

Historic Brewers Hill Association (HBHA)  
Minutes of the General Neighborhood Meeting  
September 27, 2016

I. Call to Order

Mr. Jenkins, HBHA President, called the meeting to order at 6:35PM. Mr. Jenkins thanked neighbors in attendance, and for those attending back-to-back meeting nights due to the special meeting held on Monday evening.

II. Membership/Treasurer Report

Mr. Bishop, HBHA Treasurer, stated the balance for the General Fund is \$5,726.05 and the Signage Fund has \$3,385.65. Mr. Bishop continued the HBHA currently has 102 paid households.

III. Guest Speakers

A. Mr. DeShea Agee, Executive Director of Historic MLK BID

Mr. Agee introduced himself stating he was hired as the Executive Director of the MLK BID in February 2016. He provided his previous professional experience, having been with Department of City Department for nine (9) years in the Commercial Corridor Division. He continued by describing his familiarity with Historic Brewers Hill neighborhood – “your neighborhood is my neighborhood” - as he attends the Mount Zion Baptist Church at 2<sup>nd</sup> & Garfield where his father serves as a Senior Decon. He was happy to accept the executive director position and expressed thanks to two HBHA Board Members who serve on the MLK BID Board with his hiring, Mr. Larry Roffers and Mr. Ashley Booth.

Mr. Agee explained his role and duties at the BID, the operating plan of the BID, and an update on new businesses opening along the corridor. His role includes speaking with businesses if an issue arises, examining installation of cameras along the corridor, and recent funding allowances will provide for retooling the website, year-round plantings in 2017, advertising of businesses during the holiday season, and hiring a full-time associate director. He concluded by stating he wants to be a resource for the HBHA.

Questions from the audience included after hour loitering concerns, stemming from patrons of the nearby sports bar, of the parking lot installed at the Veterans facility. Mr. Agee responded that the sports bar closed and a new establishment, Triple OT, has applied for occupancy of the space, and he has been working with the new owners on reviewing their business plan. Mr. Jenkins also stated that himself and Mr. Agee will be meeting with Triple OT owners later this week and the neighborhood concerns will be discussed.

- B. Mr. Chris Ponteri, Executive Director of Milwaukee Running Festival, and Ms. Steph Salvia, Executive Director of Brady Street BID

Mr. Ponteri thanked everyone for attending the meeting and is happy to discuss the second annual Milwaukee Running Festival which will be held November 5<sup>th</sup> and 6<sup>th</sup>. He said last year's marathon was the largest new marathon in the US for 2015. For this year, they are aiming for 4,000 runners with the same course. He continued by stating the festival is a diverse event as the course hits landmarks and neighborhoods throughout the City. He continued the mission of the Milwaukee Running Festival - being "a non-profit organization which will produce a world-class running event in Milwaukee that will be open to people of all ages and abilities. The event will be a source of civic pride for our citizens, a reflection of our diverse culture and history, a showcase for our landmarks and unique neighborhoods, a means to boost tourism and enhance the economic well-being of the greater Milwaukee area, and a vehicle for giving back to our community through a strong partnership with local charitable organizations. We will bring together governmental agencies, community organizations, neighborhood groups and businesses to create a high-quality and safe event".

For this year, they are trying to conduct more outreach into the neighborhoods. Ms. Salvia explained they want to make the neighborhood parties bigger, with more music and cheering. She ran the half-marathon last year and remembered the loud presence of HBHA at Pleasant and Commerce and hopes to see this same party atmosphere again this year. She stated the first runners will appear near 7:30 AM, with completion through our area around 9:30 AM.

- C. Mr. Adam Winkler, Mr. Chris Gosch and Ms. Kendra Bishop with Alexander & Co  
Mr. Winkler began the presentation by explaining Alexander & Co which specializes in historic building rehabilitations. He continued that they are intending to purchase the 193,000 square foot Fortress building and are proposing a 30-40 million dollar rehab of the building to create 132 market rate apartment units, with a unit mixture of 5% studios/65% 1-bedrooms/36% 2-bedrooms, and a 25,000 square foot commercial space on the first floor. He continued that financing includes the use of both State and Federal State Tax Credits, no changes are proposed to the exterior of the building, and approximately 1,400 existing windows will be rehabbed. The first-floor commercial tenant will be the general contracting and construction firm, JP Cullen, currently headquartered in Brookfield.

