



To: City of Milwaukee's Department of City Development (DCD), Department of Neighborhood Services (DNS), Historic Preservation Commission (HPC)

CC: District 6 Alderwoman Milele A. Coggs

Re: City of Milwaukee owned property at 1847 N 2nd St (Taxkey 3530829000)

August 12, 2025

Dear City of Milwaukee,

Listed as Taxkey 3530829000, the property at 1847 N 2nd St is owned by the City of Milwaukee. As detailed below, the Historic Brewers Hill Association requests prompt action to address its condition and resolve its future use.

## **I. ABOUT THE HISTORIC BREWERS HILL ASSOCIATION**

Milwaukee's Historic Brewers Hill is a socially, economically, and culturally diverse neighborhood just north of downtown Milwaukee. The Brewers Hill neighborhood is bounded by North Avenue to the North, Pleasant Street to the South, Dr. Martin Luther King Jr. Drive to the West, and Holton Street to the East. Our southeastern border ends along the riverfront. Our neighborhood is one of two residential areas from the City of Milwaukee's original settlement period in the mid-1800s. Today, Brewers Hill is an urban, residential neighborhood comprised of over 900 household units. Our residents are equally proud of our rich history and diversity. We also pride ourselves as being incredibly involved in our neighborhood and City affairs.

The Historic Brewers Hill Association (HBHA) is a voluntary, not for profit, 501(c)(3) organization of property owners and renters alike, governed by a Board of Directors. For over 40 years, we have worked to promote property rehabilitation, eliminate blight, improve family environment, develop increased community concern, advance racial harmony, provide an effective voice in governmental affairs, and encourage local home ownership. To accomplish these lofty goals, HBHA's members devote an incredible amount of time to advancing our goals and cultivating a safe, prosperous, and beautiful neighborhood for all.



## II. HBHA VISION FOR 1847 N 2ND ST

The charm and character of Historic Brewers Hill is exemplified in its architectural diversity and variety of the existing building stock, which dates back to the 1870's. According to historic records, the Queen Anne style property at 1847 N 2nd St was built in 1882 with later additions. While the HBHA values preservation where feasible, the property's current state poses immediate safety concerns for nearby residents.

City records cite windows broken or missing, animal problems, and exterior of building in disrepair. Prior to City acquisition, the property was a vacant building that became a condemnation candidate with raze orders served.

Per the letter titled **ORDER TO RAZE AND REMOVE BUILDING**:

*An inspection of the 2.5 story wood frame duplex located at the above address has revealed a building and appurtenances, and electrical, plumbing or mechanical systems that are fire damaged, vandalized, dilapidated or out of repair. Consequently, the building is dangerous, unsafe, unsanitary, unfit for human habitation and unreasonable to repair, and therefore, must be razed and removed.*

*It has been determined that the cost to repair the above-referenced building(s) exceeds 50 percent of the assessed value of the improvements divided by the ratio of the assessed value to the recommended value as last published by the Wisconsin Department of Revenue for the City of Milwaukee, that such repairs are presumed unreasonable, and that this building is a public nuisance.*

Despite City ownership, the property remains filled with abandoned, cluttered possessions across multiple floors, creating an extreme fire hazard and attracting pests. Minimal steps—disconnecting utilities and partially boarding windows—have not addressed the underlying risks, with at least one window still open to the elements.

We understand there is currently a hold on selling City-owned properties due to recent legal changes. However, indefinite inaction is not acceptable. The HBHA envisions one of two outcomes:

1. **Demolition** of the structure in line with the original raze order, or
2. **Sale to a responsible owner** committed to a safe and timely rehabilitation consistent with the neighborhood's historic character.

In either case, immediate removal of the interior contents is necessary to eliminate fire, pest, and water drainage hazards to adjacent properties.

## III. HBHA POSITION CONCERNING 1847 N 2ND ST

At this time, the HBHA does not support the status of 1847 N 2nd St. Our concerns include:

- **Fire hazard** due to extensive abandoned materials.
- **Blight** that detracts from the surrounding block's condition.
- **Animal occupancy** posing health and nuisance risks.
- **Preservation** inconsistent with properties in both the National Historic Register District and Local Brewers Hill Historic District.

We request that the City of Milwaukee share its plan and timeline for the property's disposition, whether demolition or sale, along with immediate steps to abate hazards in the interim. The HBHA is committed to working collaboratively with the City to rehabilitate or replace the structure in a way that strengthens, beautifies, and improves safety in our neighborhood.

#### IV. CONCLUSION

The HBHA Board of Directors strongly urges the City of Milwaukee to take **prompt and decisive action** on this property rather than allowing it to remain a hazard to neighbors and the neighborhood as a whole.

In summary, we encourage the following:

1. **Immediate clearance of interior contents** to remove existing fire, pest, and drainage hazards.
2. **Clear communication of the City's process and timeline** for sale or demolition.
3. **Commitment to either razing the property or selling to a buyer ready to rehabilitate** in line with historic district standards.

By addressing these concerns now, the City can protect public safety, preserve neighborhood character, and uphold its responsibility as the property's current owner.

Respectfully,

*Kristen Labs on behalf of:*

**Historic Brewers Hill Association Board of Directors**

*Kristen Labs, Rachel Marken, Laura Stephens, Aaron Hess, Trevor Santarius, Tara Peterson, Tim Baldwin, Evan Lindberg, Allyn Lottouzee*

#### **Immediate Neighbors of 1847 N 2nd St**

*See following page(s) for additional signatures*




*1851 N 2nd St  
Lisa & Kyle Safranek*




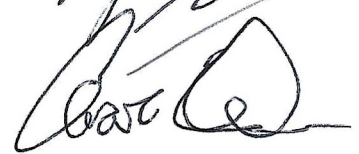
*1843 N 2nd St  
Jesse Byam-Katzman & Rachel Stein*

Neighbor Name | Address | Signature

JAMISON KLINKNER | 217 W. RESERVOIR AVE  
MILWAUKEE, WI 53212 | 

Rob Seetan | 1838 N. 2nd St.  
Milwaukee WI 53212

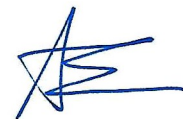
Avon Hess | 1824 N 2nd St.  
Milwaukee WI 53212

EDWARD (NED) BROWN | 137 W. RESERVOIR AVE  
MILWAUKEE, WI 53212



Alex Edwards | 1842 N 2nd St  
MILWAUKEE, WI 53212




Clarissa Edwards | 1842 N 2nd St  
Milwaukee WI 53212



Zoe Lord | 1818 N 2nd St, Milwaukee WI 53212

Michael Koch | 1815 N. 2nd St. Milw. 53212

Aspen Silivsky | 1839 N 2nd St 53212  


Morgan Tillemann | 1809 N 2nd St., Milwaukee, WI 53212



To: City of Milwaukee's Department of City Development (DCD), Department of Neighborhood Services (DNS), Historic Preservation Commission (HPC)

CC: District 6 Alderwoman Milele A. Coggs

Re: Addendum to City of Milwaukee owned property at 1847 N 2nd St (Taxkey 3530829000)

August 27, 2025

Dear City of Milwaukee,

The letter, originally dated August 12, 2025, reflects the Historic Brewers Hill Association's position regarding the property at 1847 N 2nd St. Since that time, we have noted recent junk removal activity at the site. While this does not change our concerns or position, we want to acknowledge these developments and affirm that we are continuing to monitor the situation closely.

Respectfully,

  
**Historic Brewers Hill Association**  
*Kristen Labs, President*

