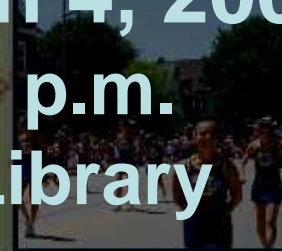
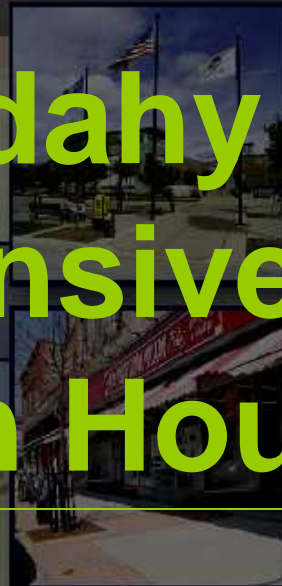


City of Cudahy Draft Comprehensive Plan Public Open House

Wednesday, March 4, 2009
6:00 p.m. – 7:30 p.m.
Cudahy Family Library

DRAFT

City Plan Commission Recommendation: PENDING
City Council Approval: PENDING



What does a Comprehensive Plan do?

- Develops a “blueprint” for the future growth, development and preservation of the City
- Serves as a long-range planning tool guiding:
 - Land Use
 - Housing
 - Development/Redevelopment
 - Natural and Cultural Resources
 - Transportation
 - Economic Development
 - Community Facilities and Utilities
 - Downtown and Special Districts



Preparation

- Kick-Off Meeting**
- Steering Committee Organization
 - Public Participation Plan
 - Revisit Vision/ Past Plans
- Data Collection & Analysis**
- Land Use & Other Background Mapping
 - Review of Existing Ordinances & Planning Efforts
 - Market Overview & Economic Profile
 - Site Conditions & Context Analysis
 - Future Growth Forecasts
- Opportunities Analysis**
- Regional and Local Assets
 - Community-wide Opportunities
 - Targeted Infil/ Redevelopment Opportunities
 - Community Vision & Direction

Months 1-5

Participation

- Public & Intergovernmental Involvement**
- Community Vision Workshop
 - Community Leaders Interviews
 - Open Houses
 - Public Hearing
 - Intergovernmental Forum
- Committee Involvement**
- Ongoing Steering Committee Meetings
 - Downtown Implementation Team Meetings to focus on Downtown Plan
 - Review & Input on Elements of Draft Plan

Months 2-12

Plan

- Comprehensive/ Downtown Plan Development**
- Meet 9 Required Elements
 - Capture Spirit of "Smart Growth"
 - Communicate Unique Community Identity
 - Incorporate Downtown and Special District/ Corridor Plans
 - Sustainable Development Themes
- Public Review Draft Plan**
- Formal Plan Approval Process**
- Final Adopted Plan**
- Delivery of Adopted Plan & Plan Maps
 - Strategic Action/ Implementation Plan
 - Visually-Oriented Summary Document

Months 9-15

January 20, 2006

Cudahy's Planning Process to-date:

January 30, 2008

Project Kick-Off Meeting

March 2008

City Department Heads Meeting
Chamber of Commerce Presentation

April 30, 2008

Community Vision Workshop

May 2008 – February 2009

Monthly Steering Committee/Consultant Meetings

June – August 2008

Downtown Implementation Team Meetings
Stakeholder Interviews & Intergovernmental Meetings
Downtown Business Owners & First-Time Homebuyers Meetings

March 4, 2009: Public Open House

Open House Objectives:

- Public review of Draft Plan and related materials
- Public discussion with City Staff, Comprehensive Plan Steering Committee members, and the City's Comprehensive Plan consultants regarding the Draft Comprehensive Plan
- Receive feedback to be considered by the City and Steering Committee prior to recommending the Plan to the Cudahy Plan Commission and City Council

Cudahy's Vision

- 1. Invest** in Cudahy's neighborhoods, advancing homeownership and walkable, friendly environments
- 2. Invigorate** the City's commercial avenues with an attractive mix of uses and activities
- 3. Promote Downtown** Cudahy as the South Shore's transit-oriented, vibrant activity hub
- 4. Celebrate** Cudahy's manufacturing strength and heritage and grow innovative industries
- 5. Capitalize** on Cudahy's Lake Michigan access

Cudahy, Wisconsin: A VIBRANT ACCESSIBLE LAKEFRONT COMMUNITY

- 
1. Neighborhood Investment & Homeownership
 2. Energized Avenues
 3. South Shore Transit Hub
 4. Manufacturing Strength & Innovation
 5. Lake Michigan Access



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Cudahy, Wisconsin: A VIBRANT ACCESSIBLE LAKEFRONT COMMUNITY

Initiatives

-
1. Neighborhood Investment & Homeownership
 2. Energized Avenues
 3. South Shore Transit Hub
 4. Manufacturing Strength & Innovation
 5. Lake Michigan Access



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1. Invest in Cudahy's neighborhoods, advancing homeownership and walkable, friendly environments

- Bring more young families and young professionals to Cudahy.
- Capitalize on the existing housing stock and provide clean, safe neighborhoods through focused action and resident and property owner cooperation.
- Increase the City's homeownership rate, particularly by focusing on neighborhoods with less than 50 percent homeownership.
- Create a focused message to market Cudahy's desired image in the region and among residents.
- Advance community, personal, and environmental health, focusing on new cultural, educational, and recreational opportunities.

2. Invigorate the City's commercial avenues with an attractive mix of uses and activities

- Promote mixed-use redevelopment and quality appearance along the City's commercial avenues.
- Strengthen regional accessibility via the Lake Parkway, Cudahy's primary roadway connections, the bus system, and commuter rail.
- Maintain good roads, utilities, parks, schools, and services as the backbone for Cudahy's growth.
- Assure that new development contributes to the City's distinct character, urban form, and community health.

3. Promote Downtown Cudahy as the South Shore's transit-oriented, vibrant activity hub

- Continue downtown momentum with commuter rail station planning and development, public events and gathering venues, and aesthetic and road improvements.
- Preserve the historic flavor of the downtown.
- Collaborate with neighboring communities and General Mitchell International Airport to advance Cudahy's position in the South Shore area.

4. Celebrate Cudahy's manufacturing strength and heritage and grow innovative industries

- Maintain Cudahy's strong employment base by retaining the City's businesses and attracting new businesses.
- Maintain Cudahy as an accessible place to run a business.
- Collaborate with local companies to encourage community involvement and improvements to property appearance, such as along Packard and Whitnall Avenues.

