

To the Historic Preservation Commission,

June 3, 2024

A quick introduction:

I am Stephen F. Thiel, born and raised in Slinger Wisconsin, third child of a feed mill-owning father and an Australian mother, since 1983 an active investor in Milwaukee central city real estate (investing in over 75 different properties over the years), hired as a Milwaukee firefighter in 1987 (retiring in 2011, with 23 years of service), Wisconsin agriculture advocate in a 1983 Rotary Group Study Exchange delegation to the Netherlands, and a fierce advocate for redevelopment of Milwaukee's central city (author of River's End downtown ballpark proposal for the Milwaukee Brewers (6th St and W.Canal Sts) and the lead advocate for the redevelopment of former Boys Tech high school (S. 4th and W. Virginia Sts).

At 1220 W. Vliet Street, there is a Milwaukee County-owned building (formerly the Schuster's department store, built in 1911). Six blocks from the Fiserv Forum, it sits in a three-block strip of equally historic, remarkably resilient commercial properties. Located in the 53205 zip code (the most barren of Milwaukee's food deserts), it stands vacant and in danger of demolition, given an unappreciative Milwaukee County Board's penchant for demolition. The 113 year old building is strong, well-maintained, and undeserving of the wrecking ball. The building is probably 150-200,000 square feet in size.

Building on the re-birth, re-invention, and renaissance of Milwaukee's downtown and close-in neighborhoods, the Schuster's building is ideally suited for the development of a hyper-modern "Vertical Farm", a farm that uses aeroponics and hydroponics to produce high yields of high quality fruits, spices, and vegetables. This produce can be marketed in a first floor Milwaukee Public Green Market or marketed to Milwaukee's restaurants.

A Vertical Farm uses 95% less water, 90% less acreage, applies no pesticides or herbicides, has faster growing cycles, produces a heartier, more flavorful harvest, reduces "distant-sourced" inferior greens, fruits, and vegetables, can be an "oasis" in the barren food desert, and will create jobs in a job-starved neighborhood. Collaterally, it will have a multiplying-effect on all neighboring properties (the "youngest" property having been built in 1936), leading to unpredictable progress. All this taking place within a stone's throw of the Fiserv Forum's Deer District and just across-the-freeway from the gazillion-dollar PabstCity.

Milwaukee aspires to be a Global Water Center and this project will propel it into the company of leading companies in the Netherlands, Norway, Israel, Singapore, and Japan, and other high-tech ag countries. The Milwaukee Public Market was recently voted "USA's Best Public Market" and this Vertical Farm/Green-Market will dove-tail with and build upon that successful enterprise.

I hope this project piques your interest.

Stephen F. Thiel



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The former Schuster's department store (1220 W. Vliet Street) is not alone, but rather is just one thread in a tapestry of historic properties that are remarkable for nothing, if not being tenacious survivors of 60-years of passive owner neglect, active institutional abuse, and general community indifference.

Here is a list of neighboring properties and their year of construction:

Vliet Street Historic District

<u>Address</u>	<u>Year built</u>
1201 W. Vliet	1914
1207 W. Vliet	1900
1211 W, Vlieit	1922
1215-17 W Vliet	1888
1219-21 W, Vliet	vacant lot
1227-29 W, Vliet	1900
1301-03 W. Vliet	1929
1307-09 W. Vliet	1923
1310-12 W. Vliet	1880
1314-16 W Vliet	vacant lot
1320 W. Vliet	vacant lot
1322-24 W Vliet	1930
1323-27 W. Vliet	1928
1326 W. Vliet	1880
1329-33 W.Vliet	1900
1339 W. Vliet	1924
1400 W. Vliet	1936
1305 N. 12th	1958 Post office
1311 N. 12th	vacant lot
1319 N 12th	1947
1323-27 N 12th	1915
1331-33 N. 12th	1890
1423-27 N. 12th	1922

But all is not lost, we can still make things right.

