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Meeting Notes from the Cudahy Comprehensive Plan Steering Committee on Wednesday, July 2, 2008 at 6:00 PM in Ladish Room of the Cudahy Family Library at 3500 Library Drive, Cudahy Wisconsin 53110

I. Present and Discuss Cudahy Opportunity Map

A draft of the Cudahy Opportunity Map was presented by Vandewalle & Associates. The map identifies preliminary opportunities for each of the various residential, industrial, commercial, and recreational areas of Cudahy. As planning proceeds, the opportunity areas will be further refined and will serve as the organizational method for the chapters of the Comprehensive Plan.

Opportunity areas identified:

- Gateway/Commercial Center (northwest entry into Cudahy)
- South Pennsylvania Employment
- Downtown
- Core Industrial
- South Packard Avenue
- Southwest Neighborhoods
- Intergovernmental Cooperation
- East Neighborhoods
- Lakefront

Vandewalle & Associates also presented the S. Pennsylvania Avenue Corridor Map, in follow-up to the Steering Committee's request for analysis of this area (map available for review on the Comprehensive Plan website).

II. Discuss Outcomes from DIT Workshop, Update on Interviews and Intergovernmental Meetings

Follow-up from the DIT Workshop will include two focus groups: a First-Time Homebuyers and a Downtown Business Focus Group, to be held in late July/August. Contact information for recent first-time homebuyers residing in Cudahy will ease coordination of the focus group—please email either the Mayor or Vandewalle & Associates with any contacts you may have.

Interviews and meetings are being scheduled for July and early August. Outcomes of these meetings will be incorporated with those of the focus groups and will aid in development of preliminary recommendations for Downtown Plan, to be presented in August.

III. Bus Tour of Corridor Planning Areas and Downtown

Discussion of preliminary directions for Corridor Planning Areas and Downtown, Future Land Uses, and Land Use Policies.

The following are the discussion points from the bus tour, as discussed site by site on the tour (sites located on accompanying Tour Map located on the Comprehensive Plan website):

Starting Point: Library, Discussion heading to St. Francis:

- Old library and site:
 - M&I Bank owns and is holding as an investment—no clear plans for building or site.
 - Possibly contaminated – Asbestos? – and the building is reportedly in disrepair.

1. St. Francis

- Two areas of St. Francis are planned for Commercial, Office, Mixed Use:
 - Downtown “Triangle” – envisioned as new city community “downtown”
 - Layton Street Commercial corridor
- Stark Investments to build another office building
 - 4 stories
 - Groundbreaking in 1-2 years
 - Stark owns the property south of their existing building.
- Condos on lakefront – overwhelming success; nearly sold out
 - Each unit has a lake view due to the development’s “W” shape. Another entire “W” building of condo units is planned.
 - “The Landing” development’s condos sell at a lower price point and are also doing well.
 - Residents frequent Sheridan Park. Particularly on weekends, the Park has become notably busier with pedestrians from St. Francis’ condos.

2. Sheridan Park

- Walkable destination – and close to High School (HS)
- Continue and enhance athletic programming at park
- Pool well-utilized. The pool is currently used more by daycare groups than neighborhood residents.
- Possible programming:
 - Concert Series
 - Jazz/Music in the park—has been a success at Humboldt Park, build upon their success, cannot compete with.
 - Farmers’ Market
- Needs more linkages to waterfront
 - Create waterfront trail loop—could begin just south of the Kelly Senior Center (stairs could be built) and connect to “Snake Rd” at Layton Ave.

- Increase use of the pavilion, perhaps as a restaurant, or a Coffee House—such uses/partnership opportunities could be explored with the County.
- St. Francis’ condo density has increased use of the park according to neighbors.
- Potential for more housing?

3. City Hall, Police Station, Water Utility, High School

- HS and football field are walkable community destinations which may attract new residents
- Collaborate with HS on programming and community activities
- These properties are municipally-owned and thus potentially available for reuse, unlike the County-owned parkland which has deed restrictions (need to investigate).
- Move City Hall downtown – Create civic center/square near new library. City Hall previously was located behind Chase Bank. Could move to the Public Work’s site.
- Keep Police Station at this location
- Develop housing, restaurant, coffee house, etc. at this location especially if relocate City Hall

4. Senior Center/Warnimont Park

- The area from Warnimont Golf Course to the Kelly Center is considered “unused” or underutilized by some residents, but there are deed restrictions on this parkland preventing development.
- However, some recreational-use opportunities may exist (disc golf; dog park?)
- Given the high cliffs and lack of sandy beach, some potential uses of the lakeshore are impractical, but appropriate uses should be explored.

