

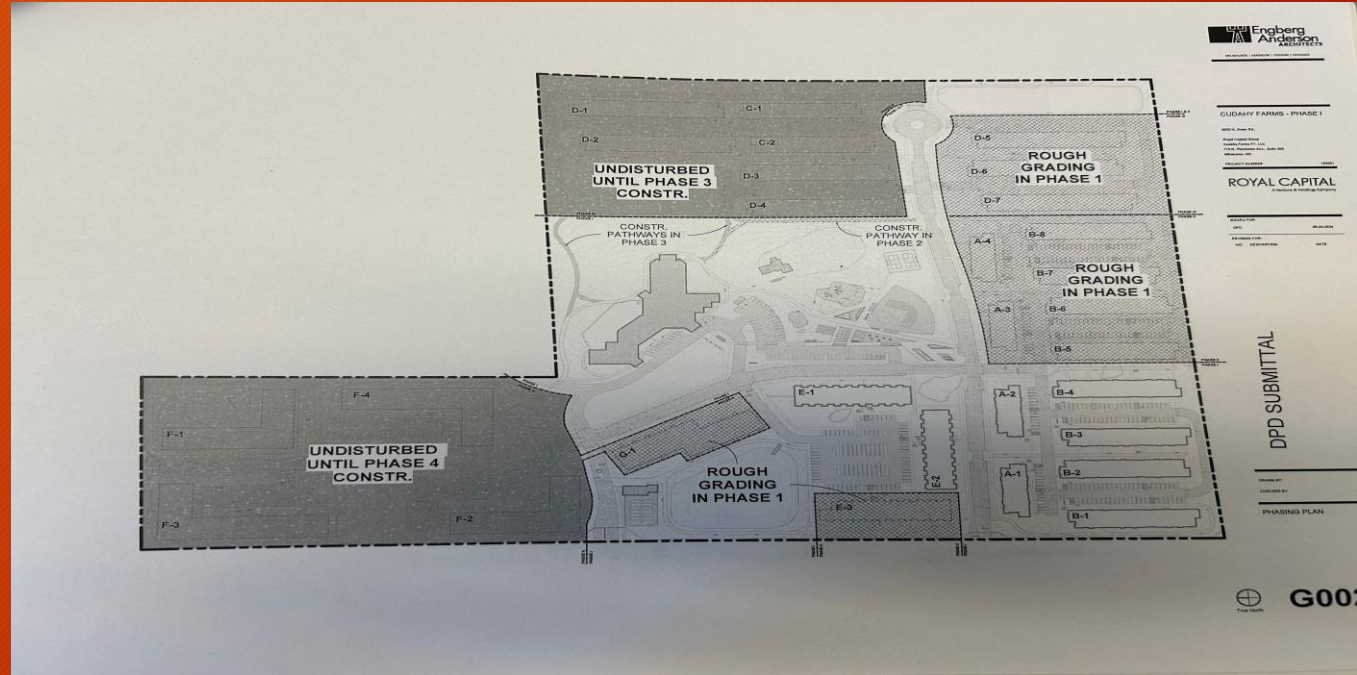
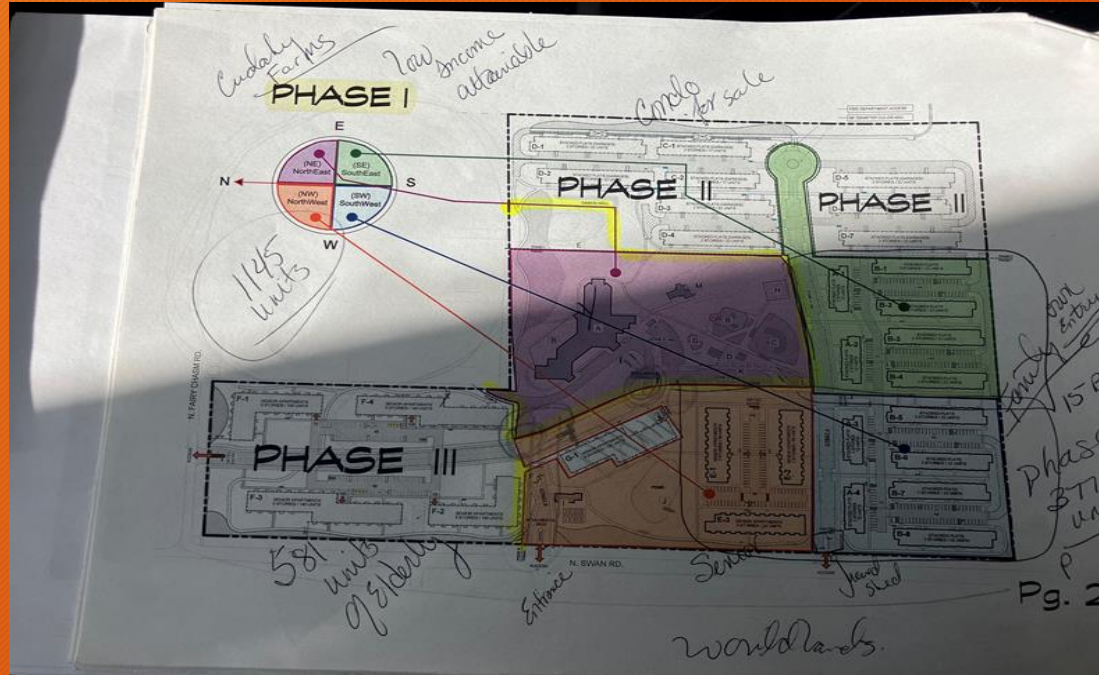
District 9 Concerns

