

February 12, 2005

Ald. Michael D'Amoto, Chair
Zoning, Neighborhoods & Development
City Hall, Common Council
200 E Wells Street
Milwaukee, WI 53202

RE: 26th & W National Ave Walgreen Corp construction

Dear Michael;

Enclosed is a copy of affected addresses of this big box project as well as a copy of the article about one of the ugliest buildings in Wisconsin that is getting an \$800,000.00 face-lift. This building is at 72nd and W Greenfield Ave, West Allis and is also the worst building in the downtown area of West Allis.

Emphasizing that the owners of the buildings at this proposed Walgreen site have no community interest. Of the eight buildings in question, two of the owners live in their building. The City of Milwaukee's Housing Authority that rents to hundreds of elderly renters with no economic investment in the site because they come from all over the city owns one of the eight buildings. Another owner lives on 4th street and one lives on 35th street. Two of the buildings are held in a Trust and the trustee lives at N Lake Forest Ct in Mequon, WI. One other building is held in a Trust and the trustee lives at Overlake Dr in Lake Forest, California. None of the owners participate in community affairs that meld the neighborhood! Those who do meld own and live in houses close by on Layton Blvd and object to this project! Layton Blvd, from National Ave to Lincoln Ave is registered as a Federal, State and soon to be City "Historic District." This designation will preserve the architectural appearance of the homes on Layton Blvd. To do this the owners will invest tens of thousands of dollars for this maintenance.

The gas station directly across the street to the North from the Walgreen's alleged site is going to also expand. In my opinion, these improvements will treble the traffic flow up and down Layton Blvd. Owners on the Blvd have difficulty driving onto or backing from their drives because the traffic is dense and fast. The increase of traffic will only exacerbate the problem!

It was a sad commentary when Ald Donovan complained that he inherited this problem from the previous alderman by including certain streets from the last consolidation into his district. Our city is old and needs restoration not redevelopment by tearing down buildings! I lived on the city's Southside for 71 years. Although, I may be the ugliest person in Wisconsin as well as the city of Milwaukee I need restoration not to be torn down because of my age!

Sincerely,


Jack Szymborski

February 12, 2005

Ald. Michael D'Amoto, Chair
Zoning, Neighborhoods & Development
City Hall, Common Council
200 E Wells Street
Milwaukee, WI 53202

RE: 26th & W National Ave Walgreen Corp construction

Voting procedure:

Dear Michael;

To begin with, this meeting was held in a building owned by the Housing Authority of the City of Milwaukee. This building is a polling/voting site for elections.

The sign in table had cards, preprinted, saying I support this project with lines for a name and address. When asked where the cards were for those who appose the project we were told Walgreen's only wants to know who supports the project! Keep in mind, the tenants really came for the free cookies and soda and have no economic investment in this area!

When the time came for a show of hands the alderman asked, "Who opposes this project?" After the hands were counted he asked, "how many of you live in this area." The results are slick because how will the Common Council know those who live in the area actually live in the building! This approach was also used for those in favor of the project. Is the alderman's method called, stacking the deck?

Some of us believe the alderman is pushing for Walgreen's because after he helped this company put up a store on the corner of W Lincoln Ave & W Forest Home Ave he received a substantial campaign contribution from those representing Walgreen's. As I understand Walgreen's paid for the banners on W Lincoln Avenue. I was told there was no community input for the project! One of the representatives noted this project was the easiest he ever tried to put together. Hopefully you will take this information to account when you vote for or against this project.

Sincerely,



Jack Szyborski

2828 W Lincoln Avenue
Milwaukee, WI 53215
645-9286

gress ig case



TOM LYNN / TYLNN@JOURNALSENTINEL.COM

in the 800 block of W. State St. in
aunt of Frank Jude Jr., who was
as Milwaukee police officers.

ime a man who was with
ude the night of the beating.
Lovell Harris, 32, and his at-
orneys met with officials
rom the district attorney's
office and the Milwaukee Po-
lice Department for 90 min-
utes and "answered every
question they had," said Mi-
chael Bishop, one of Harris'
attorneys.

