

Eastside Landlord Think Small

On February, 16th the 1st Eastside Landlord "Think Small" was held at Chapman Hall on the UW-Milwaukee Campus. This FREE event was the work of the Murray Hill Committee of Landlords (COL) and the Eastside Milwaukee Community Team (EMCT), with Heather Harbach and Stacy Hegg as spearheads and co-creators. The 3-part series started with Stacy Hegg, a 20 year professional landlord, speaking and answering questions about tenant screening, the importance of co-signers and the best practices for renting to students. A round table discussion was next up with attendees breaking out into groups to discuss ideas regarding a variety of topics including tenant behavior issues and rent collection to name only a few. The final segment was a panel of experts discussing & answering questions from departments such as the Milwaukee Police Dept., Milwaukee Dept. of Public Works, UWM Neighborhood Housing office and Alderman Nic Kovac.

The feedback from attendees and written evaluations were extremely positive. Many attendees stated this was the best event they have ever attended and can't wait for the next event! Plans are already in the works for a fall "Think Small". Watch your newsletter for dates and times or contact Heather Harbach at harbach@uwm.edu.

About MHNA

Murray Hill Neighborhood Association is about a group of diverse residents working together to keep Murray Hill a great place to live, work and study. Murray Hill is the 58 block area bounded by Hartford Avenue to the North, Bradford Avenue to the south, Downer Avenue to the East and Oakland Avenue to the West. Our goals are to develop an atmosphere of respect for the rights and lives of all residents in the neighborhood, build a safe and clean community that improves the quality of life for all residents, and maintain open communications with UWM students and representatives to effectively find positive solutions to problems. Benefits to the neighbors include information on safety and crime, regular updates from elected officials, business owners and UWM representatives on neighborhood issues, providing monthly speakers on relevant topics, provide quarterly newsletter, maintaining a cleaner neighborhood through adopt-a-block program and neighborhood-student clean-up events, and welcoming and informing neighbors of the workings of the city. Residents of the area, including students renting property off-campus in this area, property owners, landlords and owners of businesses within the area are encouraged to be members.

Murray Hill Neighborhood Association is about making a wonderful neighborhood even better.

Murray Hill Membership Application

NOW is the time to join!

Clip and mail with your payment to:
MHNA / PO Box 71133 / Milwaukee, WI 53211
Membership Chair, **Gregory James:** 414-962-5158 or gjames@gjd.com

Name: _____
Company: _____
Address: _____
Phone: _____
E-mail: _____



The Murray Hill Neighborhood Association serves a 58-block area from Hartford Ave. to Bradford Ave., and Oakland Ave. to Downer Ave. Membership is open to all residents, property owners and businesses. General membership meetings are held the fourth Tuesday of the month at the Urban Ecology Center (1500 E. Park Pl.) from 7-8:30 pm. To find out more about the association, or to share your interests and concerns, please attend one of our upcoming meetings, or contact us.

- | | | | |
|------------------------|--------------------------|------|------------------------------------|
| Family | <input type="checkbox"/> | \$25 | Please mark all that apply: |
| Individual | <input type="checkbox"/> | \$15 | Homeowner |
| Business | <input type="checkbox"/> | \$30 | Renter |
| Senior (age 65+) | <input type="checkbox"/> | \$5 | Landlord..... |
| Student..... | <input type="checkbox"/> | \$5 | |
| Newsletter Only..... | <input type="checkbox"/> | \$ | |



www.murrayhillna.org

Officers

President: Steve Klebar
964-2492
sklebar@promentor.biz
Vice-President: J. Gerard Capell
414-962-4638
gcapell-mh@wi.rr.com
Treasurer: Gary Halvorsen
414-305-2853
gshalvorhed@att.net
Secretary: *open position*

Board Members

Gregory James
414-962-5158
gjames@gjd.com
Tory Kress
414-630-4707
tory.kress@gmail.com
Cynthia Sommer
414-962-7076
wcsommer@yahoo.com
Dave Stone
414-962-2875
stonedn@aol.com
Jerry Siegmann
414-967-2719
siegmannj@sbcglobal.net