Cudahy Farms Development

Understanding of Cudahy Farms Development

- The development location is N Swan Rd and W Fairy Chasm Dr (51.7 acre site) (about 150 units per 8 acres)
 - Across from the Woodlands housing complex to the west and single family homes to the east side.
- There is an old YMCA building located on the land/slanted to be used for programming and as a community center (this makes it a “Life Style Campus”)
 - Teledoctor leasing office Multipurpose room
 - Pool Market place Outdoor movie stage
 - Pickle ball Educational Center Golf Simulator
 - Fitness facility MakerSpace /Innovation Lab Flex seating and gathering
- The Land is currently gated
- There is an existing gate that has been identified as being for emergency and exit purposes only.
- A pedestrian gate is proposed for the west side of the development.
- There is a plan for 1125 new housing units some rentals, senior living apartments and single family homes (Plan does not show single family homes) Outdoor parking only in plan.

Original plans was for the project to be a 4 phase project, then 3 phases

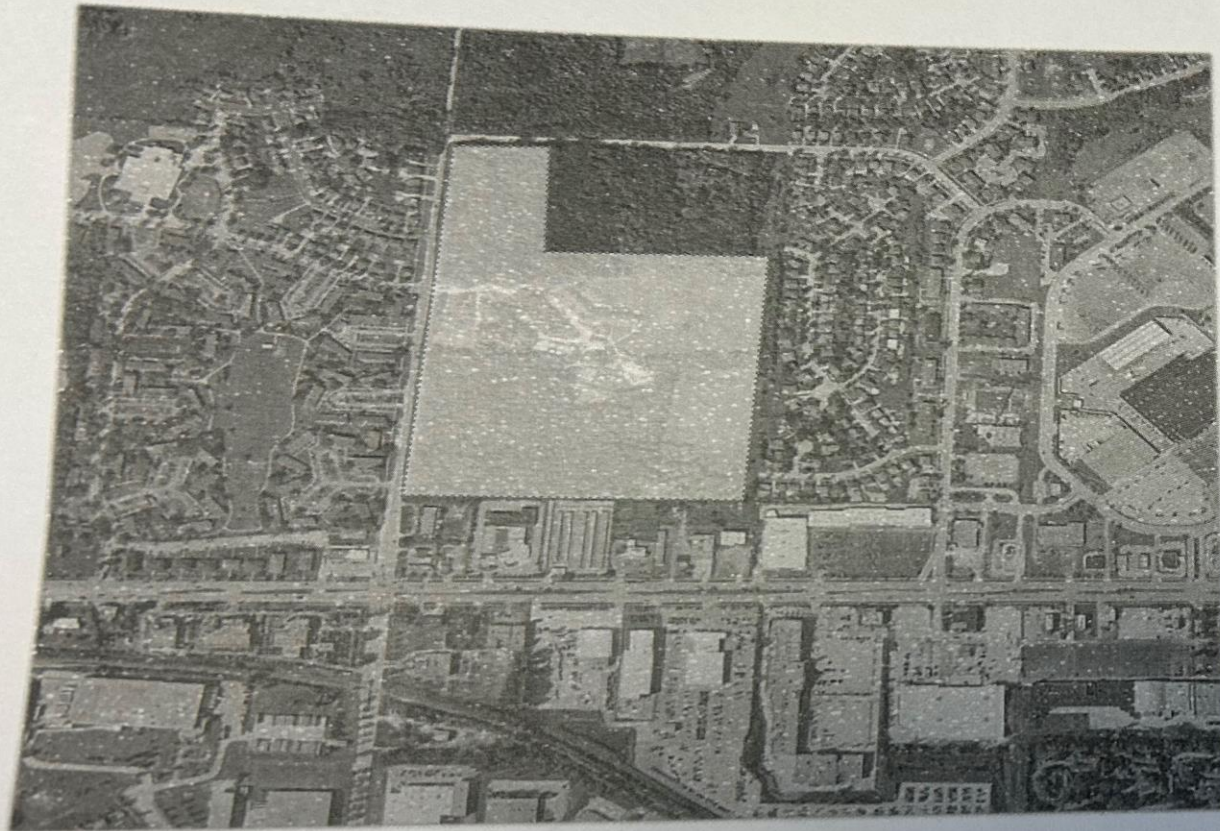


Resident Turnout to Town Halls/Community Engagement

- Between Summer 2023 and Spring 2025, 7 Town Halls have been held with Royal Capitol as a main topic of discussion.
- 2,548 residences have received invitation letters to these Town Halls