5. Capitalize on Cudahy's Lake Michigan access

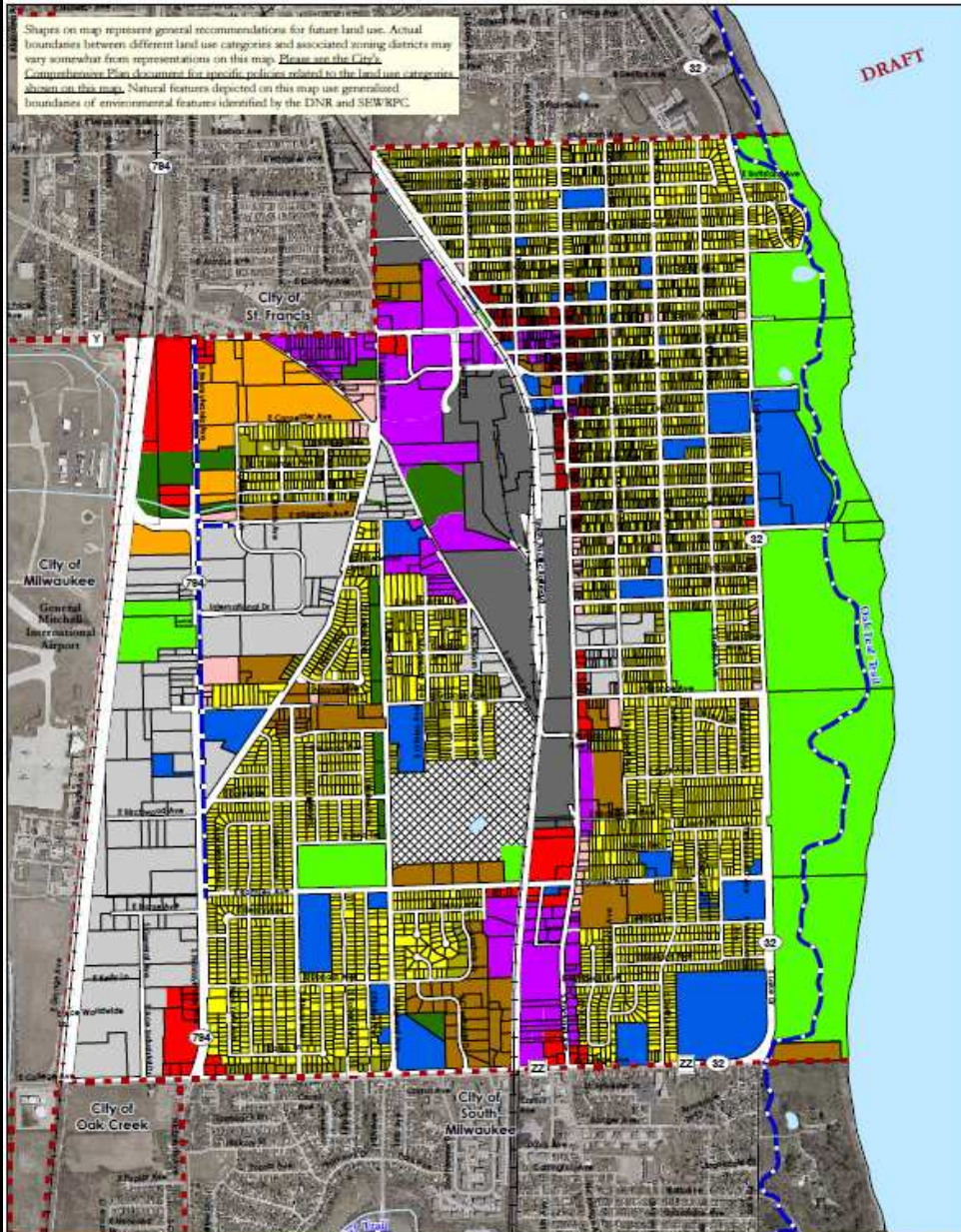
- Collaborate with the County Parks Department to increase use of, access to, and views of, the lake.
- Increase community activity and programming in public spaces along Lake Michigan.

Regional Influences



Future Land Use

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan documents for specific policies related to the land use categories shown on this map. Natural features depicted on this map use generalized boundaries of environmental features identified by the DNR and SEWRPC.



Cudahy 2020 Comprehensive Plan
Future Land Use

Municipal Boundaries	Single-Family Residential	Central Business	Future Land Use Study Area
Parcels	Two-Family/Townhouse Residential	Office & Professional Business	Right of Way
Railroads	Mixed Residential	Planned Mixed Use	
Waterline/Other Utility	Medium-Density Residential	Institutional	
		Light Manufacturing	
		General Manufacturing	
		Parks	

Figure 2.1.1

DRAFT

Date: February 24, 2009
Source: SEWRPC, Milwaukee County, WIA

0 500 1,000 2,000 3,000 Feet

Future Transportation & Community Facilities



Cudahy 2020 Comprehensive Plan
Future Transportation & Community Facilities
DRAFT