To accomplish the proposed project, Mr. Winkler stated they will reuse two existing parking lots (located at Palmer & Pleasant and 1<sup>st</sup> & Vine), and are requesting from the City to install a new parking lot at the SWC Palmer & Vine, for an overall total of 132 parking spaces (and achieving a 1 to 1 parking to unit ratio). He continued that they met

with the Board of Directors in July, the adjacent property owners in August, and had a booth at the neighborhood Block Party of the proposed plans. The feedback from these events was very positive with respect to preserving and maintaining the building with the proposed use but concerns were raised about the lack of green space associated with the proposed parking lot. He explained the parking lot proposal had previously used two lots for parking but with the revised plans presented at tonight's meeting, the proposed parking lot will only use one lot and the second lot, which runs along Vine St, will be left as all green space and contain the required parking lot screening and landscaping.

Mr. Winkler concluded Alexander & Co is excited to be part of this project, and the neighborhood, as the Fortress building is a very interesting and unique space. They hope to make the courtyard & boiler room accessible for community space, possibly for future neighborhood meetings. He stated they intend to close on the building in January with construction to being in early 2017 and opening in 2018. Fencing, retaining wall, work with natural grade, will have significant landscaping, increased pedestrian activity

Questions from the audience included what is happening to the existing businesses in the building and how much time will they have to move out; further explanation of the proposed parking lot's traffic flows; applications and processes for City approvals; onsite management; perimeter fencing requirements; if the green area will be open to the public; if increasing the use of the other parking lots, as opposed to making a new lot, was considered; and consideration of using security cameras to cover other areas of neighborhood aside from the project premise.

#### IV. Neighborhood Topics

##### A. Lead Awareness and Drinking Water Safety

Ms. Mambu Rasch, HBHA Vice President, distributed brochures on Lead Awareness and Drinking Water Safety. She briefly explained the discussion occurring at the City level with respect to lead pipes, drinking water, and how to pay for the removal of lead pipes. She explained this is an important topic for our neighborhood to be aware of as many of our houses were built using lead pipes/laterals. For more information, she encouraged the audience to visit the City's website: <http://city.milwaukee.gov/2015water/WaterQuality/Lead-Awareness-and-Drinking-Water-Safety.htm#.WBltcuArLIUC>.

##### B. September 26<sup>th</sup> Special Meeting Recap

Ms. Booth, HBHA Secretary, summarized the special meeting convened yesterday evening at St. Marcus After Care Room. For meeting attendance, 40+ residents and 4 representatives from District 5 were present - Captain Heier, CLO Lammers, Officer Salzwedel, & District Attorney Jeremy Arn and 3 officers from the HIDTA (High Intensity Drug Trafficking Area) program. Alderwoman Coggs was also in attendance.

She continued Captain Heier provided an update of the September 18th shots fired incident at 202 E Brown. Case # 16-262-0125. Two vehicles involved, shots fired between vehicles, it's unclear why vehicles ended up driving thru our neighborhood. Occupant of one of the vehicles was shot in stomach, went to Columbia St. Mary's for treatment. One of the vehicle from this incident was stolen and MPD recovered it at Buffum & Clark. The individual who turned up at the hospital is 25 years old, has a history of drug sales, part of the East Side Mafiosos gang, and is being uncooperative. MPD continues to actively investigate the incident but this individual has denied being in the stolen vehicle and being involved in the shots fired, thus there is not much additional information to be shared. Officer Lammers discussed reporting mobile to mobile drug deal incidents and the importance of calling both into non-emergency and following up with an email to her. She said our neighborhood is the best group she works with in terms of reporting. She documents everything that is emailed to her. HIDTA officers discussed their program which looks at the bigger picture of drug trafficking. Milwaukee HIDTA's initiatives focus on disrupting and dismantling local, regional, and national-level drug and money laundering organizations. They operate undercover but their focus is not on day to day drug enforcement in our neighborhood.

She summarized the questions raised by neighbors in attendance relating to the rise in mobile to mobile drug dealing, the lack of drug enforcement in Brewers Hill, lack of enforcement relating to vehicles with heavily tinted windows, why we can't directly communicate with undercover officers via cell phones, and issues at the communications/dispatch level with reporting incidents. The Captain did not offer any specific actions or changes to address the concerns that were raised by neighbors. He did however suggest a meeting in 30 days for a progress report. Ms. Booth concluded that the Board of Directors will be following-up with Captain Heier on a meeting date.

Questions from the audience inquired on the number of patrols and officers in District 5 and assigned to our neighborhood.

