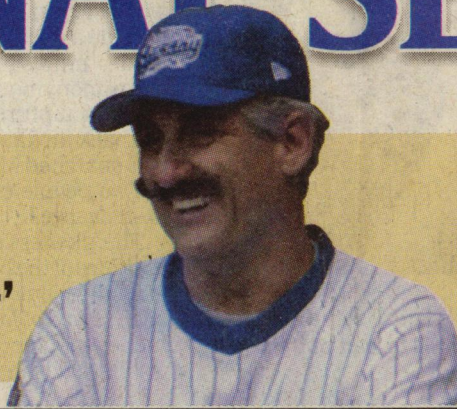


MILWAUKEE • WISCONSIN

# JOURNAL SENTINEL

**SPORTS**

**Fingers fires back:  
'I'm not a tax dodger'**



**SATURDAY CUE**

**Pucker up, boys**  
Our testers rate lip balms for men

## Bush ignites health debate

Impact of plan could hit earlier in metro area

By GUY BOULTON  
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President Bush's proposal to give tax breaks to people who buy their own health insurance seems modest at first glance.

But over time, the proposal could bring sweeping changes in the way most people get health insurance.

Those changes could be felt first in areas such as southeastern Wisconsin, where health care costs

are above the national average and where old-line manufacturing companies often have older, skilled workers.

The proposal has faced a barrage of criticism. Nearly every proposed health care reform does. Although its chances in Congress are slim, the proposal has its supporters — and at the very least it has sparked debate.

"In some respects, the plan is very innovative and a step in the right direction," said an analysis by the Tax Policy Center of the Urban Institute, and the Brookings Institution. "It acknowledges that

there are no easy answers and spells out some tough choices."

In his State of the Union address, Bush proposed extending the same tax break enjoyed by people who get health insurance through their employer to people who buy health insurance on their own.

People who get health benefits through work basically get a form of compensation worth thousands of dollars tax-free. Even the employee's share of the premium is paid for with pre-tax dollars.

Please see **COVERAGE, 7A**

**THE IMPACT**

More than **17 million people** are covered by so-called individual insurance policies. They **don't get tax benefits** provided to people who get health care through employers. The Bush administration says reform would cut a family's taxes by **more than \$3,650** in 2009.

## \$20 million lost in Falk blast

But Rexnord will post higher sales in quarter than year ago

By RICK BARRETT  
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The parent of Falk Corp. lost up to \$20 million in sales in its recent financial quarter as a result of the Dec. 6 explosion that killed three people at a manufacturing plant on Canal St.

Rexnord Corp. said Friday it expects to report net sales of \$283.1 million for the three months ended Dec. 30, up 7% from the year before. But the amount would have been \$15 million to \$20 million higher, had it not been for the explosion that destroyed 80,000 square feet in warehouse, storage and non-production buildings.

In a filing with the Securities and Exchange Commission, Rexnord said its net income for the quarter would probably be down from a year earlier.

"While difficult to determine, the company estimates that income from operations was adversely impacted by approximately \$6 million to \$10 million as a result of the accident and associated reduction in sales," the filing notes.

In April, Rexnord reported earnings of \$22.9 million on sales of \$1.08 billion for the fiscal year ended March 31. Privately held Rexnord does not break out sales and earnings of subsidiaries. When Rexnord announced the acquisition of Falk in April 2005, Falk had annual revenue of about \$200 million compared with about \$800 million for Rexnord.

The cause of the explosion is still under investigation.

Please see **FALK, 8A**

### CRITICS SAY \$70 MILLION REHABILITATION IS BEING BOTCHED



JEFFREY PHELPS / JPHELPS@JOURNALSENTINEL.COM

A worker walks by new dormers this month at City Hall. Restoration critics have noted color differences in the old and new materials.

## Mix and mismatch?

*"The colors of the brick and terra cotta don't match, and the mortar joints are three times wider in some spots than they should be."*

H. Russell Zimmermann, restoration consultant

Some worry about quality of City Hall's facelift

By WHITNEY GOULD  
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Encased in a silvery chrysalis, Milwaukee's City Hall is undergoing a \$70 million metamorphosis.

But beneath the steel scaffolding, controversy swirls: When its restoration is complete in November 2008, will the 1895 landmark look like the civic icon generations have known and cherished? Or will it look as if it has had a bad facelift?