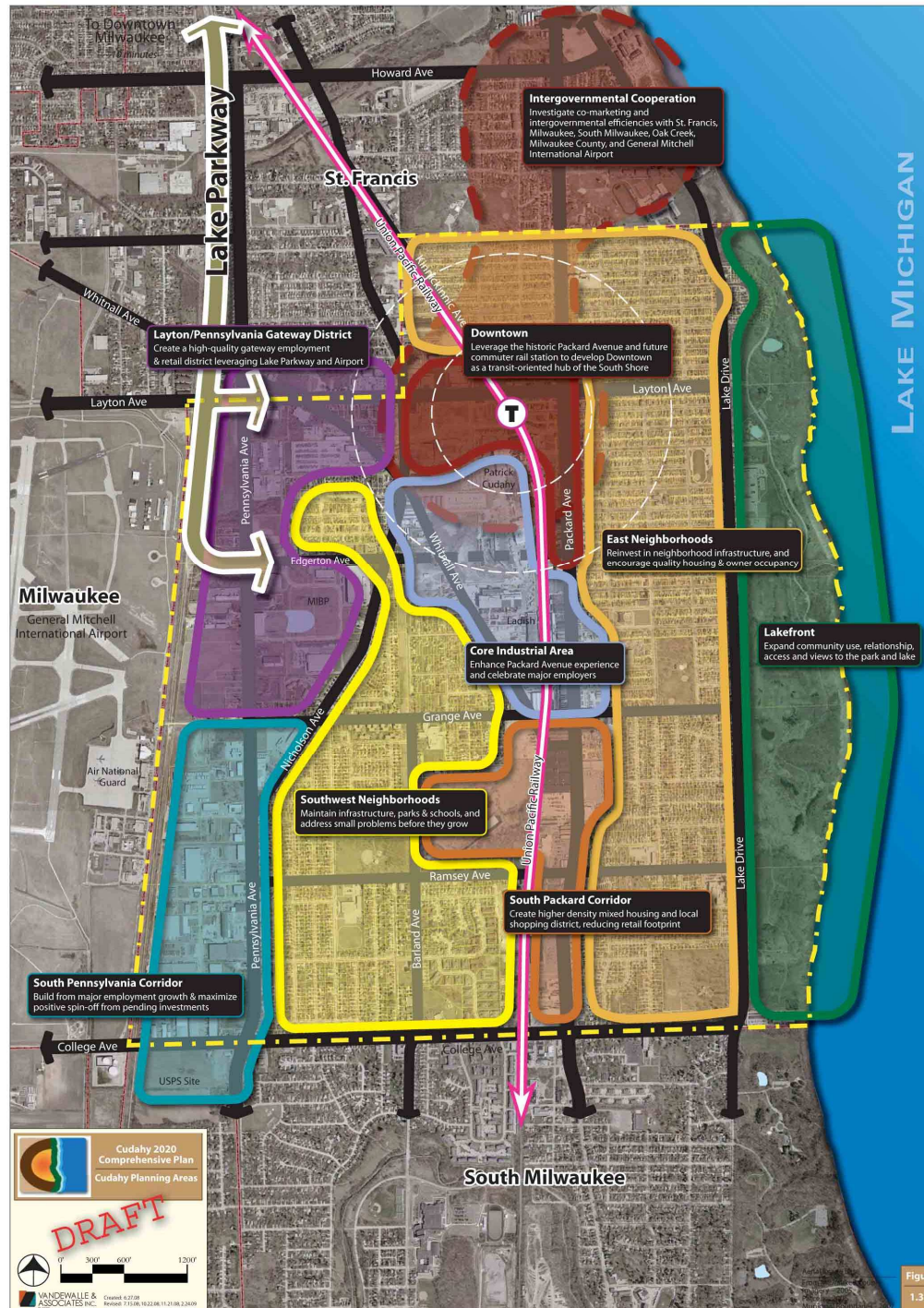
Existing Transportation Facilities		Future Transportation Facilities		Existing Community Facilities		Future Community Facilities	
Major Roads	Local Roads	Proposed Bike Routes	Proposed Pedestrian Trails	Community Facility Land Area	Airport Ownership	Potential Public Works Relocation	Potential City Hall Relocation
Railroad/Proposed Commuter Rail Route	Existing Airport Improvements	Proposed Improvements to Major Roads	Proposed Commuter Rail	Public Parks & Open Space	School	Proposed KRM Commuter Rail Station	Potential Post Office Locations
Bus Routes	Existing Trail	Recommended Intersection Improvement	Proposed Road Extensions	Church	Fire & Ambulance Services	Potential Post Office Location	New/Improved Lake Access Area
				Gratery	Police	Potential Future Park	Potential Community Garden Site
				Post Office	Medical Services		
				Library	Water Treatment Facility		
				Historic Site			

City of Cudahy

Source: City of Cudahy, SEWERPC, WI Historical Society, Milwaukee County, VTA
 Date: February 24, 2009
 Drawing shows: existing, change

