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May 13, 2025

Milwaukee Common Council  
Members of the Zoning, Neighborhoods, and Development Committee  
200 East Wells St., Room 205  
Milwaukee, WI 53202

Dear Committee Members:

The North Central States Regional Council of Carpenters represents 10,000 hardworking men and women in Wisconsin including 500 residing in the City of Milwaukee. I am writing to ask this committee approve the Detailed Planned Development for the Moxy Hotel (File# 241340) without further delay.

The Moxy proposal complies with the Downtown Plan and zoning standards established under the previously approved GPD. Since the proposal meets all applicable standards, this committee should approve this proposal so local union members can get to work. While this is a decision zoning alone, the credibility of the Moxy's developer cannot be overlooked. The North Central Group built *The Trade* utilizing local union labor down to each subcontractor creating a signature destination in the Deer District. Their continued commitment means the Moxy will be built by local workers with great wages and benefits and an investment in registered apprenticeship. Few developers make this type of upfront commitment.

These are the community benefits that the city should encourage not turn away. Rejecting this on the grounds of a hypothetical hotel will send a chilling message to future developers wishing to be a responsible partner with the city and local unionized trades.

Please support approval. Thank you for your consideration.

Respectfully,

Patrick Nilsen  
Executive Secretary-Treasurer  
North Central State Regional Council of Carpenters

**CC: Common Council, Office of the Mayor, Milwaukee City Attorney**