

HISTORIC BREWERS HILL ASSOCIATION QUARTERLY MEETING AGENDA

Date: Tuesday, June 17th, 2025
Time: 6:00pm (Social ½ hour) to 8:00pm
Place: Sanger House Gardens | 1823 N Palmer St

I. Food and Mingling

- a. Enjoy wine/apps as you stroll through the hidden gem of Sanger House Gardens
 - i. Notes: It's a hot but beautiful day!

II. Call to Order

- a. Lead welcomes neighbors, introduces HBHA Board and meeting host
 - i. Notes: "Digging holes since 1986." - Steve Bialk sharing the history of Sanger House Gardens.
 - 1. Per Steve: We often do garden walks or plant giveaways - visit our website and join us!
 - 2. We also host events here, Avli, Uncle Wolfie's etc. are catering Jazz and social events. - check us out on instagram or Facebook. Please come for Arts Fest July 12th. Bee events with Charlie Koenen (BeeVangelists) are upcoming as well. 512 types of solitary bees need help!

III. Treasurer's Report & Membership Update

- a. Review of association's financial accounts and current membership
 - i. Current Balance:
 - 1. Main Account: \$4,539.72
 - 2. Community Outreach: \$500.01
 - ii. Current Membership:
 - 1. Household (H) Memberships: 60
 - 2. Individual (I) Memberships: 22
 - 3. Total Memberships (H and I): 82
 - 4. Total Members: 142
 - iii. 🏠 Join or Renew: historicbrewershill.com/membership/
 - 1. Renewals went out in May! Any questions, contact Laura.

IV. Secretary's Report

- a. All approved meeting minutes available at: historicbrewershill.com

V. Vice President's Calendar of Events

- a. Events Calendar (Subscribe to stay updated!): calendar.historicbrewershill.com
 - i. Notes: Subscribe to our calendar on our website or via the QR code. Come to upcoming events!
- b. Events Recap:
 - i. O'Brewers Hill Social, Easter Egg Hunt, Beautify Brewers Hill Neighborhood Clean Up, and Tap Yard Trivia with Your Neighbors
 - ii. Notes: Easter was a success with good weather and many people showed up. Beautify Brewers Hill was a success, we cleaned up more blocks than in years past! Join our Brewers Hill Clean Up Club by reaching out to Rachel directly at vicepresident@historicbrewershill.com. Tap Yard Trivia, our neighborhood team didn't get 2nd place this year but

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was still a lot of fun. Dead Bird Brewing for St. Patrick's Day was also a fun time with prize giveaways and folks dressed in green.

c. Upcoming Events:

- i. 🍹 Lakefront Brewery Happy Hour Social: Thu, Jul 10, 5-8pm @ Lakefront's riverside patio
- ii. 🎉 Block Party: Sat, Aug 23, 3-8pm @ 1st St between Brown & Lloyd
- iii. 🍷 Patio Round Robin: Sat, Sep 13, 6-10pm @ Shhh... the locations stay a secret until the last minute
- iv. 🎃 Brewers Hill-O-Ween & Alley-Ween: Fri, Oct 31, 6-10pm
- v. Notes: Lakefront Brewery Happy Hour Social - please come! Thursday, July 10th from 5-8pm on the riverside patio, first 10 members get a drink! Our annual Block Party is also upcoming, biggest event of the year! Saturday, August 23rd from 3-8pm. Stuff for both kids and adults will be there waiting, along with free food and select vendors with more details to follow. Patio Round Robin will be coming up, adults cocktail hour at host houses from 6-10pm on Saturday, September 13th. Are you interested in hosting? Talk to Rachel! Houses are secret and the event is ticketed. Brewers Hill-O-Ween is coming up this October and Halloween is on a Friday night which should be reflected in our calendar this year.

d. Community Events:

- i. HBHA Cleanup Club, email vicepresident@historicbrewershill.com to join
- ii. Annual Carver Academy Teacher Appreciation Week lunch
- iii. John Gurda's lecture on Brewers Hill History during Spaces & Traces!
- iv. Notes - Community Outreach: HBHA clean up with Food For Health was successful and covered a large stretch of MLK Drive. Carver Appreciation Lunch and also Historic Milwaukee's Spaces & Traces tour in our neighborhood were a success! Check out the recording of John Gurda's lecture, link provided via email.

