



Legislation Details (With Text)

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File created:	7/12/2022	In control:	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda:	Final action:		
Effective date:			
Title:	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 a 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.		
Sponsors:	THE CHAIR		
Indexes:			
Attachments:	1. ZND Presentation 7.8.25, 2. Cudahy Farms Exhibit A as of 06.27.25.pdf, 3. Cudahy Farms Exhibit A Continued Part 1 as of 06.27.25.pdf, 4. Cudahy Farms Exhibit A Continued Part 2 as of 06.27.25.pdf, 5. Cudahy Farms Exhibit A Continued Part 3 as of 06.27.25.pdf, 6. Cudahy Farms Exhibit A Continued Part 4 as of 06.27.25.pdf, 7. Security, Management and Amenity Memo 06.27.25.pdf, 8. Supplemental DCD Staff Report 06.30.25.pdf, 9. Memo from Royal Capital Group 06.30.25.pdf, 10. Ald. Taylor - District 9 Concerns 7.8.pdf, 11. Ald. Taylor - Neighbor Concerns 7.8.pdf, 12. Ald. Taylor - Madison Open Records Requests Yields 7.8.pdf, 13. Ald. Taylor - Madison Public Records Request 4.9.25, 14. Ald. Taylor - HARMONY APTS. Letter - Notice of Intent to File Public Nuisance 4.9.25, 15. Ald. Taylor - Harmony Police Summary & Calls for Service Packet 7.8.25, 16. Ald. Taylor - Police Call Log 7.8.25, 17. Ald. Taylor - FLAT 1 - NEW Evidence of Concerns 7.8.pdf, 18. Ald. Taylor - Flat 2 Evidence 7-8-2025, 19. Ald. Taylor - Flat 3 Findings 7.8.25, 20. Ald. Taylor - Link to Videos 7.8.25, 21. Ald. Taylor - Additional Link to Videos 7.8.25, 22. Ald. Taylor - ZND MEMO 7.2.pdf, 23. Ald. Taylor - Summary of Code Enforcement Findings 7.2.pdf, 24. Ald. Taylor - Police Report Summary 7.2.pdf, 25. Ald. Taylor - Reviews of Harmony at Granview Commons Apartments 7.3.25, 26. Ald. Taylor - 10.11.23 Correspondence to Harmony (Submitted 7.3.25), 27. Ald. Taylor - Email 7.3.25, 28. Ald. Taylor - Cudahy Farms Diagram 3 7.3.25, 29. Ald. Taylor - Cudahy Farms Diagram 2 7.3.25, 30. Ald. Taylor - Cudahy Farms Diagram 1 7.3.25, 31. Ald. Taylor - Video Link on Derek Field Madison Alderman 7.2.25, 32. Ald. Taylor - Video Link on City leaders address violence at apartment complex on Madison's east side 7.2.25, 33. Cudahy Farms Exhibit A as of 04.04.25.pdf, 34. Cudahy Farms Exhibit A Continued Part 1 as of 04.04.25.pdf, 35. Cudahy Farms Exhibit A Continued Part 2 as of 04.04.25.pdf, 36. Cudahy Farms Exhibit A Continued Part 3 as of 04.04.25.pdf, 37. Cudahy Farms Exhibit A Continued Part 4 as of 04.04.25.pdf, 38. Landscape Memo in Response to CPC Condition 3.28.25, 39. DPW Comments Updated 03.11.25.pdf, 40. DPW Comments with Attachments 6.21.23, 41. Wetland Report 10.18.23.pdf, 42. Exhibit A as of 08.30.23, 43. Exhibit A Continued as of 08.30.23_Part1, 44. Exhibit A Continued as of 08.30.23_Part2, 45. Exhibit A Continued as of 08.30.23_Part3, 46. City Plan Commission Letter 7.18.23, 47. CPC Staff Report 7.17.23, 48. CPC Public Hearing Notice 7.5.13, 49. Exhibit A as of 06.26.23, 50. Exhibit A Continued as of 06.26.23, 51. Affidavit for Zoning Change 6.23.22, 52. Map, 53. Cade Gerlach Support 7.7.25, 54. Kristy Weber Oppose 6.15.25, 55. David Buckholdt Oppose 6.10.25, 56. Alexian Village Oppose 6.10.25, 57. Anita Wolff Oppose 3.21.25, 58. Mildred McKnight Oppose 3.20.25, 59. Ashley Boonnam Oppose 3.12.25, 60. Zong Her Oppose 3.11.25, 61. Nou Xiong Oppose 3.11.25, 62. Pa Der Her Oppose 3.11.25, 63. Zong Her Oppose 3.11.25, 64. Darrel Hines II Support 5.31.24, 65. Kenneth Lock II Support 5.31.24, 66. John McVicker Sr Support 5.24.24, 67. Granville Advisory Committee Letter of Support 8.2.23, 68. N. Hartley Oppose 7.16.23, 69. Weber Oppose 7.17.23, 70. J. Hartley Oppose 7.14.23, 71. Hartley Omholt Letter 7.10.23, 72. Keuper Oppose 7.9.23, 73. ZND Hearing Notice List 7.8.25, 74. Notice published 5/12 and 5/19/2025, 75. Notice published 4/21 and 4/28/2025, 76. Notice published 10/27 and 11/3/2023, 77. Notice published 9/18 and 9/25/2023, 78. Notice published 8/25 and 9/1/2023, 79.		