Figure 2.4.1

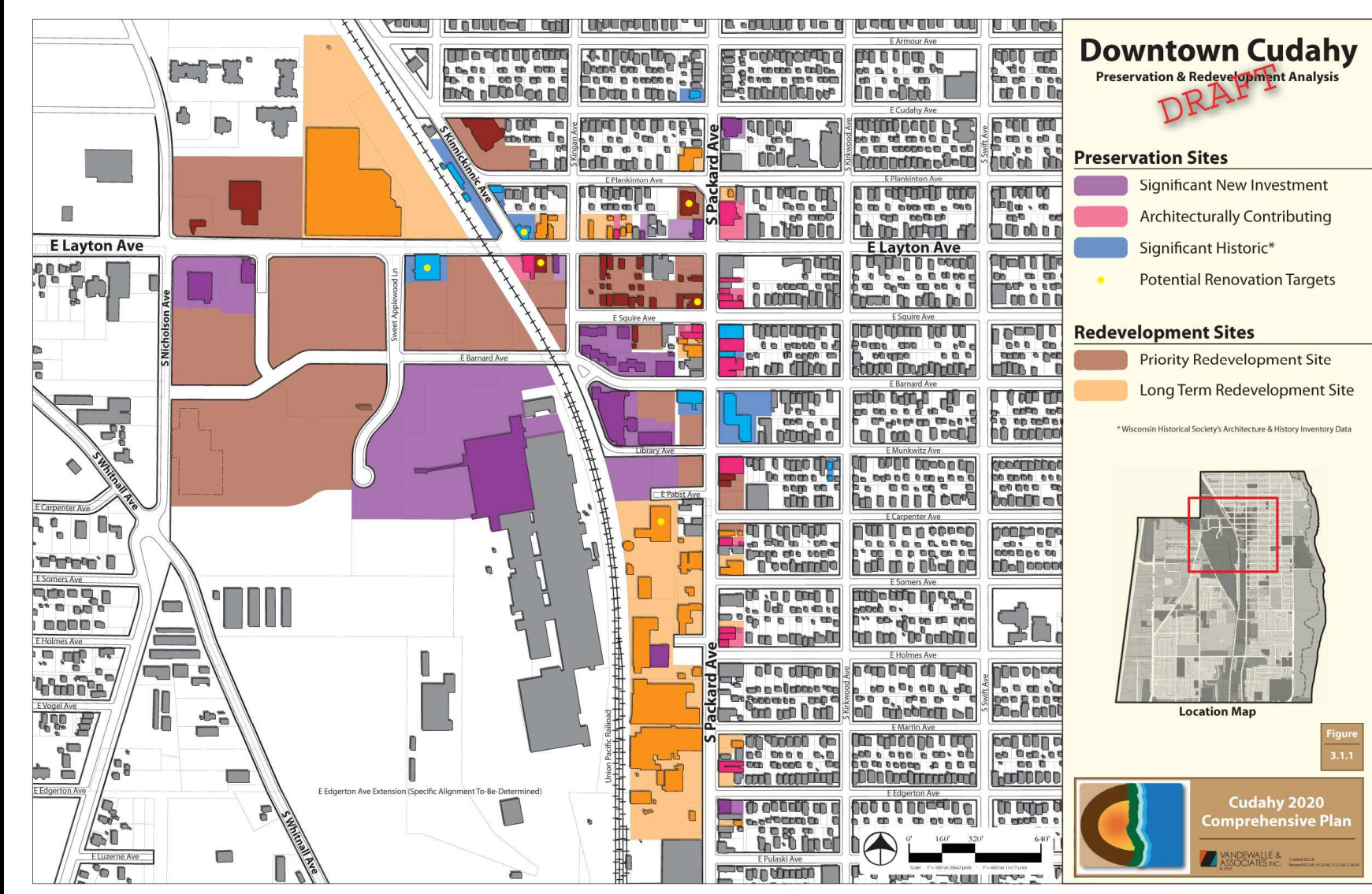
Planning Areas



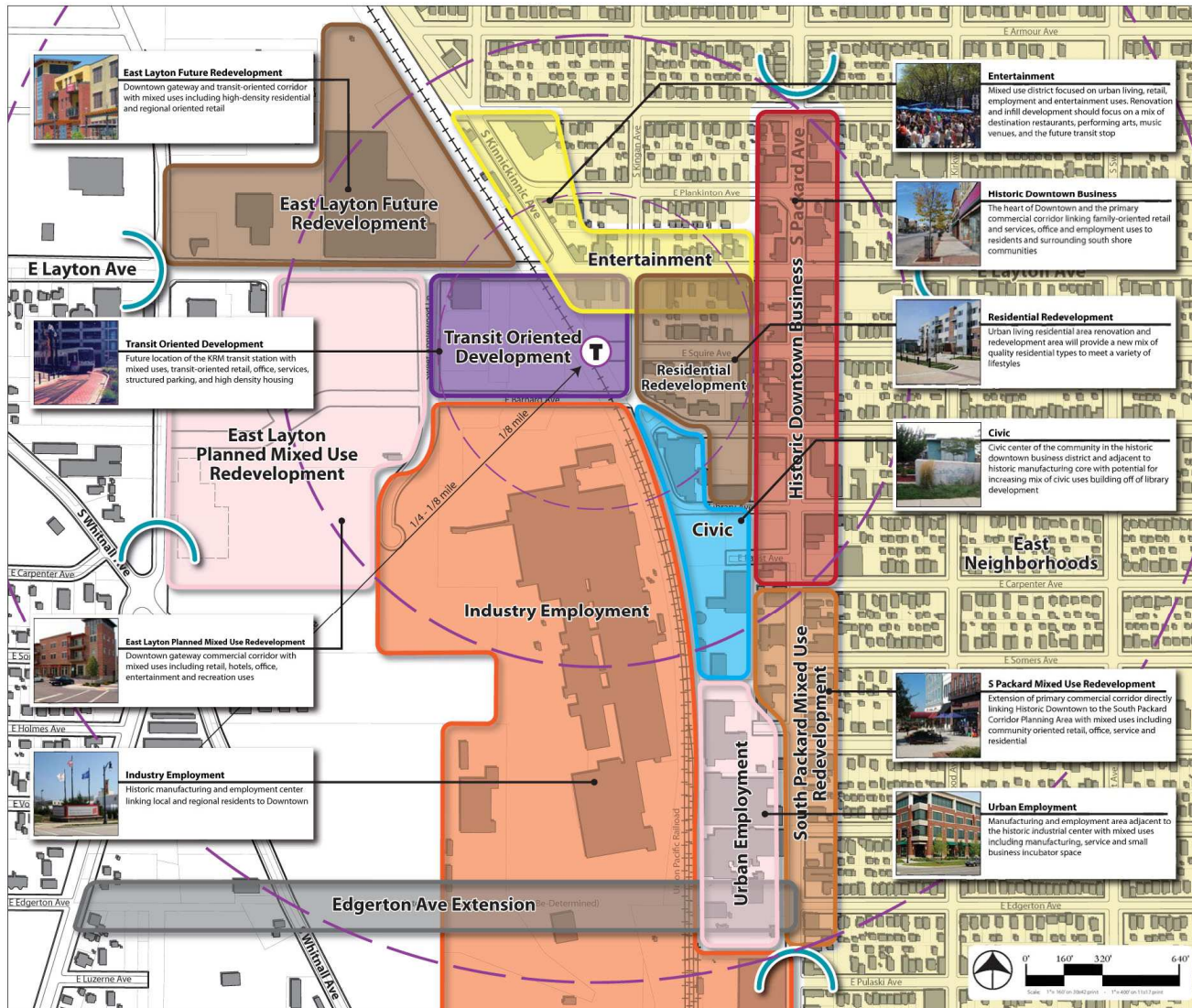
Cudahy 2020 Comprehensive Plan
Cudahy Planning Areas



Downtown Preservation & Redevelopment



Downtown Cudahy Conceptual Future Land Use

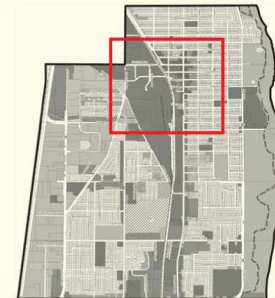


Downtown Cudahy Conceptual Future Land Use

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Key Themes and Directions:

1. Focus redevelopment efforts in Mixed Residential, Historic Downtown and Entertainment areas – strategically promoting family-oriented retail, high-quality residential, and destination use development in these areas.
2. Provide public and private sector support for KRM development and plan for increased density centered on the future KRM transit station.
3. Target reinvestment and increased home ownership rates in the East Neighborhoods adjacent to Downtown.
4. Foster a walkable environment with authentic downtown character through continued streetscape and public improvements, private façade improvements, and attention to quality building and site design.
5. Encourage additional high-quality employment opportunities in Downtown's historic employment areas.



