

**Brown St. I LLC**  
**Brown St II LLC**  
**Brown St III LLC**

City of Milwaukee  
City Plan Commissionaire DATE: June 13, 2016  
Cc: Royal Capital Group

File number: 160113, 160114, 160115

We are the property owner of record of Block B, file number 160113, 160114. We are pleased to see the exceptional design improvements being proposed to the Plan Commission and approve of the change to the Detailed Planned Development. Planning for and predicting the ever changing residential Real Estate market provides many challenges as projects are often put on hold due to unexpected changes in the market and lack of financing options due to economic recessions. We believe the project proposed by Royal Capital Group is a welcome improvement to the previous design and density. As the rental market prospers in Milwaukee, Brewers Hill is an exceptional location to add rental units to the vibrant mix of Loft condominiums, single family homes and multi-family attached housing. The economic impact of reinvesting in Milwaukee's up and comping neighborhoods is vital to the retail commerce corridors that surround this development site. With more residents come a greater need for quality street level shopping options nearby. It is equally vital to complete the final chapter of the Brewers Hill Commons Project that was started 16 years ago in 1999. With the completion of this project, a new chapter in urban infill development in Brewers Hill will be stimulated through renewed interest in the location and historic character of the neighborhood and will further foster job creation through real estate construction and other affiliated trades and services that are strongly needed to sustain the stability and growth of Brewers Hill and the greater 6<sup>th</sup> district of Milwaukee.

Sincerely,



Paul Marks  
Managing Member