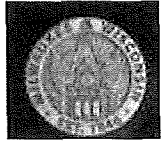


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Taxkey Street name vliet Building type Year built

12th + VLIET HISTORIC PROPERTIES

X	3611457100	1201-1205 W VLIET ST	IMAD SARSOOR	1914	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$224,800	0	7,500	2	Local Commercial	
X	3611458000	1207 W VLIET ST	DAMAS ENTERPRISES LLC	1900	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$126,500	0	3,750	2	Local Commercial	1/5/2015 \$75,000
X	3611459000	1211 W VLIET ST	1211 W VLIET LLC	1922	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$116,000	0	3,750	2	Local Commercial	4/4/2019 \$130,000
X	3611460100	1215-1217 W VLIET ST	OMJA INVESTMENT GROUP LLC	1888	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$88,800	3	3,483	2	Local Commercial	8/15/2022 \$51,000
X	3611460200	1219-1221 W VLIET ST	IMAD KORAN	0		\$3,100	0	4,126	2	Local Commercial	11/16/2018 \$3,100
X	3611265100	1220 W VLIET ST	MILWAUKEE COUNTY REGISTER OF DEEDS	0	Commercial Exempt	\$3,555,000	0	98,596	9	Exempt	1/1/1900
X	3630319000	1227-1229 W VLIET ST	JAMIL S SARSOOR	0	Commercial Land	\$4,300	0	5,775	2	Local Commercial	7/25/1995 \$30,000
X	3633331000	1231-1247 W VLIET ST	JAMIL SARSOOR, SALEM SARSOOR, SALAH SARSOOR, & IMED SARSOU	1900	Store Bldg - Multi Story (Store & Apt, Store & Ofc) Store Building - Single tenant, 1 story	\$329,000	0	17,291	2	Local Commercial	
L	3630341000	1301-1303 W VLIET ST	UNITED 1301 INVESTMENT LLC	1929	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$300,100	0	7,000	2	Local Commercial	10/27/2010 \$400,000
X	3631456100	1306-1308 W VLIET ST	S & I PROPERTIES LLC	0		\$5,000	0	6,720	2	Local Commercial	11/17/2015 \$5,900
X	3630342000	1307-1311 W VLIET ST	IMAD KORAN	1923	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$246,900	2	7,000	2	Local Commercial	11/16/2018 \$211,000
X	3631454000	1310-1312 W VLIET ST	CAPITAL INVESTMENTS LLC	1880	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$113,200	2	2,400	2	Local Commercial	5/19/2023 \$55,000
X	3631453000	1314-1316 W VLIET ST	S & I PROPERTIES LLC	0		\$3,600	0	4,800	2	Local Commercial	11/17/2015 \$3,600
X	3630343000	1315 W VLIET ST	CITY OF MILWAUKEE C/O CITY REAL ESTATE	0	Commercial Exempt	\$2,100	0	3,434	9	Exempt	6/1/1989
X	3630344000	1317-1319 W VLIET ST	CITY OF MILWAUKEE C/O CITY REAL ESTATE	0	Commercial Exempt	\$1,700	0	3,429	9	Exempt	10/1/1978
X	3631452000	1320 W VLIET ST	QRA INC	0		\$2,600	0	2,400	2	Local Commercial	1/1/1985 \$30,000
X	3631451000	1322-1324 W VLIET ST	AAK INVESTMENTS LLC	1930	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$176,600	2	2,400	2	Local Commercial	8/27/2020 \$175,000
X	3630345000	1323-1327 W VLIET ST	MOHAMMAD SARSOOR	1928	Store Building - Single tenant, 1 story	\$46,100	0	7,000	2	Local Commercial	10/2/1991
X	3631450000	1326 W VLIET ST	GRANTIT REMODELS LLC	1880	Store Bldg - Multi Story	\$70,100	0	2,400	2	Local Commercial	6/30/2023 \$99,000



