



**Historic Downtown Neighborhood**

- Predominantly single family and 2-family residences
- Walkable environment in close proximity to downtown
- Some historically significant homes and architecture
- Reinvestment focus on blocks closest to Downtown

**Historic Downtown: S Packard Ave**

- Walkable retail district with a mix of goods, services, and uses
- Historically significant buildings and architecture
- Serves residential neighborhood, employees and City

**Future East Edgerton Ave Extension**

- Future Entrance/Gateway to Cudahy and its Downtown
- Connection to Lake Parkway and S Pennsylvania Ave
- Provides an important east-west connection for City

**Union Pacific Rail Line**

- Significant barrier between City's east & west sides
- Serves City's large industries
- Challenges neighboring residential with visual and noise impacts
- Provides opportunity for future commuter rail

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

**Cudahy 2020  
 Comprehensive Plan  
 Downtown**

**SITE CONDITIONS & CONTEXT ANALYSIS**

**DRAFT**

- City Limits
- Planning Area Boundary
- Lakeside Commons Overlay Zoning District
- TIF District #1
- Redevelopment District #1
- Significant New Investment
- Significant Historic
- Priority Redevelopment Site
- Long Term Redevelopment Site
- Major Employers
- Vacant Land
- Major Roadways w/ Traffic Volumes (2007 WisDOT)
- Signalized Intersections
- Downtown/Lakeside Commons Gateways



Shaping places, shaping change  
 Madison & Milwaukee, Wisconsin  
 Vandewalle & Associates, Inc.  
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**Map**

Downtown Area Business Summary		
	Businesses	Employees
Retail Trade Summary	48	246
Finance, Insurance, Real Estate Summary	11	48
Services Summary	53	500
Manufacturing, Construction, Transportation, Government, Wholesale, Other Summary	36	1,597
<b>Total</b>	<b>148</b>	<b>2,391</b>

  

Downtown Retail Trade Detail		
	Businesses	Employees
Home Improvement	3	15
General Merchandise Stores	1	1
Food Stores	2	3
Auto Dealers, Gas Stations, Auto Aftermarket	5	130
Apparel & Accessory Stores	1	1
Furniture & Home Furnishings	3	3
Eating & Drinking Places	25	59
Miscellaneous Retail	8	34

Data is best estimate as provided by the following sources: InfoUSA, Omaha NE Copyright 2007, all rights reserved. ESRI forecasts for 2007.