Block Liaison Coordinator:
Dave Stone
414-962-2875
stonedn@aol.com

Editor: Joe Duehmig
414-961-1071
joe@net-directions.com

Layout/Design: Jennifer Rzepka
414-559-6810
rzepkaj@wi.rr.com

Distribution: *contact info above*
Newberry-North:
Cynthia Sommer
Newberry-South:
Gary Halvorsen

Newsletter printing by
Clark Graphics
(414) 962-4633



Murray Hill News

Volume 9
Issue 4
Spring
2011

President's Message: Do You Respect Your Neighbors?

by Steve Klebar

Spring is a time of renewal, bulbs pushing through the remains of winter snow, followed by flowers and gardens springing into bloom. For some neighbors though, it is a season filled with anxiety; the anticipation of noisy, sleepless nights and weary mornings dealing with vandalism, overturned garbage cans and litter left behind by disrespectful neighbors. Murray Hill member feedback is often centered on those same behaviors that adversely affect the quality of life in our community. In response to these member concerns, Murray Hill is working closely with the 1st District Police Captain and his staff. Together we have launched the "Report It, Record It" Campaign. This campaign is highlighted in this newsletter and will initially monitor our ability to reduce nuisance noise. We will continue to work with the Milwaukee Police Department and other city agencies to monitor and adapt the program to reach our

objective to reduce behaviors that contribute to nuisance noise and reduce quality of life in our community. Murray Hill is asking for your support and is committed to working with you in the event that you are experiencing any issues or need any information. If you feel that you have encountered a barrier regarding a community issue or have questions regarding this campaign please don't hesitate to contact me.

We all have much more to do than we have available time, so please join me to thank the Murray Hill board members who commit their valuable time and energy to advocate and represent us. As always, get to know your neighbors. It helps strengthen our community, and together we can make a difference.

MHNA 2011 General Membership Meeting Schedule

*Unless otherwise noted, MHNA Meetings are held at the Urban Ecology Center – 1500 E. Park Place at 7 pm.
414-964-8505 – urbanecologycenter.com*

April 26th

Captain Stephen Basting, MPD District 1
Summer Time Patrols

May 24th

Gerry Broderick

A New County Supervisor and New Budget and the Same Old Challenges

June 28nd

Debbie Davis, Milwaukee Time Exchange
Community Building Without Money

Watch the web site for detailed information on upcoming meetings: www.murrayhillna.org

CARE FOR YOUR HEALTHY SMILE.

DeWAN DENTAL WELLNESS
MICHAEL DeWAN D.D.S., S.C.



A healthy smile begins with preventive care and a balanced bite and continues with aesthetic enhancements to give you the brightest and most natural smile possible.

New Location
2445 N. Farwell Ave.

414.962.5915
www.dewandental.com



*Murray Hill History – Did you know?**by Cynthia Sommer*

Downer Theatre

The Downer Theatre located at 2589 N. Downer holds a special place in the City of Milwaukee's history in that it is the oldest movie theater that still shows films. The theater was built in 1915 by well known Milwaukee developer Marc Brachman and movie entrepreneurs Thomas and John Saxe.

*Photo with permission from Larry Widen*

The theater experience was different from now in that the theater was established more than twelve years before the "talking pictures." Movie goers in the early days would have enjoyed their silent films at the Downer with background music played on the Weichhardt pipe organ, a Sohmer piano or an in-house orchestra.

The theater, designed by the Chicago architect Martin Tullgren, was a two story building with a symmetrical façade that contained the theater entrance and a projecting Art Deco marquee. The current marquee and the green enameled steel panels replaced the original facade in the 1930's. The historic designation of the N. Downer Avenue Business district in 2001 felt that the changes to the theater made in the 1930's "acquired a historic character of their own over the years" and should be preserved. The Downer Theatre cost nearly \$65,000 to build at the time and could house about 940 patrons.

