

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.

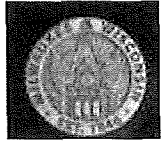


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Taxkey
 Street name vliet
 Building type
 Year built

12th + VLIET HISTORIC PROPERTIES

| Parcel ID | Address | Owner | Year Built | Assessed Value | Exemptions | Area | Stories | Local | Commercial | Effective Date | Market Value |
|--------------|----------------------|--|------------|----------------|------------|--------|---------|--------|------------------|----------------|--------------|
| X 3611457100 | 1201-1205 W VLIET ST | IMAD SARSOOR | 1914 | \$224,800 | 0 | 7,500 | 2 | 10,000 | Local Commercial | | |
| X 3611458000 | 1207 W VLIET ST | DAMAS ENTERPRISES LLC | 1900 | \$126,500 | 0 | 3,750 | 2 | 7,520 | Local Commercial | 1/5/2015 | \$75,000 |
| X 3611459000 | 1211 W VLIET ST | 1211 W VLIET LLC | 1922 | \$116,000 | 0 | 3,750 | 2 | 5,919 | Local Commercial | 4/4/2019 | \$130,000 |
| X 3611460100 | 1215-1217 W VLIET ST | OMJA INVESTMENT GROUP LLC | 1888 | \$88,800 | 3 | 3,483 | 2 | 2,728 | Local Commercial | 8/15/2022 | \$51,000 |
| X 3611460200 | 1219-1221 W VLIET ST | IMAD KORAN | 0 | \$3,100 | 0 | 4,126 | 2 | 0 | Local Commercial | 11/16/2018 | \$3,100 |
| X 3611265100 | 1220 W VLIET ST | MILWAUKEE COUNTY REGISTER OF DEEDS | 0 | \$3,555,000 | 0 | 98,596 | 9 | 0 | Exempt | 1/1/1900 | |
| X 3630319000 | 1227-1229 W VLIET ST | JAMIL S SARSOOR | 0 | \$4,300 | 0 | 5,775 | 2 | 0 | Local Commercial | 7/25/1995 | \$30,000 |
| X 3633331000 | 1231-1247 W VLIET ST | JAMIL SARSOOR, SALEM SARSOOR, SALAH SARSOOR, & IMED SARSOU | 1900 | \$329,000 | 0 | 17,291 | 2 | 18,460 | Local Commercial | | |
| L 3630341000 | 1301-1303 W VLIET ST | UNITED 1301 INVESTMENT LLC | 1929 | \$300,100 | 0 | 7,000 | 2 | 14,050 | 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 | 0 | Local Commercial | 11/17/2015 | \$5,900 |
| X 3630342000 | 1307-1311 W VLIET ST | IMAD KORAN | 1923 | \$246,900 | 2 | 7,000 | 2 | 10,090 | Local Commercial | 11/16/2018 | \$211,000 |
| X 3631454000 | 1310-1312 W VLIET ST | CAPITAL INVESTMENTS LLC | 1880 | \$113,200 | 2 | 2,400 | 2 | 3,002 | 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 | 0 | Local Commercial | 11/17/2015 | \$3,600 |
| X 3630343000 | 1315 W VLIET ST | CITY OF MILWAUKEE C/O CITY REAL ESTATE | 0 | \$2,100 | 0 | 3,434 | 9 | 0 | Exempt | 6/1/1989 | |
| X 3630344000 | 1317-1319 W VLIET ST | CITY OF MILWAUKEE C/O CITY REAL ESTATE | 0 | \$1,700 | 0 | 3,429 | 9 | 0 | Exempt | 10/1/1978 | |
| X 3631452000 | 1320 W VLIET ST | QRA INC | 0 | \$2,600 | 0 | 2,400 | 2 | 0 | Local Commercial | 1/1/1985 | \$30,000 |