- 124 residents have appeared across these 7 Town Halls

Surrounding area of the proposed development





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

Three main points of discussion

- Safety of the community
- Pros and Cons of a gated community
- The question of need for more senior housing

Concern about resident safety and well being

The adjacent area MPD Identified Hot spot and most current fatal crimes that occurred in the area

Description of Surrounding Area

- West
 - Woodlands (576 units)
 - Surrounding housing (townhouses)
- North
 - Herb Kohl Park
- East
 - Single family homes East side of development (Greenbrook Rd)
- South
 - Brown Deer road (State Highway)

Crime of Area currently: Woodlands, Identified Hot spot

- Traffic accidents on Brown Deer Road
 - June 29, 2023 Roll over Eng 38 responded
 - April 7, 2024 19 year old fatal crash near
 - May 15th , 2024 Fatal Roll over crash into gate of Risen Savior
 - February 18, 2025 Car accident with Semi on 76th Brown Deer
- Gun Violence: Occurred in the Woodlands Complex
 - June 13, 2024 9 year old shot and killed in his home in bed
 - June 19, 2024 17 year old shot and killed lived in area
 - February 21, 2025 Fatal Stabbing 23 year old transgender
- This does not include the Violent Crime, Robbery, Carjacking and Burglary that are mentioned at the monthly Crime Analysis Meetings

