



# Harmony Calls For Service Breakdown

Captain Ed Marshall, East District  
(608) 267-2100

Neighborhood Resource Officer Laura Deloach, East District



2022

- 256 Calls For Service
- 75 CFS 1<sup>st</sup> Quarter

Disturbance/Fights	Domestic	Battery	Weapons Offenses*
26	28	4	2





2024

- 168 Calls For Service
- 20 CFS 1<sup>st</sup> Quarter

Disturbance/Fights	Domestic	Battery	Weapons Offenses*
26	14	4	6



# Community Engagement at Harmony

- Every Thursday
- Frequent presence
- Established trust and rapport
- National Night Out, Gun Violence Awareness Day, Clean-up and Bike Giveaway
- Receiving Building Inspection complaints
- Clothing drive and backpack giveaway
- Easter Event
- Lunch Munch
- Strong Neighborhood Association nearby, school district, Library bus, Public Health, gospel group



Year	Community Engagement/Event	Proactive Patrol
2022	1	1
2023	31	67
2024	61	106
2025	9	10

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
SENSITIVE INFO	I have redacted information in these records under the public interest balancing test because the content would reveal highly personal and private information concerning a sensitive investigation, the disclosure of which would likely have a substantial adverse effect on important public interests without any counterbalancing benefit for the public. Release of this information would deter persons from reporting allegations and cooperating in investigations and prosecutions.	1(1) 10(1) 16(1) 25(1) 38(1) 42(1)



## Police Report Summary

### **Do Not Approve New Development by Royal Capital – Proven Pattern of Harm**

Dear Committee Members,

I write to you today not simply on behalf of my constituents—but on behalf of the broader City of Milwaukee's public safety infrastructure, which stands on the brink of being overwhelmed.

Royal Capital's management of the Harmony Apartments in Madison has proven—beyond any reasonable doubt—to be a sustained, unmitigated failure. If this developer is allowed to proceed with a proposed Milwaukee project that is nearly *double the size of Harmony*, we are not just risking decline—we are setting fire to already stretched city systems.

---

#### **☛ The Data Tells the Story:**

- **552 police service calls** have been made to the Harmony Apartments in just over **three years**. That's nearly one call **every other day**—for one address.
- We filtered out the routine and mundane. What remains is **229 serious, non-administrative police incidents**.
- These include **domestic disturbances, drug activity, burglary, threats, violence**, and most damning:

#### **Two homicides in four months.**

As cited by Assistant City Attorney Zilavy:

*"This is the second homicide at The Harmony in less than 4 months... we are nearing a tipping point... the City will be forced to consider legal action to take control of the property."*

This is not a one-off incident. It's a systemic breakdown in management, oversight, and public safety responsibility.

---

#### **☛ MPD Cannot Absorb This Developer's Footprint**

Milwaukee's Police Department already faces officer shortages, increased call loads, and limited district coverage. Adding a 200+ unit development managed by a group with this track record is tantamount to **requiring the construction of a second precinct—and not funding it**.

Even Madison's police department, which has invested in neighborhood-based response and support officers, issued internal concerns:

*"We have responded to [Harmony] more than 20 times since September... loud noise, weapons calls, and two shots-fired incidents. We remain concerned about ongoing safety and resource allocation at this site."*

These calls didn't just affect the Harmony neighborhood. They drained officer time from adjacent areas. **The same will happen here.**

---

#### **□ Why This Should Matter to *Every District*:**

Even if the proposed development sits outside your ward, approving this proposal guarantees:

- More 911 call delays citywide
- Spillover of understaffed police response into your districts
- Elevated crime spill risks from a proven high-incident developer
- Pressure on MPD, fire inspection units, and code enforcement
- **Shared political liability** if something catastrophic happens under our collective watch

This isn't just a "northwest side" issue. This is **your issue too.**

---

#### **● Conclusion: A Proven Track Record of Neglect, Danger, and Deflection**

From broken security doors and failed fire inspections to deferred youth programming and outright hostility to city staff, Royal Capital has consistently failed in its obligations—not just to residents, but to municipal partners.

If this committee greenlights their expansion, Milwaukee will inherit:

- **An unmanageable service call burden**
- **An unsafe and unsupervised tenant environment**
- **And a developer who has already proven they will only act after legal threats or public shaming**

We ask that you act in the best interest of the city—**not the convenience of approving another development contract.**