



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

July 18, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 220402 is 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 phased 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.

This zoning change was requested by Royal Capital Group and will allow a phased multi-family residential development and a community center on the subject site. The building designs for the Phase 1 residential buildings (377 units) and community center, and details regarding the site amenities would be approved through the adoption of this file, along with the site plan, civil plans, and other drawings that include the entire development site. The building designs for Phases 2 and 3 will be approved via a future file, when they are ready to proceed. The development site will be enclosed with fencing, and will have gated access to and within the site.. The development will be completed over three phases with an end goal of providing up to 1,145 residential units.

The City Plan Commission held a public hearing on this item at its regular meeting on Monday, July 17, 2023. At that time, representatives of the development team provided a presentation on the proposal. One member of the public spoke in opposition to the proposal, one person spoke in support, and Ald. Taylor testified requesting additional opportunities to discuss concerns with the development team prior to approval. The City Plan Commission recommended approval of the subject file conditioned on the applicant providing final exhibits that incorporate previously provided comments from DCD, DPW and MFD, and the applicant continuing to refine the landscape plan to ensure that it is maximized for the existing habitat on the site.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Taylor

