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**Meeting Notes from the Cudahy Comprehensive Plan Steering Committee on Wednesday, October 1, 2008 at 6:00 PM** in the Ladish Room of the Cudahy Family Library at 3500 Library Drive, Cudahy Wisconsin 53110.

Mayor McCue called the meeting to order, introduced City Staff in attendance, and provided updates on the City's review of applicants for the Economic Development Director position and CDA activities.

Vandewalle & Associates provided an update on the planning process. There will be no regularly-scheduled meeting in November. Vandewalle has begun work on the draft and will use the time to develop Draft #1 of the *Plan*, to be presented at the December 3<sup>rd</sup> Steering Committee meeting. Tonight's meeting is intended to collect additional comments and ideas from the Committee on all topics discussed and materials presented to date.

**I. Discuss Citywide Vision & Strategies**

- The Draft Cudahy Vision will be shared with the CDA, Plan Commission, and City Council ahead of the complete *Plan Draft #1* to jumpstart community discussion about the Vision and encourage initial feedback regarding the Vision. When adopted, the Vision is intended to guide City plans, activities and initiatives over the planning period and to serve as a 'calling card' introduction to Cudahy.
- The draft Citywide maps that have been prepared were discussed individually. Changes and suggestions already received, along with those received at tonight's meeting, will be reviewed over the next few weeks, and the updated maps will be incorporated into the *Plan Draft #1*.
- Ensure the connection to the Lake is given adequate attention in *Plan Draft #1* as a key regional influence and an opportunity for Cudahy.
- Revisited the idea of City Hall moving downtown in the future. It was discussed that this would free up land with lake views for other uses (such as residential) and also draw activity to Downtown if City Hall is relocated Downtown. These ideas will be discussed in the *Plan Draft #1*.
- Regarding the Vision: a number of suggestions were noted to be incorporated into a revised draft. These include simplifying the Vision statement to *A Vibrant, Accessible Lakefront Community*; rearranging the five elements; emphasizing accessibility; and editing to reflect Committee wording preferences.

- On the Future Land Use Map:
  - Committee decided that for the planning period, the residential area near Pennsylvania & Grange would likely remain a healthy neighborhood, benefiting from the nearby school and a high rate of homeownership, and therefore should remain single-family residential. The lots along S. Pennsylvania could change to Neighborhood Business.
  - Change southwest corner of Edgerton & Whitnall to institutional to reflect relocation of the Department of Public Works garage to this site.
- On the Future Transportation & Community Facilities Map:
  - Show a bike route along Packard (rather than Kirkwood) and on Kinnickinnic.
  - Show a potential new post office in the downtown civic node.
  - It was discussed that depicting bike lanes and pedestrian amenities in the *Plan Draft #1* will position the City to apply for competitive funds, such as through WisDOT.
  - Show the other St. Francis park (in addition to Greene) which lies within the map's area.
- On the Natural Features Map: remove old water body now within Business Park development.
- On the Airport Map: discussed whether showing planned/proposed airport expansions on the map suggested City approval of these expansions, and could send the message that development in Cudahy is significantly hindered by the Airport. Removing the flyover zones from the map could alleviate this impression.
- On the Neighborhood Analysis: Revisited whether Citywide or Neighborhood target rates of homeownership were more appropriate for the Plan. City Staff noted they may pursue mapping the City's non-owner occupied housing units, which would help determine reasonable target homeownership rates for each area. The importance of wording (homeownership goal vs. minimal rate) was discussed. The Committee agreed to strive for at least 50 percent homeownership in all neighborhoods. The key focus area—Kosciuszko—was discussed.

## II. Discuss Downtown Vision & Strategies

- Strategies to maintain streetscape and medians could include management of these amenities by a Business Improvement District (BID), or an Ambassador Program (with various organizations volunteering to maintain segments).
- Rooming houses could be improved through increased code enforcement and additional Police Department focus.
- Façade improvements of the historic structures will raise the impetus for non-historic structures to redevelop or improve as well.
- Emphasize Downtown Cudahy as a civic- and service-oriented core. Reflects Cudahy's heritage of strong public services and a worker-oriented community.

- Get large landowners involved. It's frustrating to the entire community when large landowners in/adjacent to downtown do not improve their appearances. It also makes it difficult to get small businesses engaged in improvements. Patrick Cudahy exemplifies what can be done.
- Youth Center discussed for Downtown. Include green space.

### **III. Discuss Other Planning Area's Vision & Strategies**

Other individual planning areas were also discussed in some detail. New discussion included:

- Lakefront:
  - The Mayor, in conversation with state representatives, has stressed that lake access and erosion control are community priorities. He explained that marinas are often a good method of erosion control; its construction would also increase access.
  - Work with Milwaukee County to improve Cudahy and South Milwaukee's Oak Leaf Trail segments to a similar quality as the segments found in Oak Creek.
- Gateway Commercial:
  - Several maps (Site Conditions & Context Analysis; Conceptual Development Plan; Opportunity Map) depict this area—ensure the boundaries and other elements are consistent across maps.
  - Future redevelopment along Layton should increase business cohesion. Future redevelopment sites along Layton have potential for master planning.

**Meeting Adjourned.**