

Is this development worth the City of Milwaukee
Investment?



Madison Open Records Requests Yields



Other Royal Capital Developments

Many concerns is in regards to the Planning, upkeep, security of previous developments

Other Royal Capital Developments

Good Hope library apartments (Fortitude) also in District 9

Madison area apartments (Harmony)

The Wheatley (Planned)

550 Ultra lofts (Downtown MKE)

Thrive on King (Near Downtown MKE)


Royal Capitol Developments/sizes for comparison

- 1. Harmony Apartments: Located in Madison, this 94-unit affordable housing community offers one-, two-, and three-bedroom apartments designed for working families.
- 2. The Wheatley: Situated in Milwaukee's 53206 ZIP code, this project transformed the historic Phillis Wheatley Elementary School into 82 mixed-income units, combining adaptive reuse and new construction. (planned development)
- 3. ThriveOn King: Also in Milwaukee, this \$100 million development repurposed the former Gimbels-Schuster's 90 unit building into a mixed-use space, housing the Medical College of Wisconsin and the Greater Milwaukee Foundation, along with residential units.
- 4. Five Fifty Ultra Lofts: This luxury apartment complex offers 112 units, including studio and one- to two-bedroom lofts, with modern interiors and amenities in Milwaukee's Deer District.
- 5. Fortitude Apartments: A mixed-use development with 65 affordable units, offering one-, two-, and three-bedroom apartments alongside community amenities and a library.



Photos of
**Harmony
Apartments**





Surrounding area of

Harmony Apartments



Why the surrounding area ?

- If problems exists in a space (Harmony apartments) that is not surrounded by a crime infested neighborhood then what can happen if this development is placed in a hotspot like the Woodlands

Madison Development issues/concerns

- Police calls
- Building code Violations
- Lack of management
- Lack of communication or hostile communication with city officials
- Gun violence – two murders
- Promises not kept – Programing none existing
- Lack of upkeep – external (visually not pleaseing, lack of grass)

Video 1 Madison City Attorney and Police Officer

Video 2 Madison District 3 Alderman Derek Field

Showing of Videos

Summary of City of Madison Open Records

- The open records request revealed that the City of Madison has had to intervene to ensure that resident concerns were being heard and their well being was being addressed.
- The 94 Unit Harmony Apartments in Madison was began in 2017, developed in 2019 and it wasn't until 2024 that many of the needed resolutions came to be.
- Upon reading the many files there were issues with the security of the property. This included the use of working cameras. A requested gate to close one entrance and the use of security personnel.

Summary of City of Madison Open Records

- The documents also revealed that the programing was promised for the youth and not delivered.
- After reading the documents it was apparent the relationship between the City of Madison and Royal Capital was extremely hostile.
- The hostility was apparent when the City made several statements of possibly needing to implement a formal compliance warning and Royal Capital was placed on a 30 day corrective action plan.
- They received a Chronic Nuisance Declaration as of **May 11, 2020** Under the Madison General Ordinance 25.09
- The were also recommended ineligible for future projects with the city

Royal Capital and City of Madison

- Harmony apartments were built in February 2019 and by September 2019 Royal Capital received an email from the Madison Assistant City Attorney that states “We now feel duped for believing your promises of due diligence and cooperation in addressing nuisance issues at Harmony. It is a shame that your actions, or lack thereof, have eroded the City’s goodwill.”

Royal Capital and City of Madison

- By **May 2020** the City of Madison had to remind Kevin Newell that Harmony is his asset not the City's asset. This email was regarding the promised programming Where Mr. Newell expressed his displeasure with the city leadership in failing to provide resources by way of financial support... given that Harmony was developed as an affordable housing project "Mr. Newell expressed frustration that the City was not doing anything to help Royal Capital with the Harmony. I do not have to tell you that The Harmony is your property—Your asset."

Police Summary, Code Violations Summary and Safety Summary

Summaries have been included for your review. Details can be provided separately.