The 1911 City of Milwaukee lighting, ventilation, exit and fire regulations for movie theaters insured that the Downer Theatre addressed the safety issues that were a problem with early movie theaters in the US. The Downer was felt at the time to be a model for the "modern neighborhood movie

house". The ownership of the Downer Theatre changed several times during the years, with both independent and corporate operators that included Warner Brothers Studios in the 1930's. The Downer struggled in the 1940's and late in that decade became an art and independent film cinema under Fox-Wisconsin and

continued showing such films through the present. Classic films that were shown included Woody Allen's Zelig, Bill Forsythe's Gregory Girl and Forman's One Flew Over the Cuckoo's Nest. More recently, you might have seen Slumdog Millionaire, The Hurt Locker and Pulp Fiction.

The Landmark Theatre Corporation that acquired the Downer Theatre in 1990 did extensive, badly needed remodeling. The building was converted into a twin-screen theater with a current seating of 465, both auditoriums combined. The cost of the project was valued at \$130,000. Fortunately, much of the historic feel of the interior was restored with its gold leafing, gaslight type lanterns and new carpeting that resembled the original pattern. Several technical updates, such as Dolby Digital Sound, were also added. The Downer Theatre is a great example of a modern adaptation of an older theater. John Dahlman, manager of the Downer Theatre, reminds folks that the Downer has "survived the Great Depression, Two World Wars, television, video rentals and DVD's." Movie goers today can still experience the charm of the Landmark Downer Theatre while viewing the best in independent film and foreign language cinema - a distinctive movie experience that you won't find in the multiplexes.

The Report It Campaign

by Gregory James

Spring is upon us. A season that most of us yearn for after a long Wisconsin winter is unfortunately also a time that many East Siders know is a mixed blessing. Because with warmer weather and opening windows comes nighttime noise. What can be done?

In past years MHNA has encouraged residents to contact police when nighttime noise becomes excessive. This year we are working more closely with Captain Basting and the District 1 officers. The district will provide us with data to help track problems in the neighborhood but it falls to those of us who live here to be much more active.

Murray Hill has earned an unhappy reputation as a place for parties. A seemingly endless flow of loud and inebriated celebrants come and go until early in the morning, especially Thursdays, Fridays, and Saturdays. If we ever expect to improve the sleep-ability of our neighborhood we will have to make the price of disturbing one's neighbors high enough to deter carousing partiers. The MHNA board has come to the conclusion that the most effective way to make this happen is to rely much more on law enforcement than we have in the past. Therefore residents simply must report problems whenever they occur.

Report It

- When you are awakened by someone screaming "woo" in the night, **report it.**
- When there is a loud party happening next door or up the block, **report it.**
- When a hoard of noisemakers stops on the corner and disrupts your sleep, **report it.**
- When somebody urinates on your property, **report it.**

This is not the kind of behavior that we should willingly accept in our neighborhood. If you can positively identify the source of the noise, whether an individual or an address, make sure to tell the police that you are willing to be a complaining witness. You may end up having to attend a court hearing, but experience has shown that such hearings rarely go well for perpetrators. We will not have quiet nights on the East Side until word gets out that this is not a place for partiers.

Record It

In the past, residents have not always known what happens to a complaint when it is called in. With District 1's help, MHNA will be following all of the complaints made in our neighborhood. We will be tracking whether a squad responds to a call and what the disposition of the complaint is. We are greatly encouraged by the Captain's willingness to help us track the District's response. We can expect a high level of response from the police.

But our part is critical we simply must REPORT IT.

For non-emergency problems like nighttime noise complaints, call 414-933-4444.

To report property nuisance problems, use the city's e-Services web site at www.MurrayHillNA.org/eServices.

Together we can make nights in Murray Hill peaceful once again.

I have been the captain of District One for nine months now and have had the opportunity to meet many of you. I have been struck by the commitment and dedication of the citizens and neighborhood association in the Murray Hill neighborhood. I have been working with many of you to build partnerships and develop contacts within the neighborhood that will allow the police department to work in conjunction with you to better our community. We have instituted some new strategies to deal with issues over the fall semester, and while statistically the situation has improved, I realize that there is still much work to be done. I believe that communication between the community and the police department is essential to address these issues together. My commitment is to work with all of you to address quality of life issues and to continue to build these positive and fruitful relationships. Please feel free to share with me your questions and concerns at any time. Change cannot happen with the police department acting alone; it requires the efforts of all us and I thank you for your commitment to this goal.