C. 1851 N 2<sup>nd</sup>

Mr. Bishop presented an update relating to the ownership of 1851 N 2<sup>nd</sup> St. He stated as many of us know the house, after many years of vacancy and neglect, the house came under City ownership in early 2016 and a rehabilitation plan was put into place to stabilize the exterior of the structure. The City worked on rehabbing the exterior of the structure through most of the summer and once completed the house would be available for purchase from the City for an owner occupant. Mr. Bishop stated the former owner is petitioning to take back ownership of the house and this item will be appearing on the October 3<sup>rd</sup>, 2016 Judicial and Legislation Committee meeting. He asked the HBHA to take a position against this action. Mr. Bishop motioned, seconded by Ms. Mary Eastwood, to submit a letter to the Judicial and Legislation Committee against the transfer of ownership back to the previous owner for 1851 N 2<sup>nd</sup> Street. The motion passed unanimously.

V. Project Updates

A. Gateway Signage Project – Phase II

Ms. Nowak, HBHA Auxiliary Board Member, presented an update on Phase II of the Gateway Signage Project. She began by recapping the recent meeting held with herself and Ms. Booth and representatives from Department of Public Works (DPW) on the regulations and requirements for banner signs and street signs. She showed the audience various banner and street sign photos from other neighborhoods (Brady St and Third Ward) and Sheboygan, WI which used signage elements that interested the signage committee. She explained a hybrid concept was conceived which incorporates both street sign & banners. A template pattern was crafted illustrating a potential topper to “clip on” to existing street signs and a redesigned neighborhood identification sign directly underneath the street sign, similar in size and concept to the existing neighborhood identification signs in Brewers Hill. She asked for feedback from the audience on this approach. Suggestions from the audience included Fox Point, keeping with the banner concept, and using old City street signs as a mock up.

B. Traffic Calming and Streetscaping Initiative

Ms. Mambu Rasch briefly provided an update on the traffic calming and streetscape initiative. She stated that herself and Mr. Booth, HBHA Auxiliary Member, met with representatives from DPW and Royal Capital Group on September 16<sup>th</sup> to discuss opportunities for installing various traffic calming measures near Palmer & Brown and Palmer & Reservoir due to the increase of density occurring with Royal Capital’s The Hills Luxury Apartment development. Concepts discussed included landscaped traffic circles, bump outs, and cross walk striping, which Royal Capital was amiable to chipping-in on the cost of such improvements. Moving forward, Ms. Mambu Rasch stated HBHA will make a formal request to DPW asking on how to begin the petition process and then determining which improvement and the location of these improvements to pursue.

Questions from the audience included inquiring if traffic calming measures on Pleasant St are being considered, if the intersection of Palmer & Vine is a priority (due to the influx of density associated with the Fortress development proposal), and how are property owners assessed for these improvements.

VI. Events

A. Block Party

Mr. Roffers, HBHA Auxiliary Board Member, presented a brief recap of the August 27<sup>th</sup> block party. He stated we had a great turnout and for next year, ideas to improve the party include: condense party more, microphone for announcements, increase admission price, continue to pursue more vendors, and to offer cost of food & beverage with the admission price.

Approved

B. Trick or Treating

Ms. Mambu Rasch presented the upcoming October 31<sup>st</sup> Trick or Treating. She said the tentative plan is to have a small gathering (i.e. launch site) at the vacant lot at 1<sup>st</sup> & Brown followed by trick or treating to houses that have signed-up to distribute candy. She concluded to watch for a future email with more details.

C. Bike Race

Ms. Mambu Rasch stated that like last year, a gathering will occur on November 6<sup>th</sup> at Palmer & Pleasant to cheer on the Milwaukee marathoners as they run through the neighborhood. The race starts at 7am and they will start flowing past us around 7:30 until around 9. Plans include live entertainment, lots of cheering, and food and beverage. She concluded to watch for a future email with more details.

Prior to adjournment, an audience member inquired what the association's position will be on the Fortress development proposal. Ms. Mambu Rasch responded that the Board of Directors has not met to review the development proposal, as the latest plans reflecting the revised parking lot was just seen at tonight's meeting. She explained the Board can take a position of pro, neutral or against, and as audience questions were asked after Alexander & Co representatives left, the Board will inquire answers of those questions prior to making a position statement. Those questions include: BOZA notifications, additional site amenities on the green space, and the boundary line corrections.

VII. Adjournment

Ms. Mambu Rasch asked for a motion to adjourn. The motion was unanimously approved and the meeting was adjourned at 8:21PM.

Respectfully Submitted,

Molly Booth  
HBHA Secretary