Even preservationists cannot agree. In one corner are critics such as H. Russell Zimmermann, a well-known restoration consultant, who says he is shocked by the differences between old and new materials. Zimmermann inspected the work re-

cently, at the invitation of a public relations firm hired by the contractor, J.P. Cullen & Sons.

"They wanted me to write a puff piece," he says, "but I couldn't bring myself to do it. The colors of the brick and terra cotta don't match, and the mortar joints are three times wider in some spots than they should be."

Another preservationist, Matt Jarosz, agrees that some of the color differences are "pretty startling." Jarosz, who serves on the city's Historic Preservation Commission and heads the Historic Preservation Institute at the University of Wisconsin-

*The color differences "are small, and when you look at it from a distance or from the street, it all blends together."*

Chuck Engberg, Engberg Anderson Design Partnership

Please see **CITY HALL, 9A**

## MATC tenants face crackdown

Business incubators seek overdue rent

By ERICA PEREZ  
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More than two dozen small companies that are part of a well-known Milwaukee Area Technical College program intended to create jobs failed to pay rent for six months or more, prompting the college to threaten eviction.

The action is part of a get-tough policy with tenants of the school's two small-business incubators, known as the Milwaukee Enterprise Centers. It comes at a time when MATC is facing other challenges with the centers — particularly the north center at 4th and Locust streets.

The college must make at least \$3 million in renovations this year to the center because of problems found in the building's façade in a city-mandated inspection. That would require a tax levy and referendum — something the school has

**MONEY OWED IN BACK RENT**

- \$165,000**  
Owed by north center tenants
- \$24,000**  
owed by south center tenants
- \$34,000**  
Owed by Midwest Beverages, the most by a single tenant

Please see **TENANTS, 9A**

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## CITY HALL

## Color is a concern in restoration

sin-Milwaukee, also worries that in the relentless push to keep the project on schedule, not enough original material is being saved. Chunks that the contractor considered unsalvageable have turned up in local antiques shops.

"I don't expect them to do it perfectly," Jarosz says. "And I realize that you can't save everything. But it's a significant enough building that you should make the extra effort to get it right."

Ald. Bob Bauman, who has also raised questions about the project in the past, said he's still not comfortable with it.

"It just doesn't look right to me," he says. An anonymous letter writer who has peppered preservationists and the Journal Sentinel with close-up photos of the restoration work asks: "If this were your home, would you be satisfied with the matching of materials?"

In the other corner is the restoration team, led by Engberg Anderson Design Partnership. President Chuck Engberg, whose firm also restored the nearby Pabst Theater, says the criticisms are "unfounded and unfair."

Engberg concedes that there are color differences between old and new materials.

"But they are small," he says, "and when you look at it from a distance or from the street, it all blends together."

On close examination, perhaps the most noticeable contrast is in the brick and terra



JEFFREY PHELPS / JPHELPS@JOURNALSENTINEL.COM

A worker climbs on scaffolding while working on City Hall's South Tower. The terra cotta is being removed piece by piece. Some of the building's old ornamental chunks have turned up at antiques shops.

cotta that was used to rebuild the crumbling dormers facing N. Water St. Seen through binoculars from a 10th-floor room in the InterContinental (formerly Wyndham) Hotel across the street, the new brick has a uniform, orangy hue; the old is a more mottled pecan color, with flecks of yellow and gray. Likewise, the new terra cotta is a more uniform gray than the old.

## Melding the old and new

But matching new to old materials is tricky. Walk around architect H.C. Koch's Flemish Renaissance Revival masterwork, and you'll see a patchwork of original brick colors, some darker or lighter than others. That's also true of the terra cotta, where water, weather and mold have produced color variations ranging from green and yellow to red and purple.

Gary Kulwicky, the city's facilities manager and point man on the project, says a big reason for the contrasts is that some parts of the building got heavier weathering than others. Engberg put it

this way: "You had so many different climatic conditions around the building that it was like little eco-zones."

The section facing Water St. also was exposed directly to soot from an old, now-dismantled power plant on nearby Wells St. Then there are the effects of an ill-starred chemical cleaning more than 30 years ago, which eroded the surface of some bricks and left them more vulnerable to pollutants.

Add to that the change in brick-making technology. The old bricks came from a coal-fired "beehive" kiln near St. Louis, which produced darker hues at the top, where the temperature was hottest, and lighter ones at the bottom. The new bricks are made in a gas-fired, tunnel-shaped kiln that produces a more uniform color.

"It's like the difference between cooking a ham in the oven versus a Weber grill," Kulwicky says of the contrast between new and old.