| X 3631451000 | 1322-1324 W VLIET ST | AAK INVESTMENTS LLC | 1930 | \$176,600 | 2 | 2,400 | 2 | 5,175 | Local Commercial | 8/27/2020 | \$175,000 |
| X 3630345000 | 1323-1327 W VLIET ST | MOHAMMAD SARSOOR | 1928 | \$46,100 | 0 | 7,000 | 2 | 3,750 | Local Commercial | 10/2/1991 | |
| X 3631450000 | 1326 W VLIET ST | GRANTIT REMODELS LLC | 1880 | \$70,100 | 0 | 2,400 | 2 | 2,490 | Local | 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 | Commercial Exempt | 0 | 0 | 6/1/1989 |
| 3630344000 | 1317-1319 W VLIET ST | CITY OF MILWAUKEE C/O CITY REAL ESTATE | 0 | \$1,700 | 0 | Commercial Exempt | 0 | 0 | 10/1/1978 |
| 3631452000 | 1320 W VLIET ST | QRA INC | 0 | \$2,600 | 0 | Local Commercial | 0 | 0 | 1/1/1985 \$30,000 |
| 3631451000 | 1322-1324 W VLIET ST | AAK INVESTMENTS LLC | 1930 | \$176,600 | 2 | Store Bldg - Multi Story (Store & Apt, Store & Ofc) | 2 | 2,400 | 8/27/2020 \$175,000 |
| 3630345000 | 1323-1327 W VLIET ST | MOHAMMAD SARSOOR | 1928 | \$46,100 | 0 | Store Building - Single tenant, 1 story | 2 | 7,000 | 10/2/1991 |
| 3631450000 | 1326 W VLIET ST | GRANTIT REMODELS LLC | 1880 | \$70,100 | 0 | Store Bldg - Multi Story (Store & Apt, Store & Ofc) | 2 | 2,490 | 6/30/2023 \$99,000 |
| 3630346100 | 1329-1333 W VLIET ST | REPAIRERS OF THE BREACH INC | 1900 | \$343,000 | 0 | Store Bldg - Multi Story (Store & Apt, Store & Ofc) | 9 | 14,000 | Exempt |
| 3631449000 | 1330 W VLIET ST | S & I PROPERTIES LLC | 1929 | \$42,900 | 0 | Warehouse Building - 1 Story | 2 | 2,400 | 11/17/2015 \$25,700 |
| 3631447110 | 1334-1338 W VLIET ST | S & I PROPERTIES LLC | 1924 | \$153,700 | 0 | Store Building - Single tenant, 1 story | 2 | 6,720 | 11/17/2015 \$108,500 |
| 3630312110 | 1400 W VLIET ST | DULCE TREJO | 1936 | \$62,000 | 0 | Store Building - Single tenant, 1 story | 2 | 24,251 | 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 | Commercial Exempt | 9 | 926,399 | 1/1/1900 |
| 3633083000 | 1438 W VLIET ST | RONALD COLEMAN | 1979 | \$135,200 | 4 | Ranch | 1 | 9,750 | 12/10/2003 |
| 3633051000 | 1506 W VLIET ST | CINDY SHAMMOND | 1979 | \$138,300 | 4 | Ranch | 1 | 1,144 | 10/6/2016 \$49,900 |
| 3643304000 | 2001 W VLIET ST | MCKINLEY SCHOOL HOMES, LLC C/O REINHART BOERNER VAN DEUREN S.C. ATTN: STEPHEN ELLIOTT | 0 | \$3,400 | 0 | 0 | 7 | 1,173 | 12/15/2021 |
| 3642230100 | 2006-2028 W VLIET ST | MCKINLEY GARDENS LLC C/O WISCONSIN HOUSING PRESERVATION CORP ATTN ACCOUNTS PAYABLE | 1971 | \$468,700 | 7 | Subsidized/Affordable Housing | 9 | 35,100 | 4/22/2009 \$4,710,000 |
| 3643303000 | 2007 W VLIET ST | MCKINLEY SCHOOL HOMES, LLC C/O REINHART | 0 | \$3,300 | 0 | 0 | 1 | 7,279 | 12/15/2021 |



