commission, City of Milwaukee Common Council, Milwaukee County Board and others
FROM: Mary Anne Smith
owner of property at 1983 N. Summit Ave. #21
Milwaukee, Wisconsin 53202
DATE: April 7, 2001
RE: Opposition to proposed development known as "Lafayette Place"
at N. Prospect Ave. and E. Lafayette Pl.
2000, 2026, 2038 N. Prospect Ave., Milwaukee, Wisconsin

I. Public Information Available about the project

An article in the Milwaukee Journal Sentinel last fall (October 25, 2000) indicated that a high-rise condominium project was being planned for the above-described location. At that time I sought further information from the City. No plans had been filed at that time.

Recently there have been other articles in the Journal Sentinel (March 13, 2001 and March 18, 2001) and the Business Journal (March 9, 2001) describing the project as 32 stories. There have also been stories on local television stations this past week regarding the project.

The articles describe a high-rise building which would exceed the current zoning requirements.

A drawing in the Business Journal article also depicts what appears to be encroachment on the Lake Loop of the Milwaukee County Oak Leaf Trail, commonly referred to as the "bike path." Alderman Michael D'Amato and a representative of the County Parks indicate that the developers plan to add an access to the bike path as part of the project. The Parks, Energy and Environment sub-committee has reportedly directed a study of the proposal. A large retaining wall facing the bike path appears in the drawing which accompanies the Business Journal article.

As of last week no plans which were available to the public had been filed with the City.

Two meetings hosted by Alderman Michael D'Amato, are scheduled for April 10 and April 11, 2001 6:00 p.m. to 8:00 p.m. at the East Library, 1901 E. North Ave.

Alderman D'Amato's invitation for the "Open House and Informational Meeting regarding Lafayette Place" states that the project will have 150 residences with 300 on-site parking spaces and 35 floors.

A television news story reported that the plans will be filed the week of April 9, 2001.

II. Current Zoning Regulations

According to the news articles and the records of the City of Milwaukee available on the internet, the properties in question, 2000, 2026 and 2038 N. Prospect Ave., are owned by Sik Kin Wu and his wife, Wen Chen Wu, residents of Shorewood. According to the City Assessor's records available via the internet, two of the properties are currently zoned at RA 85 Multi Family District and one is zoned as LB60 Local Business District. The properties in question are an empty lot, a house and a vacant business formerly used as an auto repair shop. (see diagram, attachment A)

III. Surrounding Properties

The properties in question are surrounded by two Historic Preservation Districts and County park land. Directly across the street, to the west and the south, lies the Prospect Avenue Apartment Historic District, including historic buildings such as the Shorecrest Hotel, the Lanterne Court Condominiums and The Commodore on the Lake Condominiums and architecturally unique buildings such as the Hathaway Tower Condominiums.

To the east and north, (across the County-owned "bike path,") the proposed project abuts the North Point Historic District, including historic homes in the 2000 block of East Lafayette Place which face more County park land on either side of Lafayette Hill Road and the McKinley Marina area.

The neighborhood is primarily residential, with some small businesses, e.g., Hartter's East Bakery and Cafe, a frame shop, a salon and the Mystery One book shop on Prospect Ave. A building used primarily as a storage facility is just across the bridge on Prospect. Offices occupy the building on N. Summit Ave. which face the property across the "bike path."

The property is within approximately one-half block of an entrance to the bike path. This entrance to the bike path has pedestrian and bicycle access from E. Lafayette Pl. at the top of Lafayette Hill Rd. and a pedestrian staircase on Lafayette Hill Rd., near the tennis courts and the Pumping Station which face the McKinley Marina.

The Pumping Station, owned by the Milwaukee Metropolitan Sewerage District, is a beautifully restored historic building. It is to be the future site of an Alterra coffee shop and an educational exhibit.

The proposed project would have lake views as there are currently no other skyscrapers between it and the lake. Most of the land which lies between the proposed project and the lake is County park land.

The bike path to the east of the proposed project has "green space" on either side. It passes through a wooded area which is home, year round, to birds such as black-capped chickadees, gold finches and cardinals. Small mammals such as ground hogs and opossums also reside there. The area is frequented during migratory periods by other birds, such as redstarts, rose-breasted grosbeaks kinglets, orioles, etc.. The foliage, some of which survives from private homes which were once located there, includes forsythia bushes, lilies of the valley, day lilies as well as some mature trees and other bushes. There are also invasive exotic species such as garlic mustard, buckthorn and honeysuckle.

The ravine along the "bike path" at this location does suffer from erosion which is clearly visible in the 1900 block of N. Summit Ave. The bridge which crosses the "bike path" at this location appears to be maintained by the State of Wisconsin.

The additional entrance to the bike path is being touted as access for law enforcement vehicles and additional public access which will encourage safety. Law enforcement vehicles do have access to the bike path and are able to enter at 1600 N. Lincoln Memorial Drive at the foot of the endangered Brady St. footbridge. The drawings of the proposed project available in the news articles are difficult to decipher but it appears that a retaining wall is involved with additional proposed access and encroachment on the bike path.

IV. Purposes of Zoning

The purposes of the City of Milwaukee zoning ordinances are set forth at section 295-3:

The purpose of this chapter is to promote land use and development which is consistent with the city's comprehensive plan, and in particular to:

1. Promote and protect the public health, safety, morals, comfort, convenience and general welfare of the people.
2. Maintain and promote pedestrian and vehicular circulation.
3. Secure safety from fire, panic and other dangers.
4. Provide adequate standards of light, air and open space.
5. Prevent the overcrowding of land and thereby ensure proper living and working conditions and prevent blight and slums.

6. Avoid undue concentration of population.
7. Facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements.
8. Zone all properties with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.
9. Prevent and control erosion, sedimentation and other pollutions of the surface and subsurface waters.
10. Further the maintenance of safe and healthful water conditions.
11. Prevent flood damage etc.

V. Private Property Rights, Public Interest

The person who purchases property is presumably aware of the zoning regulations at the time the property is purchased. The purchaser of property can observe the surrounding properties in existence. A person has a right to develop property. That right, however, is limited by the zoning regulations and the rights of other property owners and the public whose rights presumably will be protected by the zoning regulations.

None of the purposes of zoning would be met by changing the zoning at this location to allow a 35 story, 150 unit building.

According to section 295-137, Height limitations, there are exceptions to the 85 foot requirement of RA 85 zoning, i.e., a residential structure may be erected to a height in excess of 85 feet if the floor area ratio does not exceed 4.0. For every square foot of land, there may be four square feet of building. This rule would allow buildings in excess of 85 feet to be built, but none as large as the proposed project from calculations based upon estimates of the square footage available.

The above-mentioned invitation given by Alderman Michael D'Amato, indicates that the proposed development will have 35 floors and 150 units. This is clearly in excess of 85 feet in height. Alderman D'Amato's notice also states that current zoning would allow up to 327 units. It does not specify at what height those 327 units would or could be built.

An elected official has a responsibility to represent his or her constituents. An elected official should be receptive to the residents whose existing properties will be affected by a proposed zoning change. An elected official should not allow his or her personal vision of what is appropriate development for an area prevent him or her from representing the citizens and voters who own property adjacent to a proposed development.

Alderman D'Amato's assertion that the developer could build 327 units seems unrealistic. It seems to be a scare tactic intended to intimidate the public (who are not as conversant as he is with the zoning codes) into accepting his and the developer's desire to have the zoning changed for this project.

Whenever I mention the height of the building to people who live in Madison, Milwaukee and elsewhere, the reaction is incredulity and amazement and disgust. Comments made by persons who attended a meeting held April 4, 2001 at the Lake Park Pavilion, by the Watertower Landmark Trust, supports this impression.

Alderman Michael D'Amato, who also attended the Water Tower Trust meeting, is an extremely articulate individual and extremely adept at avoiding a candid statement of his views. It is clear from his remarks that he does not oppose a 35 story building. He has stated privately to me, words to the effect that "good development comes in all sizes."

It is clear from his remarks that he will not make a statement which can be quoted that will put him on record as being in favor of the project. It is also clear that he is aligned with the interests of the developers and not the residents of the areas adjacent to the proposed project. He indicated at the Water Tower meeting that it is better for the City to maintain control over a project by granting a zoning change than to risk the possibility that an implied atrocity will be built under current zoning regulations.

The scare tactics are intimidating and persuasive.

Scare tactics by an elected official require that the public educate itself about the calculations involved and the market forces involved which would make an atrocity both architecturally and financially unrealistic.

VI. Current Status of the Project

According to a March 9, 2001 article in the Business Journal the developers of the property are Arnis Putrenicks, a resident of Illinois and Sik Kin Wu, a resident of Shorewood. The article indicates that the developers must sell 33 per cent of the units before construction begins.

A recent article in the Journal Sentinel indicated that there are three other similar condominium projects being planned and questioned whether or not a market exists for all four projects. Both Wu and Putrenicks plan to live in the building when it is completed according to the Business Journal article.

I have not yet received any written notice of proposed zoning changes from the City of Milwaukee. I have requested that I receive such notices. My husband was notified during a meeting with Alderman Michael D'Amato at the end of February of two public meetings in March. The meetings did not take place. I received a letter dated March 1, 2001 from Alderman D'Amato stating that "my office will continue to update you on the dates and times of meetings and public hearings."

I only learned that the two March meetings were subsequently cancelled by going to the East Library, the proposed meeting site seeking further information about the meetings so that I could notify my neighbors. When contacted in March 2001 about the cancellations, Alderman D'Amato's aide, Adam Jacobi, left a message stating that he was "in the dark" and claiming that the project was indefinitely on hold.

New meetings are now scheduled for April 10 and April 11, 2001 from 6:00 to 8:00 p.m. at the East Library at 1910 E. North Ave. according to an invitation which was sent to me by Alderman Michael D'Amato. I do not know how many copies of that invitation were sent or to whom.

The proposed development seems to have the support of Alderman D'Amato in spite of apparently contradictory statements which he made at the Water Tower Trust meeting. As of late February he stated that he had not yet given his ultimate approval to the plans and at that time he had expected further changes in them.

The proposed development, according to the October Journal Sentinel article, had the preliminary support of the East Side Business Improvement District. The article quoted James Plaisted, Executive Director of the East Side Business Improvement District. Mr. Plaisted is a former aide to Alderman D'Amato. Mr. Plaisted was quoted in the Journal Sentinel as seeing the 150 "affluent prospective shoppers to nearby retail businesses."

Interestingly enough, one of the members of the East Side Business Improvement District is an owner of Alterra Coffee. Much sensitivity was used in preserving the character of the building which Alterra occupies on N. Prospect and its new project is to be housed in the historic pumping station on Lincoln Memorial Drive. Alterra is an appealing place. People come to the neighborhood for its personality and its appeal. A 35 story skyscraper is an anomaly here. It would not add to the appeal of the neighborhood.

The Commodore Condominium Association Board has met to discuss opposition to the change in zoning. The board acknowledges as do I that the property will be developed but is opposed to the proposed change in zoning and to the construction of such a tall building which is out of scale and character with our neighborhood and intends to oppose a change in zoning. Inquiries have been made to the Department of City Development regarding protest petitions but it seems that no petitions can be filed until the developers plans are filed.

(The Commodore is located directly across E. Lafayette Place from the proposed project. The Commodore is a four story brick building consisting of 19 units, mostly owner occupied, located at 1983 N. Summit Ave. at the

corner of N. Summit Ave. and E. Lafayette Pl. It was built in 1921, architect Martin Tullgren & Sons Co. (See attachment from the National Register of Historic Places Registration Form)
"Although the majority of the buildings are three- and four-story walk-ups, they are interspersed with elevator-equipped buildings that range from six to twelve stories in height. Seven of the buildings have been converted into condominiums while the remainder continue in use as rental apartment buildings." (Id.)