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Parcel key	Street name	Building type	Year built	Lot size	Area	Total value	Use	Assessed value	Market value
3631453000	W VLIET ST	INVESTMENTS LLC	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	3,002	0	\$55,000	Local Commercial	3,002	\$55,000
3631453000	1314-1316 W VLIET ST	S & I PROPERTIES LLC	0	\$3,600	0	\$3,600	Local Commercial	0	\$3,600
3630343000	1315 W VLIET ST	CITY OF MILWAUKEE C/O CITY REAL ESTATE	0	\$2,100	0	\$2,100	Commercial Exempt	0	6/1/1989
3630344000	1317-1319 W VLIET ST	CITY OF MILWAUKEE C/O CITY REAL ESTATE	0	\$1,700	0	\$1,700	Commercial Exempt	0	10/1/1978
3631452000	1320 W VLIET ST	QRA INC	0	\$2,600	0	\$2,600	Local Commercial	0	1/1/1985 \$30,000
3631451000	1322-1324 W VLIET ST	AAK INVESTMENTS LLC	1930	\$176,600	2	\$176,600	Local Commercial	2	8/27/2020 \$175,000
3630345000	1323-1327 W VLIET ST	MOHAMMAD SARSOOR	1928	\$46,100	0	\$46,100	Local Commercial	0	10/2/1991
3631450000	1326 W VLIET ST	GRANTIT REMODELS LLC	1880	\$70,100	0	\$70,100	Local Commercial	0	6/30/2023 \$99,000
3630346100	1329-1333 W VLIET ST	REPAIRERS OF THE BREACH INC	1900	\$343,000	0	\$343,000	Commercial Exempt	0	
3631449000	1330 W VLIET ST	S & I PROPERTIES LLC	1929	\$42,900	0	\$42,900	Local Commercial	0	11/17/2015 \$25,700
3631447110	1334-1338 W VLIET ST	S & I PROPERTIES LLC	1924	\$153,700	0	\$153,700	Local Commercial	0	11/17/2015 \$108,500
3630312110	1400 W VLIET ST	DULCE TREJO	1936	\$62,000	0	\$62,000	Local Commercial	0	4/29/2011 \$12,545
3631202112	1401 W VLIET ST	MILWAUKEE COUNTY REGISTER OF DEEDS-PARKS DIV C/O AL KRUMSEE	0	\$2,728,000	0	\$2,728,000	Commercial Exempt	0	1/1/1900
3633083000	1438 W VLIET ST	RONALD COLEMAN	1979	\$135,200	4	\$135,200	Residential	1.5	12/10/2003 9,750 1,144
3633051000	1506 W VLIET ST	CINDY SHAMMOND	1979	\$138,300	4	\$138,300	Residential	1.5	10/6/2016 9,750 1,173
3643304000	2001 W VLIET ST	MCKINLEY SCHOOL HOMES, LLC C/O REINHART BOERNER VAN DEUREN S.C. ATTN: STEPHEN ELLIOTT	0	\$3,400	0	\$3,400	Mercantile Apartments	0	12/15/2021 7,841 0
3642230100	2006-2028 W VLIET ST	MCKINLEY GARDENS LLC C/O WISCONSIN HOUSING PRESERVATION CORP ATTN ACCOUNTS PAYABLE	1971	\$468,700	7	\$468,700	Subsidized/Affordable Housing	0	4/22/2009 35,100 14,346
3643303000	2007 W VLIET ST	MCKINLEY SCHOOL HOMES, LLC C/O REINHART	0	\$3,300	0	\$3,300	Residential	0	12/15/2021 7,279 0