Captain's Corner
by Capt. Stephen R. Basting
Major Incident Response Team
District One

Calendar of Events

April 16th - **Hunger Clean Up**

Saturday, from 9:00 am - 1:00 pm (free lunch from noon - 1:00 pm). This is a great activity for neighbors and students to work together to clean the neighborhood. Bags and pick-up sticks are provided. Meet at the UWM Spaight Plaza, 2200 E. Kenwood Blvd.

April 16th - **Cities are Good for Their Environment**

Saturday, from 1:00 pm - 2:00 pm, Urban Ecology Center. Speaker: John Norquist. Sponsored by the Congress for New Urbanism.

Lake Park Friends www.lakeparkfriends.org

- April 16th - **Greater Milwaukee Clean-up of Lake Park**
Saturday, 1:00 pm, meet at Lake Park Warming house.
- April 23rd - **The Secret Life of Crows**
Saturday, 1:00 pm, Marcia Coles Community Room. *Paul Hunter will speak about the family life of crows, their behavior in winter, and the West Nile Virus which has so decimated their numbers.*
- April 23, 30; May 7, 14, 21, 28 - **Warbler Walks**
Saturdays, 8:30 - 10:00 am,
meet at Lake Park Warming House.
Free, informal walks open to the general public of all ages.
- April 23, 30, May 7, 14, 21 - **Weed Out**
Saturdays, 9:00 am to noon,
meet at Lake Park Warming House.
Volunteers needed to remove those pesky alien plants. Wear sturdy shoes. Gloves and bags provided.
- May 8th - **Mother's Day Wildflower Walk**
Sunday, 1:00 pm, meet at Lake Park Warming House.
Free, traditional wildflowers walk open to the public.
- June 5th - **Walk on the History of Lake Park - NORTH**
- July 17th - **Walk on the History of Lake Park - MIDDLE**
- August 14th - **Walk on the History of Lake Park - SOUTH**
Sundays, 1:00 pm, meet at Lake Park Warming House.
Explore the history of the different areas of Lake Park.
- Starting in July - **Music in Lake Park - 14th Season**
Musical Mondays 6:30 pm - 8:00 pm and
Wonderful Wednesday 6:30 pm - 7:30 pm

Susan Knows Murray Hill... Murray Hill knows Susan!



Susan McCabe

Have a real estate question? Selling, Buying or both?
Just like to know the value of your property?
Call Susan at 414-322-6526 smccabe@firstweber.com



April 23rd - **7th Annual Eggs-travaganza**

Saturday, 9:00 am, Children's Play Area of Riverside Park.
Annual Egg Hunt Eggs-travaganza, all are welcome.
See lead article on page 3 for details.

May 21st - **Historic Milwaukee "Spaces and Traces" Tour**

Saturday, 9:00 am - 5:00 pm
"History of Riverwest"
www.historicmilwaukee.org/ToursAndEvents/SpacesAndTraces2011

June 11th & July 9th - **UWM Tour of Homes**

10:00 am - 3:00 pm
For landlords and students
www.aux.uwm.edu/nho

June 25th - **Downer Classic Bike Race and Events**

Races from 11:00am to 8:30pm
Downer Avenue Business District. Events include family activities, marketplace, music and of course plenty of bike races.
www.tourofamericasdairyland.com

Community and Creativity: The 7th Annual Eggs-travaganza

by Cynthia Sommer

All are welcome to join the fun at the 7th Annual Eggs-travaganza scheduled for the Saturday before Easter (April 23) at 9am in the Children's play area of Riverside Park. Bring your containers, cameras, smiles, kids and grandkids for our annual egg hunt. Join your neighbors in finding unique eggs for table decorations and baskets and in letting your kids release their pent-up energy before the holidays. The Eggs-travaganza is sponsored by MHNA, Murray Hill Pottery Works and the Upper East Side Business Improvement District.

