

**Date:** June 25, 2025

**Prepared For:** Alderwoman Laressa Taylor and City of Milwaukee Department of City Development

**Subject:** Cudahy Farms – 9050 N Swan Road, Milwaukee, WI 53224

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The Department of City Development (DCD) shared a few questions regarding the proposed amenity and property management plan for Cudahy Farms. Listed below are the questions received from DCD along with responses from our team.

**1. Who will you utilize for property management, what is the number of staff and anticipated hours of on-site management?**

- Affiliate Management Services will be the Property Management Agent for Cudahy Farms.
- The site will be staffed with the following dedicated teammates (Full-Time/FT or Part-Time/PT):
  - **Property Manager (FT)** – Responsible for day-to-day operations.
  - **Leasing Specialist (PT)** – Leads property leasing efforts.
  - **Lifestyle Coordinator (PT)** – Lead for property programming, community building and Tenant Relations.
  - **Maintenance Manager (FT)** – Leads property maintenance.
  - **Assistant Maintenance Technician (PT)** – Support for property upkeep and maintenance
  - **Groundskeeper (PT)** – Responsible for day-to-day cleanliness of the site
  - **Site Security (FT)** – Maintain site safety and enforcement of community guidelines.

**2. How will the entrance gate be staffed and/or operated?**

- The entrance gate will include hardware that allows Residents to scan their assigned pass/Fob to access the site.
- There will also be a call feature for guests and visitors. Calls will be routed to security personnel who will be able to open the gate remotely.
- The site includes a guard booth that will be staffed by full-time security personnel.
- Security personnel will also complete rounds, patrolling the campus and checking all common areas.

3. **How many security cameras will the site have and what is the monitoring plan?**
  - The total number of security cameras is TBD.
  - As a best practice, Royal Capital creates a security plan with a 3rd Party low voltage contractor and then reviews that plan with the local police Departments environmental design team. This process informs the final security plan and placement.
  - The security cameras will be monitored by full-time security personnel and site staff. Royal Capital will also provide remote access for the local Police Department.
4. **Who is programming the specific amenities in the community building, who will they serve, and what are the expected hours?**
  - The Lifestyle Coordinator will take lead on programming.
  - The Lifestyle Coordinator is responsible for understanding the type of programs and offerings that appeal to on-site Residents, and then delivering those programs through internal resources and in collaboration with 3<sup>rd</sup> party organizations.
  - The community building will have standard hours for accessing the amenities by Residents with their assigned pass/fob.
  - Programming hours will vary based on the program/event held.
5. **Will all amenities be completed during construction, or will some be added later?**
  - Yes, all of the proposed amenities will be completed during construction.