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Parcel key	Street name	Building type	Year built	Assessed value	Area	Count	Market value	Effective date
4320339100	1129 S 12TH ST	CARMEN CASTILLO	1900	\$82,500	3,500	1		
3910250100	1131 N 12TH ST	CONTINENTAL NORTH CORP.	0	\$3,000	11,375	1		12/1/2015
4320338000	1137 S 12TH ST	CITY OF MILWAUKEE	1860	\$76,300	3,500	9		11/26/2019
4320318000	1201-1205 S 12TH ST	CHRISTINE BOROWSKI	1945	\$137,700	8,100	7		9/15/2014
4320276210	1212 S 12TH ST	JOSHUA BECHITSAO	1874	\$113,300	3,450	1		
4320317000	1213 S 12TH ST	RAUL R GARCIA	1840	\$76,800	3,000	1		7/31/1991
4320316000	1217 S 12TH ST	MARIA ELIZABETH CORREA LOPEZ	1844	\$116,900	3,000	1		9/23/2020
4320274000	1222 S 12TH ST	JOSE JULIO SOTELO	1884	\$108,700	2,500	1		3/31/2003
4320319000	1227 S 12TH ST	MARIAA SOTELO	0	\$0	3,500	9		2/24/2017
4320321000	1231 S 12TH ST	BREEZE PROPERTY HOLDINGS II LLC	1900	\$120,800	1,650	1		2/12/2018
4320320000	1239 S 12TH ST	WILLIAM RUIZ DIANA E RUIZ	1895	\$126,900	1,850	2		2/1/1981
3611467100	1241-1243 N 12TH ST	MATTHEW T HAMILTON	1896	\$30,000	4,326	1		
3611469000	1249 N 12TH ST	CITY OF MILWAUKEE	0	\$130	2,500	9		2/20/1995
3611470000	1253 N 12TH ST	CITY OF MILWAUKEE	0	\$130	2,500	9		2/6/1995
3611471000	1255-1257 N 12TH ST	CITY OF MILWAUKEE	0	\$100	2,500	9		12/16/1991
3611464000	1305 N 12TH ST	SYDNEY C CHARNEY ESTATE & MARSHALL & ILSLEY TRUST CO ATTN: DAVID CHARNEY	1958	\$456,200	10,500	4		12/1/1988
4320023000	1307 S 12TH ST	ARTURO E FLORES	1883	\$66,100	1,700	1		9/14/2000
4320033000	1308 S 12TH ST	CESAR RODRIGUEZ VELOZ	1885	\$116,000	3,500	1		4/30/2010
4320034000	1310 S 12TH ST	SEVERO MORALES	1865	\$94,500	3,500	1		7/24/1996
3611465000	1311 N 12TH ST	LAB PROPERTIES, LLC	0	\$2,000	2,500	1		6/18/2010
4320022000	1311-1317 S 12TH ST	KIMBERLY THOMAS	1893	\$125,500	3,500	1		11/13/2008
4320036000	1314-1318 S 12TH ST	CRISTOBAL ORTEGA FERNANDEZ	1880	\$107,900	7,000	1		8/5/2022
3611463000	1319 N 12TH ST	LAB PROPERTIES LLC	1947	\$82,700	9,500	2		6/29/2006