VII. Reasons for Opposition

A. Aesthetics and Environmental Damage

The buildings at this end of N. Prospect Ave. are not skyscrapers. The area is dominated by substantial and attractive buildings of historic significance. The buildings include single family mansions in the Water Tower district as well as apartments and condominiums of historic and architectural interest in the Prospect Avenue district. The area is a neighborhood. There is a grocery store within walking distance, Koppa's Farwell Foods. The area is popular as a destination for outdoor recreation and exercise such as walking, jogging, biking, rollerblading. There are nearby facilities for the elderly such as St. John's Home and Tower and the Lakewood Health and Rehabilitation Center at 2115 E. Woodstock Pl. (In its ad in the Yellow Pages Lakewood states "Quiet residential neighborhood near Lake Michigan, parks and trails.")

Persons are drawn to this area by the natural beauty of the lake front and the charm and distinction of the dwellings. Many people who live in this neighborhood know each others' names (and their dogs' names.) It is sadly traversed by heavy traffic on N. Lake Dr. and E. Lafayette Place by persons who use it as an access to Lincoln Memorial Drive and use it as an extended freeway ramp. Traffic was not quite as heavy before the State rebuilt the bridge and widened the roadway.

Lincoln Memorial Drive was recently rebuilt, and contrary to many fears of the public, it has emerged as a very beautiful place. The lakefront is not solely the domain of those of us who are fortunate enough to live here. It is a treasure which belongs to everyone. Tour buses stop here so people can admire the view at the top of Lafayette Hill Road.

A skyscraper would be totally jarring and out of place in the sky line at this location. The proportions of the proposed development are "outsized" and exceed even the largest apartment building anywhere in this city. (A listing of all condominium projects in the City of Milwaukee appears on the internet. A perusal of the site indicates the largest condominiums anywhere near here are the Diamond Tower in the 1600 block of N. Prospect at 23 stories and the Regency House in the 900 block of N. Astor at 27 stories and across the Hoan Bridge, the Bayview Terrace at 2500 S. Shore Dr. at 25 stories.)

The largest building in this area, which is several blocks south on N. Prospect Ave., which Alderman D'Amato refers to as the "Gold Coast," the Landmark on the Lake, 1660 N. Prospect Ave., has had financial difficulties and is reputed to be less than fully occupied.

The Diamond Tower appears to have many more sales of units per City records than other condominiums in the area. That may be due to its size, but it does indicate a lack of stable residency in a high-rise project.

An enormous high rise is simply out of character at this location. A vision for the future of this area does not include something so dissimilar from the existing properties.

Aspirations to imitate the Chicago skyline are misguided. This city does not even begin to approach the population of Chicago. Inappropriate comparisons with other cities are not useful or helpful. This is not a megatropolis. If buildings of 35 stories are built in this city, this is not the neighborhood in which to do it.

The beauty of this area belongs to all of the residents of this city, the residents of the county who use the bike path and the world at large which will see the Milwaukee skyline, in person or in graphic depictions of the city. The Milwaukee lakefront is a treasure to be guarded jealously. It is not merely a source of profit for two

developers and a source of revenue for the city coffers in need of an increased tax base.

According to an article about the Calatrava-designed expansion of the Milwaukee Art Museum (February 14, 2001) in the Wall Street Journal, "Developers have focused on expanding housing options, jostling for river and lake views with new apartment complexes and old warehouses-turned condominiums." The main thrust of the article is that the museum addition has emerged as a "symbol for the renaissance of a downtown that has struggled to fill its aged factories and shuttered breweries."

Our lakefront is the focus of national attention and deserves development which is respectful of the historic and architectural inheritance at this focal point. Santiago Calatrava and his projects are of international interest. I attended a comprehensive Calatrava exhibit in Florence, Italy last fall which included a model of the Milwaukee Art Museum addition.

There is limited access to Lincoln Memorial Dr., at the south near the Milwaukee Art Museum, at the north at Kenwood Blvd. In between, the other entrances are focal points: the Historic Water Tower, the staircase in Lake Park, the Pumping Station.

Why should this location be marred unnecessarily? A developer will want to maximize profit. Zoning regulations are in place to protect other property owners and the public trust. The current zoning restrictions will not ensure a beautiful building. Market forces will do that.

B. Population Density and Traffic

The alderman asserts that the developer, by rights, could build 327 units at this location with no change of zoning necessary. What size would those units be? Is this simply a scare tactic? Would the market actually be there for several hundred tiny efficiencies? I have not understood the calculations which Alderman D'Amato had used to arrive at this conclusion nor has he indicated whether or not this is a realistic possibility or a threat made by the developers which he is merely passing on to his constituents. Unrealistic threats are not a kind method of persuading voters to accept an unacceptable alternative.

The executive director of the East Side Business Improvement District, James Plaisted, Alderman D'Amato's former aide, claims that the land is "already zoned for a multifamily development of about twice the density of the Lafayette Place proposal" according to the March 9, 2001 Business Journal article. Again, is this a realistic figure? How big would those units be? Would anyone provide financing for such a property? The exact size of the lots owned by Wu are not listed on the City's internet sites. The sizes are given for two of the lots. The size of the whole parcel must be known in order to do the calculations.

Reassurances are always made about the fact that the development will have parking for all of the units as well as visitor spaces. This does not, however, take into account the additional traffic which a super-sized project will create. More parking spaces will be lost if the project has entrances on both N. Prospect and E. Lafayette Pl. The reassurances regarding parking spaces do not address the issue of increased traffic caused by overdeveloping a site or the actual number of visitor spaces which a development requires.

Women who live in this neighborhood are already at risk having to walk several blocks at night from the nearest available parking space.

Parking here is at a premium. I have personally witnessed the parking equivalent of "road rage" when people circle the block time and again without finding a place to park and become enraged and drive more recklessly each time they circle. The addition of the popular Beccofino restaurant at the Shorecrest alone has increased parking pressures here. Each space is needed. Beccofino has valet parking and the valets run through the neighborhood to fetch cars for its customers. Beccofino employees also use scarce parking in the neighborhood. This example is not to criticize Beccofino but merely to illustrate that any change here which will add additional stress is critical. Parking and traffic are extreme here already. Alderman D'Amato, although he did not state it publicly at the Water Tower meeting, envisions "light rail" as the ultimate answer here. This is not the time or place to engage in a debate over "light rail" but in my opinion it is not the panacea he so fervently seems to have committed to on an ideological rather realistic basis.

Increased population density seems to be a positive thing as far as Alderman D'Amato is concerned. It is not. The area is quite saturated already. There is congestion on the sidewalks in the summer with joggers, walkers, roller-bladers, people illegally riding their bicycles on the sidewalk, baby strollers and elderly persons with walkers and disabled people in wheelchairs. Overbuilding is beneficial only to the developer who makes extra profit. It may increase the tax base for the city but at what real cost to the people who live here?

This is a unique area because it is very urban and at the same time it is blessed with the beauty of the bike path and the lake front. A monstrous retaining wall and additional entrance to the bike path (imagine something like the Lake Bluff wall of brick and stone at the intersection of E. Ogden and N. Prospect) is not visually appealing nor is it friendly to the wildlife which inhabit the wooded area along the bike path. There is no necessity for another entrance to the bike path at this location. There is an entrance one half block away. I perceive the "gift" of the additional entrance to the bike path as merely an excuse for the developer to be able to encroach on County property to build the long ramp from street level to the bike path and to allow them to desecrate the wooded area while they are building their giant retaining wall along the bike path.

C. Integrity of the Developers

I have no knowledge of Arnis Putrenicks who resides outside the State of Wisconsin. Sik Kin Wu and his wife Wen Chen Wu have both been convicted of Conspiracy to Defraud the United States. I have been hesitant to mention this fact, however, it was brought to light in a recent article in the Milwaukee Journal Sentinel.

A decision of the 7th Circuit Court of Appeals in Case number 95-3161, an appeal by Sik Kin Wu, upholds the sentence of Mr. Wu and includes the following statement:

For over seven years Wu and his wife meticulously falsified American Asian business records; they deposited receipts into bank accounts in Milwaukee, Chicago, and Canada under their former names and those of their relatives; they provided fraudulent documents to the banks indicating that they were Canadian citizens to prevent the banks from notifying the Internal Revenue Service of the existence of the accounts or interest generated from them; and they provided incomplete and misleading information to their accountant so that he unknowingly prepared false tax returns, which they filed. These means were sufficiently "sophisticated" to warrant Wu's two-level enhancement.

The opinion also indicates that Wu and his wife failed to pay income taxes on 1.4 million dollars.

These facts speak for themselves. The question arises whether or not city officials who are working with Mr. Wu to develop this project are aware of these facts and whether or not it would justifiably decrease their confidence in representations made by Wu. Furthermore, does a person of such character warrant special treatment by the city in terms of changing zoning laws?

VIII. Government Response

I sent a memo on February 18, 2001 to the members of the City of Milwaukee Zoning, Neighborhood and Development committee indicating my opposition to the rezoning of 2000, 2026 and 2038 N. Prospect. I realize that as of that date no plans had been filed. I received no response from any one.

I realize now, due to news articles this week related to the Jewel Osco law suit, that ZND committee approval is not a prerequisite to approval by the Common Council.

IX. Conclusion

I am asking that all members of the Common Council vote to deny the anticipated requested zoning changes which will reportedly be filed the week of April 9, 2001.

I am asking that County officials deny the use of County land for an additional bike path access at this location.

I am asking that as many people as possible who are interested in this proposed project attend the meetings at the East Library, 1910 E. North Ave. on April 10, 11, 2001 at 6:00 to 8:00 p.m. and encourage your friends and neighbors to do the same.

I have a very strong personal interest because I have lived here for almost sixteen years. I can remember visiting my great aunt who lived in a house on E. Lafayette Pl. adjacent to the ravine. I hope to live here the rest of my life.

I am asking for help from others because I believe that it is in the public interest to protect this beautiful area from an inappropriate and at this time, illegal, building.

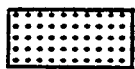
Mary Anne Smith
1983 N. Summit Ave. #21
Milwaukee, Wisconsin 53202

(414) 277-9703



**PROSPECT AVENUE APARTMENT BUILDINGS
HISTORIC DISTRICT**

2



NON-CONTRIBUTING BUILDINGS



BOUNDARY



NO SCALE

DEPARTMENT OF CITY DEVELOPMENT

CITY OF MILWAUKEE

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Colonial Revival	foundation concrete
Tudor Revival	walls brick
Spanish Colonial Revival	stone
Art Deco	roof
	other terra cotta
	metal

Describe present and historic physical appearance.

General Character

The Prospect Avenue Apartment Buildings Historic District is a grouping of early twentieth century apartment houses on Milwaukee's Lower East Side that front on Prospect and Summit Avenues between Kane and Windsor Places in the 1800 to 2000 blocks and also front on two cross streets, East Kane and East Lafayette Places in the 1700, 1800 and 1900 blocks. Within the district is a concentration of apartment buildings dating from 1903 to 1931 and two non-contributing structures built in the early 1960s. The styles include predominantly Mediterranean Revival, Classical Revival, Elizabethan Revival, Georgian Revival, Neo-Gothic Revival, and the Art Deco styles. The two non-contributing buildings are modern in style.