VI. Guest Speakers

a. Guest Presentation:

- i. Jesse Wilkerson, Developer, and Rev. Albert Grant, Owner – Proposed Residential Development Plan at 2127 N 1st St
- ii. Notes: 3 unit building at 2127 N 1st St to Jesse Wilkerson (architect) and Rev. Albert Grant. 3,486 Sq Ft condo apt building. Richardson / Romanesque style of architecture to match the community. The site looks like two lots, right now they're targeting one lot and there is street frontage. A Victorian drawing was provided to show the inspiration and they feel that it captures the city - building features turret and arched entry. 3 unit, 2 bed 2 bath development. Floorplans were also provided and shared. All drawings and renderings were passed around. Planning to use stucco on the exterior to make the look resemble stone. They want to capture the time period with area relevant historic architecture. Egress, stairwell, and patio spaces featured. The pastor, Rev. Albert Grant was born at this very address and the family has owned the address for many years. Currently lives in Michigan. The goal is to develop the property into a 3 unit condo (specifically). They welcome buyers and partners. Tim Baldwin, local realtor, has been called out by the team for being helpful

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and inspirational to make sure the property is in keeping with Historic Brewers Hill. Trying to reinvent that romanesque style the area was so well known for. Designed to be purchased by owners, a Condo Association will hopefully be developed by the future owners.

1. Q: Date for breaking ground? No, seeking financing and construction loans
2. Q: Parking planned? Yes! There will be garage parking behind building
3. Q: Target price range? Varied, \$350,000-\$475,000. 1,100 sq ft units.
4. Q: Permitting? Ongoing
5. Q: Why condos not single family? There are two lots - condos seem more price effective for folks to enter the market. We may eventually develop the other lot.
6. Q: If you're not writing condo bylaws, how will you control rentals? No anticipation of Airbnb use. It was further communicated to Rev. Grant that the neighborhood is concerned about this topic of short term rentals. It was suggested that it may be beneficial for them to write short-term rental restrictions into the condo sale contracts. They noted that Tim will be a representative on this topic.
7. C: An attendee thanked them for the architectural integrity

b. Community Intros:

- i. Regina Kret, Owner – Residential Development at 113 W Lloyd St (Proposed) and 232/234 E Brown St (Ongoing)
 1. Notes: Regina's rep shared plans at an HBHA meeting in Fall of 2023 but they now have plans to build a new triplex on Lloyd St. Didn't want to present because they have nothing major to share with anyone yet at this time. Brown and Hubbard development has been going well, Lloyd St project has been in the works as well.
 2. Q: Completion date for Brown/Hubbard? September hopefully
 3. Q: Lloyd St property neighbor, do you have a general start time? Approval came today! No start date yet.
- ii. Charlie Koenen, BeeVangelists
 1. Notes: Stickers were generously provided by Charlie along with honey samples. More honey will be coming in soon, events for honey tasting will be happening at the Sanger House Garden throughout the summer. It's pollinator week - be good to your bees! A great local read from a Minnesota author is also available to help kick-start bee health in your own yard!
- iii. Sharaka Berry, Food For Health
 1. Notes: Food For Health is on MLK and Brown St, best medically tailored meal program in WI, USDA kitchen. Meals instead of pills to help with improving health. Giving tours this Saturday for anyone who wants to see it. Cooking demonstrations from chefs and dietitians are available. You can order meals delivered to your house!

