

Cudahy Comprehensive Plan Steering Committee

October 1, 2008

Call to Order, Statement of Public Notice, and Roll Call

AGENDA

- | | |
|---|---------------|
| I. Welcome and Updates from Mayor | 5 Min |
| II. Discussion of Timeline of upcoming Steering Committee Meetings, Plan Drafts, and Public Input Sessions | |
| III. Discussion of Maps, Graphics, & Documents prepared to date: | |
| Vision and Strategies: | |
| - Citywide | 35 Min |
| - Downtown | 35 Min |
| - Other Planning Areas | 35 Min |



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- III. Discussion of Maps, Graphics, & Documents prepared to date:**
 - a) Vision and Strategies– Citywide** **35 Min**

 - b) Vision and Strategies– Downtown 35 Min
 - c) Vision and Strategies– Other Planning Areas 35 Min



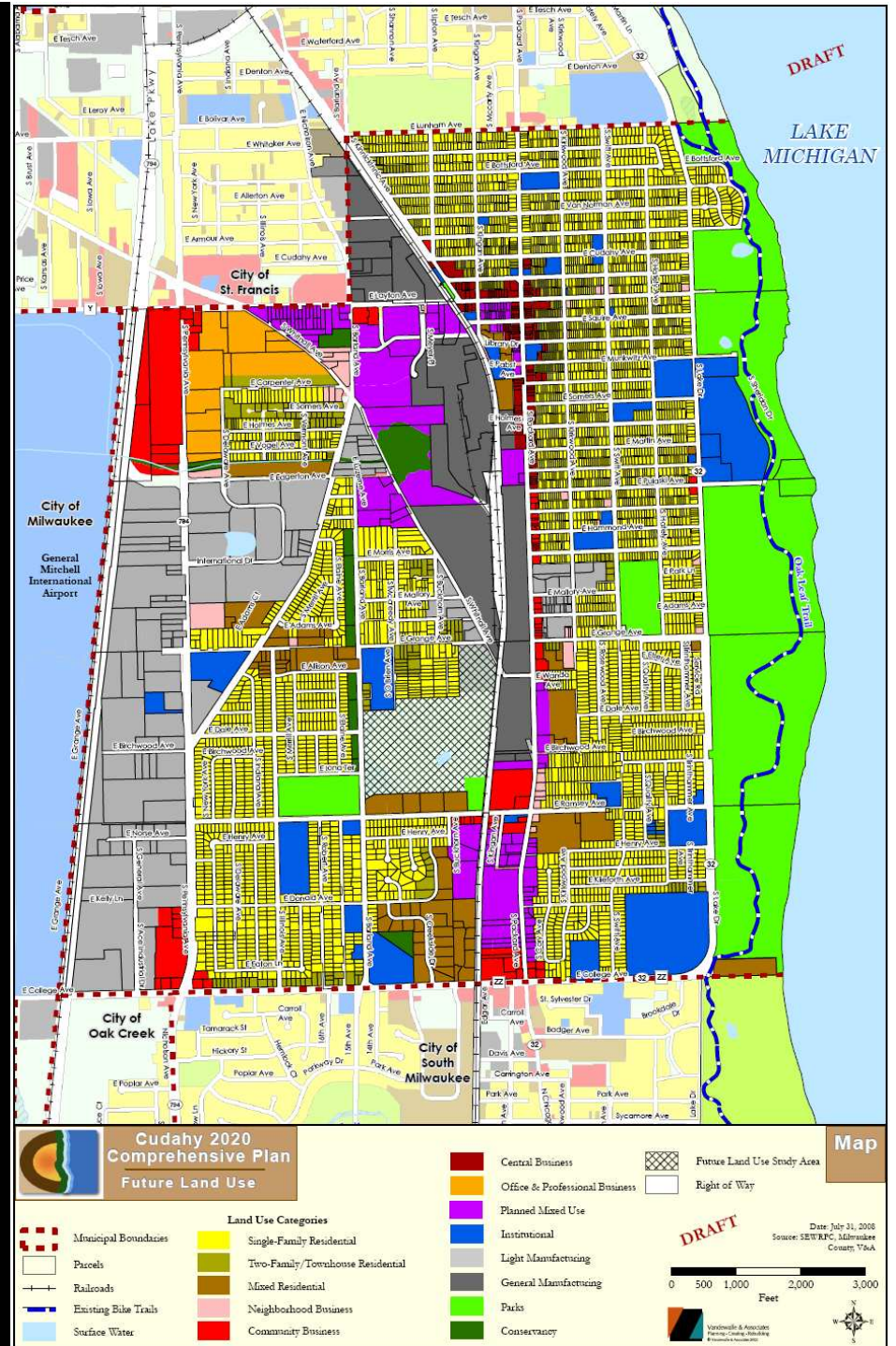
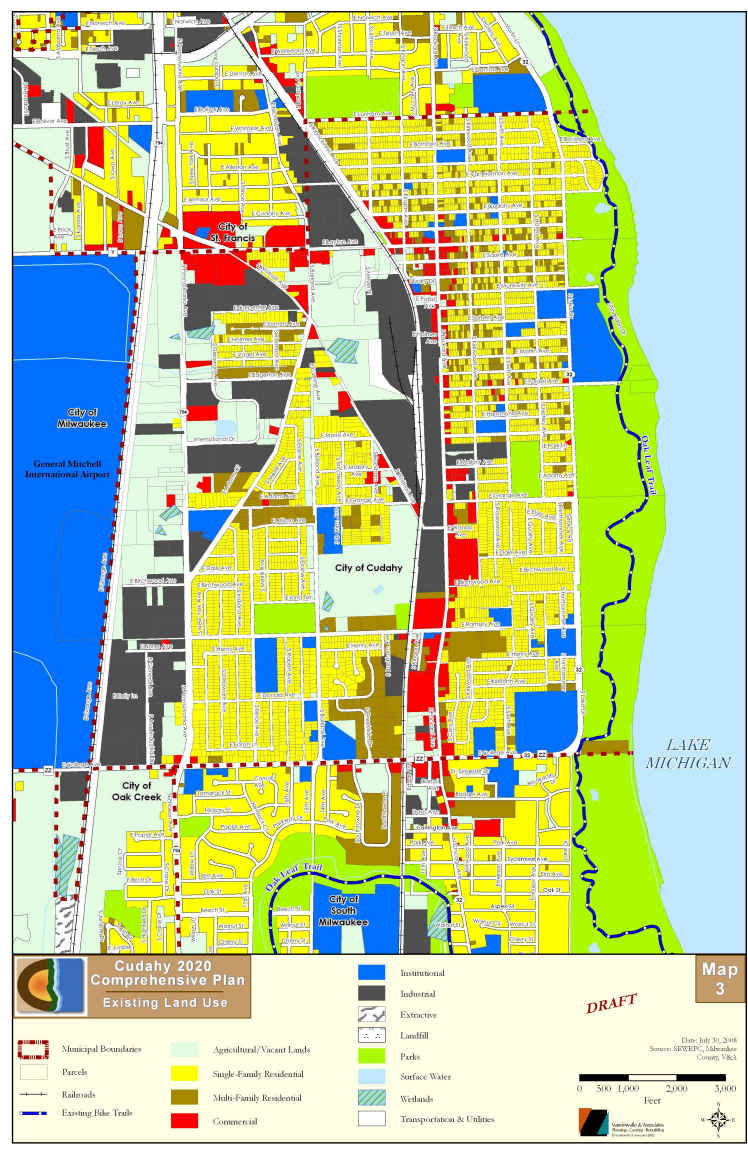
Regional Influences



