

From: [Katie](#)
To: [planadmin](#)
Subject: Brewers Hill Development
Date: Tuesday, June 07, 2016 3:18:41 PM

To Whom This May Concern,

My name is Katie Taylor and I have owned a condo at Cobbler's Loft in Brewers Hill for almost 7 years. I am writing to you to express the concerns I have over the proposed development by Royal Capital in Brewers Hill. The historic charm of Brewers Hill was one of the reasons; I chose to purchase a condo in this area, despite the numerous options in downtown Milwaukee. The proposed developments threaten the charm and historic look and feel of this neighborhood. Not to mention, the accompanied increase in density, causing a lack of parking, possibility of increased crime/safety risks, and disruption of an otherwise quiet area.

The most concerning aspect is the fact that Royal Capital just submitted their renderings of this project on May 24th leaving little time for people of this neighborhood to digest the information, let alone, formulate an opinion of the project. I am not sure what the rush is in getting this project approved when the majority of this neighborhood is just finding out what Royal Capital is proposing to do. In doing my own research, I have also learned that Royal Capital has never before done a solo development project. This is of great concern, as one of their projects they co-developed lays abandoned in Madison. My research has also revealed that WHEDA has not approved the tax credits needed to help fund this project, as well as, Royal Capital has not disclosed who the investors of this project are. Myself, as well as, other members of the Brewers Hill community must have a solid understanding of this project and confidence in the developers. A developer, who lacks the experience and financing, poses too big of a risk to continue with this controversial project when it is in it's infancy at best.

I realize that this land will eventually be developed, but what is the rush in doing so? This should be a carefully thought out project. One that is able to meet the needs of the neighborhood, so that homeowners do not decide their investment is no longer a good one. Futhermore, the fact that this new proposal deviates greatly from the previously approved planned development should be addressed immediately. I do not feel setting this kind of a precedence will benefit Brewers Hill in any way. More due diligence must be done by the city before any kind of proceedings take place as this will effect the rest of the vacant land in Brewers Hill.

Most sincerely,

Katie Taylor