

Summary of Code Enforcement Findings – The Harmony Apartments

The Harmony property, owned and managed by Royal Capital Group, has been under **frequent and repeated code enforcement scrutiny by the City of Madison** from 2022 through 2024. Across all documentation, the City’s Building Inspection, Code Enforcement, and Fire Prevention units encountered:

● Persistent, Recurrent Violations

- **Improper garbage and bulk furniture disposal:** Numerous citations across years noted couches, mattresses, broken furniture, and trash bags left in public view for weeks.
 - **Unsecured doors and building access points:** Entry doors to multi-unit buildings frequently failed to lock, inviting trespassers and vagrancy.
 - **Non-functioning fire and safety equipment:** Reports show recurring issues with disabled or missing smoke detectors, non-operational fire alarms, and obstructed egress points.
 - **Lighting failures:** Both interior hallway and exterior parking/street lights were repeatedly documented as out of service, often across entire building sections.
 - **Rodent and pest activity:** Tenants and inspectors reported infestations and unsealed building openings that enabled persistent pest presence.
 - **Structural neglect:** Dilapidated fencing, deteriorating porches, damaged drywall, and trip hazards on sidewalks and common areas were noted in multiple citations.
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□ City Escalation Due to Noncompliance

In response to Royal Capital’s **ongoing delays, missed repair deadlines, and lack of follow-through**, the City:

- Issued **multiple official notices and enforcement letters**
- **Levied fines and inspection invoices** across several buildings
- Filed **court citations** in 2023 and 2024 due to noncompliance
- Repeatedly charged **reinspection fees** for unaddressed issues

For example, one inspection note stated:

“Even after citation and extension, still not done. Please prosecute.” (Generic Citation – 2023)

Another described:

“Junk, furniture, and trash still present after deadline. Reinspection required. Unacceptable.” (Code Enforcement Worksheet – 2023)

□ Notable Incidents & Failures

- In **February 2025**, tenants reported having **no hot water for four days**. Despite multiple voicemails left with management, no one responded until the City intervened (Worksheet – 2025).
 - In **April 2023**, a City Official Notice described the property as being in such disrepair that it posed **a visible public nuisance from the street**.
 - **Multiple fire safety violations** occurred in 2022 and 2023, including unmarked exits, cluttered stairwells, and fire alarms out of service.
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△ Concerning Pattern of Neglect

The cumulative evidence across all city documents reveals:

- A **reactive approach** to enforcement — the developer only responds after fines, notices, or legal action.
 - A **disregard for tenants' safety and living conditions**, including prolonged inaccessibility to emergency maintenance.
 - A **failure to establish or maintain ongoing compliance**, resulting in a wasteful cycle of repeat violations, reinspections, and escalating citations.
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Conclusion

Royal Capital's Harmony property has demanded **significant public enforcement resources**, consumed city staff time across departments, and endangered both **public safety** and **resident wellbeing** through prolonged neglect. This pattern has persisted over several years and worsened despite multiple opportunities to reform.

These enforcement findings serve as a direct warning: **this developer has repeatedly failed to uphold even the most basic legal and safety standards for housing**. Milwaukee should not risk importing these failures into our neighborhoods.