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Taxkey	Street name	Parcel ID	Owner	Year built	Building type	Assessed value	Area	Volume	Use	Effective date
4320040000	1320 S 12TH ST	ANGELICA M SOLIS-SOTO	1881	1881	Cottage	\$111,700	5	3,500	1	1/19/2017
3611462000	1323-1327 N 12TH ST	ANNA M EDGESTON	1916	1916	Store Bldg - Multi Story (Store & Apt, Store & Ofc Billboard)	\$142,700	3	7,500	2	1/7/2021
4320041000	1324-1326 S 12TH ST	G ZAMORA PROPERTIES LLC	1885	1885	Duplex O/S	\$131,500	7	3,500	1	7/31/2020
4320021000	1325 S 12TH ST	M DOLORES FRICACHI TADEO	1889	1889	Duplex O/S	\$150,000	3	3,500	1	9/30/2004
4320044110	1328 S 12TH ST	GERARDO ZAMORA	1884	1884	Duplex-Cottage	\$85,800	4	6,000	1	9/26/1990
3611425110	1328 N 12TH ST	MILWAUKEE COUNTY ACTIVE FRWY/HWY LANDS	0	0	Commercial Exempt	\$100,000	0	0	9	1/1/1900
3611461000	1331-1333 N 12TH ST	DEFENDER PROPERTY LLC	1890	1890	Warehouse Building - 1 Story	\$151,500	0	7,500	2	11/5/2020
4320047000	1334 S 12TH ST	CITY OF MILWAUKEE	0	0	Commercial Exempt	\$7,300	0	3,500	9	1/24/2019
3630324000	1335 N 12TH ST	CITY OF MILW PARKING LOT	0	0	Commercial Exempt	\$30,700	0	11,265	9	1/1/1900
4610202000	1412 S 12TH ST	JOSE LUIS OLEA-MERCADO	1950	1950	Auto Repair	\$103,300	0	2,995	2	11/17/2007
3611264000	1423-1427 N 12TH ST	SLOANE'S LLC	1922	1922	Store Bldg - Multi Story (Store & Apt, Store & Ofc)	\$322,200	0	7,500	2	6/12/2015
4610219000	1423 S 12TH ST	ERIKA HERRERA-GARCIA	1885	1885	Res O/S A & 1/2	\$100,100	3	1,800	1	12/13/2013
4611592000	1424 S 12TH ST	ROMERO PROPERTIES LLC	1914	1914	Res O/S 2sty +	\$204,700	3	2,506	1	\$20,000
3611284110	1426 N 12TH ST	MILWAUKEE COUNTY REGISTER OF DEEDS	0	0	Commercial Exempt	\$100,000	0	169,383	9	1/1/1900
4610218000	1427 S 12TH ST	ANDRES LOPEZ	1875	1875	Res O/S A & 1/2	\$83,000	2	2,400	1	3/2/2005
3611263100	1431-1457 N 12TH ST	MILWAUKEE COUNTY REGISTER OF DEEDS	0	0	Commercial Exempt	\$14,900	0	32,250	9	\$35,000
4611591000	1436 S 12TH ST	JEREMY BARNES	1890	1890	Res O/S A & 1/2	\$137,500	5	3,482	1	5/4/2021
3611256000	1501 N 12TH ST	NEUVUE LLC	0	0	Commercial Exempt	\$1,400	0	1,875	2	1/9/2023
4611296000	1501 S 12TH ST	ANA MARIA AVILA	1880	1880	Res O/S A & 1/2	\$135,900	4	1,800	1	\$5,600
3611257000	1505 N 12TH ST	NEUVUE LLC	0	0	Commercial Exempt	\$1,400	0	1,875	2	1/9/2023
4611297000	1505 S 12TH ST	JOSE G RODRIGUEZ ROSA ELENA MARTINEZ	1880	1880	Res O/S A & 1/2	\$72,600	3	1,800	1	2/17/2017
3611258000	1509 N 12TH ST	NEUVUE LLC	0	0	Commercial Exempt	\$1,400	0	1,875	2	\$38,000
4611298000	1509 S 12TH ST	JOSE G RODRIGUEZ ROSA ELENA MARTINEZ	1900	1900	Res O/S A & 1/2	\$93,400	2	1,800	1	1/9/2023
4611244000	1512-1514 S 12TH ST	MIGUEL ANGEL SANTIAGO	1900	1900	Duplex O/S	\$133,200	4	5,320	1	2/17/2016
4611299000	1513 S 12TH ST	JESUS J HERNANDEZ	1910	1910	Res O/S A & 1/2	\$130,900	3	1,800	1	\$35,000
3611259000	1515 N 12TH ST	CITY OF MILWAUKEE	0	0	Commercial Exempt	\$5,600	0	7,500	9	2/17/2016