Fire and Police access to the property

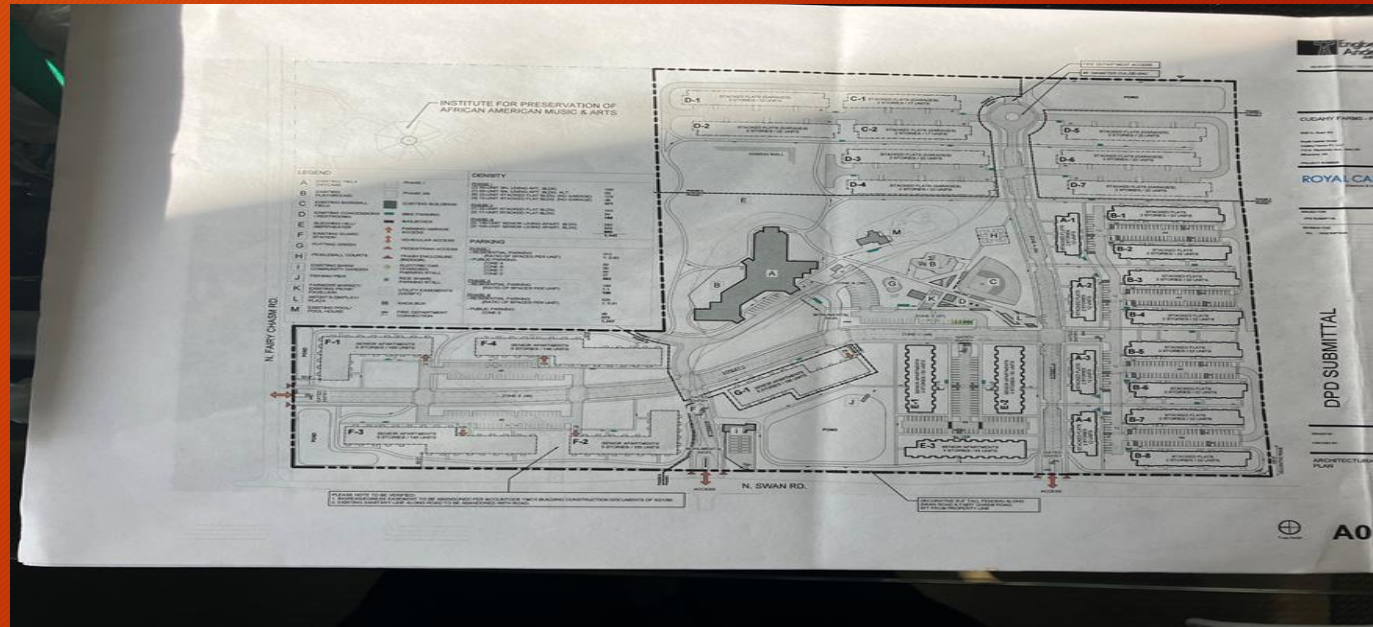
My concern is the impact of the original gate from the west side of the development. By Impact I mean that possibility of crime spilling over into the development. In addition I am my concern would be the vulnerability of those coming and going from the development.

Fire and Police access to the property

- Access from Swan Rd:
 - Alderwoman Requested to close it off
 - DPW request to have it as fire and police access only

Is the current access point really necessary?

- Tour with Fire Chief Lipski
- Tour with MPD Lt. Taylor
- Both tours indicate that the gate is good to have but not a necessity to do their job.



CUDAHY FARMS - PHASE I

MISS H. Swan P.E.

Royal Capital Group
Cudahy Farms P1, LLC
718 N. Milwaukee Ave., Suite 300
Waukegan, WI

PROJECT NUMBER 180051

ROYAL CAPITAL
A Venture & Holdings Company

ISSUED FOR:

DPD 08-24-2024

REVISION FOR:

