

Here is the summary of our main points of contention I was not able to make in the first hearing

- I was not aware this building carried the historic designation. When you look at the quitclaim deed its obvious there is nothing written in there. The claim that my brother should have informed me since he worked with the city 12 years ago on the storefront windows would be a valid one. However he has been suffering from a debilitating chronic illness over the last 10 years and was not in a position to explain this to me. This is the reason I had to step in and save the property in the first place. I became the managing partner on this property at the end of 2013. I make all the decisions for Shepard's LLC and have been since its inception. So not only did my brother not inform me, but even after pulling multiple permits on the building neither did the city planner, the architect or the general contractor.
- I only replaced 60% of the windows on the building everything else was existing. How can I be asked to replace 100% of the windows? This is not a small property. There are 48 windows with a conservative estimated cost of \$38,400. That's after I already spent everything I had on the building. That's a massive number. Recall my sick brother has contributed nothing.
- I fully support preserving historical facades on designated properties throughout Milwaukee. I have tremendous respect for what the commission does and its mission. Having spent my early years working as a painting contractor exclusively on the east side I have been in and out and put ladders against some of the most amazing homes, most of them likely had a historic designation, it was obvious by the opulent beauty of the wood work and architecture. I painted many exteriors including the former Breast Cancer research house on Wahl Ave. as well as Andy Nunemaker's former house on Terrace and at least 6 others. Here is what I can tell you, this building has no redeeming qualities other than the West side façade and its cream city brick exterior. The original windows were only single pane window sashes. Not even 4 or 6. The interior units are average. I'm asking the board to consider a variance on this property where there is little to no public view. This is a rental property. It's tucked away in very tight lot lines. Only 1 side can be seen from the street. The side along the driveway is dark, narrow and is barely visible to most passerby's. This is not marque property on Brady Street like Tamarack Waldorf School that everyone can see that walks or drives by. That building is in clear violation of historic appropriateness of windows.
- I have discussed this matter with many seasoned milwaukee real estate investors, enthusiasts and a former commission member and we have not identified any logical practical reason to replace all the windows. There is no upside for anyone, including the city. Its an unnecessary expenditure that

adds no value to the building. All it does is add to the maintenance costs over the life of the building. I fully support making the west side perfect, why not invest more money in the front of the building? We need a new front door going up to the second floor. We also need the 3rd floor cedar boards replaced. I invite you to come see the property yourself walk around and make the case why spending \$38,400 is going to be beneficial to any stakeholder.

- Finally if you take a walk down Brady street and closely look at every single building your going to notice our west side is one of the most historically accurate even with the vinyl windows. The building looks great.

Reasons we cannot comply with mothballing certificate completing all the windows in 5 years.

I am a 50/50 partner with my brother on this property. He is in a low income tax bracket of 12%. He has no disposable cash flow or savings and his credit score is poor. He cannot contribute anything to this. Actually he depends on the income this property generates to support his 3 year old daughter, daughters mother and himself.

That leaves the properties rental income after all expenses and my income as the sole source of funding.

I have a \$100,000 Home equity line of credit that is maxed out. I am carrying interest every month. I have already payed \$2600.00 YTD. My plan was to retire that debt in 5 years. The rate recently jumped up .25 basis points

I also have a hard money loan on \$30,000 through a private lender that I agreed to pay 10% for 1 year because we ran out of money towards the end.

If I have to delay retiring the hard money off, the interest costs are going to rise substantially.

We have 2 aging boilers that will need to be replaced very soon with an approximate cost of \$10,000

I am also carrying a \$275,000 Mortgage on my personal home.

I have no borrowing capacity left.

In addition my homeowners insurance is requiring me to replace my roof in the next year. Out of pocket cost \$18,000 or they will drop my coverage. They require

replacement when the roof gets to 3 years left in useful life. I have 4 years left as of this spring. They sent a letter in March informing me I had to replace it by the end of July. I contested it and was allowed an additional year.

Also in the last year my 83 year old mother informed me that as of the end of 2018 she will have used up all of her retirement savings. She is now a dependent on my tax returns.

Me and my wife recently had a baby and have medical bills due.