Location Map

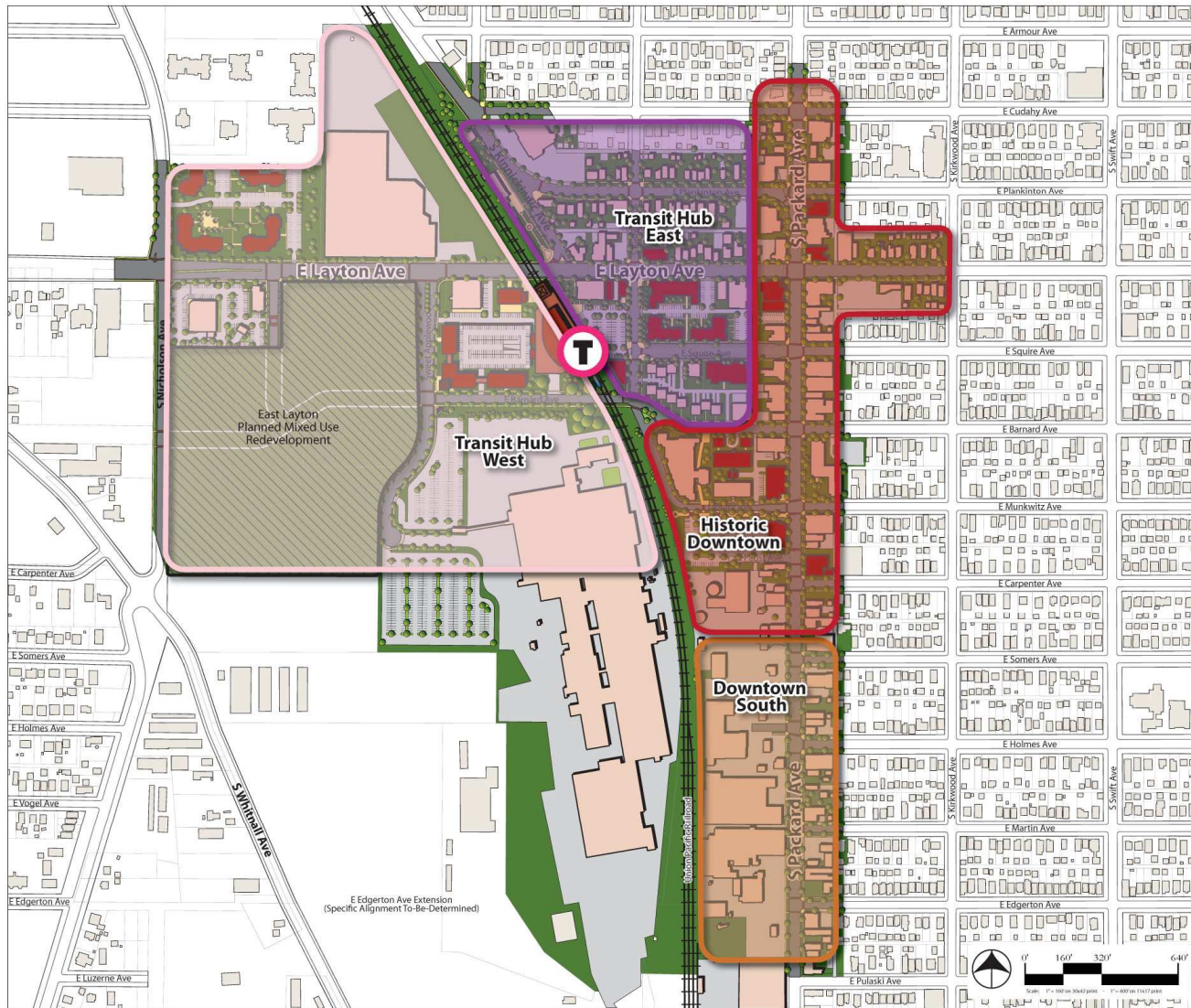
Figure 3.1.3



Cudahy 2020
Comprehensive Plan

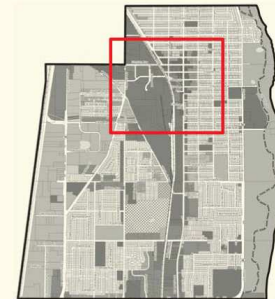
VANDEWALLE & ASSOCIATES, INC.
11000 W. WISCONSIN AVE., SUITE 200
MILWAUKEE, WI 53227
PHONE: 414.224.2200 FAX: 414.224.2201

Downtown Districts



Downtown Cudahy Districts

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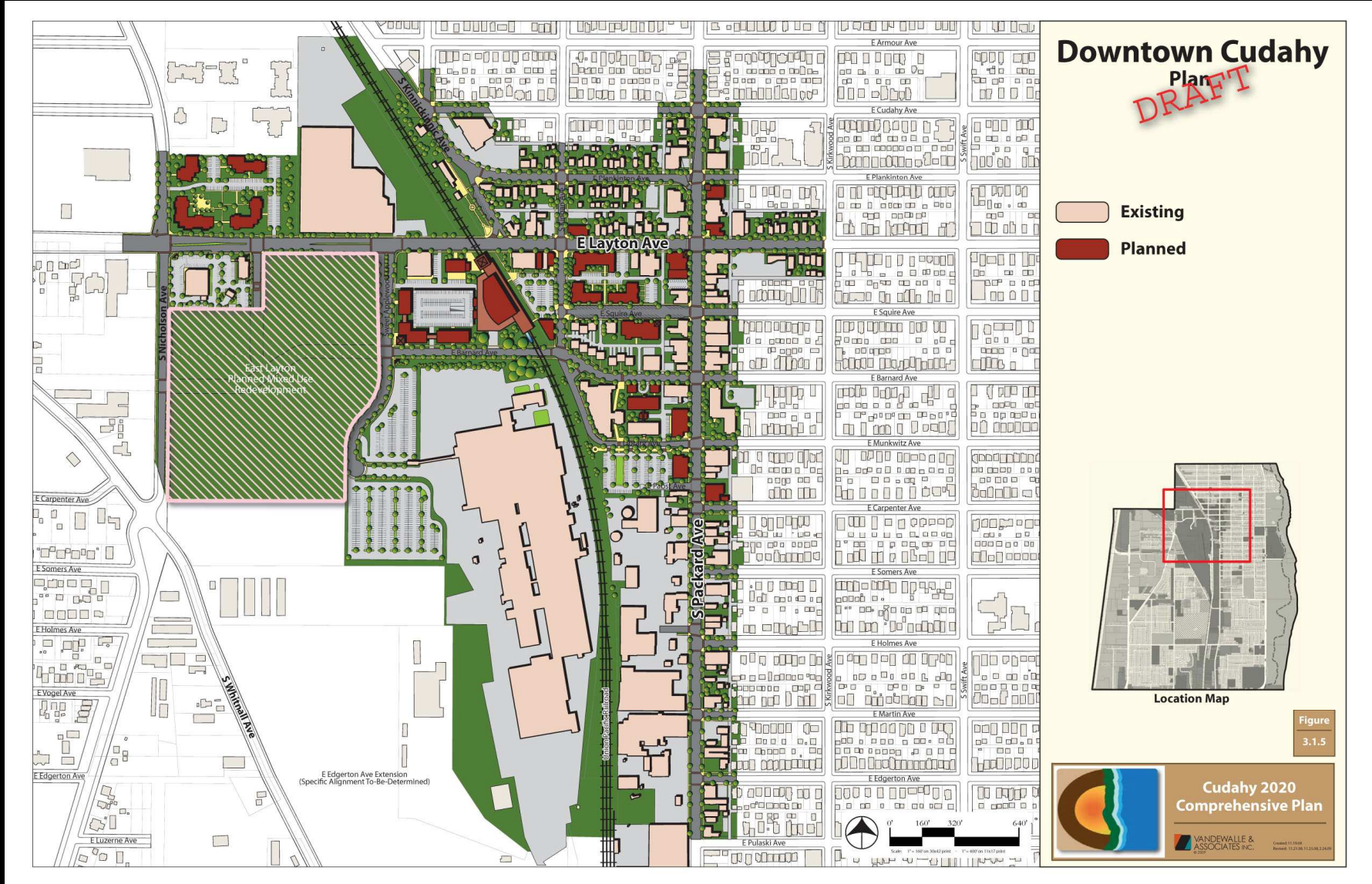
Location Map