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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 Bldgs | 1900 | \$82,500 | 3,500 | 1 | | |
| 3910250100 | 1131 N 12TH ST | CONTINENTAL NORTH CORP. Cottage | 0 | \$3,000 | 11,375 | 1 | | 12/1/2015 |
| 4320338000 | 1137 S 12TH ST | CITY OF MILWAUKEE 1860 Duplex-Cottage | | \$76,300 | 3,500 | 9 | | 11/26/2019 |
| 4320318000 | 1201-1205 S 12TH ST | CHRISTINE BOROWSKI 1945 AP1 (Conventional Apt with 4-6 Units) | | \$137,700 | 8,100 | 7 | | 9/15/2014 |
| 4320276210 | 1212 S 12TH ST | JOSHUA BECHITSAO 1874 Res O/S A & 1/2 | | \$113,300 | 3,450 | 1 | | |
| 4320317000 | 1213 S 12TH ST | RAUL R GARCIA 1840 Duplex-Cottage | | \$76,800 | 3,000 | 1 | | 7/31/1991 |
| 4320316000 | 1217 S 12TH ST | MARIA ELIZABETH CORREA LOPEZ 1844 Cottage | | \$116,900 | 1,714 | 1 | | \$29,900 |
| 4320274000 | 1222 S 12TH ST | JOSE JULIO SOTELO 1884 Res O/S A & 1/2 | | \$108,700 | 3,000 | 1 | | 9/23/2020 |
| 4320319000 | 1227 S 12TH ST | MARIAA SOTELO CITY OF MILWAUKEE 0 | | \$0 | 1,511 | 1 | | \$46,600 |
| 4320321000 | 1231 S 12TH ST | BREEZE PROPERTY HOLDINGS II LLC 1900 Duplex-Cottage | | \$120,800 | 2,500 | 1 | | 3/31/2003 |
| 4320320000 | 1239 S 12TH ST | WILLIAM RUIZ DIANA E RUIZ 1895 Store Bldg - Multi Story (Store & Apt, Store & Ofc) | | \$126,900 | 1,438 | 1 | | \$24,000 |
| 3611467100 | 1241-1243 N 12TH ST | MATTHEW T HAMILTON 1896 Duplex O/S | | \$30,000 | 3,500 | 9 | | 2/24/2017 |
| 3611469000 | 1249 N 12TH ST | CITY OF MILWAUKEE 0 | | \$130 | 1,650 | 1 | | 2/12/2018 |
| 3611470000 | 1253 N 12TH ST | CITY OF MILWAUKEE 0 | | \$130 | 1,622 | 1 | | \$1,617,000 |
| 3611471000 | 1255-1257 N 12TH ST | CITY OF MILWAUKEE 0 | | \$100 | 1,850 | 2 | | 2/1/1981 |
| 3611464000 | 1305 N 12TH ST | SYDNEY C CHARNEY ESTATE & MARSHALL & ILSLEY TRUST CO ATTN: DAVID CHARNEY 1958 Post Office, Social Security Building | | \$456,200 | 1,953 | 2 | | |
| 4320023000 | 1307 S 12TH ST | ARTURO E FLORES MARTINA Q FLORES 1883 Cottage | | \$66,100 | 4,326 | 1 | | 9/14/2000 |
| 4320033000 | 1308 S 12TH ST | CESAR RODRIGUEZ VELOZ 1885 Res O/S A & 1/2 | | \$116,000 | 2,352 | 1 | | \$16,000 |
| 4320034000 | 1310 S 12TH ST | SEVERO MORALES ANGIE MORALES 1865 Res O/S A & 1/2 | | \$94,500 | 2,500 | 9 | | 4/30/2010 |
| 3611465000 | 1311 N 12TH ST | LAB PROPERTIES, LLC 0 | | \$2,000 | 1,374 | 1 | | \$75,000 |
| 4320022000 | 1311-1317 S 12TH ST | KIMBERLY THOMAS 1893 Multiple Residential Bldgs | | \$125,500 | 3,500 | 1 | | 7/24/1996 |
| 4320036000 | 1314-1318 S 12TH ST | CRISTOBAL ORTEGA FERNANDEZ 1880 Multiple Residential Bldgs | | \$107,900 | 3,500 | 1 | | \$24,000 |
| 3611463000 | 1319 N 12TH ST | LAB PROPERTIES LLC 1947 Store Building - Single tenant, 1 story | | \$82,700 | 2,123 | 1 | | \$1,700 |



