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**Meeting Notes from the Cudahy Comprehensive Plan Steering Committee on Wednesday, September 3, 2008 at 6:00 PM** in Ladish Room of the Cudahy Family Library at 3500 Library Drive, Cudahy Wisconsin 53110.

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Mayor McCue provided an update on the planning process and related City development activities. Vandewalle & Associates explained that the October 1<sup>st</sup> Steering Committee meeting agenda will focus on discussion of all previous materials presented (no new materials will be presented).

**The October 1<sup>st</sup> Steering Committee meeting is a key opportunity in this process for the Committee to provide feedback on all planning activities and draft materials to date.** All presented materials are available at the plan website:

<http://www.vandewalle.com/work/Cudahy.htm>.

In addition, it was suggested that City Staff (Craig, Mary Jo, Butch) be invited to the upcoming meeting so they can provide additional input before the first draft of the Plan is presented.

## **I. Present Plan Vision and Themes**

Vandewalle & Associates presented a *Cudahy Vision and Strategies* graphic draft. Suggested improvements from the Committee following initial review included:

- Using “redevelopment” throughout the graphic may send the impression that Cudahy is an aged community, and therefore fails to acknowledge the active revitalization already underway. “Development” would send a more energized perception. The City offers large infill areas as well as redevelopment sites.
- The Vision should better accentuate Cudahy’s progress and improvements underway (e.g. new housing; public spaces.) Providing examples of recent progress was discussed, but decided against given the intent of the graphic as a general communication piece and to avoid “dating” the document.
- The graphic should emphasize more strongly Cudahy’s accessibility and centrality. Cudahy lies between where people are going, making it appealing to both homeowners and businesses.
- It was felt the above concerns are mitigated as one reads through the strategies, but that people may only read the headings and therefore get the wrong perception of the City.

Vandewalle & Associates will not make any edits to the Vision & Themes graphic prior to the 10/1 meeting to allow committee members to provide additional input at the 10/1 meeting.

## **II. Present Transportation, Community Facilities and School Attendance Areas Maps**

Vandewalle & Associates presented two new maps. The first, *Future Transportation and Community Facilities*, compiled the many recommendations for the City's auto, transit, bike, and pedestrian transportation and community facilities that have been discussed throughout the planning process at public participation events and in meetings; the map also shows recommendations detailing the existing plans of Cudahy, neighboring communities, and government agencies. For comparison, the *Existing Transportation and Community Facilities* map was provided.

Additional suggested improvements were made for the maps:

- If Whitnall Ave is improved, planning should consider Grange Ave improvements in the future as heavier traffic flows may result on both roads;
- The intersection where E. Plankinton approaches S. Kinnickinnic is hazardous;
- The bottleneck where S. Pennsylvania shrinks to two lanes at E. College is hazardous;
- The City might be able to celebrate the history of the neighborhoods around Pulaski Park given the unique, historic blend of industrial, residential, and commercial properties in the area. Roads in this area (E. Mallory) could use rehab; and
- It was noted that Whitnall Ave. from S. Layton to S. Barland has been improved.
- Roundabouts, which the WisDOT is interested in for certain intersections, are not necessarily appropriate for Cudahy given heavy truck traffic;
- The Hoan Bridge, which the WisDOT is considering replacing with smaller, street level connections, should not be replaced as it is an integral part of the Lake Parkway;
- Southward extension of the Lake Parkway, discussed intermittently by various agencies, will likely not occur during the Plan's time horizon and should not be shown on the map.

The second new map presented, *Neighborhood Analysis*, provides a snapshot of housing- and income-related demographics by Cudahy's Elementary School Attendance Area. This map was developed in response to the Committee's request to determine the goal for homeownership in the community (to state as an overarching goal in the Vision section). The thought is that homeownership levels of 50% should be a goal in the community's vision for 2020 – specifically for the two areas currently falling under 50% (Parkview and Kosciuszko attendance areas).

In addition, the assembled data will help guide Plan recommendations related to housing and development. The need for creative mechanisms to incentivize homeownership was discussed. A committee member mentioned that median household income doesn't correlate strongly with wealth or poverty in Cudahy given that over one-third of the City's residents are retired.

## **III. Present City Population, Housing, and Land Use Demand Forecasts**

Cudahy population and households projections are prepared by the Wisconsin Department of Administration; the most-recently published set projects through 2025. Vandewalle &

Associates presented land use demand projections for Cudahy through 2025, which are based on DOA's household projections as well as other characteristics of land demand in Cudahy.

#### **IV. Handout Summary from Interviews and Focus Groups**

Vandewalle & Associates provided a summary of key points discussed in the Stakeholder Interviews and Focus Groups held throughout the summer. The Focus Group discussions emphasized the opportunity to better meet resident's daily needs within Cudahy, and to better capture daily spending locally.

A suggestion was made to include quotes from recent homebuyers in the Plan. The Committee discussed the need to encourage businesses to come to Cudahy, yet ensure that prospective businesses do not just come looking for handouts. The City and CDA are working with Vandewalle & Associates to improve the developer review process, with the idea that a clear and streamlined process may do more to encourage business development in the City in lieu of just monetary assistance. The new full-time Economic Development Director will be fundamental in implementing the improved process.

#### **V. Preliminary Recommendations for Downtown Planning Area**

Vandewalle & Associates presented three downtown graphics: *Preservation & Redevelopment Analysis*; *Streetscape & Public Improvements*; and *Downtown Cudahy Concept Plan*.

- The Preservation and Redevelopment Analysis map identifies individual sites Downtown for preservation and redevelopment. Specific blocks of S. Packard Avenue are still being analyzed; this map will continue to be updated.
- The southern half of downtown, along S. Packard, has a feel similar to Milwaukee's S. 1st St./Kinnickinnic Ave., with industry and commercial uses fronting one another on either side of the street, and residential neighborhoods adjacent. Maintaining the concentration of jobs in this industrial area was encouraged.
- Planned downtown streetscape improvements include crosswalk improvements, which will help define the downtown area. It was stressed that upkeep of landscape and streetscape is imperative. The lack of bus shelters or benches downtown was discussed; the Committee felt they could send a stronger image that the City is served by transit and prevent people from waiting on corners through improvements to bus stops.
- Downtown Planning Districts were discussed with the Downtown Cudahy Concept Plan map. The Downtown plan will consider the core of downtown in distinct districts including: historic downtown business district, entertainment district, transit oriented development district, urban employment district, civic node, and mixed residential and traditional neighborhoods.
- Future Downtown planning progress will develop specific recommendations for each of these districts and develop a strategy for prioritization of downtown implementation.

Meeting Adjourned.