The district consists of twenty-two flat-roofed buildings constructed of concrete and brick. Detail is executed in stone, cast-stone, terra cotta, structural glass and metal. The principal facades are finished in face brick and are well-articulated while the side elevations, generally not visible from the street, are typically of common brick and unornamented. Although the majority of the buildings are three- and four-story walk-ups, they are interspersed with elevator-equipped buildings that range from six to twelve stories in height. Seven of the buildings have been converted into condominiums while the remainder continue in use as rental apartment buildings. One is operated as an apartment hotel. Lot sizes vary considerably, but the majority of the sites are at least 80 to 120 feet wide and 120 to 150 feet deep. Setbacks from the sidewalk are generally uniform with the structures along Prospect and Summit Avenues having small lawn areas at the front of the building while those along Kane Place and Lafayette Place are placed closer to the sidewalk. The dense development resulted in buildings that occupied as much of their lots as was practical, with the result that side yards were reduced to narrow walkways while the small, barren, rear yards function as service or parking areas. Most of the buildings have flat facades fronting to the street while six are built around a courtyard. One structure, the Shorecrest, extends through its block and has entrance facades on both Prospect Avenue and Summit Avenue.

Architectural Character

At one time, Prospect Avenue, with its stately rows of arching elm trees, had representative examples of most of the nineteenth and early twentieth

X See continuation sheet

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 1 Prospect Avenue Apartment Buildings
Historic District. Milwaukee, Wisconsin

century architectural styles. Along Upper Prospect Avenue, between Brady Street and East Lafayette Place, could be seen costly residences in the High Victorian Italianate, Queen Anne, and German Revival styles. North of Lafayette Place the architectural character dramatically changed to small, simple, clapboard cottages. The absence of mansion-scale buildings north of Lafayette Place was most likely due to the proximity of the nearby Chicago and North Western Railroad tracks that originally crossed Prospect Avenue at grade north of East Windsor Place. The tracks were not entrenched below grade, as they are now, until early in the twentieth century. The section of Prospect Avenue from Kane Place north to the railroad tracks underwent considerable redevelopment during the period 1903 to 1931. During these three decades virtually all of the remaining vacant lots were built upon and practically all of the single family residences were replaced with apartment houses.

INVENTORY

<u>Address</u>	<u>Historic Name / Use</u>	<u>Date</u>	<u>Class</u>
1704-1714 E. Kane Place	Wallard Apartments	1911	C
1717 E. Kane Place	Viking Apartments	1930-1931	C
1806 E. Kane Place	Madra Villa Apartments	c. 1915	C
1816 E. Kane Place	Nunnemacher Flats / Sorrento Apartments	1903	C
1830 E. Kane Place	Hathaway Tower	1930	C
1913 E. Lafayette Place	Lafayette Apartments	1911	C
1857 N. Prospect Avenue	Cudahy Apartments	1909	C
1914 N. Prospect Avenue	Embassy Apartments	1928	C
1915 N. Prospect Avenue	Drake Apartments	1925	C
1924 N. Prospect Avenue	Del-Ray Apartments	1925	C
1925 N. Prospect Avenue	Prospect Residence	1916	C

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 2 Prospect Avenue Apartment Buildings
Historic District. Milwaukee, Wisconsin

1930 N. Prospect Avenue	Park Lane Apartments	1930	C
1940 N. Prospect Avenue	Carlton Apartments	1924-1925	C
1962 N. Prospect Avenue (also 1961 N. Summit Avenue)	Shorecrest Hotel NRHP 9/7/84	1924 and 1928	C
1981 N. Prospect Avenue	Marggraff Apartments	1915	C
1982 N. Prospect Avenue	Stellwin Apartments	1911	C
2007-2011 N. Prospect Avenue	Georgian Court Apartments	1917	C
2027 N. Prospect Avenue	Florentine Manor	1927	C
1943 N. Summit Avenue	Ambassador Apartments	1922	C
1983 N. Summit Avenue	Commodore Apartments	1921	C
1901 N. Prospect Avenue	Coronet Apartments	1961	NC
1919 N. Summit Avenue	Summit House Condominiums	1962	NC

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CONTINUATION SHEET

Section Number 7 Page 19 Prospect Avenue Apartment Buildings
Historic District. Milwaukee, Wisconsin

The Ambassador was designed with ten apartments per floor. The six apartments of the center wing are small one-bedroom units; two-bedroom units face the inner court in each of the north and south wings. The largest units are located at the outside of the building, featuring two bedrooms, a servant's room, living room, small dining room, and small kitchen. The original apartments have not been subdivided. The only alteration to the exterior has been the replacement of some of the windows on the south wing with large, single, fixed panes of glass.³⁸

1983 North Summit Avenue, The Commodore Apartments, 1921. Architect: Martin Tullgren & Sons Co.³⁹

This simple, Commercial style, rectangular, 63-foot by 85-foot building is oriented east to face North Summit Avenue. Although it is sited at the intersection of Summit Avenue and Lafayette Place, the north elevation, which fronts on Lafayette Place, is not ornamented. The Commodore is set back several feet from the sidewalk on the Summit Avenue front, allowing for a small landscaped area. The symmetrical facade features a slightly projecting center pavilion in which the main entrance is located. The round-headed entrance is rather simple in design, but is accented with an ornamental, curvilinear, copper canopy. Above the entrance in the center pavilion are four, six-over-one double-hung windows per floor, separated into pairs by brick piers. The spandrels above the second and third story windows feature brick laid in a herringbone pattern with a diamond-shaped tile placed at their centers. Three six-over-one sash windows are arranged per floor to either side of the center pavilion. The raised basement story has penciled rustication and is separated from the first floor by a stone belt course. Another stone belt course runs below the windows of the second story. A brick belt course is located above the fourth story windows. The north or Lafayette Place elevation has windows of various sizes. Ornamentation is limited to brick quoins on the first story, the patterned spandrels on the facade, a brick soldier course accented with diamond-shaped tiles above the first story windows and three rectangular stone plaques at the roofline of the main facade. Original plans show that the projecting pavilion was to extend above the flat roof and terminate in a bracketed gable below which were two brick arches and more decorative tiles. An elaborate cornice was also meant to give the building a decidedly Mediterranean character. It is unclear whether the building was simplified during construction or was altered later. Existing building permits do not indicate any such alterations, however. The Commodore was designed with four apartments per floor. Most featured two bedrooms, a small dining room, kitchen, living room, and bath. The building contains nineteen condominium units.⁴⁰

In the
United States Court of Appeals
For the Seventh Circuit

No. 95-3161

UNITED STATES OF AMERICA,

Plaintiff-Appellee,

v.

SIK KIN WU,

Defendant-Appellant.

Appeal from the United States District Court
for the Eastern District of Wisconsin.
No. 95 CR 66--Terence T. Evans, Judge.

ARGUED FEBRUARY 20, 1996--DECIDED APRIL 10, 1996

Before CUMMINGS, CUDAHY and MANION, Circuit
Judges.

CUMMINGS, Circuit Judge. Sik Kin Wu and his wife were convicted of failing to pay federal income taxes on \$1.4 million that they skimmed from their closely-held corporation, American Asian, Inc. ("American Asian"). The district court, based upon our decision in *United States v. Harvey*, 996 F.2d 919 (7th Cir. 1993), calculated the "tax loss" to the United States caused by Wu to be \$734,720. Based upon that amount and a two-level enhancement for the use of sophisticated means to impede the discovery of the offense, the court sentenced Wu to eighteen months in prison. Wu challenges that sentence.

The district court concluded that Wu had used "sophisticated means to impede discovery of the existence or extent of the offense," U.S.S.G. sec. 2T1.1(2)(b), and thus imposed a two-level enhancement. The Application Notes to sec. 2T1.1 inform us that "sophisticated means includes conduct that is more complex or demonstrates greater intricacy or planning than a routine tax evasion case. An enhancement would be applied, for example, where the defendant used offshore bank accounts, or transactions through corporate shells or fictitious entities." U.S.S.G. sec. 2T1.1, Application Note 4. We have dealt with this section of the Guidelines previously in *United States v. Becker*, 965 F.2d 383 (7th Cir. 1992). In *Becker* the defendant attempted to obscure his financial situation by placing assets into his son's bank account and a so-called "warehouse bank." We held that those activities sufficiently demonstrated that the defendant had used "sophisticated means to impede the discovery of the nature or extent of his offense" and thus supported a two-level enhancement. Wu's activities are similar: For over seven years Wu and his wife

meticulously falsified American Asian business records; they deposited receipts into bank accounts in Milwaukee, Chicago, and Canada under their former names and those of their relatives; they provided fraudulent documents to the banks indicating that they were Canadian citizens to prevent the banks from notifying the Internal Revenue Service of the existence of the accounts or interest generated from them; and they provided incomplete and misleading information to their accountant so that he unknowingly prepared false tax returns, which they filed. These means were sufficiently "sophisticated" to warrant Wu's two-level enhancement.

Next, Wu challenges the tax rate that was used to determine his sentence. The Sentencing Guidelines use "tax loss" as the foundation for determining the appropriate sentence in tax evasion cases. "Tax loss" is defined as "28 percent of the amount by which the greater of gross income and taxable income was understated, plus 100 percent of the total amount of any false credits claimed against tax. If the taxpayer is a corporation, use 34 percent in lieu of 28 percent." U.S.S.G. sec. 2T1.3(a). In *Harvey*, supra, we held that when a person commits a single crime that causes both corporate and personal income to be understated, the situation is best viewed in three steps: (1) a corporation failing to pay taxes on profits; (2) the corporation disbursing those profits as dividends to a shareholder; and (3) the shareholder failing to pay taxes on the dividends. Thus the proper method for determining the overall "tax loss" follows a similar three-step process: (1) apply the corporate rate of 34 percent to the unreported corporate profit; (2) reduce the imputed dividend paid to the shareholder by the amount of imputed corporate taxes; and then (3) apply the personal rate of 28 percent to the reduced dividend. *Id.* at 920./1 We provided the following example to demonstrate. A manager and principal shareholder of a corporation sells some of the corporation's inventory, producing a \$100,000 profit that he diverts to his own use. This is best viewed as a dividend paid from the corporation to the shareholder. Applying the corporate rate of 34 percent produces unpaid taxes at the corporate level of \$34,000. Reducing the \$100,000 dividend paid to the shareholder by the amount that should have been paid in corporate tax makes the dividend \$66,000. Then applying the personal tax rate of 28 percent to that figure creates an amount of unpaid personal tax of \$18,480. The total of unpaid taxes, both at the corporate and personal level, is \$52,480. This is the true "tax loss" that should be used in calculating the defendant's sentence. *Id.*

Wu contends that we should overrule *Harvey* because its calculation method is "unrealistic," especially in the context of closely-held corporations. He argues that in the "real world," people who own closely-held corporations seek professional tax advice and that any competent advisor tells the owner to have the corporation distribute its profits to the owner through salary, bonus, and other methods that result in the corporation owing little or no tax on its profits. This fact, Wu argues, eliminates corporate level taxation and makes the "tax loss" to the United States only the amount lost at the personal level. Thus Wu argues that he should have been sentenced based on a "tax loss" of only \$392,000 (28 percent of \$1.4 million),

not \$734,720.

We decline Wu's invitation to overrule Harvey. We agree that owners of closely-held corporations often seek tax advice and employ a variety of methods to reduce the overall tax liability of themselves and their corporations. We also agree that through such advice Wu may have been able to reduce the amount of tax liability he would have owed on the \$1.4 million in question here, perhaps even to the extent that the only tax liability would be at the personal level.^{/2} However, sentencing under the Guidelines "is not a duplicate of the calculation in civil proceedings; the Guidelines often use rough-and-ready calculations to curtail complexity." *United States v. Sung*, 51 F.3d 92, 95 (7th Cir. 1995); Section 2T1.3(a) requires such a rough-and-ready calculation. *Harvey*, 996 F.2d at 920. The method suggested by Wu would make it the responsibility of the United States Courts to comb the books of convicted tax evaders seeking ways in which they could have lowered their tax liability and their sentences. Unfortunately for Wu, it is simply not our role to play "Monday Morning Tax Advisor."

Judgment Affirmed.