Figure
3.1.4

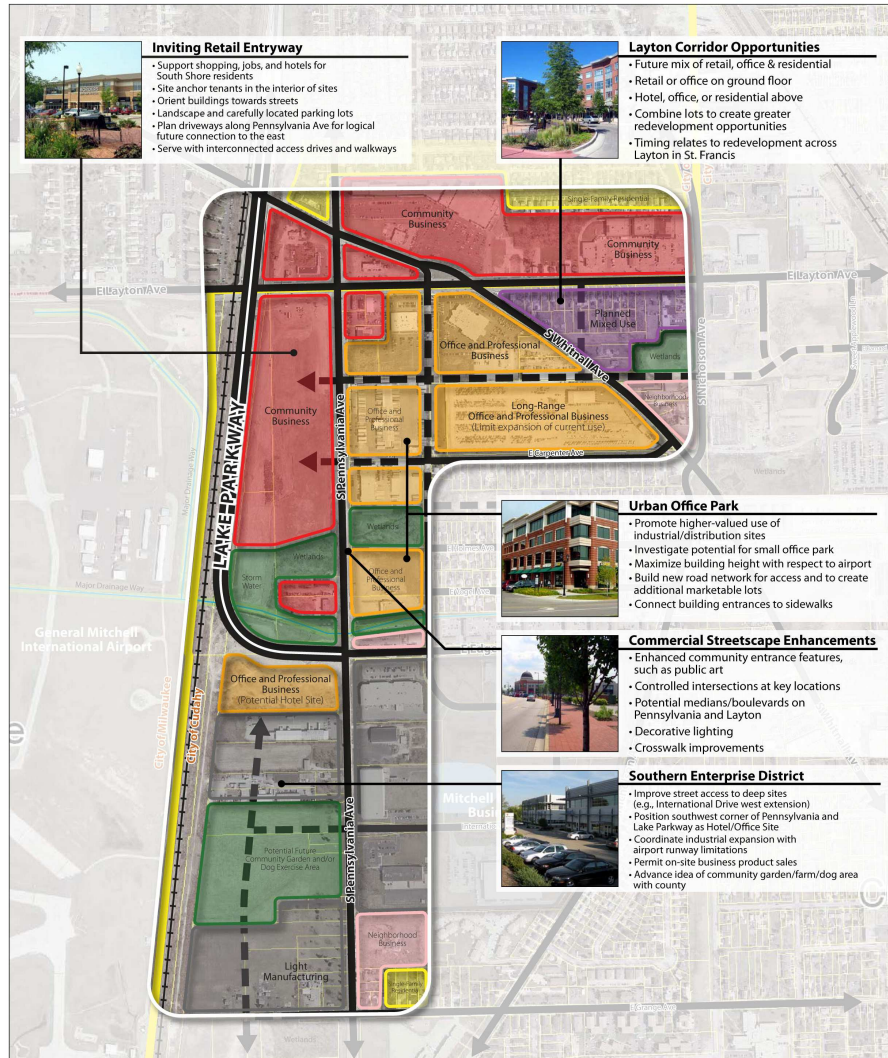
**Cudahy 2020
Comprehensive Plan**

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Created: 10.22.08
Revised: 11.27.08, 2.14.09

Downtown Plan



Layton/ Pennsylvania Gateway District Concept Plan

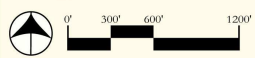




**Cudahy 2020
Comprehensive Plan**
Layton/Pennsylvania Gateway District

CONCEPT PLAN

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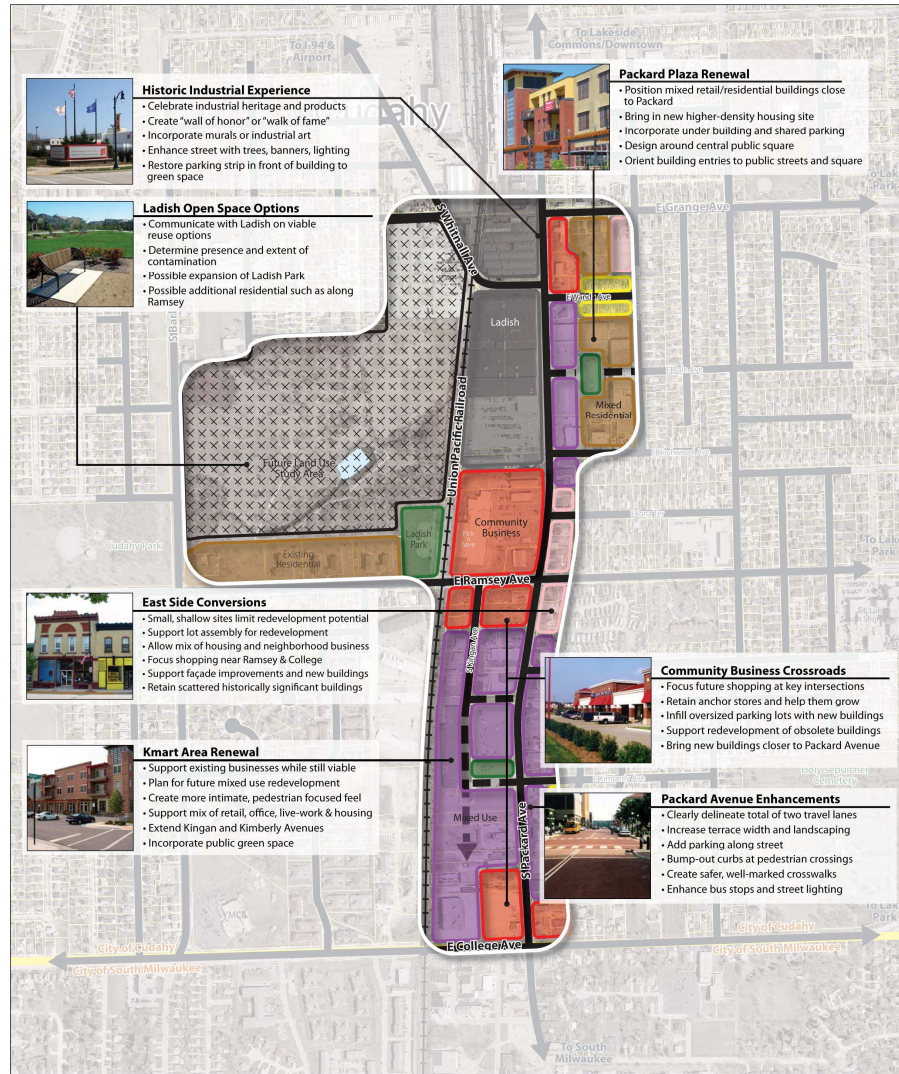


WANDEWALLE & ASSOCIATES INC. Created: 10.08.09 Revised: 10.22.09, 11.18.09, 1.21.08, 11.25.09, 2.24.09

- Position as City's modern shopping and job center
- Enhance City's northwest gateway
- Redevelop underutilized properties
- Provide transitions between shopping and neighborhoods
- Link future economic opportunities to airport initiatives and constraints

Figure
3.2.1

South Packard Corridor Concept Plan



Historic Industrial Experience

- Celebrate industrial heritage and products
- Create "wall of honor" or "walk of fame"
- Incorporate murals or industrial art
- Enhance street with trees, banners, lighting
- Restore parking strip in front of building to green space