John Diedrich of the Journal
Sentinel staff contributed to this report

Face-lift to turn ugly building into a swan

Crumbling West Allis
structure will soon house
retail space, apartments

By ANNYSA JOHNSON
anjohanson@journalsentinel.com

West Allis — It has been de-
ridged as one of the ugliest build-
ings in Wisconsin.

But that's about to change.

West Allis' oldest brick struc-
ture, built by the city's first
mayor, will get an \$800,000 face
lift as part of a deal struck this
month between owners Ed and
Penny Wistl and the city. When
completed, the 100-year-old
building at W. Greenfield Ave.
and S. 72nd St. will include
street-level retail space and
eight moderate-income apart-
ments above.

"This is probably the worst
building in the downtown
area," said John Stibal, West Al-
lis' director of economic devel-
opment. "This is a way for us to
get the quality development we
want to see there."

Under the terms of the deal,
the Wistls will obtain \$349,000
in private financing and add
\$25,000 in cash. The city will
provide \$384,000 in loans and a
\$50,000 façade grant, and the lo-
cal business district would add
a \$15,000 grant.

The building's brick exterior
will be restored, and the interi-
or gutted and rebuilt, Stibal
said. A tall second-floor ball-
room will be halved to make two
floors of apartments.

Built by Mayor Frank E.
Walsh in 1905, the building has
suffered from neglect and poor-
ly executed renovations over

the decades, according to city
officials. Over time, its distinc-
tive bay windows were chopped
off, ornamental cornices were
removed and the brick exterior
was left to crumble under a sid-
ing of steel panels, said West Al-
lis Community Development
Manager Patrick Schloss.

"It was one of the more chal-
lenging buildings, in terms of
bringing it back to its original
condition," said Joe Lawniczak,
design coordinator for the
state's Main Street program,
which reviewed the city's
downtown building stock be-
fore granting the area Main
Street status in 2001.

Lawniczak was loathe to call
it outright "ugly" in a telephone
interview Thursday.

"It's not a professional term,"
pointed out state Department of
Commerce spokesman Tony
Hozeny, who sat in on the call.

Schloss was more blunt: "The
Main Street people said it had to
be one of the ugliest buildings in
the state — definitely in the top
10," he said.

The renovation is part of the
city's ongoing efforts to reinvig-
orate downtown. Over the last
five years, the city has invested
more than \$1 million in street-
scaping, razed irreparable
buildings and shared in the cost
of façade improvements.

The Walsh building is the last
of the corridor's real eyesores,
said Brian Preiss, executive di-
rector of the Downtown West
Allis Business Improvement
District.

"It's an impediment to prog-
ress when a building looks like
that," he said. "Once it's done,
it's going to be great."

Former assistant attorney suing city

West Allis — A former assis-
tant city attorney who was ter-
minated after being accused of
masturbating in a public park
has sued West Allis and city at-
torney Scott Post in federal
court.

Thomas Cullen, whose ticket
for lewd and lascivious behav-
ior was dismissed at trial in
April 2003, alleges Post violated

ment in his job and an unspec-
ified amount in damages.

Wauwatosa police ticketed
Cullen in April 2002 as part
of a sting in Underwood Park-
way.

West Milwaukee Municipal
Judge James Beaudry, who pre-
sided over the trial after a
change of venue, dismissed the
citation.

ADDRESS RANGE RESULTS

- Ⓢ 2600 W NATIONAL AV ---- HOUSING AUTHORITY OF THE
- Ⓒ 2603 W NATIONAL AV ---- ARTHUR SCHMIDMAN &
- Ⓒ 2615 W NATIONAL AV ---- ARTHUR SCHMIDMAN, PER REP
- Ⓒ 2619 W NATIONAL AV ---- DBD ENTERPRISES
- Ⓒ 2623 W NATIONAL AV ---- JAMES F GILDERSLEEVE
- Ⓒ 2629 W NATIONAL AV ---- CHARLES SCHROEPFER
- Ⓒ 2631 W NATIONAL AV ---- JON L PRILL TRUSTEE IN
- Ⓒ 2637 W NATIONAL AV ---- MAY LEE SAYAXANG

[RETRIEVE SELECTED RECORD](#)