FOOTNOTES

/1

A mathematical short-cut to this three-step method is to simply multiply the amount of understated income by 52.48 percent.

/2

We note, however, that because a corporation may only deduct a "reasonable" amount of salary, 26 C.F.R. sec. 1.162-7(a), it is not certain whether the money at issue would have even been deductible if paid to Wu as a salary or bonus.

[7th Circuit Home Page]

□

8 April 2001

City Plan Commission
809 North Broadway
P. O. Box 324
Milwaukee WI 53201-0324

Dear Sir or Madam:

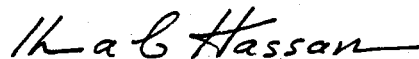
We write to protest strongly the projected Lafayette Place Tower. A building of this bulk, height, and character has no place north of Lafayette on the East Side. It violates the historic, the social, and the aesthetic character of the neighborhood, and makes futile all the efforts of the Watertower Association over the last several decades. If residents abide by the city zoning codes, so must developers.

We are sure you know the kind of pressure such a building, over 300 feet tall, would exert on every aspect of civic life in this quiet neighborhood. It also provides a very bad ecological precedent at a time when Milwaukee is trying to establish a standard of good living in the nation.

A graciously designed building, matching others of five or six stories, might be a welcome addition in a vacant lot. A monster, serving special financial interests, would most definitely offend every resident, every norm, in the neighborhood.

We strongly urge you to oppose the realization of such a monstrosity.

Sincerely yours,



Ihab Hassan



Sally M. Hassan

To: City Plan Commission
Zoning + Neighborhood Development Committee

2/8/01

From: Mary Anne Smith
Russell Kesery
1983 N. Summit Ave. #21
Milwaukee, Wisconsin 53202

(414) 277-9703

Please give us notice of any meetings regarding "Lafayette Place," a condominium project proposed for N. Prospect Ave. at E. Lafayette Place.

Thank you very much.



Mary Anne Smith

Russell Kesery
RUSSELL KESERY

Stephanie and Alan Wagner
2937 N. Marietta Avenue
Milwaukee, Wisconsin 53211
414-962-7570

April 2, 2001

City Plan Commission
809 N. Broadway
P.O. Box 324
Milwaukee, Wisconsin 53201-0324

Re: Lafayette Place

To Whom It May Concern:

We recently became aware of plans to build a 32-story tower at the corner of Prospect Avenue and Lafayette Place. **We strongly oppose this plan** for the following reasons.

First, the design is utterly inappropriate for the neighborhood. The height and bulk of this design are out of context with the surrounding residential building, including the existing towers on Prospect Avenue.

Second, traffic on Prospect Avenue and nearby streets is already extremely congested, particularly during rush hour. The addition of a building with 300 parking spaces will create gridlock.

Third, this project will increase competition for the existing parking spaces, which are currently insufficient for the neighborhood.

Finally, the design of the building looks more like a commercial skyscraper than a residential building. Having such a structure next to one of the cities most treasured historic neighborhoods is an complete offense to anyone who cares about the integrity of our community.

Please help us fight the zoning variance that would allow this development in favor of a more appropriate design.

Sincerely,



Stephanie Wagner



Alan Wagner

Hyslop, John

From: Slater, John [slater@msoe.edu]

Sent: Tuesday, April 03, 2001 11:58

To: planadmin@mkedcd.org

Subject: LAFAYETTE PLACE TOWER

We have lived at the same address, 1919 N. Summit Ave, for more than 23 years.

We vigorously oppose the size and design of subject development.

As taxpayers, we would like to see the land developed, but this is way out of scale. It will multiply the traffic and parking congestion in this neighborhood. As it is, we are long overdue for a traffic light at the corner of Lafayette Place and Lafayette Hill Road.

It's bad enough that the Firststar building was allowed as a sore thumb on our downtown landscape. This is even worse, with its intrusion on a residential neighborhood.

The proposed Lafayette Place Tower is insensitive to our neighborhood, with its mix of aesthetically pleasing, historically significant buildings from many architectural periods.

Please get them to scale it down to a reasonable size (85 ft tall) with architecture that is both unique and consistent with the rest of the neighborhood

Mr & Mrs John G. Slater

Hyslop, John

From: Jock Mutschler [jock@breadsmith.com]
Sent: Friday, April 06, 2001 4:05 PM
To: planadmin@mkedcd.org
Subject: Lafayette Place

To Whom It May Concern,

My family lives at 2589 N. Lake Drive in Milwaukee and we would like to add our voice to the growing chorus of opposition to the proposed Lafayette Place condominium.

We understand that the zoning restrictions call for a building to be no more than 85 feet. The proposed condo would be almost 4 times that height. This is a bad precedent to set.

The reduced parking on the street is also a major concern.

We are also concerned that the aesthetics of the building would not blend in with the historic residential homes adjacent to it.

Jock Mutschler
Director of Communication
Breadsmith Franchising, Inc.
Telephone: 414-962-1965, ext 205
Fax: 414-962-5888
email: jock@breadsmith.com

Hyslop, John

From: Kathy Dolan [kdolan@csd.uwm.edu]
Sent: Sunday, April 08, 2001 11:21 AM
To: mdamat@ci.mil.wi.us
Cc: planadmin@mkedcd.org
Subject: Proposed Lafayette Place Tower

Alderman D'Amato:

I am writing to express my opposition to the proposed Lafayette Place Tower. As currently designed, the tower is inappropriate for the area and would dwarf the existing neighborhood. It's height and design seem much more appropriate for a corporate skyscraper than a residential building, particularly in the context of the buildings and private homes in the immediate vicinity. Also, this project doesn't seem to be worthy of a special variance for the zoning in that area.

I hope that you will work to ensure that this proposal does not go forward as it currently exists. Development per se is not a bad idea, but development so completely out of character with its surroundings is not a positive addition to the community.

Thank you for your time.

Kathleen Dolan
3055 North Hackett Avenue
Milwaukee, WI 53211
kdolan@uwm.edu

Hyslop, John

From: David Mungenast
Sent: Thursday, April 05, 2001 1:17 PM
To: planadmin@mkedcd.org
Subject: Lafayette Place development

Dear Commissioners,

I am writing to express my complete opposition to the development currently named Lafayette Place. While an appropriate development would be a great asset to the neighborhood, the current proposal is a classic example of a greedy developer intent on destroying the very nature of the neighborhood that they will use as the major selling point of this project. The extension of the current Prospect Ave canyon of cheaply built (but not cheaply priced) high rise buildings is not acceptable.

I cannot believe that in this day and age this project is being given any serious consideration, particularly by an administration that professes to be promoting a new urbanism. I had assumed that the days when a developer could ride into town and rape a neighborhood were long gone, replaced by a more responsible attitude on the part of the private sector and our city officials. I regret that I may have been mistaken in this.

Needless to say, my feeling are representative of many of my neighbors on the East Side. I can assure that we expect our representatives act responsibly in this situation and send this developer back to the drawing board. A building of this size will be a very visible reminder of the those of us who have made a commitment to stay in the City and the East Side. We will not be able to forget those who do not act and speak out to prevent this project from moving forward. And we will work actively for the defeat or removal of those who do not do the right thing here.

Thank you for your consideration of this matter.

David Mungenast
2367 N. Wahl Ave
Milwaukee, WI 53211
414.962.3587

Get your FREE download of MSN Explorer at <http://explorer.msn.com>

Hyslop, John

From: elliot o lipchik
Sent: Friday, March 30, 2001 6:47 PM
To: mdamat@ci.mil.wi.us
Cc: planadmin@mkedcd.org
Subject: Lafayette Place

Dear Alderman D'Amato:

We are very concerned and opposed to a rezoning to allow a 32 story tower at the corner of Prospect and Lafayette Place. A condo &/or apartment complex would be a fine addition but, only if in proper perspective.

Eve and Elliot O.Lipchik
2641 North Lake Drive

Hyslop, John

From: Matthew Fleming [mgf@post.its.mcw.edu]
Sent: Saturday, March 31, 2001 10:07 PM
To: planadmin@mkedcd.org
Subject: Lafayette Place Tower

City Planning Commission

Dear Sirs:

We live and own a home at 2125 N. Lake Drive, about 2 blocks from Lafayette Place. We are writing to express our urgent wish that the zoning variance requested by the developers of Lafayette Place Tower, to be located on the corner of Prospect Ave. and Lafayette Place, be denied. The proposed structure is an enormous modern high-rise, which would be dramatically at odds with the East Side historic neighborhood. Because of its height it would be visible from everywhere within the neighborhood, and would therefore substantially damage the appearance and historic character of the entire neighborhood. The structure would contain so many units that it would dramatically increase housing density in the area, beyond the level that existing roads and parking facilities could support. Lafayette Hill Road in particular is already congested at some times of day.

We and our neighbors support appropriate development of the property on Lafayette Place. The proposed structure might be a worthy addition to an urban downtown with many existing high-rises, but would be entirely inappropriate for our neighborhood, and would severely impair its character and quality of life. We urgently request that the City Planning Commission deny the variance, and prevent its construction.

Sincerely yours,

Matthew G. Fleming, M.D.
H 414.272.1127
W 414.456.4072
mgf@mcw.edu

Miriam S. Fleming, J.D.
H 414.272.1127
W 414.223.2528
msfleming@mbf-law.com

Sarah J. Fleming
H 414.272.1127

Hyslop, John

From: mary.a.unkel@mail.sprint.com
Sent: Sunday, April 01, 2001 2:46 PM
To: planadmin@mkedcd.org
Subject: FW: Proposed Development on Lafayette Place

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

From: Mary A. Unkel
Sent: Sunday, April 01, 2001 2:41 PM
To: 'planadmin@mkedcd.org'
Cc: 'voteno32stories@yahoo.com'
Subject: Proposed Development on Lafayette Place

As residents of the North Point historic districts, we are shocked and dismayed that the city planning commission could possibly consider rezoning the site at Lafayette and Prospect in order to accommodate the monstrous structure proposed by the development company.

One of the reasons we treasure Milwaukee as our adopted home is because of the care and foresight demonstrated by the community in preserving the beauty of its past while carefully laying the framework for its future. As a "corporate" family, we have lived in a number of major U.S. cities including Dallas/Ft. Worth and Chicago. There are very few areas of those cities which remain tranquil remnants of a former time as does our beautiful East side district. Instead, they fell to greedy developers and city planners whose eagerness to produce short-term gains overshadowed their commitment to the long-term quality of community life.

Skyscrapers belong in downtown, urban settings -- not in an intimate historic neighborhood. We trust you will not approve a zoning variation for the property and that, in consideration of preserving the unique character of Milwaukee's east side, you will ensure that future generations of residents can learn from its past.

Bob and Mary Unkel
2239 N. Terrace Avenue
Milwaukee, WI 53202
414-298-9919

Hyslop, John

From: Sue Hansen [sahatty@voyager.net]
Sent: Sunday, April 01, 2001 5:49 PM
To: planadmin@mkedcd.org
Subject: Lafayette

I have owned a home at 2259 N. Lake Dr. for 20 years. I have seen tremendous improvements and a growing sense of neighborhood during that time. I strongly oppose the proposed Lafayette Place condominiums. The size and design are completely at odds with area. Also, we already have traffic congestion at Lafayette hill, Prospect and Farwell in addition to crowded street parking. Given the blessings and burdens of being a historic district, I think any new development should be in basic conformity with the area in terms of size and design.

Thank you for your consideration of my views.