Ladish Open Space Options

- Communicate with Ladish on viable reuse options
- Determine presence and extent of contamination
- Possible expansion of Ladish Park
- Possible additional residential such as along Ramsey



Packard Plaza Renewal

- Position mixed retail/residential buildings close to Packard
- Bring in new higher-density housing site
- Incorporate under building and shared parking
- Design around central public square
- Orient building entries to public streets and square



East Side Conversions

- Small, shallow sites limit redevelopment potential
- Support lot assembly for redevelopment
- Allow mix of housing and neighborhood business
- Focus shopping near Ramsey & College
- Support facade improvements and new buildings
- Retain scattered historically significant buildings



Kmart Area Renewal

- Support existing businesses while still viable
- Plan for future mixed use redevelopment
- Create more intimate, pedestrian focused feel
- Support mix of retail, office, live-work & housing
- Extend Kingan and Kimberly Avenues
- Incorporate public green space



Community Business Crossroads

- Focus future shopping at key intersections
- Retain anchor stores and help them grow
- Infill oversized parking lots with new buildings
- Support redevelopment of obsolete buildings
- Bring new buildings closer to Packard Avenue



Packard Avenue Enhancements

- Clearly delineate total of two travel lanes
- Increase terrace width and landscaping
- Add parking along street
- Bump-out curbs at pedestrian crossings
- Create safer, well-marked crosswalks
- Enhance bus stops and street lighting

Cudahy 2020 Comprehensive Plan
South Packard Corridor
CONCEPT PLAN

DRAFT



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- Reinvent area as mixed retail and housing district
- Pursue catalytic redevelopment of key sites
- Enhance the function and appearance of Packard Avenue
- Better connect corridor to neighborhoods through streets, sidewalks, and trails

Figure 3.3.1

Aerial Image Base
From Milwaukee County Imagery - 2005
Parcels - 2006
Municipal Boundaries - 2007

South Packard Corridor Conceptual Packard Avenue Redesign

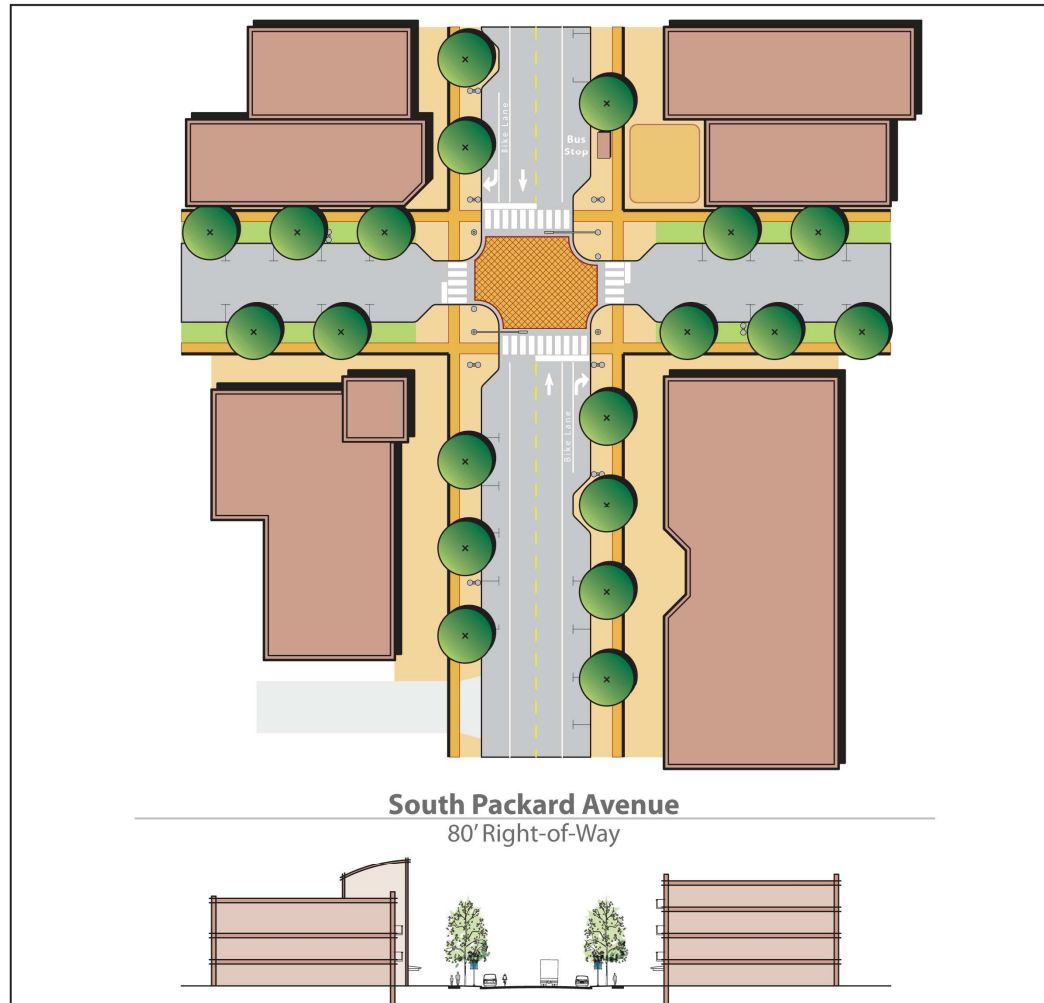
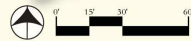


