

File No. 220402. A substitute ordinance relating to the change in zoning from Detailed Planned Development known as John C. Cudahy YMCA Youth & Family Center to a new Detailed Planned Development known as Cudahy Farms for multi-family development on land located at 9050 North Swan Road, on the east side of North Swan Road, south of West Fairy Chasm Drive, in the 9th Aldermanic District.



File No. 220402. Site context.



File No. 220402. Consistency with the Comprehensive Plan.



Northwest Side Plan

- Adopted in 2007; amended in 2017 to add the Granville Strategic Action Plan & Land Use Study.
- Neither plan outlined future uses for this land, as it was assumed the YMCA would remain.
- Key policies of the plans encourage developments where appropriate, proximity of new residential to commercial areas with good access to transit, pedestrian connections, and thoughtful lot layout/placement.
- Granville Plan notes that increasing the residential population helps support commercial uses and provides a local workforce pool.
- Senior housing and housing choices that may attract young professionals in particular have been identified as a potential need in the area.
- Proposal is consistent with the plan recommendations.



ZONING & NEIGHBORHOOD DEVELOPMENT | CUDAHY FARMS - HEALTHY LIVING
CAMPUS

Milwaukee, WI
July 8th, 2025



VICINITY MAP



View along West Portion of the Site from W Allyn St.



View of East Portion of the Site from W Greenbrook Dr.



View of North Portion of the Site from W Fairy Chasm Dr.



View along W Brown Deer Rd.



View of Southwest Corner of the Site from N Swan Rd.



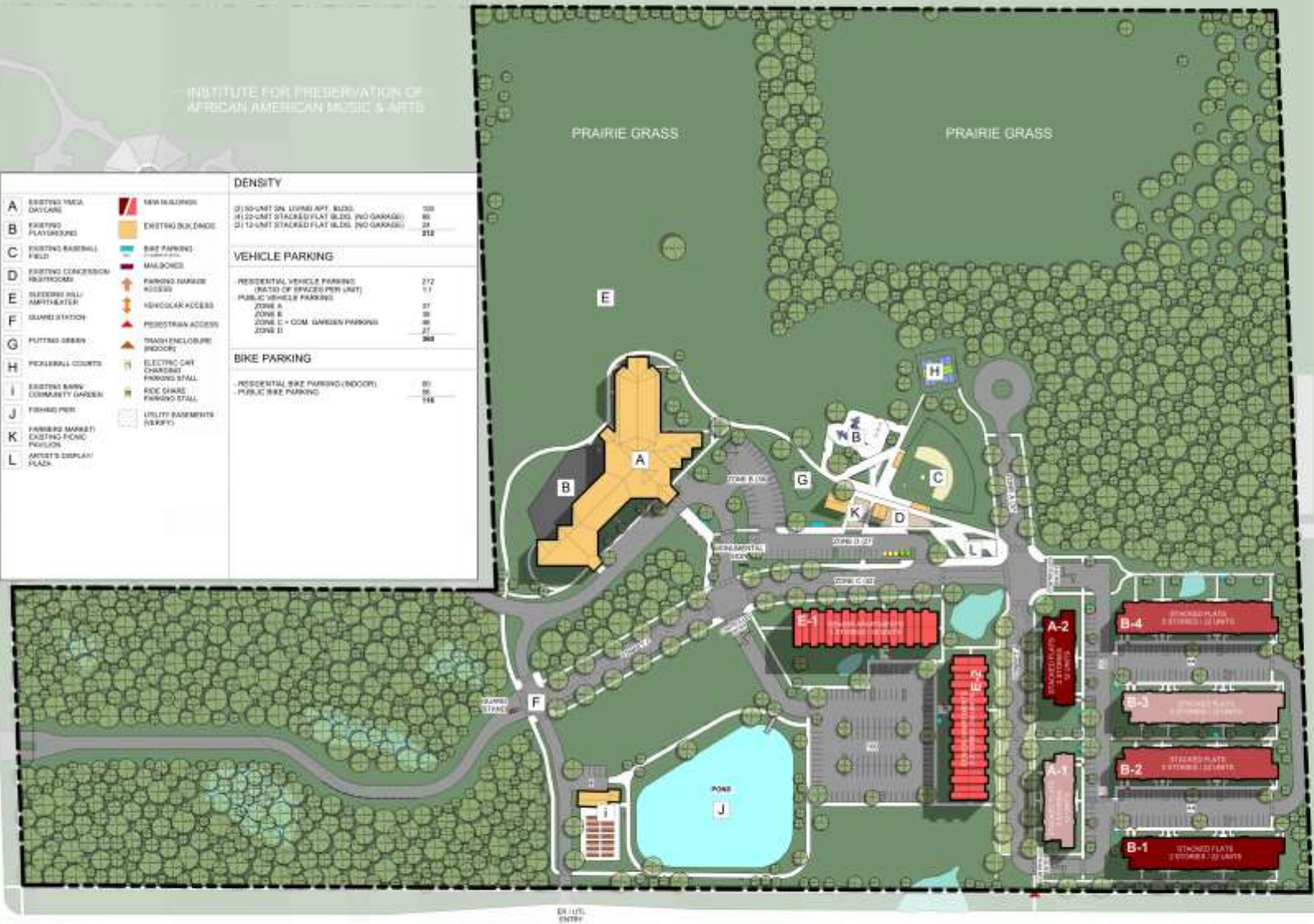
Vacant Existing Building along Northeast Portion of the Site