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- iv. Alderwoman Milele A. Coggs, District 6
 - 1. Arlisia McHenry: Ald. Coggs and aide Akuwa Dantzler were unable to attend due to an unfortunate accident. Arlisia welcomes everyone and wants the community to know that Ald. Coggs sends her apologies and hopes we understand.
 - 2. Quinn Taylor, Office of Community Wellness & Safety (OCWS): Hand for the HBHA, Alert Neighbor Program (ANP) has been put back together to coordinate walks and make sure items brought to our attention are addressed. ANP started as a pilot program by Ald. Coggs and Stamper. Brought to the city of Milwaukee - heard 1) we need more surveillance 2) we need more lighting. Pilot program was a great success and Mayor Johnson has made this a city-wide program. All residents of MKE who sign up can access equipment. Please work with the HBHA to help address and improve all issues of safety. Speeding is an ongoing issue, we're working to get signs installed that convey a monitor of speed. Another opportunity for equipment for your home will arise eventually once Ald. Coggs can ensure the first neighbors who signed up are properly serviced. Thank you to the community for bringing up issues so that they can be addressed. The org is on social: Office of Community Wellness & Safety (OCWS). Community pop ups can be found there. Would love to partner with any organization who needs it - we are a partner!
 - a. Q: What equipment: Ring doorbell cameras and motion floodlights - They are a deterrent! Equipment is at the event and deposits can be paid tonight. The block watch and the viability of cameras mean people are less likely to engage in criminal behavior - your choice to inform MPD.
 - b. MKE Mobile Action App: city.milwaukee.gov/ucc/mkemobile can also be a way to report anonymously (or not) things like abandoned vehicles or potholes - you are encouraged to reach out! Atlas One, is an app that notifies you about public safety incidents.
 - c. Q: Safety: Block-wide blackouts on street lights - that tends to correlate with events happening. There are lots of street light bulb swaps that result in 2 weeks of blackouts and vehicles stolen. Now more attempts are being made in daylight. What efforts? Our infrastructure is over 100 years old. We now have dedicated dollars to help with this, but it is a heavy lift. We now know about this issue. There's a problem and we need to correct the infrastructure. That will take 10-20 years, but we are aware this is a problem. Stay on DPW, stay on Ald. Coggs so she knows. Don't keep valuable items in cars. Please don't leave any weapons in your cars. This is one of the main reasons the city believes car break-ins happen.
 - d. Q: Crime during the day is happening at a higher rate even around people. Police are sometimes responsive,

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sometimes not. What do we do to be vigilant? Use cameras as much as you can, talk with Captains and go to the Crime & Safety Meetings, and encourage them to get in your neighborhood. You need something in your window so that criminals know you're watching. If police are not responding, talk to Ald. Coggs immediately. Even if theft is slow, MPD should be responding. Criminals now have discovered that every push start car is easy to steal. Amazon is selling key fobs to get into cars. Old time clubs and alarm systems help. Please keep all firearms inside. Gunlocks can be provided as well. Boots on tires and anti-theft/kill switch can also help - but check with your dealership! Manufacture warranties are a problem. Another neighbor mentioned that the apps that connect to your car might be a sign that something is happening (e.g., your bluetooth speaker suddenly connects to your vehicle while you're inside your house). Hyundai and Kias are still targets for theft but any car with a push start is now at risk.

e. Q: Holton St. extended speed bumps/humps. Would the city consider putting one on Holton by the bridge? Lots of people use Kadish Park and walk there from the neighborhood. Traffic calming is part of Mayor Johnson's plan - it's working! Call the Ald. for that specific request.

VII. General Business

- a. Crime and Public Safety
 - i. MPD District 5 Community Partnership Unit (CPU) – Contact Guide: historicbrewershill.com/resources/crime-safety/important-contacts/
 - ii. District 5 Crime & Safety Meetings: held the first Wednesday of every month at 5pm @ Atkinson Library
 - iii. Alert Neighbor Program (ANP): Equipment Distribution – Quinn Taylor, Office of Community Wellness & Safety (OCWS)
 - 1. Kristen: Safety walk happened earlier in the year with a team of people to help assess what's needed. Next step is a meet up to evolve the block watch group throughout the year. Please reach out for more info or to join!
 - iv. Notes: This section was mostly covered before, the MPD District 5 CPU could not attend. Please see the webpage for contact info. Crime & Safety Meetings are monthly on Wednesdays. Please attend! One HBHA board member does try to attend every month!
- b. 🎁 New Brewers Hill Merch is *almost ready*! Soon-to-be available on Bonfire
- c. Committees: Community Outreach, Historic Preservation, Tech & Marketing
 - i. Notes - Community Outreach: Stay tuned for upcoming Fall events, coat drives, etc.
- d. 🚀 New Website in final testing phase – Launching Soon!
 - i. Notes: Please reach out to Tara, Kristen, or Trevor to help test out the new website and get a sneak peak before the big launch!
- e. Bylaws - Amended: historicbrewershill.com/about/

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- i. Notes: Amended in April! 12-month rolling instead of annual membership due schedule is now reflected in bylaws! All other small details/updates were shared in our email. Please review on our website.
- f. Gateway Sign: Thank you to Molly and Ashley Booth for their generous donation towards landscaping the Gateway Signage this summer!
 - i. Notes: Round of applause for Molly who is here at the meeting tonight! The landscaping is not ready yet, but soon!

VIII. Adjournment

- a. Next Quarterly Meeting Date: Wed, Sep 24, 6-8pm @ Food For Health