

July 10, 2023

Re: File No. 220402 (zoning for Cudahy Farms)

Dear MKE Common Council Members and City Plan Commission,

I was born and raised on the NW side of Milwaukee, in the 53224 zip code. I still frequent this neighborhood regularly, as I have family and friends that have lived in this neighborhood for over 40 years. I am writing today to implore you to fully examine the implications of re-zoning this area for the Cudahy Farms development.

Over the past 20+ years, this Milwaukee zip code has seen increased poverty and incarceration rates. Unfortunately, this area has also been long ignored and neglected by the city. It has become an area that is passed through versus an area where folks want to live, work, and play.

I question the overall merit of the Cudahy Farms project. Has Royal Capital met with any of the folks that have long resided in these neighborhoods to talk about the history of this area and find out what they would like to see happen. It would be helpful to establish the real needs of this community. There are numerous vacant buildings and lots along the stretch of Brown Deer Road that could be utilized as affordable housing. There is also a struggle for quality jobs in this area. Where are the resources, where are the services to help the families currently living here? How does selling units at fair market value truly help the folks in this area that are struggling? If this area were to be developed, wouldn't collaborating with Habitat for Humanity to build single family homes, and identify specific community families that would benefit, be more impactful? That would certainly fast track generational wealth for several community members.

The proposed site is also approximately 50 acres of untouched natural land (aside from the YMCA project years back). As the planet experiences climate change at unprecedented rates, we need to be preserving these natural and wild areas for future generations, as well as for the health of the planet. As part of the project proposal, was an environmental impact study performed? Were local environmental groups contacted to obtain a formal assessment of what unique WI flora and fauna inhabit this site? Were formal inquiries made on how this project would disrupt the wildlife found in this area? These studies should be completed and shared with the community before any final decisions are made regarding re-zoning.

Finally, what are Royal Capital's projected profits from this project? What is the real purpose and intent behind this proposed development? Is it to help this struggling community or to expand Royal Capital's portfolio?

Thank you for your time and consideration.

Sincerely,

Melissa Hartley Omholt

natalblue@hotmail.com

414-243-1074