EXISTING PLAYGROUND &
POOL

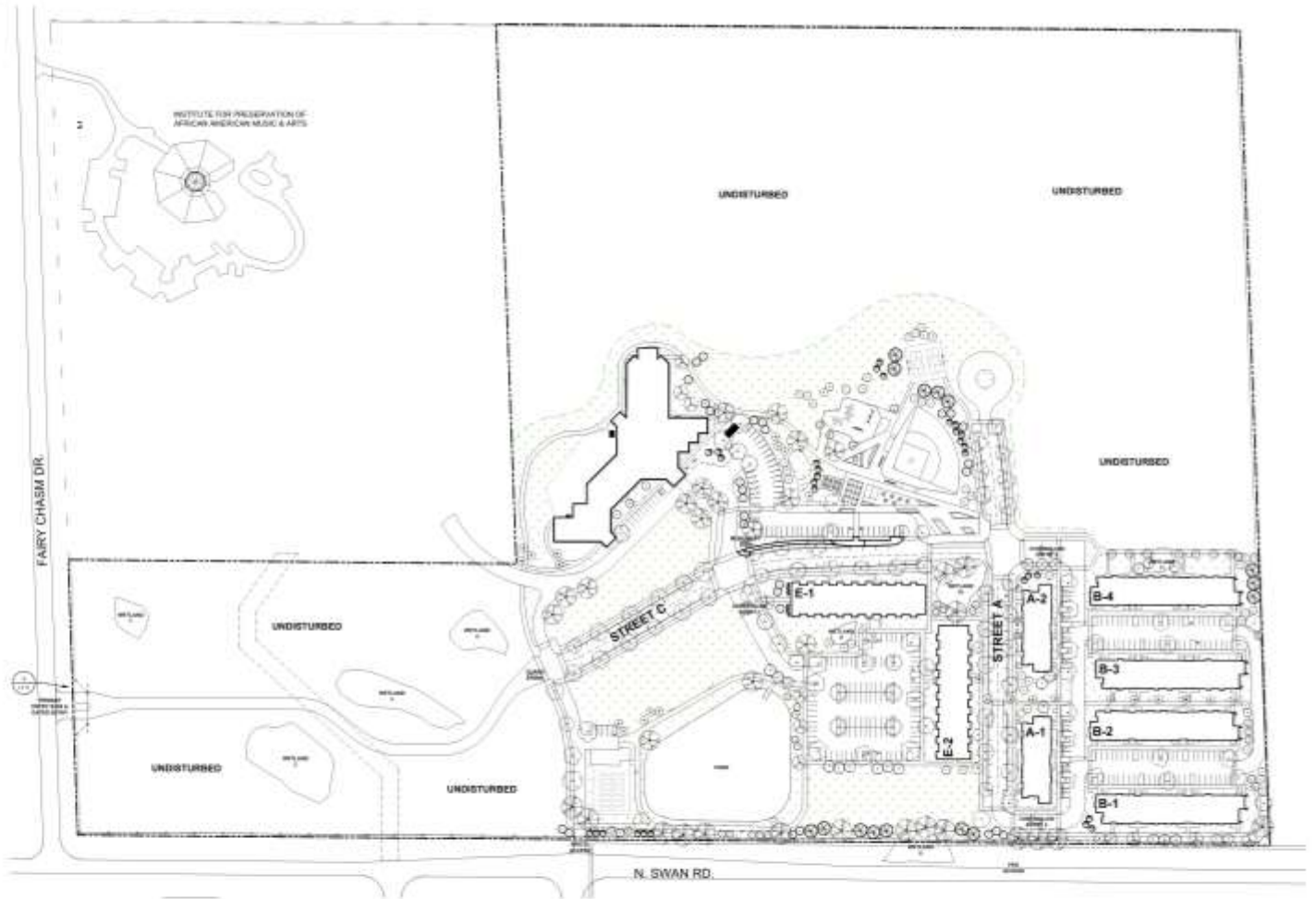
EXISTING BASEBALL
FIELD





PLANT LIST

SYMBOL	SIZE	SCIENTIFIC / COMMON NAME
EXISTING TREES		
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
PROPOSED TREES		
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
PROPOSED SHRUBS		
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
PROPOSED GRASSES		
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus
	100'	Red Oak / Quercus
	75'	White Oak / Quercus
	50'	White Oak / Quercus
	25'	White Oak / Quercus



LANDSCAPE LEGEND

	EXISTING TREES
	PROPOSED TREES
	EXISTING SHRUBS
	PROPOSED SHRUBS
	EXISTING GRASSES
	PROPOSED GRASSES
	EXISTING HARDSCAPE
	PROPOSED HARDSCAPE

GENERAL NOTES

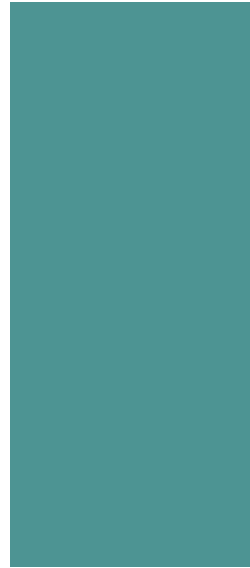
1. REFER TO THE LANDSCAPE DESIGN FOR THE EXISTING TREES AND SHRUBS.
2. ALL TREES TO BE REMOVED SHALL BE REMOVED WITH THE TRUNKS, BRANCHES, AND ROOTS.
3. ALL TREES TO BE PLANTED SHALL BE PLANTED WITH THE TRUNKS, BRANCHES, AND ROOTS.
4. ALL TREES TO BE PLANTED SHALL BE PLANTED WITH THE TRUNKS, BRANCHES, AND ROOTS.
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10. ALL TREES TO BE PLANTED SHALL BE PLANTED WITH THE TRUNKS, BRANCHES, AND ROOTS.

