



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Lafayette L. Crump**  
Commissioner

**Sam Leichtling**  
Deputy Commissioner

**9<sup>th</sup> Ald. District**  
**Ald. Taylor**

**Supplemental DCD Staff Report**  
**June 30, 2025**

***Note:** The DCD Planning Division prepared a standard CPC staff report for this item prior to it being heard at the City Plan Commission on July 17, 2023. That staff report is available within the subject file. This Supplemental Staff in order to describe the adjustments made to the plans since the CPC hearing based on ongoing community dialogue.*

**Ordinance File No.**      [220402](#)

**Location:**                      9050 North Swan Road

**Applicant/**  
**Owner:**                              Cudahy Farms P1, LLC (Royal Capital Group)

**Current**  
**Zoning:**                              Detailed Planned Development known as John C. Cudahy YMCA Youth & Family Center

**Proposed**  
**Zoning:**                              Detailed Planned Development known as Cudahy Farms

**CPC Hearing:**                      This item was initially heard by the City Plan Commission during a public hearing at the July 17, 2023 CPC meeting. The proposal presented to CPC was to establish a new Detailed Planned Development known as Cudahy Farms for phased, multi-family healthy living campus development and related resident amenities community uses.

The development was proposed as a three-phase development that would eventually include 1,145 residential units as well as resident amenities within the former Cudahy YMCA building. Detailed building designs were presented for Phase 1, which was to include 377 total units.

At the conclusion of the public hearing, the City Plan Commission recommended approval of the subject file conditioned on the applicant providing final exhibits that incorporated technical adjustments requested by City staff, and the applicant continuing to refine the landscape plan to ensure that it is maximized for the existing habitat on the site.

## **Post-CPC**

### **Engagement:**

Subsequent to the CPC meeting, the applicant team has continued dialogue with the local alderperson, adjacent neighbors, and other community members related to the plans for the development. Multiple community meetings have been held as well as smaller group engagement. DCD staff have attended a number of community meetings held to discuss this proposal. Residents have spoken both in support of and in opposition to the development. Positive feedback has included that the development will provide new desired housing options through townhome-style residences in a gated community setting with significant outdoor space and resident amenities for residents on the northwest side. Those opposed to the development have raised concerns with the large number of rent-restricted subsidized units in proximity to other developments currently experiencing large numbers of calls for emergency service, and impacts to the existing natural habitat on the site including trees and wildlife.

### **Plan Adjustments:**

Based on the feedback received from area residents and the local alder, the development team has proposed a number of adjustments to the updated plans proposed for review by the Zoning, Neighborhoods, and Development Committee. Most significantly:

- The proposal is now for only a single-phase development of 212 units (112 family units and 100 senior units). This reduction is a result of constructing a smaller number of those buildings previously proposed as the Phase I development reviewed by CPC. Additionally, the DPD approval no longer includes any proposed future phases within this pending file.
- A wetland delineation report was commissioned by the applicant that resulted in small adjustments to a number of the proposed building locations and roadway alignment. These adjustments result in the development proposing no impacts on wetlands at the site.
- Primary vehicle access to the development was shifted to Fairy Chasm Road at the request of the local alder. Emergency vehicle access remains available through a gated, controlled-access entrance from Swan Rd. The DPD narrative provides that if approved by the local alder, DPW, and MFD prior to construction, shifting the primary access point back to Swan Rd. would also be permitted in order to reduce disruption to the existing vegetation on site and align more closely with the site layout and existing roadway network.

## **Updated Proposal**

### **Summary:**

Residential building construction will take place on the southwestern portion of the site and will include the construction and renovation of the site amenities, community center type uses within the former YMCA building, and 8 new construction buildings providing 212 residential units (previous Phase I plans

presented to CPC were for 15 buildings containing 377 units). All the buildings in Phase 1 have exterior parking lots for residents with a 1:1 parking ratio and refuse rooms are located inside each building as well as residential and bike storage. The internal road network will be installed to serve the new buildings, and will be accessed via a gated entry off of Fairy Chasm Road, with emergency vehicle and pedestrian access provided from Swan Road. A public sidewalk will be constructed from the pedestrian access point to connect to the corner of Swan Rd. and Brown Deer Road.

**Staff**

**Findings:**

The updated proposed plans make significant adjustments to respond to feedback during the public review of this proposal. Significantly reducing the size of the proposed development and adjusting the building locations to avoid wetland impacts aligns with the CPC recommended condition of approval related to maximizing the existing habitat.

The updated plans also respond to feedback from neighbors by significantly reducing the size of the development, and removing the previously proposed future phases from this approval. This significantly reduces potential impacts on the residential neighborhoods to the east of the site, and also reduces the amount of existing habitat that would be impacted by the development under consideration.

DCD finds that the updated plans address the CPC condition of approval, remain consistent with the recommendations of the Comprehensive Plan, and responds to feedback received throughout the process, and recommends approval of the subject file.