--

Sue Hansen, Attorney at Law
sahatty@voyager.net

Hyslop, John

From: nmckinney1930

Sent: Monday, April 02, 2001 12:37 AM

To: mdamat@ci.mil.wi.us

Cc: pianadmin@mkedcd.org

Subject: Lafayette Place Tower and other bad city plans

I have been concerned for some time about the seemingly willy-nilly building going on specifically on the Eastside of Milwaukee. This latest, Lafayette Place Tower is a prime example of bad city planning. This corner happens to be one that I pass on my morning walks. I can't imagine such a building there. Please note my disapproval. Also the other monstrosity is on the 2800 block of Hackett, westside of the street middle of the block- a new ugly front on an old home turned into a multi-unit dwelling. Who the heck approved that? I only figured someone pulled a fast one on the building inspectors by saying it was a rehab instead of a new structure. Thanks for "listening". Nancy Peters

4/2/01

Hyslop, John

From: Dshumow [gengrant@mymailstation.com]
Sent: Monday, April 02, 2001 6:02 AM
To: planadmin@mkedcd.org

City Plan Commission, I wish to go record as being against the construction of a high rise building on the corner of Prospect and Lafayette. The building would create many problems in the area such as parking, traffic congestion, safety and many others. Respectfully submitted - Duke B. Shumow - 924 E. Juneau Avenue, Milwaukee 53202.

Hyslop, John

From: Steve Rosenberry [rosenberry@cbmail.com]
Sent: Monday, April 02, 2001 7:42 AM
To: planadmin@mkedcd.org
Subject: We support Lafayette Place Tower

Having received a flyer complaining about the proposed building on the corner of Lafayette and Prospect, we wished to let you know that this project has our full support.

While the oposition is well intentioned, most of the reasons in the flyer are not valid.

The location is perfect for high-rise living and is in keeping with the rest of that section of Prospect.

So it is taller than the immediate neighbors. What is wrong with that?

Local businesses will prosper, making the East Side an even better place to be.

Please don't let the usual Milwaukee naysayers stop this important and exciting project. Grant the variance.

Steven Rosenberry
Nancy Murphy
3054 N. Hackett Ave.
414-962-0453

Hyslop, John

From: Paul Counsell [pmcemail@earthlink.net]
Sent: Thursday, March 29, 2001 8:54 PM
To: Alderman Mike D'Amato
Cc: planadmin@mkedcd.org
Subject: Lafayette Place Tower

We believe the Lafayette Place Tower as proposed is dangerously out-of-scale for its neighborhood. A tour of that neighborhood shows that all immediate neighbors (on Prospect, Summit and Lafayette) are three, four and five stories. Half a block away, the Shorecrest Hotel is nine, and further south, the Summit House is 12.

The only buidlings of 20 or more stories in the larger neighborhood are Landmark (25) at 1660 Prospect; Prospect Tower and Diamond Tower (21) at 1620 Prospect; the Arlington elder apts. at 1633 Arlington (23); and the Riverview elder apts on Kane at Arlington (18). All of these buildings stick out like very sore thumbs and they are only 2/3 as tall as the proposed 32-story Lafayette and with none of its mass and bulk.

As proposed, the building would soar 215 ft. above the current (RA85) zoning height limit of 85 ft. Giving them a variance would be a terrible precedent in a mid-to-low-rise residential neighborhood. Existing concerns about parking, traffic, people density would all suggest a modified proposal that might encourage additional development in the area.

Thank you for your consideration.

Paul & Mary Counsell
3453 North Lake Drive
Milwaukee, 53211

Hyslop, John

From: Ronald A Sweet [RSWEET@mpw.net]
Sent: Thursday, March 29, 2001 3:24 PM
To: JHYSLO@MKEDCD.ORG
Subject: FWD: www.TheEastSide.org is live!

=====
Original Message from zauft@smtp (Richard Zauft)
{zauft@csd.uwm.edu}
at 8/18/00 6:35 am
Original Recipient(s):
To: ckrzyn@MKE (Krzynski, Chris A)
dwinds@MKE (Windsor, David A)
rbryso@MKE (Bryson, Robert W)
rsweet@MKE (Sweet, Ronald A)

Dear East Side friends,

The new web site is a great way to keep everyone informed on what's happening in the neighborhood. Great idea.

Following is a brief update on what's happening with the Kenilworth Building. As I'm sure many of you have noticed, identity banners have been installed on the second floor exterior along Prospect and Kenilworth Place. This week all of the first floor windows were painted in order to clean up the appearance and add some uniformity to the exterior. UWM artists Lane Hall, Lisa Moline, and myself will be installing seven 12' x 8' image panels on the first floor window grates on Prospect and Kenilworth Place in September. These will be the first of a new series of changing public art pieces installed on Kenilworth's exterior. A fourth artist, Kyoung Ae Cho, is developing a cable wire sculpture to be installed on the corner of Prospect and Kenilworth Place between the second and sixth floors and above the main building entrance on Kenilworth Place. These projects are being supported by the Milwaukee Idea-Design Solutions Project. Collectively, these first cosmetic improvements are intended to spruce up the building appearance in conjunction with the other neighborhood improvements that are now underway.

The state will be funding a limited remodeling project next year for instructional areas as well as artist's studios on the fourth, fifth, and sixth floors. This project will upgrade teaching and research spaces with new walls, lighting, and electrical supply.

Longer-term partnerships for extensive remodeling to consider new retail spaces, public parking, and possible apartments or student dormitories are now being explored.

I suggest this information be added to the web site and the Kenilworth Building footprint on the map activated to link to this information.

Richard

Hyslop, John

From: Juliana Jaekels [jjaekels@mail.com]
Sent: Wednesday, March 28, 2001 3:04 PM
To: mdamat@ci.mil.wi.us
Cc: planadmin@mkedcd.org
Subject: Lafayette Place Development

Dear Madame/Sir,

I own property at 2009 N. Prospect Avenue, directly across the street from the proposed Lafayette Place Development. As a tax payer and concerned neighbor, I want to share with you my concern and opinion about this project. Although I understand that additional housing would benefit neighboring merchants, I think that the construction of a thirty two story condominium would add undue stress to the surrounding infrastructure and negatively impact the neighborhood fabric.

In addition, I question the prudence of building yet another condominium project so close to downtown. I drive to work every morning through the city to my school at 4th and Galena and see several condo developments going up daily, all between five and ten stories and not in the 1/2 million dollar market the developers say is all that is being developed downtown. As it is there are two condo developments in the works in the city lot to the East of me (5 stories) and to the North-West of me on Farwell with retail space on the street level.

I am very concerned that a 32 story development would not only flood the area condo market, but would also overcrowd that corner and area of Prospect Avenue and Lafayette Place. Please consider with your fellow Alder-people the true impact of a 32 story development on this corner. I believe it would be in the neighborhoods and markets best interest to develop something on a smaller scale.

Thank you in advance for your time and attention to this matter. If you have any suggestions as to who else I could get this message to it would be very much appreciated.

Sincerely,

Juliana M. Jaekels
2009 N Prospect Ave No 19
414-273-2782
j u l i a n a m. j a e k e l s

FREE Personalized Email at Mail.com
Sign up at <http://www.mail.com/?sr=signup>

Hyslop, John

From: Charles W. Bray [chasbray@mindspring.com]
Sent: Thursday, March 29, 2001 3:13 AM
To: mdamat@ci.mil.wi.us; planadmin@mkedcd.org
Cc: voteno32stories@yahoo.com
Subject: Monsters on Lafayette Place!

We are among the many on the East Side who are simply appalled by the proposal to put a 32-story Monster at the intersection of Prospect and Lafayette.

It is difficult to conceive of a less appropriate development, nor one more likely to degrade the neighborhood for blocks and blocks around, nor one more certain to snarl traffic on both streets, nor one more burdensome for those already resident in the immediate neighborhood who depend on on-street parking for much of the year.

Surely your good sense, strong feel for the traditional values and qualities of the area, and sensitivity to the views of residents on the East Side will stop this idea in its tracks!

How in the world could you "spot rezone" from RA85 to permit a structure so garish that even Firststar wouldn't want to put its name on the top to rise over 300 feet above the bluffs above Lake Michigan.?

Katie Gingrass and Charles Bray
2803 East Bradford Avenue
Milwaukee 53211

Hyslop, John

From: Judy & Justin Holmes
Sent: Monday, April 02, 2001 6:43 PM
To: planadmin@mkedcd.org
Subject: Lafayette Tower Proposal

You might wish to take a look at 2845 N. Hackett Ave. --the latest and greatest lakefront industrial building in the neighborhood. Oh, did I say building? Oops, it actually is a "remodeled home", oh, and it has absolutely no lakefront view.

Please do not allow another mistake to occur on the east side of Milwaukee. Do not permit the Lafayette Tower Place to become a reality. In addition to looking out of place, it will cause additional parking problems-- we can't even get down some of the streets currently when cars are parked there. This is a historic district --keep it that way.

Judy Holmes

4/2/01

Hyslop, John

From: mafish01

Sent: Monday, April 02, 2001 5:06 PM

To: planadmin@mkedcd.org

Subject: Proposed Lafayette Place Tower

I wanted to write to express my concern regarding the proposed height of the Lafayette Place Tower. It is too large and would be out of place in our neighborhood.

Please do not allow a variance.

Thank you.

Mary Ann Fisher
2633 North Hackett Avenue
Unit F
Milwaukee, WI 53211
414-963-4263

4/3/01

Hyslop, John

From: gpolak@mac.com
Sent: Monday, April 02, 2001 9:08 PM
To: mdamat@ci.mil.wi.us; planadmin@mkedcd.org; voteno32stories@yahoo.com
Subject: Re: Lafayette Place Tower

I received a flyer that disturbed enough to prompt me to write an email. Something I have not done before.

I am disappointed that Mike D'Amato is opposed to the Lafayette Place Tower!
I have lived and in Milwaukee all my life, and feel that this is the kind of small minded thinking that has kept Milwaukee from achieving it's full potential. Milwaukee will soon be another Dubuque, if developers are kept from fully realizing their objectives. It is ridiculas to have a 85 ft limit on Prospect Ave between Wisconsin and North Ave. This is prime real-estate and would better utilized with higher buildings. Its bad president to encourage developers to build major buildings in the city???

Aldermen should be encouraging this type of development not discouraging it!
One 40 story building does not make a skyline! ! ! (Something Milwaukee is sorely lacking.) We need more 40 story or even 50 or 60 story buildings in our city, if is going to grow and prosper. Prospect Ave should have been lined with major buildings long ago. If you succeed in blocking this project. . . it will be a major set back and tell other developers not to think about building here.

The loss of people and major corporations over the last decade has me wondering if Milwaukee will be able to survive as even a mid-sized town into the next millennium???
A few high end condos is not the answer.

The last one out turn out the lights.
GP

Hyslop, John

From: Susan Begel [sbegel@hanson-dodge.com]
Sent: Monday, April 02, 2001 10:58 AM
To: planadmin@mkedcd.org
Subject: Lafayette Place Condominium Development

I am writing to you regarding the proposal to build Lafayette Place at the corner of Prospect and Lafayette in your district.

My husband and I live on Kenilworth between Lake Drive and Summit and feel that this proposal would be a disastrous one for the neighborhood. This neighborhood has a very special character, as do many neighborhoods in this city. To have a building of this size dropped into the middle of it would destroy that character and cause a raft of problems, including dramatically increased traffic.

I understand the power that developers and lobbyists have and they are very often successful in their efforts. I would hope that you would be able to withstand their efforts and support the residents of the East Side to block this project. We are certainly not anti-development. But we are most definitely anti-crazy development.

I look forward to your response.