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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 | Cottage | \$111,700 | 5 | 3,500 | 1 | Residential | 1/19/2017 |
| 3611462000 | 1323-1327 N 12TH ST | ANNA M EDGESTON | 1916 | Store Bldg - Multi Story (Store & Apt, Store & Ofc Billboard) | \$142,700 | 3 | 7,500 | 2 | Local Commercial | 1/7/2021 |
| 4320041000 | 1324-1326 S 12TH ST | G ZAMORA PROPERTIES LLC | 1885 | Duplex O/S | \$131,500 | 7 | 3,500 | 1 | Residential | 7/31/2020 |
| 4320021000 | 1325 S 12TH ST | M DOLORES FRICACHI TADEO | 1889 | Res O/S 2sty + | \$150,000 | 3 | 3,500 | 1 | Residential | 9/30/2004 |
| 4320044110 | 1328 S 12TH ST | GERARDO ZAMORA | 1884 | Duplex-Cottage | \$85,800 | 4 | 6,000 | 1 | Residential | 9/26/1990 |
| 3611425110 | 1328 N 12TH ST | MILWAUKEE COUNTY ACTIVE FRWY/HWY LANDS | 0 | Commercial Exempt | \$100,000 | 0 | 0 | 9 | Exempt | 1/1/1900 |
| 3611461000 | 1331-1333 N 12TH ST | DEFENDER PROPERTY LLC | 1890 | Warehouse Building - 1 Story | \$151,500 | 0 | 7,500 | 2 | Local Commercial | 11/5/2020 |
| 4320047000 | 1334 S 12TH ST | CITY OF MILWAUKEE | 0 | | \$7,300 | 0 | 3,500 | 9 | Exempt | 1/24/2019 |
| 3630324000 | 1335 N 12TH ST | CITY OF MILW PARKING LOT | 0 | Commercial Exempt | \$30,700 | 0 | 11,265 | 9 | Exempt | 1/1/1900 |
| 4610202000 | 1412 S 12TH ST | JOSE LUIS OLEA-MERCADO | 1950 | Auto Repair | \$103,300 | 0 | 2,995 | 2 | Local Commercial | 11/17/2007 |
| 3611264000 | 1423-1427 N 12TH ST | SLOANE'S LLC | 1922 | Store Bldg - Multi Story (Store & Apt, Store & Ofc) | \$322,200 | 0 | 7,500 | 2 | Local Commercial | 6/12/2015 |
| 4610219000 | 1423 S 12TH ST | ERIKA HERRERA-GARCIA | 1885 | Res O/S A & 1/2 | \$100,100 | 3 | 1,800 | 1 | Residential | 12/13/2013 |
| 4611592000 | 1424 S 12TH ST | ROMERO PROPERTIES LLC | 1914 | Res O/S 2sty + | \$204,700 | 3 | 2,506 | 1 | Residential | \$20,000 |
| 3611284110 | 1426 N 12TH ST | MILWAUKEE COUNTY REGISTER OF DEEDS | 0 | Commercial Exempt | \$100,000 | 0 | 169,383 | 9 | Exempt | 1/1/1900 |
| 4610218000 | 1427 S 12TH ST | ANDRES LOPEZ | 1875 | Res O/S A & 1/2 | \$83,000 | 2 | 2,400 | 1 | Residential | 3/2/2005 |
| 3611263100 | 1431-1457 N 12TH ST | MILWAUKEE COUNTY REGISTER OF DEEDS | 0 | Commercial Exempt | \$14,900 | 0 | 32,250 | 9 | Exempt | \$35,000 |
| 4611591000 | 1436 S 12TH ST | JEREMY BARNES | 1890 | Res O/S A & 1/2 | \$137,500 | 5 | 3,482 | 1 | Residential | 5/4/2021 |
| 3611256000 | 1501 N 12TH ST | NEUVUE LLC | 0 | | \$1,400 | 0 | 1,875 | 2 | Local Commercial | 1/9/2023 |
| 4611296000 | 1501 S 12TH ST | ANA MARIA AVILA | 1880 | Res O/S A & 1/2 | \$135,900 | 4 | 1,800 | 1 | Residential | 7/1/2002 |
| 3611257000 | 1505 N 12TH ST | NEUVUE LLC | 0 | | \$1,400 | 0 | 1,875 | 2 | Local Commercial | 1/9/2023 |
| 4611297000 | 1505 S 12TH ST | JOSE G RODRIGUEZ ROSA ELENA MARTINEZ | 1880 | Res O/S A & 1/2 | \$72,600 | 3 | 1,800 | 1 | Residential | 2/17/2017 |
| 3611258000 | 1509 N 12TH ST | NEUVUE LLC | 0 | | \$1,400 | 0 | 1,875 | 2 | Local Commercial | 1/9/2023 |
| 4611298000 | 1509 S 12TH ST | JOSE G RODRIGUEZ ROSA ELENA MARTINEZ | 1900 | Res O/S A & 1/2 | \$93,400 | 2 | 1,800 | 1 | Residential | 2/17/2016 |
| 4611244000 | 1512-1514 S 12TH ST | MIGUEL ANGEL SANTIAGO | 1900 | Duplex O/S | \$133,200 | 4 | 5,320 | 1 | Residential | 1/28/2004 |
| 4611299000 | 1513 S 12TH ST | JESUS J HERNANDEZ | 1910 | Res O/S A & 1/2 | \$130,900 | 3 | 1,800 | 1 | Residential | 10/23/2002 |
| 3611259000 | 1515 N 12TH ST | CITY OF MILWAUKEE | 0 | | \$5,600 | 0 | 7,500 | 9 | Exempt | \$88,333.33 |