

**HISTORIC BREWERS HILL ASSOCIATION
REGULAR MEETING AGENDA**

Date: Tuesday, June 11th, 2024
Time: 6:00pm (Social ½ hour) to 8:00pm
Place: Sanger House Gardens | 1823 N Palmer St, Milwaukee, WI

- I. **Food and Mingling**
 - a. Stroll the beautiful grounds of Sanger House Gardens, catch up with friends and neighbors, enjoy refreshments and appetizers
- II. **Call to Order (6:30)**
 - a. Open, welcome neighbors, introduce HBHA Board and meeting host
 - i. Sanger House Gardens intro: Come on a garden tour. They are here 9am-6pm every day, unless Steve's digging holes 😊
- III. **Treasurer's Report & Membership Update**
 - a. Review of association's financial accounts and current membership
 - i. 🏠 Renew for 2024: historicbrewershill.com/membership/
- 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
 - b. Events Recap:
 - i. O'Brewers Hill Social, Easter Egg Hunt, Neighborhood Spring Cleanups (Launched the Historic Brewers Hill Clean Up Club!), Tap Yard Trivia
 - c. Upcoming Events:
 - i. 🎵 Skyline Potluck Picnic & Concert: Tue, Aug 6, 5:30-8:30pm @ Kadish
 - ii. 🎉 Block Party: Sat, Aug 17, 3-8pm @ 1st St between Brown & Lloyd
 - iii. 🍷 Patio Round Robin: Sat, Sep 14, 6-10pm
 - iv. 🎃 Brewer's Hill-O-Ween: Sat, Oct 26, 6-10pm
 - d. Community Outreach Committee:
 - i. We hosted our second staff Appreciation Lunch for Carver Academy
- VI. **Guest Speakers**
 - a. **Representatives from the MKE Heart Health Learning Collaborative (MHLC)**
 - i. Ericka Sinclair, the clinical lead, spoke:
 1. They are utilizing a CDC grant focused on heart health for uncontrolled hypertension. Our zipcode is the only place in Wisconsin that has a qualifying percentage of people with uncontrolled hypertension (we sadly have more than 53%)
 2. If this is happening here - they want to understand and partner with us to improve outcomes.
 3. This is the first year of a 5 year grant.
 - b. **Brian Adamson from ICAP Development**, co-owner of the two-block development site purchased in June 2023 by Hempel and ICAP Development:
 - i. Site bounded by N Holton St, E Reservoir Ave, N Killian Pl and E Brown St, with N Buffum St bisecting the property. Site includes vacant land and industrial building, excludes 3 homes at the SE corner.
 - ii. Small development company (staff of 6 people)

HISTORIC BREWERS HILL ASSOCIATION REGULAR MEETING AGENDA

- iii. 6 years ago they bought the Hubbard Street Lofts. (They are headquartered on the 7th floor of the Hubbard Lofts and would like to host a neighborhood meeting because it has a beautiful view)
- iv. Development site: Lots of environmental concerns. Lead, asbestos, groundwater contamination.
- v. There are monitoring wells on the site now to try to figure out where the contaminants are coming from.
- vi. The east half is already zoned residential - let's keep it that way. (Single family home + condos)

Then - Brian opened it up to questions.

- vii. Is the contamination on the industrial site or both? *Both.*
 - viii. Parking? *Parking is an issue in the neighborhood. We fully intend to create enough parking spaces to be fully self sufficient and then some (for surrounding business).*
 - ix. Traffic? *He's not sure what the density in the area would be. He does not intend to make it a commercial site - they would try - to bring traffic from Holton.*
 - x. *There is illegal dumping and activity - they're hoping it stops once there is more activity.*
 - xi. *They may start with the middle of the site (development) because of the contamination.*
 - xii. Range to number of units. *No real height restriction currently. They would try to respect the area - not going to build a large skyscraper.*
 - xiii. Would you commit to no short term rentals? *It's difficult to prohibit a single family owner from short term rentals. We would promise not to promote it as a business.*
 - xiv. *ICAP is committing to maintaining the property - not selling it.*
 - xv. There will be a lot of activity in July but can not share details other than heightened security at this time
 - xvi. Workforce housing / low income tax credits? *Not currently. We are looking to get a mix of incomes.*
- c. **Feeding Mouths Filling Minds:** work in South Africa - local Milwaukee based org that is having a global impact.
- i. They are always looking for local help - if anyone is looking to volunteer to either travel with or learn about what they're doing.
- d. **Stacey Moe:** here to talk about affordable clean air tax credits - up to 27k for clean energy replacements on your home.
- i. Solar and wind is cheaper
 - ii. 30% off in tax credits + We Energies will buy back your extra energy
 - iii. This also applies to AC, vehicles (electric or hybrid), windows
 - iv. The HPC (Historic Preservation Commission) does allow solar panels; however, special considerations are required.
- e. **Charlie Koenen (BeeVangelists)!**
- i. Charlie talked about native pollinators. Teaching classes about how to not hurt bees (for instance being aware of what you're doing when you're cleaning up for Fall or Spring or garden planning).

VII. General Business

- a. Crime and Public Safety
 - i. Community liaison could not attend this meeting in person

**HISTORIC BREWERS HILL ASSOCIATION
REGULAR MEETING AGENDA**

- ii. MPD D5 Community Partnership Unit (CPU); Contact Guide:
historicbrewershill.com/resources/crime-safety/important-contacts/
- b. Traffic Calming continues to expand across Brewers Hill
 - i. Traffic Safety Project: W. Walnut & W. Pleasant Streets
 - ii. Brewers Hill Speed Hump Construction: Completed in May 2024
- c. Association Boundaries now align with the Brewers Hill neighborhood boundaries
- d. Brewers Hill Merchandise available at Society6: society6.com/hbha

VIII. Adjournment (7:32)

- a. Next Regular Scheduled Meeting Date: Wed, Sep 25, 6-8pm @ ThriveOn King