

Date: June 30, 2025

Prepared For: City of Milwaukee Zoning, Neighborhood and Development Committee

Subject: Cudahy Farms – 9050 N Swan Road, Milwaukee, WI 53224

Dear Members of Zoning and Neighborhood Development:

The file before you all represents an opportunity for a significant investment in housing, health and wellness, early childhood education, and other programming at a time where safe-quality-affordable housing is in high demand across all of our communities and neighborhoods.

As a compliment to the material that you all will have for formal review and approval, please note the following for consideration:

History of the acquisition:

2016: The YMCA ceases general operations due to financial constraints (emerging from bankruptcy). The YMCA's Early Childhood Education center (ECEC) operation continues.

2021: The YMCA lists the property for sale due to an organizational shift and consolidation.

2021: Royal Capital acquires the site and enters into an agreement with the YMCA to continue to operate the ECEC as part of the redevelopment of the site. This preserves roughly 90 seats at a time where ECECs are at a deficit in the most disenfranchised parts of our community.

2021-2025: Royal Capital engages in over 1000 hours of planning with community, city leadership, public safety (MFD & MPD), faith leaders, environmentalist (WDNR), neighborhood groups (BID and Grandville Advisory Board) and others in an effort gather feedback, synthesize, make improvements, all with the aim of creating a quality and sustainable redevelopment plan.

Primary Concerns: Density, Ingress and Egress, Environmental

Density: There were some concerns centered on the density level of the redevelopment plans:

Developer Response: although the density per acre of the original plans falls below the city averages, in response to Aldermanic concerns, the developer is proposing to limit the current request for approval to 212 units vs the 1125 units under previous plans. This represents an 80% reduction.

Ingress & Egress: Concerns regarding the primary access point for ingress and egress were shared, particularly around positioning the primary entrance along Swan Road which is adjacent to an area of concern that has been mentioned as a “hot spot”.

Developer Response: although a commissioned traffic study, public safety, and planning all preferred to maintain the primary access point along Swan Road, in response to Aldermanic concerns, the developer redesigned the ingress and egress access to show primary access via Fairy Chasm. This investment is estimated to exceed \$400,000 in additional development cost.

Environmental Concerns: Neighbors who live adjacent to the development expressed concern about disturbance of the 1.75 acres of wetlands that exist across the 52-acre development site and removal of the existing habitat.

Developer Response: Actively engaged with members of the community, WDNR, engineers, landscape architects and others. A wetland delineation was completed by a third-party Ecologist and the development team held design coordination meetings with the WDNR to incorporate the wetlands into the site design, preventing disturbance of the natural wetlands. Furthermore, the landscape plan includes the intentional selection of 53 different native and adaptive species to support the existing habitat.

We see community development as a team sport that requires collective participation and advocacy to achieve shared success. We are pleased to have engaged in an honest, thorough, and sincere effort that has accounted for many perspectives and opportunities. We are pleased with the outcomes, and we ask for your support.

If you have any questions, comments or concerns, please feel free to contact me at 414.202.9351 or K.Newell@RoyalCapital.net

Thank you.



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