Sincerely,

Susan Begel

CONNOLLY

2850 N. Shepard Avenue
Milwaukee, WI 53211

April 15, 2001

Alderman Mike D'Amato
200 E. Wells Street, Room 205
Milwaukee, WI 53202

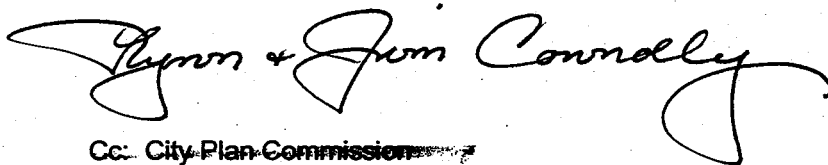
Dear Alderman D'Amato,

We are sending this letter to express our concern over the proposed construction of a 32 story residential tower at the corner of Prospect and Lafayette Place. The size and design of this planned tower is totally out of character with the other buildings in this area. Although, as you know, high rise apartments exist to the south, the immediate surrounding neighborhood has many historic and beautiful buildings that are not in any way compatible with this proposed structure.

If there is any serious consideration being given to a zoning variance to allow the construction of this tower, it is hard to understand why. This is an area where, according to the Milwaukee Journal a few weeks ago, there is a great deal of demand for properties. Given that there may be any number of developers willing to work within existing zoning restrictions to develop this land, why would the City Plan Commission give serious consideration to a developer who wants such a drastic variance? What precedent does this set for other developers to propose projects that will detract from, not enhance the overall value of this area or any other area of the city? Given the existing traffic and parking congestion that already exists in this neighborhood, it is hard to imagine the irresponsibility of granting a zoning variance that would only add to this problem.

There is not, I believe, any general opposition to this site being developed, and there are any number of residential developments going on in the city that enhance and revitalize their neighborhoods because they are designed to enhance, not detract from their surroundings. We urge you to go on record as opposing the variance for this proposed building as designed, and require the developer to submit a plan that works within existing zoning restrictions to be compatible with the site and surrounding neighborhood.

Sincerely,



Cc: City Plan Commission

Hyslop, John

From: Daniel C. Maguire [maguired@juno.com]
Sent: Thursday, April 19, 2001 4:54 PM
To: planadmin@mkedcd.org
Subject: Lafayette Place Tower

I join all the neighbors to whom I have spoken in opposing the construction of the humongous Lafayette Place Tower. The traffic, the contours of teh neighborhood, the effluvia....an awful prospect.

Dan Maguire

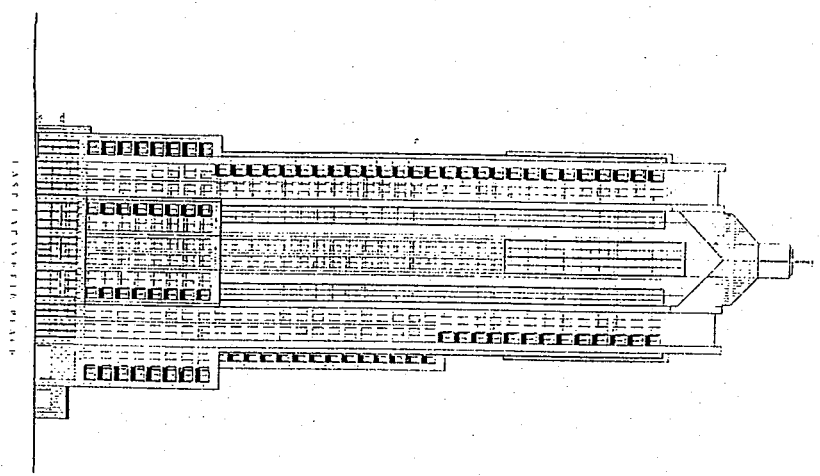
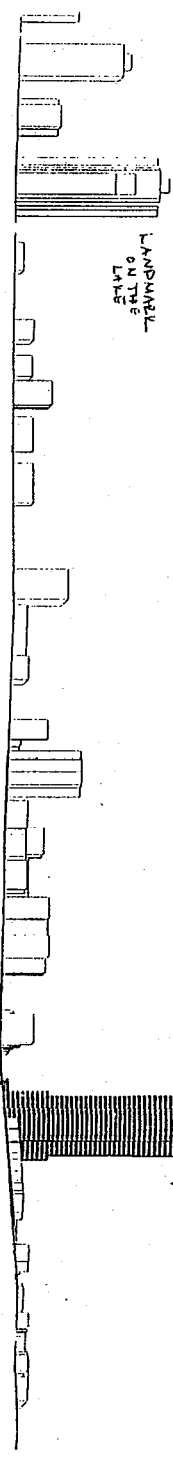
Daniel C. Maguire
2823 N. Summit Avenue
Milwaukee WI 53211
tel. 414 961 0139
fax 414 961 2150

WE, THE UNDERSIGNED, OPPOSE THE HIGH RISE LAFAYETTE PL. DEVELOPMENT AS CURRENTLY PROPOSED

NAME ADDRESS PHONE EMAIL

1	Paul & Jocelyn	2014 E. Grand Ave	507-4424	
2	Myron B. Hartz	2962 N. Lake Dr	961-8959	
3	Beth Ann Katz	2462 N. Lake Dr,	961-8954	
4	Deborah Ryan	2633 X. Hackett	963-0626	
5	Sue Bilson	2633 X. Hackett	963-0626	
6	Christine H	2885 N. Summit	338-9469	
7	Timothy Bullard	2717 E. Bellevue	964-7413	
8	James Dieker	2717 E. Bellevue	964-7413	
9	Russell Kesey	9983 N. Summit	277-9703	
10	Sue Ladue	2252 N. Summit	278-8541	
11	David Poff	9252 N. Summit	218-8821	
12	Sharon Staller	1941 N Cambridge Ave	276-2778	
13	Deanna Staller	1941 N. Cambridge Ave	276-2778	
14	Christopher DeMarco	4114 Summit	916-6747	
15	Bill Mentzer	2114 Summit	416-6747	

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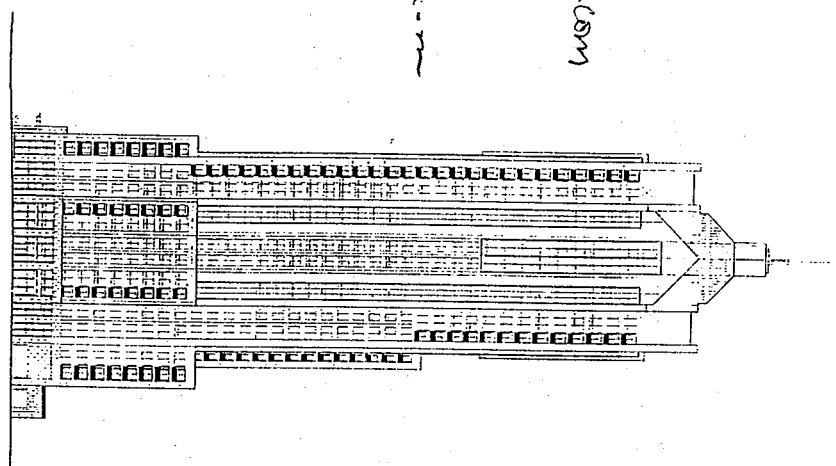
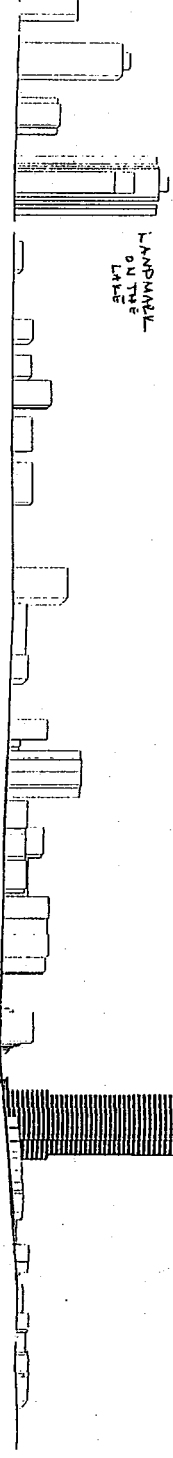


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11/11/01

	NAME	ADDRESS	PHONE	EYMAIL
1	Christina Plzak M.D.	2915 E. Kenwood Blvd	962-3293	shinke @ eyes PC
2	David Hinkle M.D.	2915 E. Kenwood Blvd	962-3293	shinke @ eyes PC
3	Tom Hawley	1943 N. Summit Ave	273-6066	
4	Carol Kece	2244 N. Project #11	414-2727190	gkece@wisc.com
5	Monika's Space	3104 E Lafayette Pl.	414-2710890	marybethg@graciassocia.com
6	Bonnie Pearson	1943 N. Summit Ave	226-2352	
7	Tom Pltkin	1943 N. Summit Ave	11	
8	BRAD BEIHING	2006 N. FARRELL Ave	276-1785	brad@beining.com
9	Frank Slovaci	2104 E Sagerette Pl	2710890	
10	Wendy E. Boyd	2102 E Kenilworth Pl	225-9682	
11	James Dwyer	2215 N. LAKE DRIVE	224-7978	
12	Patricia Bumbler	2419 N. WALK	961-7233	
13	Samuel Ball	2214 S. IVANHOE Pl.	224-8307	
14	Amy Stone	2658 D. Lake Dr	962-4932	
15	Mary Klaselewski	2536 N. Summit Ave	964-5104	

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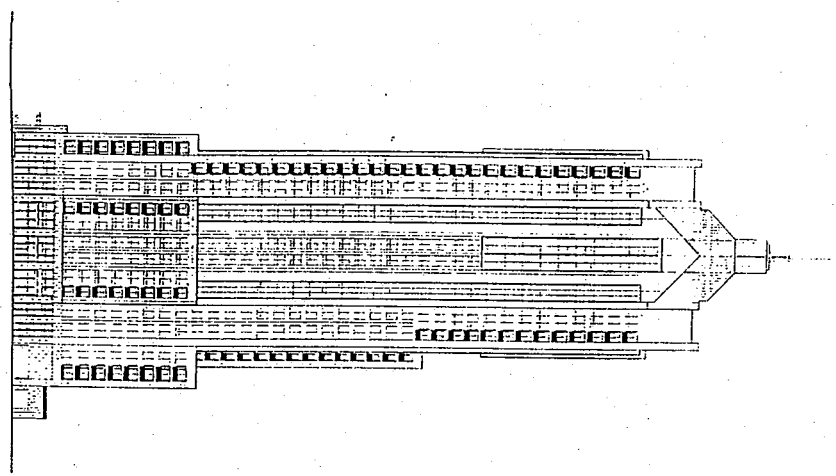
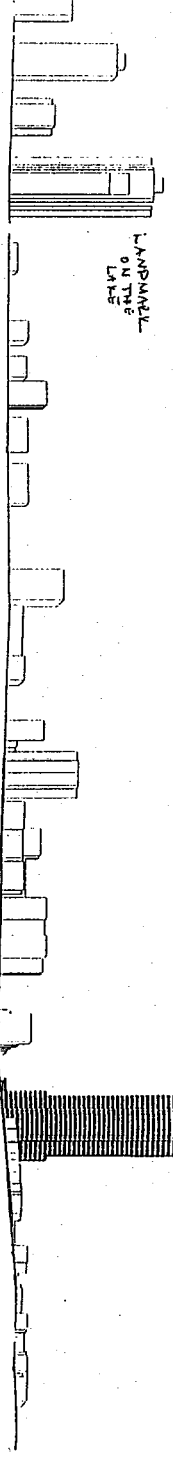