NO. DESCRIPTION DATE

DPD SUBMITTAL

DRAWN BY: Author

CHECKED BY: Checker

ARCHITECTURAL SITE
PLAN



G001

N. FAIRY CHASM RD.

N. SWAN RD.

LEGEND

A	EXISTING YMCA DAYCARE	PHASE I
B	EXISTING PLAYGROUND	PHASE III
C	EXISTING BASEBALL FIELD	EXISTING BUILDINGS
D	EXISTING CONCESSIONS / RESTROOMS	BIKE PARKING
E	EXISTING GUARD STATION	MAILBOXES
F	EXISTING GUARD STATION	PARKING GARAGE ACCESS
G	PUTTING GREEN	VEHICULAR ACCESS
H	PICKLEBALL COURTS	PEDESTRIAN ACCESS
I	EXISTING BARN/ COMMUNITY GARDEN	TRASH ENCLOSURE (INDOOR)
J	FISHING PIER	ELECTRIC CAR CHARGING PARKING STALL
K	FARMERS MARKET/ EXISTING PICNIC PAVILION	RIDE SHARE PARKING STALL
L	ARTIST'S DISPLAY/ PLAZA	UTILITY EASEMENTS (VERIFY)
		KNOX BOX
		FIRE DEPARTMENT CONNECTION

NOTES

* RATIO BASED ON SPACES PER UNITS AT COMPLETION OF ALL PHASES

** ZONE A COUNT BASED ON SPACES AT COMPLETION OF ALL PHASES

PHASE 2, 3 & 4 ARE FUTURE PHASES. BUILDING AND SITE DESIGN ARE SUBJECT TO CHANGE BASED ON FUTURE CITY AND BUILDING CODE.

DENSITY

PHASE I	(1) 50-UNIT SN. LIVING APT. BLDG.	100
	(4) 22-UNIT STACKED FLAT BLDG. (NO GARAGE)	86
	(2) 12-UNIT STACKED FLAT BLDG. (NO GARAGE)	24
		212

PHASE II	(1) 50-UNIT SN. LIVING APT. BLDG.	53
	(2) 22-UNIT STACKED FLAT BLDG. (NO GARAGE)	86
	(2) 12-UNIT STACKED FLAT BLDG. (NO GARAGE)	24
		165

PHASE III	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE IV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE V	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE VI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE VII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE VIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE IX	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE X	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XIV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XVI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XVII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XVIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XIX	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XX	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXIV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXVI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXVII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXVIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXIX	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXX	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXIV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXV	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXVI	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXVII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXVIII	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XXXIX	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

PHASE XL	(1) 130-UNIT SENIOR LIVING APT. BLDG.	130
	(3) 110-UNIT SENIOR LIVING APT. BLDG.	330
	(1) 100-UNIT SENIOR LIVING APT. BLDG.	100
		560

Gated Community: Advantages and Disadvantages

District 9 Existing Gated Communities

For purposes of this presentation we are defining “Gated Community” as a residential area enclosed by walls or fences with controlled access points (like gates) in some cases staffed by security personnel. Entry is restricted to residents, their guests, and authorized personnel. Providing a sense of security and exclusivity.

Other Gated developments in area

- The Villas at Granville (123 units approx. 6 ½ acres)
- Lincolnshire (104 units approx. 4 acres)
 - Both area are well maintained and have all of the amenities
 - Average cost of rent is \$1600 to \$2300
 - Managed by Greg Rich
 - Gate (Vehicle and pedestrian and maintenance)
 - Security person advantage and disadvantage

Do we need more senior housing ?

Existing 13 Senior Housing

- The Garden Place (visited)
- The Garden Terrace (visited)
- The Meeting House (visited)
- Aspenwoods Glen
- Sycamore Place (visited)
- St. Peters Apartments
- Forest Towers Metro
- Ridgewood
- West Ridge (visited)
- Granville Heights Senior Complex
- The Villas At Granville
- 6859 North 43rd Street
- Alexian Village (visited)