Figure 3.3.2



CONCEPTUAL PACKARD AVENUE REDESIGN

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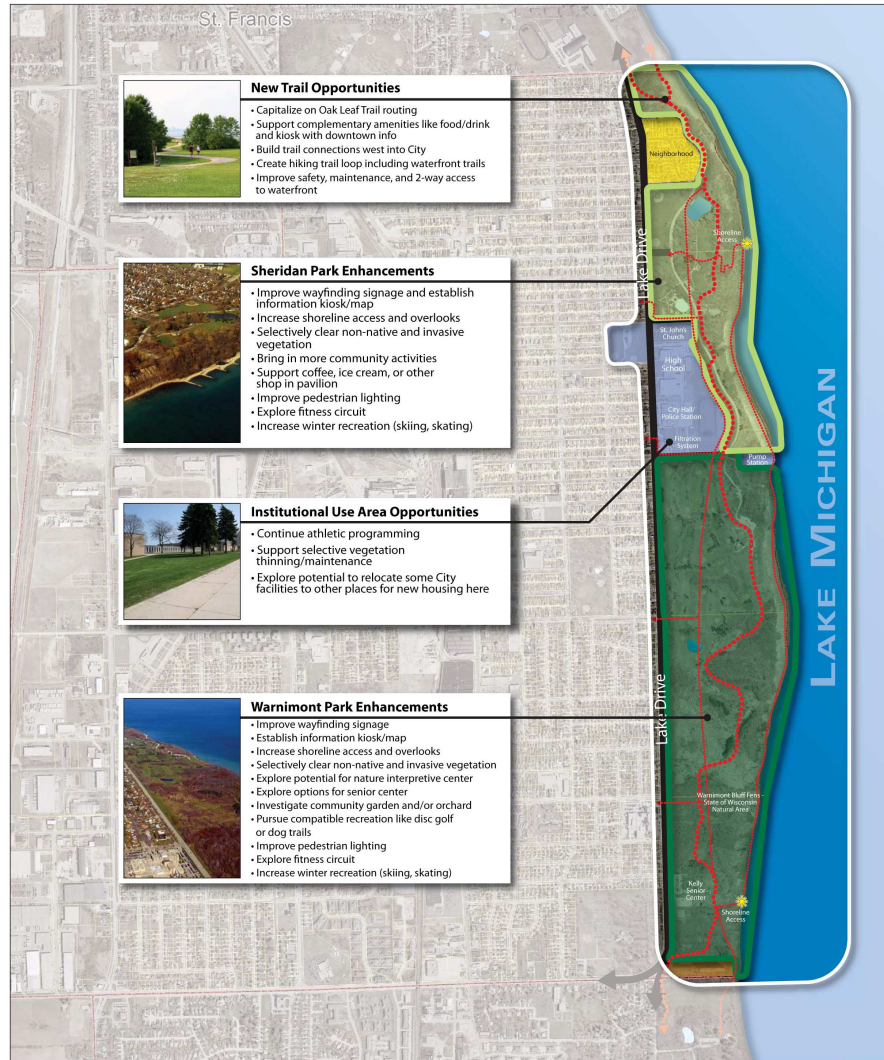
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Created: 11.26.08 Revised: 2.24.09

- Clearly delineate total of two travel lanes
- Increase terrace width and landscaping
- Add parking along street
- Bump-out curbs at pedestrian crossings
- Create safer, well-marked crosswalks
- Enhance bus stops and street lighting
- Create well-marked on-street bike lanes

Note: This illustration is for discussion purposes only. Actual construction plans and implementation will differ.

Lakefront Concept Plan



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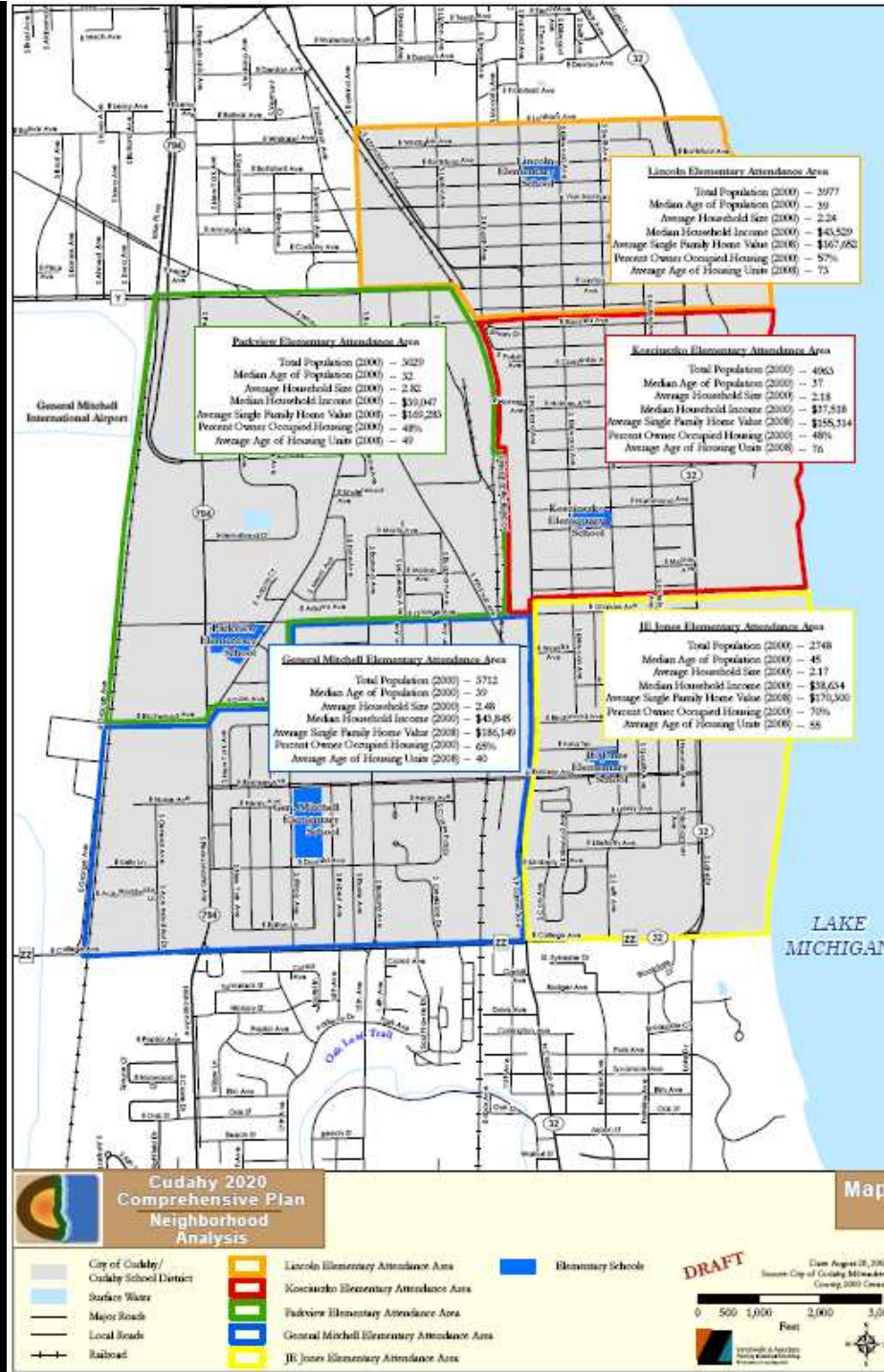
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- Increase lake visibility and access
- Improve connections between waterfront and community
- Increase activity levels
- Investigate new recreational and educational opportunities
- Build partnerships among city, county, school district, businesses, and volunteers

Figure 3.4.1

Aerial Image Base
From Milwaukee County Imagery - 2005
Parcels - 2006
Municipal Boundaries - 2007

School Attendance Areas



What's Next?

April 1, 2009: Steering Committee Meeting

- Steering Committee meets to discuss Open House input
- Steering Committee recommends Plan to City Plan Commission

May - July 2009: Draft Comprehensive Plan Public Hearing & Adoption

- Plan Commission Recommends Plan to City Council
- City Council Hearing
- City Council Acts to Adopt Comprehensive Plan

Thank You!

To review the Draft Plan document:

- Library Reference Copy
- City Hall Reference Copy
- Available online via the Comprehensive Plan link at www.ci.cudahy.wi.us
- The Steering Committee appreciates your input!