4/14/10

WE, THE UNDERSIGNED, OPPOSE THE HIGH RISE LAFAYETTE PL. DEVELOPMENT AS CURRENTLY PROPOSED

	NAME	ADDRESS	PHONE	EMAIL
1	Berwin Wilke	2032 E Kenilworth	276-8390	
2	Dat Smitt	2032 E Kenilworth		moenbags@aol.com
3	Liz Jehnk	2535 N. Frederick		ljehnk@aol
4	Gene DePruce	2913 N. Shepard Ave	962-1520	jehsh@uwm.edu
5	Andy Cobb	2215 E. Wood St #202	271-8068	cbobb@earthlink.net
6	Joseph A. Schmidt	2044 N. Lake Dr.	227-1083	
7	Hilmar	2209 E. Kenilworth Place	224-5687	
8	Annette Witt	2224 East Waukegan Ave	224-6668	
9	Peterson Lebeck	2574 N. Terrace Av.	964-1370	
10	Marcia Cobb	2929 E. Hartford Ave.	964-7088	
11	JEFF REPEL	2659 N. SUMMIT AVE.		
12	Deanne Aufmann	2100 N. Summit Ave.	332-2116	
13	Jack Muehlberg	1983 N. Summit Ave	276-8050	
14	Francis Muehlberg	1983 N. Summit Ave #83	272-6853	Muehlberg@uwm.edu
15	Jackie Wilkins	2615 N. LAKC DR	912-8087	FWILKINS@uwm.edu

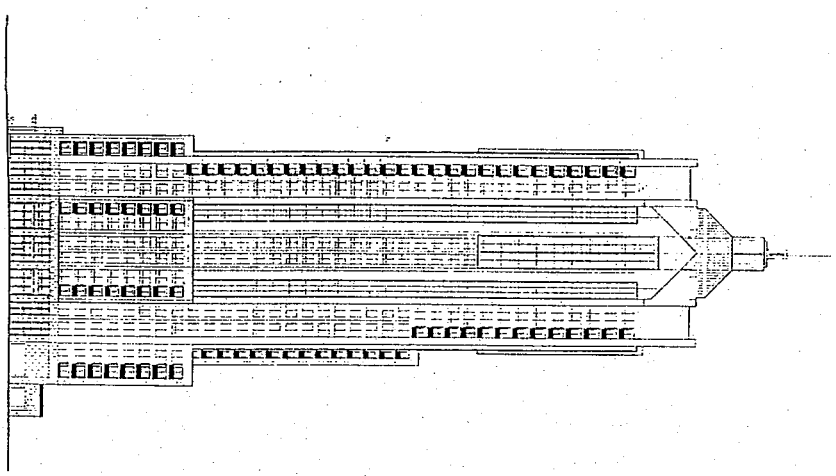
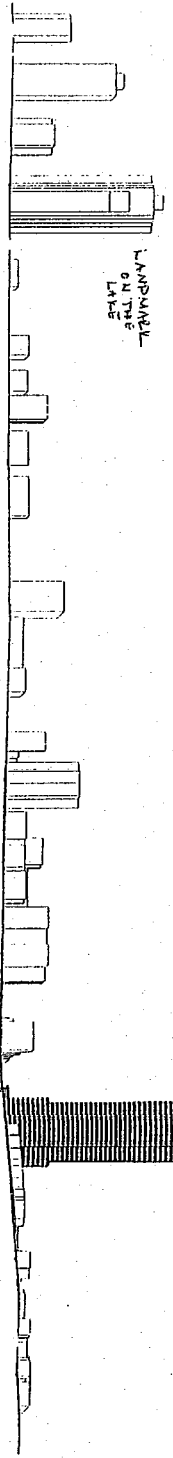
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NAME	ADDRESS	PHONE	EMAIL
1 Joseph F. Best	2124 N. Lake Dr. 53202	277-9328	
2 John Sturbing Pat Van Alst	3125 W. Lake Drive 2344 E. Bush Way 53202	476-1065 271-2155	
3 Roland Korte	2109 N. Prospect	347-4077	mystan1@excpc.com
4 John H. Billmeyer	2659 W. Terrace Ave	96-5485	
5 Robert E. Linkel	2238 W. Terrace Ave	298-9919	
6 David J. O'Brien	3354 N. Shepard Av.	964-0550	
7 Linda Galagas	2715 N. Summit Ave	964-9049	
8 George Giverson	2715 N. Summit Ave.	964-9049	g3urri@excpc.com
9 Maureen Deen	1930 N. Battell Av.	324-5499	
10 Raymond Doolay	1932 N. Battell	271-5033	
11 MARY LINKEL	2239 N. Terrace Ave.	298-9919	bobuncy@aol.com
12 James J. Eschmider	2652 W. Terrace Ave	962-5488	
13 Linda Linkel	2205 N. Lake Dr.	273-0425	
14 Moving Program	2205 N. Lake Dr	273-0425	monday@excpc.com

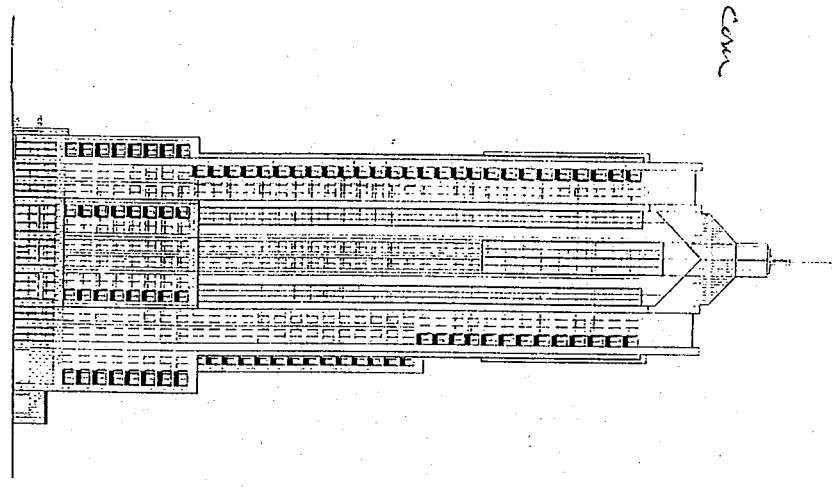
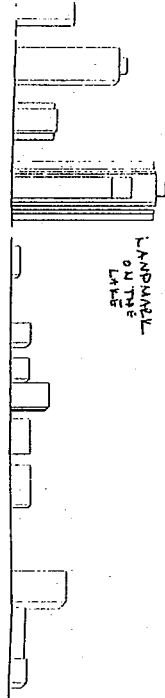
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	NAME	ADDRESS	PHONE	EMAIL
1	Robert N. Glenday	2420 N. Terrace Ave. #3211 Milwaukee		
2	Scott Carson	1626 N. Wisconsin Ave		scott@carson@aol.com
3	Jerry Muddell	1626 N. Wisconsin Ave		
4	Robert R. Egan	2420 N. Terrace Ave		
5	Sam P. Linder	929 N. Astor St. #2101	414-297-5780	ewiley@forlaw.com
6	Carl Hillman	3333 N. Diebold Ave.	414-332-0502	
7	William H. Lyford	3200 N. Summit Ave	414 964-6052	
8	Frederick J. Warden	2408 N. Jackson Ave	414 332 6256	
9	Dale Teweles	2121 N. Terrace Ave	414-273-2354	NickNick@aol.com
10	Michael D	2426 N Terrace Ave	414 964 9039	
11	Michael	2434 N Terrace Ave	414 963-9742	
12	Carla Karmark	3434 N Terrace Ave	414-963-4948	
13	Michelle Starny	3060 N. Meadway	414 332-9782	
14	Angie Peterson	2946 N Summit	414 964 6583	
15	Barbara M. Elmore	2420 N. Terrace Ave	961-2492	

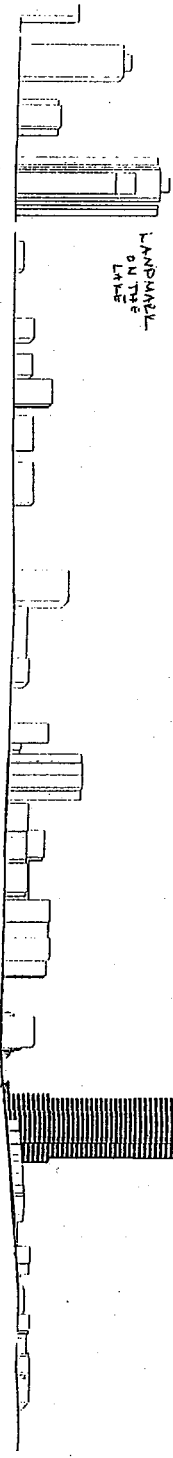
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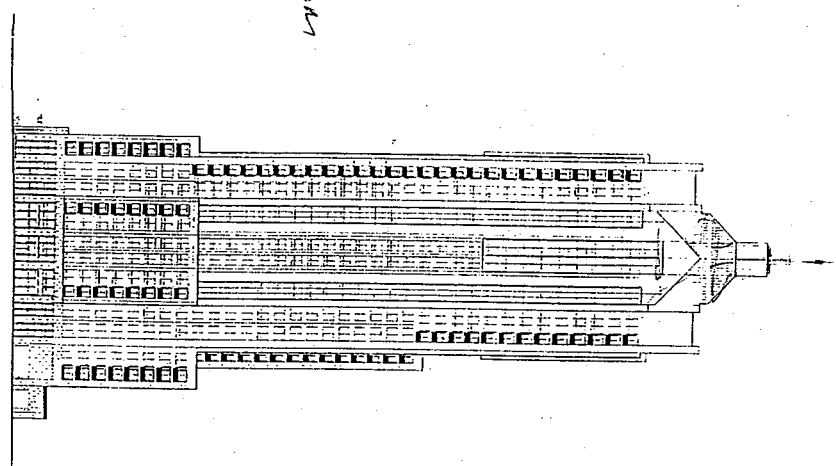
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	NAME	ADDRESS	PHONE	EMAIL
1	Steven Valles	4170 N. BAYVIEW ST AVE.	906-9878	SILVER@EXEK.NET
2	Debra Kerner	1825 JEAN MARIE DR	262-786-1585	
3	Matt Hoffman	2432 N. TERENCE AVE	964-9201	
4	Jerome Harshis	2333 E. BRADFORD AVE.	962-8296	
5	Sandra Weyl	2824 N. FURWELL	332-4636	
6	Carol D. Zwick	1091 E. CURIE DR.	962-3706	
7	Zeth Roth	2508 E. BLUEBIRD #54	414-907-1999	
8	Manfred S. Thieland	3761 D. PARKER AVE	414-962-6602	
9	Bob Burgess	1139 N. GREENBROOK	414-278-1157	
10	Debra Kerner	531 E. LOCUST ST	414-315-2051	SACOWSKE@HOTMAIL.COM
11	John Sauer	2715 E. PARK PL	964-1947	
12	Herman Mace	2519 N. WACE DR NO.	962-0949	
13	Sandra Termond	2907 E. NEUBERG BLVD	963-9426	sidonwonder@aol.com
14	Miriam E. Fitzwater			
15	Joyce J. Dreyfus	4353 N. ALPINE	962-5413	

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LAMPANEL ON THE LAKE

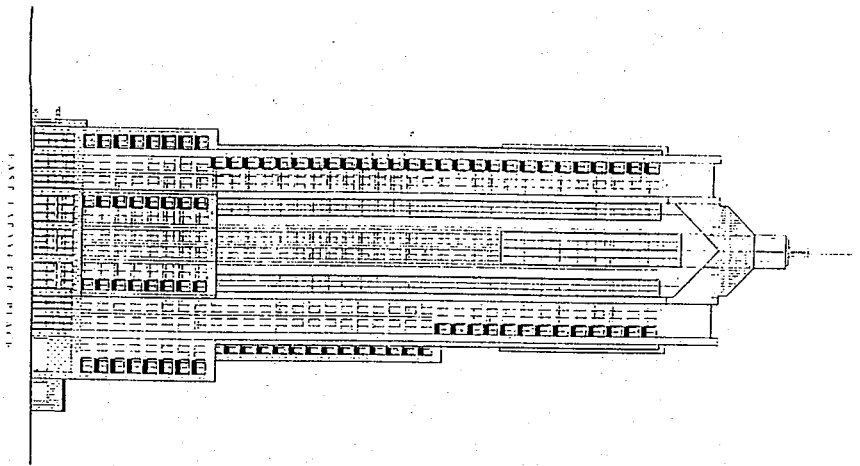
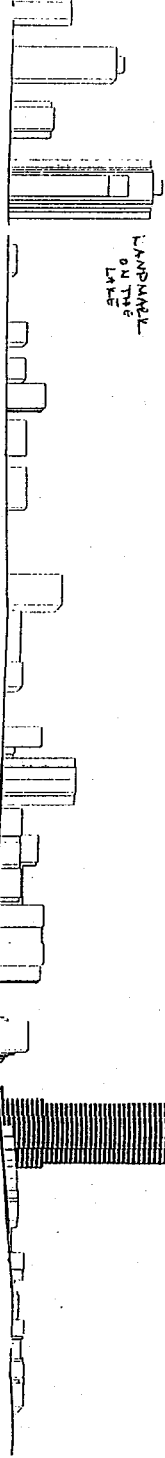


HIGH RISE LAFAYETTE PL.