5 & 6. Packard Ave/Pick-N-Save

- Pick n’ Save looks bad and has high prices – willing to drive elsewhere (bus driver).
- St. Francis’ Pick n’ Save has received greater company investment in recent years- a bad sign for Cudahy’s given their proximity
- Packard Avenue’s traffic counts are down and it is no longer a state highway, currently there are high speeds and it is not a pedestrian corridor. Potential to make the area more pedestrian friendly?
- Needed improvements:
 - Only two lanes of traffic with parking on each side (it is currently a two-lane road, but drivers treat it as a four-lane).
 - Traffic islands
 - Bump-outs and crosswalks
 - On-street parking should be well-delineated
 - Marked bike lanes (wide sidewalks were intended for bikes, but no one knows)
 - Street trees/landscaping—improve visual character and better separate sidewalk from roadway
- Commercial Future – What happens if Wal-Mart comes?
 - Anchor tenants won’t renew leases (Merchandise Outlet & Pick n’ Save)

- Already failing and dying district – will die regardless of Wal-Mart
- Competes with Woodman’s and Target in Oak Creek
- Tenants interested in remaining could possibly be relocated to Downtown Cudahy and would fill existing vacancies. TIF could potentially help fund relocation
- Alternatively, tenants may want to move to Pennsylvania Corridor where traffic counts are higher
- As Cudahy’s retail area migrates to the northwest corner of Cudahy, City can either fight it (try to preserve S. Packard retail) or re-envision the area’s big-box layout— saving commercial frontage along Packard but redeveloping remainder in balance with residential could be future best use
- Is the mobile home park a long-term use? (mostly long term, permanent residents)
 - Mobile Park is zoned for and would be grandfathered in if zoning changes are made. Residents are mostly a non-transient population.
 - Code enforcement the best method here
 - Design guidelines could also be enacted, but this is generally a well-kept area
- Ladish
 - Enhance streetscape/east building façade
 - Remove/relocated parking
 - Landscape & plant trees
 - Because Ladish property extends to the street, little option here but extension for public streetscape
 - Create “Walk of Fame” history of Corp in community – something to be proud of! Could incorporate Patrick Cudahy as well as Ladish Co.
- Edgerton Extension
 - Possibly alter road pattern on Packard Ave
 - Potential to direct traffic downtown or divert traffic.

7. Tannery

- Potential redevelopment site
- DIT is committed to a new use at this site
- “Clean” Building and Site (?)

8. Downtown

- Improving pedestrian-friendliness could be more important than improving road connections if KRM developed.
- KRM would be a market-changing event. Cudahy would serve key role as Airport stop.
- Downtown will be explored further at next Steering Committee meeting with a walking tour

9. Eastside Neighborhood

- Need for rehab and incentives programs (low interest loans) more so than a raze-and-rebuild approach
- Potential to create a 1st-time homebuyer incentive for area
- 3-4 Family homes on 30' lots a big problem
- Original neighborhood style is dense housing (small lots) oriented around corner stores/bars
- Convert multi-family units to single-family homes
- Target specific housing areas (WHEDA)
- “Cudahy Cares” – continue this program—enhances housing condition (presently a one-person operation funded through CDBG funds)

10. Layton Corridor/ Walgreens Area

- St. Francis plans to redevelop corridor (mix of commercial & office)
- Portion of this Corridor’s streetscape is contracted out and well-maintained. The other portion is City-maintained and plainly-kept due to staff constraints
- Wayfinding signage should be improved (large, detailed and well-located) along this and other key visitor corridors, to better alert visitors to the Lake, Downtown, Golf Course. Think about how outsiders will enter City and find destinations.

11. Corner of Layton & Pennsylvania (Cobalt)

- City should obtain property easements on key entrances for “City gateway” signs (has such an easement at Mitchell International Business Park at Pennsylvania & Edgerton)
- Orienting future retail on Pennsylvania to the northern portion could potentially bolster downtown. USPS development will further push for retail development, but Cudahy should be cautious & strategic.

12. Area/Corner of Pennsylvania & Grange

- Cudahy is thought of as a back-door to the Airport and much of the airport-related commercial development extends from the front-door. However, it is actually closer to the Airport than some of these “front-door” developments. Potential to drive developers around to show them how close and accessible Cudahy is.
- Need to reclaim/define image
- Gateway and signage needed
- What is the future of Elementary School in this area since there is possibility to eliminate one.

13. Area of Pennsylvania & Ramsey

- Status of Roadrunner trucking site is uncertain
- Possible redevelopment options:
 - Light manufacturing (similar to Mitchell International Business Park?)
 - Retail/Commercial? Medical Facility?
 - Professional Office park? Perhaps would be appropriate if KRM comes.
 - Business Incubators with “storefronts”/showrooms—tradesmen spaces (Butler did something along these lines)

14. USPS Site

- This new development will bring 2,200 jobs – 3 shifts (24/7) to the area
- Could help catalyze employee-oriented uses in Cudahy

15. College at Barland

- College Ave in need of re-paving
- Not really much you can do because one half is South Milwaukee, though it's a County highway.

16. Barland at Ladish “80 acres”

- What is the status of this site? Is it contaminated, wetlands?
- Possible “ideal” uses:
 - Sport Complex
 - High School
 - Housing (Sr./Elderly-oriented housing and service area?)
- Need for sidewalks on all neighborhood streets; Need for marked bike routes on west side of Cudahy. Great need for east-west bike routes in Cudahy; all east-west roadways are dangerous for biking

17. Whitnall at Edgerton Extension Area

- Whitnall Drive is a complete disaster – it needs significant repair.
- Potential for screening from Ladish.
- Edgerton Extension would increase traffic counts, which would aid in obtaining state funding for major reconstruction. In the meantime, City cannot wait and is forced to repair.

18. Whitnall at Auto Auction

- Long range plan unknown
- Not a local operation (HQ in California)
- If area was redeveloped over the long-term, could connect residential areas or serve as a site for an office park

End Point: Library

Meeting Adjourned