

Historic Brewers Hill Association (HBHA)  
Minutes of the General Neighborhood Meeting  
June 7, 2016

I. Call to Order

Ms. Mambu Rasch, HBHA Vice President, called the meeting to order at 6:38PM. She began by thanking Steve and Angela for hosting the meeting at their Sanger House Gardens and that this venue is always anticipated by neighbors as a meeting location.

II. Membership/Treasurer Report

Mr. Bishop, HBHA Treasurer, stated the balance for the General Fund is \$5,012.14 and the Signage Fund has \$2,935.65. Mr. Bishop continued the HBHA currently has 85 paid households, with 60 being from 2015 renewals, 25 new households for 2016, and 20 households from 2015 have not yet renewed.

III. Guest Speaker, Grace Fuhr with Historic Milwaukee Inc (HMI)

Ms. Mambu Rasch introduced the guest speaker for tonight's meeting, Grace Fuhr, Director of Special Events with HMI. Ms. Fuhr thanked everyone for attending tonight's meeting and recognized an HMI board member in attendance, Ms. Tamara Smith-Kroupa. Ms. Fuhr understands the neighborhood participated in Doors Open last year and in Spaces & Traces in 2010, and that continuing to cultivate involvement and relationships between HMI and HBHA is important as we share similar missions and goals.

She explained HMI is a nonprofit, founded in 1974, whose mission is dedicated to increasing awareness of, and commitment to, Milwaukee's history, architecture, and the preservation of our built environment. She stated HMI is the recognized leader in creating awareness of, and commitment to, Milwaukee's history and the preservation of its built environment; this is done by providing innovative, responsive programs and strong community, corporate, and civic alliances – namely, the largest programs included Doors Open, Spaces & Traces, and Remarkable Milwaukee. She also explained HMI leads walking tours of various neighborhoods throughout the City, sells neighborhood posters, and published the Book of Neighborhoods in 2015. She concluded by encouraging the audience to attend the upcoming July 19<sup>th</sup> cocktail reception and HMI looks forward to partnering with HBHA for future events.

IV. Update on 2<sup>nd</sup> Street Property

Ms. Mambu Rasch turned the floor over to Ms. Tamara Smith-Kroupa for an update on the properties in the 1800 and 1900 blocks of N 2<sup>nd</sup> St. Ms. Smith-Kroupa explained the City is finally purchasing the existing abandoned house at 1851 N 2<sup>nd</sup> St (SWC 2<sup>nd</sup> & Reservoir) and will begin rehabbing the structure prior to listing it for sale. She also updated neighbors on the boarded up house at 1923 N 2<sup>nd</sup> St as the property owner has requested a Certificate of Appropriateness (COA) to add dormers to the second floor. She stated this house has been boarded up for over three years and has had a window broken out on the second floor the entire time. Being a COA, she explained the applicant is

appearing before the Historic Preservation Commission on June 13<sup>th</sup>; based on the deteriorating condition of the structure, Ms. Smith-Kroupa said she will be attending to speak against the proposed COA and encouraged others to attend as well.

V. Events

a. Joint HBHA/HMI Fundraiser – Evening in Brewers Hill

Ms. Booth explained the Tuesday, July 19<sup>th</sup> cocktail reception with HMI and HBHA. She stated the reception is bringing together two great non-profit organizations and will be located here at the Sangerhouse Gardens. Wine and light appetizers will be served; as wine is being donated by a neighbor and appetizers being donated by our local Fresh Thyme Farmers Market. She continued that tickets can be purchased through HMI for \$25 members (of HMI or HBHA) and \$35 non-members. Guests will learn about Sangerhouse Gardens and the cream city brick Italianate style home built by Casper Sanger in 1872 and tour the beautiful gardens situated on 2/3 of an acre. She finished by stating that proceeds raised will be split between the two organizations and HBHA will be putting the proceeds into Phase II of the Gateway Signage Project.