Geralyn Flick of Murray Hill Pottery Works has been coordinating this community egg hunt for the past seven years, recruiting professional and amateur artists and local volunteers to make unique ceramic, paper mache and decorated hard-boiled eggs. Come Saturday morning - the eggs are "hidden" for a whirlwind of youthful treasure hunting.

A community project for all! Please contact Geralyn Flick at www.murrayhillpottery.com or call at 332-8828 to volunteer a few hours and join in the fun of this community activity.

Murray Hill Pottery Works is a hidden gem in our area that you need to discover. The 2000+ sq. ft gallery, studio and classroom space has been in business for almost 14 years and is nestled behind a storefront at 2456 N. Murray. Bowls, mugs, vases, sculptures and more from seven in-house artists and students are on display for sale in the gallery. The well-

equipped studio is surprisingly larger than you would think. The 16 potters' wheels and 3 kilns allow space for seasoned potters and classes for beginners, experienced adults, teens and even a specially decorated room for kids classes. Check out the pottery's web site for upcoming classes and events. You will leave her classes with the joy of creating a pot that "you can use to eat out of, drink out of and gaze at lovingly".



Geralyn and her friends play a major role in Empty Bowls, another important community project. Artists from southeastern Wisconsin create ceramic bowls in a one day "Bowl-A-Thon" on Mother's day weekend in May. In October the bowls are filled

with soup made by local restaurants and sold to support local food and hunger programs. Last year, the Murray Hill gang of potters and community volunteers made over 850 bowls - about 25% of all the bowls donated for this fundraiser. The

Milwaukee Empty Bowls is the largest Empty Bowls event in the USA. Community volunteers are essential to the production of these bowls. Check www.milwaukeeemptybowls.org.

Please volunteer for these community events. Check out the classes and wares at the Murray Hill Pottery Works. And don't forget the upcoming 7th Annual Eggs-travaganza.



West Allis Cheese and Sausage Shoppe- Café and Deli

by Cynthia Sommer

The West Allis Cheese and Sausage Shoppe, a destination in Milwaukee for 40 years, has recently opened a new location at 2974 N. Oakland Avenue at Linnwood. This family business, co-owned by Mark and Linda Lutz and brother Howard Lutz, has continued the tradition of the original West Allis store, the Milwaukee home of Merkt cheeses. Their early involvement and continued development over the past 5 years at the Milwaukee Public Market resulted in a second successful deli and cheese venue with more products and positive public exposure. They are honored to have been voted for the last 3 years (2008, 2009, and 2010) as Milwaukee's Best Cheese Store by WISN.com's A list.

The choice of the East Side location resulted when Linda noticed the closed Bella Fat Cat store when driving in the area with her daughter Hannah, a UWM student. This new store allows them to showcase their more than 250 types of cheeses as well as continue their theme of providing a deli and café. The store has a full line of domestic and imported cheeses, award-winning Lake Geneva Country meats & brats (portabella mushroom and Swiss cheese, cooked cheddar and green pepper, cherry and traditional), Usinger summer sausages, Sven's fair trade organic coffee, gifts and more.

The products, menu and store hours (Monday-Friday 6:30 am - 8:00 pm; Saturday 8:00 am - 7:00 pm; Sunday 9:00 am - 6:00 pm) will service a variety of customer needs. The convenient parking and early store hours will allow the bleary-eyed worker to choose from several egg sandwich choices, muffins and/or coffee. The lunch and dinner crowd can make their own deli sandwich (pick a meat, cheese, Breadsmith Bread, condiments and extras) or choose from their list of signature sandwiches (\$4.99-\$8.99), hot dogs or brats on pretzel buns (\$3), soups, deli salads, fried cheese curds and more. There is even a Kid's menu of sandwiches that include Gummy Bears. Favorites at their downtown store include

grilled cheese sandwiches with unique cheeses, turkey and brie, grilled buffalo chicken with habanera cheese and a Milwaukee classic sandwich of liver sausage, onion, Swiss cheese on rye. You can get a tweet sent to you of the daily sandwich special. Another Milwaukee tradition will be the sale of hot ham and rolls on Sunday morning. By summer, you can also plan on stopping for custard on your walk after dinner in the neighborhood. Their wireless-equipped café will have inside and outdoor tables.