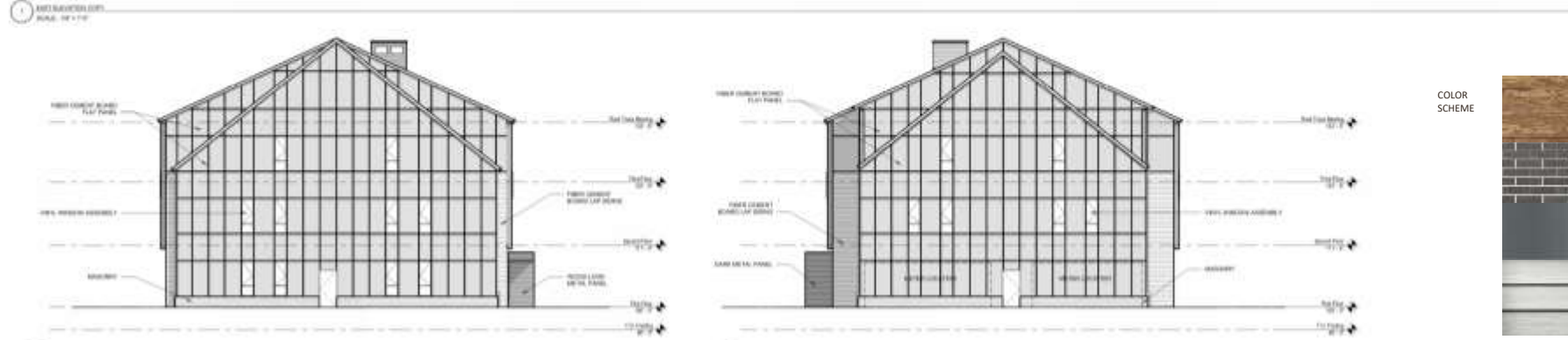












COLOR
SCHEME







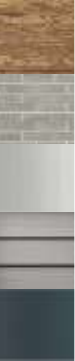
COLOR
SCHEME 1



- FIBER CEMENT LAP SIDING
COLOR: SUMMER WHEAT
- ARCH. CONCRETE BRICK 16"x4"
COLOR: REUNION
- ACCENT FIBER CEMENT BOARD
PANEL
COLOR: COBBLE STONE
- FIBER CEMENT LAP
SIDING
COLOR: ARCTIC WHITE
- FIELD FIBER CEMENT BOARD
PANEL
COLOR: AGED PEWTER



COLOR
SCHEME 2



- FIBER CEMENT LAP SIDING
COLOR: SUMMER WHEAT
- ARCH. CONCRETE BRICK 16"x4"
COLOR: GRAYSTONE
- FIBER CEMENT BOARD PANEL
COLOR: ARCTIC WHITE
- FIBER CEMENT LAP
SIDING
COLOR: PEARL GREY
- FIELD FIBER CEMENT BOARD
PANEL
COLOR: EVEING BLUE

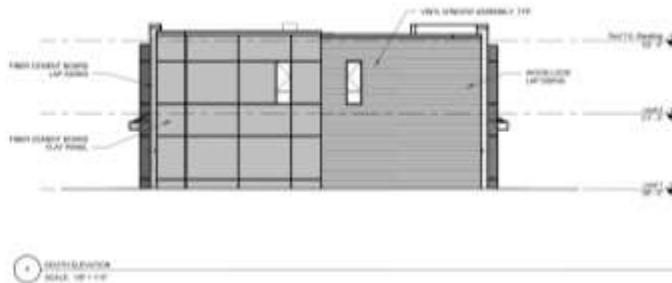


COLOR
SCHEME 3



- FIBER CEMENT LAP SIDING
COLOR: SUMMER WHEAT
- ARCH. CONCRETE BRICK 16"x4"
COLOR: GRAYSTONE
- ACCENT FIBER CEMENT BOARD
PANEL
COLOR: MOUNTAIN SAGE
- FIBER CEMENT LAP
SIDING
COLOR: PEARL GREY
- FIELD FIBER CEMENT BOARD
PANEL
COLOR: ARCTIC WHITE





COLOR
SCHEME 1





Cudahy Farms

Community Feedback & Response

Feedback Received		Response
1	Project density (1,125 Units) of concern.	Development plan reduced to 212 units (+80% reduction)
2	Vehicular ingress and egress from Swan Road is of concern due to neighboring properties.	Development team redesigned the ingress and egress access to Fairy Chasm. Additional investment of more than \$400,000.