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	NAME	ADDRESS	PHONE	EMAIL
1	Marie R. Falkowski	3312 N. Lake Dr.	962-6442	
2	Linda Rapp	2712 E Locust	332-3708	
3	Linda Webb	941 Webster	332-5111	
4	W. Ben	633 N. Airport Ave.	898-9072	
5	Sandra Bourne	2675 N. Terrace Ave	964-5319	
6	Phineas Bourne	2675 N. Terrace Ave	964-5319	
7	Christy Bourne	2175 N. Terrace Ave	964-5319	
8	Bill Gross	346 N. Frederick	963-9156	
9	John & Yolanda	2727 N. Mansfield Ave #31	967-1912	
10	James Bourne	" "	964-5319	
11	Nick & Wray	2813 E. Bellevue #4		
12	Barbara Sprunt	2423 E. Wackerly Blvd.	964-0225	
13	John & Mary Ann	2443 N. Oakwood Ave	963-0522	
14	Sam & Sue	2630 N. Denver Ave	332-0880	
15	Bill & Betty	1910 N. Oakland	273-8883	

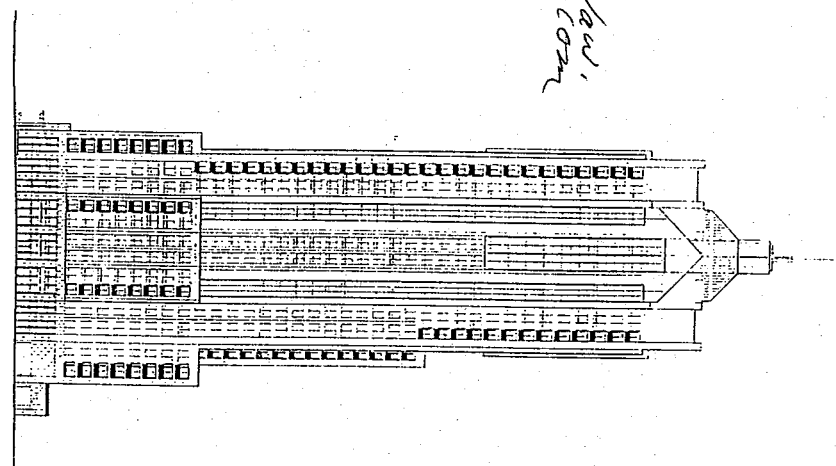
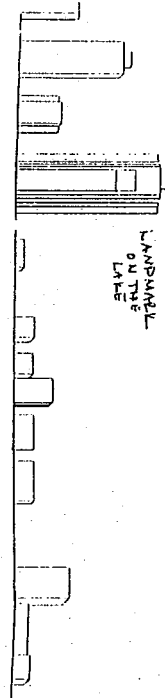
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1	Angela C. Jacob	2375 N. Waikoa Ave	332-3857	
2	George J. Jacob	2375 N. Waikoa Ave	332-3857	gjacob@comcast.net
3	Marilyn Fickelbaum	22917 N. Summit Av.	962-9580	patward@kepank.net
4	Barry Warkner	" "	" "	" "
5	William Sperry	2125 N. Drake Dr	272-1127	msf@wings.com
6	Richard Johnson	" "	" "	" "
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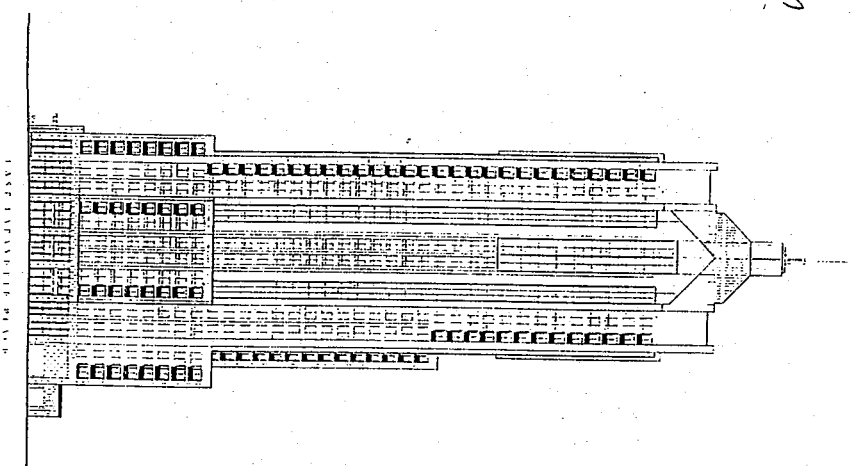
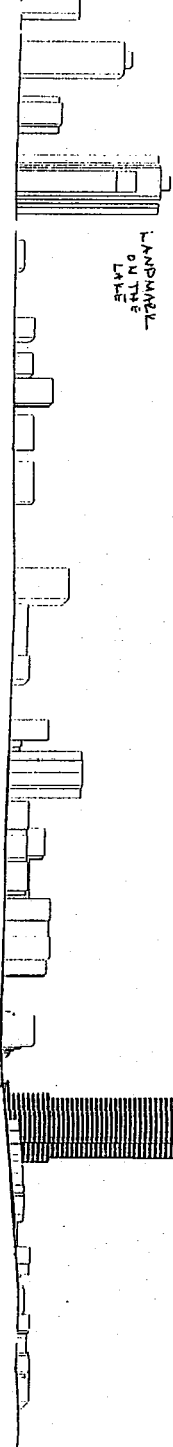


msf@wings.com

WE, THE UNDERSIGNED, OPPOSE THE HIGH RISE LAFAYETTE PL. DEVELOPMENT AS CURRENTLY PROPOSED

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1	MARIA BLAND	2641 N. HACKETT	226 4745	
2	CHRISTINE GAUGER	2641 N. HACKETT	332-5852	mbknaese@duway.net.com
3	Julia Leason	2641 N. HACKETT	9829	
4	Wendy Miller	2641 N. HACKETT #5	964-0574	
5	Julie Thompson	2641 N. HACKETT #5	475-5707	
6	Christi Mun	2641 N. HACKETT #5	967-0695	
7	Wendy Ronda	2639 N. HACKETT #E	11	
8	Justia Leason	11	11	
9	John Peter Demetrian	2586 N. Farwell Av.	414/332-4405	demetrian@yahoo.com
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13				
14				
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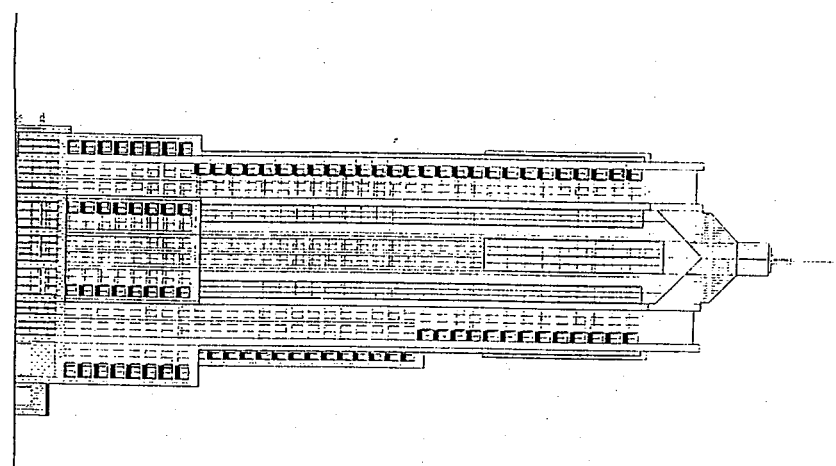
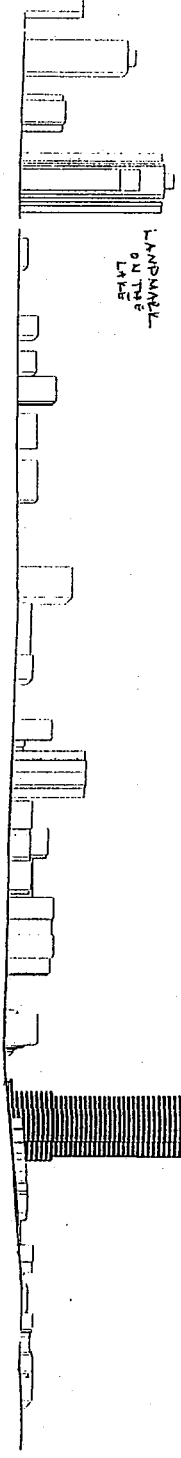
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	NAME	ADDRESS	PHONE	EMAIL
1	Betty Bottom	2519 N. Wash Ave	414 964-5292	
2	Dianne Holligan	3025 E Wisconsin #2	288-3346 (work)	
3	Patricia Holligan	3025 Wisconsin - Clust #3		
4	Bruce Halpin	2017 N. Tanager Ave.	270-3855	B6ALL@SPRINT.CO.M
5	Paul Groenewaldt	1831 E. Oakway Pl	291 5570	
6	Harold Seaver	7611 N. Fairchild Rd	352-8495	
7	Michael Zilander	7055 N. River Rd	247-1906	ppruings@excpe.com
8	Wayne Neundorfer	3034 N. Fenwick Way	352-2623	
9	Ann Clemens	7425 N. Regatta Ave	372-0652	
10	Lucie Ferrara	4231 N. Olsen Ave	332-0248	
11	Mick Harker	1700 N. Chippewa Ave	242-9502	
12	David S. Long	513 E. Day Ave.	962-8360	
13	Francis C. Ferguson	513 S. Day Ave	962-8360	
14	Kristin Smith	9065 N. 70th St.	365-0452	
15				

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1	James Gensler	2627 E. Newberry	332-7195	gensler@execpc.com
2	James Broughton	1009 N. Ithaca	906-0605	
3	Ave Bohem	2579 N. Maryland Ave	332-7086	bohem@execpc.com
4	Jim Weber	839 N. Marshall	276-8336	
5	J. Gensler	3440 N. Fullwood	332-9429	
6	Francis P. Miller	3016 N. Prospect Avenue	964-9997 (Bris.)	
7	James Gensler	2627 E. Newberry		
8	James Gensler	2627 E. Newberry		
9	Mary Gensler	5534 N. Santa Lucia	414-962-3467	
10	Ernie Felton	8375 N. Ransington Rd	941-354-1991	
11	Andisa Grant	6750 N. Lake Drive	352-0707	
12	Carol Huebner	2530 N. 90th St.	774-9267	
13	Mary Berg	4716 N. Edwards Milwaukee	332-4288	
14	Michelle W. Hill	5509 W. Berkeley Blvd	332-5363	
15	Bonny D. Gray	820 E. Silver Spring	964-0073	

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