Whether you want to learn about types of cheeses, send cheese packages to friends and relative out of town, get a breakfast, lunch or dinner meal, or pick up a carry-out of cheeses and crackers for Musical Monday's at Lake Park - stop by the new venue in the area and also check out their web site: www.wacheese-gifts.com. The Murray Hill Neighborhood Association welcomes the West Allis Cheese and Sausage Shoppe to the neighborhood!



City Service Reminders

by Tory Kress

For more information call 286-2489 or visit: www.milwaukeeRecycles.com

Summer Garbage and Recycling Collection Begins April 4

Summer curbside collection of carts for households without alleys starts Monday, April 4, 2011 and runs through December 2, 2011. During summer collection, residents must roll their garbage and recycling carts to the curb by 7AM on the designated collection day. Sanitation crews will not collect the carts from their storage areas.

Also starting in April is the guaranteed recycling schedule program which provides set days throughout the summer for recycling collection. Most households serviced with carts will receive collection every two or three weeks, which is more frequent than winter collection. More frequent collection will increase recycling capacity to accommodate those extra recyclables that used to pile up between pickups. Also, increased recycling means that we are sending less to landfills, saving the City money and helping to lower fees and taxes for everyone.

To determine your collection dates, watch for hang tags that will be placed on your carts this spring. Beginning in April, you can also look up your next recycling and garbage collection dates online at www.mpw.net/services/garbage_day.

Your day of garbage collection will change after each city holiday and furlough day.



New Garbage and Recycling Policy: "Waste Less, Recycle More"

Because of higher state taxes on landfill waste, and the potential for money to be earned on collected recyclables, the City is encouraging residents to throw out less and recycle more. Beginning January 1, 2011, dwelling units with more than one garbage cart will be charged \$5 per quarter for each additional cart. If you have more than one garbage cart and want to avoid the charge, call 286-CITY (2489) and request removal of the extra carts from your property. You can also request additional recycling carts at no additional charge. To learn more about Milwaukee's recycling program, visit milwaukeeRecycles.com

Changes to Bulky Collection

Beginning January 1, 2011, city crews will pick up only one cubic yard (about the size of an easy chair) of extra material placed out for pickup on your designated collection day. If you have larger piles, call 286-CITY (2489) to request special pickup for a \$50 fee, or bring your bulky materials to a City self-help center. Couches left at curbside will be assessed to the property owner. Bulky waste that is placed at the wrong location (i.e. at the curb when there is alley pickup) will result in notice to the Department of Neighborhood Services, which could result in cleanup orders issued and fines levied to the property owner.

The Upper East Side/ Oakland Avenue Business Improvement District

The East Side's most eclectic two-block business district featuring food from around the world, services for your daily life, and vibrant entertainment venues.



The B.I.D. is actively engaged in making your shopping and entertainment visit to our neighborhood the best it can be! We salute the efforts of our neighborhood partners at MHNA.

Enjoy delectables from Solo, Lisa's, George Webb's, Oakland Gyros, Subway, Shaharazad, Thai Kitchen, Cousin's Subs, Chin's Fresh Asian, Cold Stone Creamery, Shiraz, Black Rose, and West Allis Cheese and Sausage Shoppe.

Don't forget your service and daily shopping needs can be fulfilled on your next visit to Oakland Ave. From Clark Graphics, Atomic Glass, Gilbert's Liquor, The Washing Well, Walgreen's, Sal's Barber Shop, and Cloud Nine!

And don't forget the eclectic mix of entertainment at our beloved Miramar Theater or grab a game of pool and a cold one at Axel's. On Oakland Ave., we have it all!