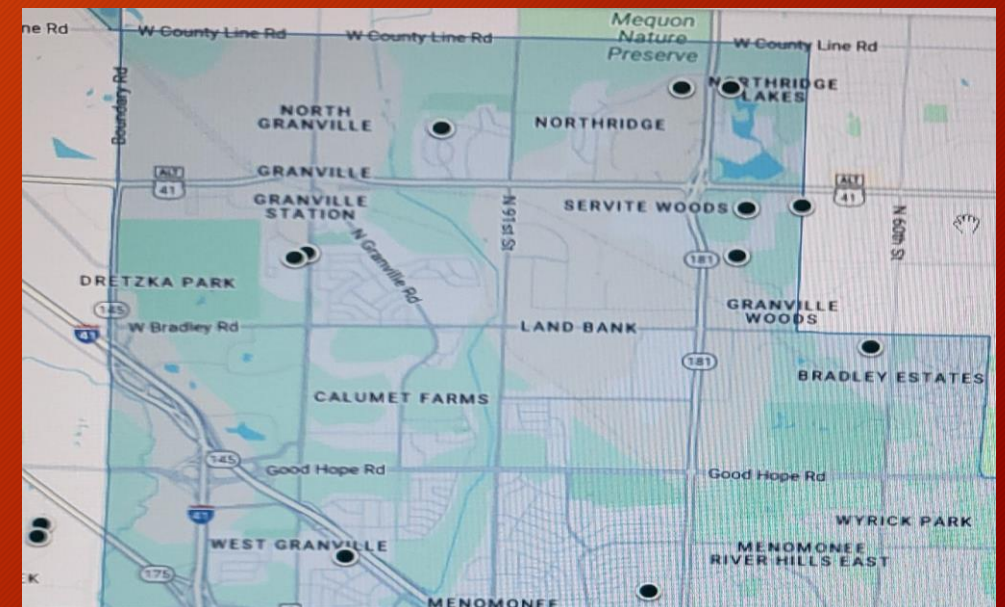




Photo supplied courtesy of For Rent Media Solutions™



Concerns of Existing Senior Housing

- Lack of Management (constant turnover)
 - Lack of response from management
 - Poor Maintenance of building
 - No amenities (left with new owners)
-
- Two seniors who reside in two building are here to testify to their experience of being a resident in a senior building

Existing Condo Complexes

- These next few slides shows the number of condo complexes that already exist in aldermanic district 9. these complexes just like the woodlands have decreased in values and lack the luster that once existed. Many residents purchased these condo when they were new and now there are many horror stories of living next to crime or the lack of response and support in dealing with repairs from the HOA.
- Many units in these complexes are being sold for pennies on the dollar due to the dis-repair of the units and the crime that exists.
- This is why there are many investor owned units and lack of concern for the owner occupied units and the residents well being/standard of living
- In addition it creates an instability of the neighborhood

Northridge Lakes D9 second identified hot spot

- Comprised of 308 homes
- Covers 44 acres
- Built in 1973
- Recently purchased by new owners



Harbor Pointe Apartments same area as Northridge lakes

- Consists of 412 units across 36 buildings built in 1971
- Offers a variety of spaces from studios to 3-bedroom units



The Heathers Condo Complex

- The Heathers is a condominium complex located at 6258 W Port Avenue in Milwaukee, Wisconsin. **Constructed in 1970**, it comprises approximately **68 units**, with individual condos ranging from 1,056 to 1,463 square feet.
- Sale price approx. 69,000



Servite Woods Condominiums

- Comprised of **311 units**
- The complex covers 20 acres
- Servite Woods @ 8551 N Servite Dr was **built in 1974** and holds 16 condos. This association has multiple buildings with 311 units combined. Features include: Clubhouse, Near Public Transit, Outdoor Pool, Security, Tennis Court(s), Walking Trail. The Heating and Cooling system is controlled by Central Air, In Floor Radiant.
- Sale prices 80,000 to 90,000



Rain Tree, The Chalet, Jade Gardens

- Rain Tree complex consists of **143 units built in 1972**
- The Chalet complex consists of **120 units - Built 1972**
- Jade Gardens consists of **116 units - Built in 1967**