Notice published 7/10 and 7/17/2023

Date	Ver.	Action By	Action	Result	Tally
7/12/2022	0	COMMON COUNCIL	ASSIGNED TO		
7/14/2022	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
6/30/2023	1	CITY CLERK	DRAFT SUBMITTED		
7/10/2023	1	CITY CLERK	PUBLISHED		
7/17/2023	1	CITY PLAN COMMISSION	REFERRED TO	Pass	5:1
7/17/2023	1	CITY PLAN COMMISSION	APPROVED CONDITIONALLY	Pass	5:1
8/25/2023	1	CITY CLERK	PUBLISHED		
9/18/2023	1	CITY CLERK	PUBLISHED		
10/27/2023	1	CITY CLERK	PUBLISHED		
4/21/2025	1	CITY CLERK	PUBLISHED		
5/12/2025	1	CITY CLERK	PUBLISHED		
7/8/2025	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	SUBSTITUTED	Pass	5:0
7/8/2025	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	3:2

220402

SUBSTITUTE 2

981711

THE CHAIR

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 a 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 Cudahy Farms Pl, LLC and will allow a multi-family residential development and a community center on the subject site.

The Mayor and Common Council of the City of Milwaukee ("Common Council"), do ordain as follows:

Part 1. There is added to the Milwaukee Code of Ordinances ("Code") a new section to read as follows:

(1) In accordance with the provisions of Section 295-907 of the Code relating to the establishment of planned development districts, the Common Council approves the subject Detailed Planned Development, which is restricted to the time limit of 5 years from the effective date of this ordinance unless the criteria per s.295-907-2-c-12 are met as referenced in Exhibit A, a copy of which is attached to this Common Council File which is on file in the office of the City Clerk and made a part as though fully set forth herein.

(2) The zoning map is amended to change the zoning for the property located at: 9050 North Swan Road, Tax Key No. 033-0432-000 from Detailed Planned Development (DPD) to a new DPD known as Cudahy Farms.

(3) The requirements set forth in said detailed plan attached to this Common Council File as Exhibit A, constitute the zoning regulations for the area contained in such planned development district described, provided further, that the effect of the approval of such detailed plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the detailed plan to all conditions and limitations set forth in such detailed plan.

Part 2. Any persons, firm, company or corporation owning, controlling or managing any building or premises wherein or whereon there shall be placed or there exists anything in violation of

the terms of this ordinance; or who shall build contrary to the plans or specifications submitted to and approved by the Commissioner of the Department of City Development, or any person, firm, company or corporation who shall omit, neglect or refuse to do any act required in this ordinance shall be subject to the penalties provided in Section 200-19 of the Code.

Part 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions. The Common Council declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase or portion irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases or other portions be declared void or invalid.

DCD:Samuel.Lleichtling:kdc

06/27/25