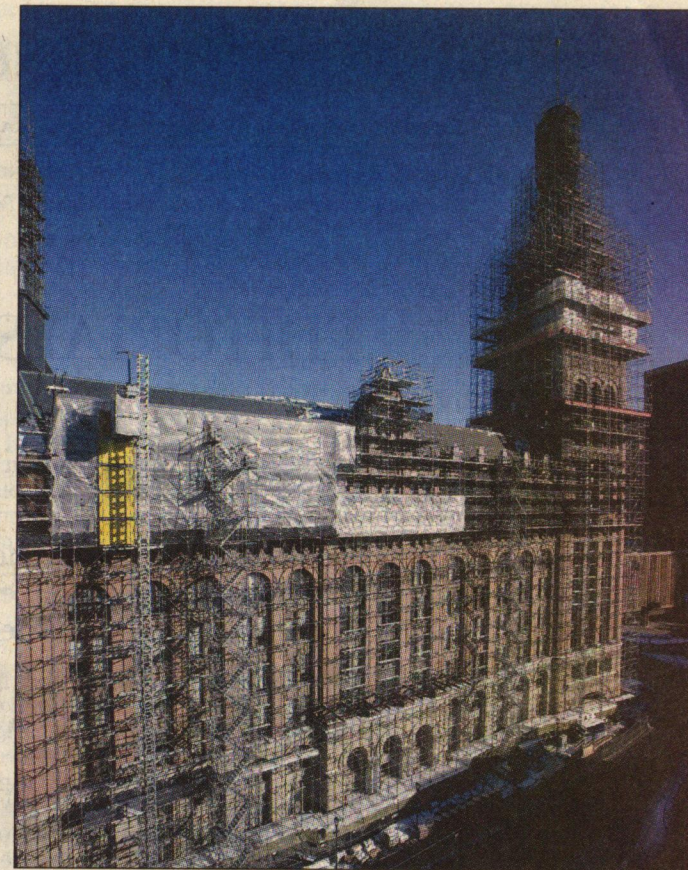
After rejecting samples from a brick-maker in Ohio, the restoration team settled

on a Canadian firm, I-XL Industries, to manufacture the 200,000 bricks (out of 8 million) that would have to be replaced. Engberg Anderson's Jim Otto said that after adjusting the clay formula several times, the team picked a mid-range hue that seemed close to the original.

Some 12,000 pieces of terra cotta are being made by Gladding, McBean, a 132-year-old company in Lincoln, Calif., which used original pieces to create molds for the new. New sandstone for the foundation came from the same quarry in Ohio that was tapped in 1895. But as with the terra cotta and the brick, color differences are visible here, too: The newer stone looks gray; the older, yellow. The process of aging will blur the differences, Engberg says.

## Addressing other issues

Jim Draeger, an architectural historian with the Wisconsin Historical Society, says it's possible to tint building materials to artificially give them the patina of history, but that might not be a



The \$70 million restoration project, being carried out by J.P. Cullen & Sons, is scheduled to be finished in November 2008.

good idea. "How does the material age? In 20 years, what will it look like?"

As for criticism of the mortar joints, Kulwicky acknowledges that some were done badly and had to be corrected; in other cases, he says, the new joints are wider than the old because the new terra cotta shrank at different rates in the kiln. "But you can't see (the differences) from 300 feet away," he says, adding that some of the original sandstone joints themselves had wide variations because the stone wasn't cut uniformly.

As for the sale of damaged material, Kulwicky says that was permitted under the city's contract with J.P. Cullen. More intact pieces have been put in storage. "From an economic standpoint, there is

a limit to how much you can save," he said.

Draeger, whose agency approved the rehab plans, said he is not in a position to judge the work at this point because he hasn't inspected it. Part of the problem, he said, is that the city's process for developing the plans may have been too insular and left critics feeling muzzled.

But the bottom line, he said, is that "the process of preservation is imperfect. In a way, it's a fallacy to say we're going to 'restore' a building like City Hall — it's more of a rehabilitation. You can't turn the clock back to what it was. You can't replicate those old technologies. No matter what they do, you're going to notice where they've touched it. It's not going to be seamless."

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## TENANTS

## MATC



signed to Sargent and Rick Kettner, vice president of the West Allis campus. Now MATC has created a graduation policy for new tenants and has begun to track jobs created.

National Business Incubation Association.

"It should not be a shared-use office facility but rather a way to help a company to move out and become free-standing and use real estate