b. 16<sup>th</sup> District Candidate Forum

Ms. Mambu Rasch discussed the upcoming candidate forum scheduled for August 1<sup>st</sup> at Schlitz Park. She explained the HBHA Board feels it is important to connect neighbors with local officials which has led to City and County representatives presenting at past membership meetings. She continued an opportunity to connect with representatives at the State level is with the upcoming 16<sup>th</sup> Assembly District election and the forum is designed to meet and listen to the candidates running for the 16<sup>th</sup> Assembly District and discuss important issues that affect you, your neighborhood, Milwaukee and Wisconsin. She stated the candidates running for the 16<sup>th</sup> Assembly District – and invited to participate in the forum - are Incumbent Leon Young, Brady Bond, Edgar Lin, and Stephen Jansen. She concluded by stating the primary election will be held August 9, 2016 and the general election will be held on November 8, 2016.

c. Patio Round Robin

Ms. Janzack provided an update on the popular Patio Round Robin which will be Saturday, August 6<sup>th</sup>. She stated this event is a great way to meet new neighbors, re-connect with old ones and for singles to mingle. There will be 40 tickets sold (\$20/person for paid members; \$25/person for non-members) and HBHA members will have the first opportunity to purchase tickets until June 30 and then it will be open to anyone that wants to attend. She continued that this has always been a sold-out event, and encouraged everyone to order & pay for your tickets early. She also stated there will be a 50/50 raffle at the event. She concluded the generous hosts donate the food and beverages so all the money from the ticket sales and raffle help support many of the activities that we sponsor throughout the year and that hosting patios are within easy walking distance of each other.

d. Block Party

Mr. Roffers stated the block party will be Saturday, August 27<sup>th</sup> with streets closed from 10:30AM-9PM and the actual party from 3PM-8PM. The planning committee will be meeting in the near future and if anyone is interested, to please help out as the event requires much time and many hands to make it a continued success year after year.

VI. Royal Capital Update

Ms. Mambu Rasch began by distributing the HBHA Board's letter of conditional support on the proposed Royal Capital development (proposed at Hubbard & Reservoir and Hubbard & Brown) and copies of the Brewers Hill Traffic and Streetscape study which are referenced in the letter. She stated the letter was provided to the Plan Commission, Zoning & Development Commission, Common Council, and Alderwoman Coggs. She explained that the Board met on June 2<sup>nd</sup> to discuss and review the proposed development plans, meeting minutes, and neighborhood comments as Royal Capital is scheduled to appear before the June 13<sup>th</sup> Plan Commission meeting.

She explained the Board voted, unanimously, to conditionally support the proposed development based on the facts presented to the neighborhood. She continued that the letter lays out what the HBHA is and our vision for the proposed development area, being single family homes, but understanding the reality of the market place dynamics. The letter was crafted to send a positive message on ways the HBHA can continue our partnership with the City to improve the development. She discussed the facts that are outlined in the letter:

- Phase A & Phase B of The Hills Luxury Commons maintains a unit mix of 80% market rate and 20% non-market rate.
- The Hills Luxury Commons are developed according to the renderings provide to the Historic Brewers Hill Association on May 25<sup>th</sup>, 2016 (Phase A) and May 27<sup>th</sup>, 2016 (Phase B) and during the course of both development phases, Royal Capital Group LLC will notify the Historic Brewers Hills Association Board of Directors of any change requests submitted to Department of City Development.
- Royal Capital Group LLC communicated that Phase C of The Hills Luxury Commons will be townhomes.
- Historic Brewers Hill Association be provided direct contact information with the selected management company of The Hills Luxury Commons and the owners of the development, Royal Capital Group LLC, be engaged with the Historic Brewers Hill neighborhood and Association.

She also stated the letter concludes with the Board detailing ways to further engage the City to make the development better by incorporating street calming methods as outlined in the Traffic & Streetscape Report commissioned by the HBHA in 2015, and to incorporate more 4 way stops throughout the neighborhood and to adjust the overnight parking restrictions along Brown Street.

Approved

Ms. Mambu Rasch stated both herself and Ms. Booth will be present at the Plan Commission meeting to testify, and she encouraged neighbors to attend the meeting to voice their opinions.

To conclude the item, audience members suggested minor edits to the letter and thanked the Board for their time and efforts into the process.

VII. Adjournment

Ms. Mambu Rasch asked for a motion to adjourn. The motion was unanimously approved and the meeting was adjourned at 8:30PM.

Respectfully Submitted,

Molly Booth  
HBHA Secretary