3	Development removes existing habitat and disturbs wetlands.	Development team coordinated with WDNR and third-party Ecologist to incorporate the wetlands into the site design. Landscape plan includes 53 different native and adaptive species to support the existing habitat.
4	Building directly behind single-family homes could impact experience for existing home owners.	Development situated on the western side of the development site.
5	Clarity needed about the management and security plan during operations (post construction).	Full management, security, and amenity plan shared.



QUESTIONS | CUDAHY FARMS - HEALTHY LIVING CAMPUS

TID #122 – Cudahy Farms

TID Boundary



TID #122 – Cudahy Farms

Proposed Unit Mix

Residential Units		
Senior Buildings	#of Units	AMI Set Aside
One Bed (55 & Wiser)	30	30%
One Bed (55 & Wiser)	13	40%
One Bed (55 & Wiser)	34	60%
One Bed (55 & Wiser)	23	70%
Stacked Flats	#of Units	AMI Set Aside
Two Bed (Family)	6	40%
Two Bed (Family)	6	60%
Two Bed (Family)	24	70%
Two Bed (Family)	10	80%
Three Bed (Family)	7	40%
Three Bed (Family)	7	60%
Three Bed (Family)	39	70%
Three Bed (Family)	13	80%
Total Units	212	

TID #122 – Cudahy Farms

Terms

- Up to \$3,700,000 Developer-Financed grant to the Developer, 5.1% interest for up to 17 years (less \$7,500 in annual expenses)
- 50/50 Cost Savings
- Human Resources Agreement: 25% SBE and 40% RPP
- Payment in Lieu of Taxes (PILOT) Agreement