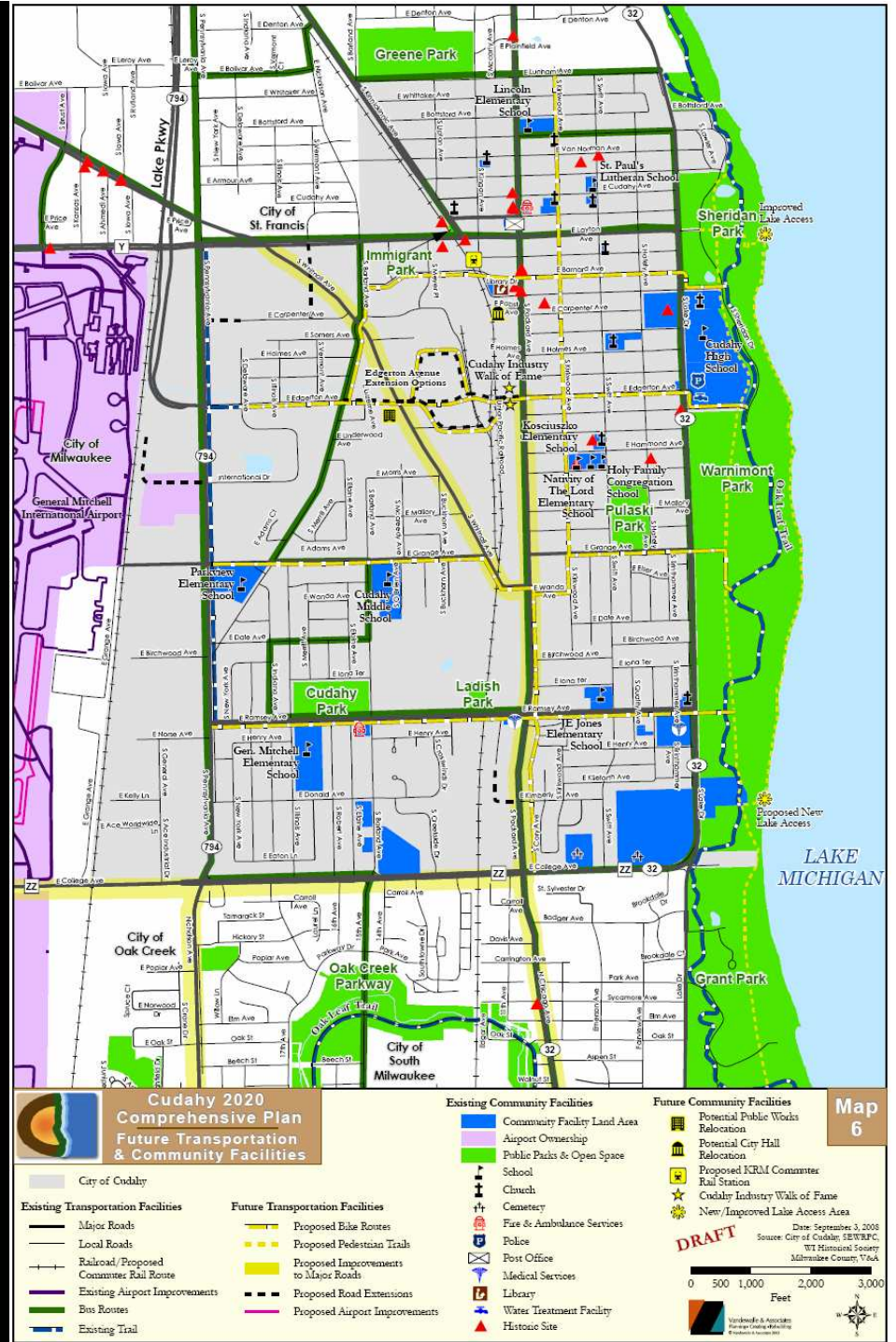
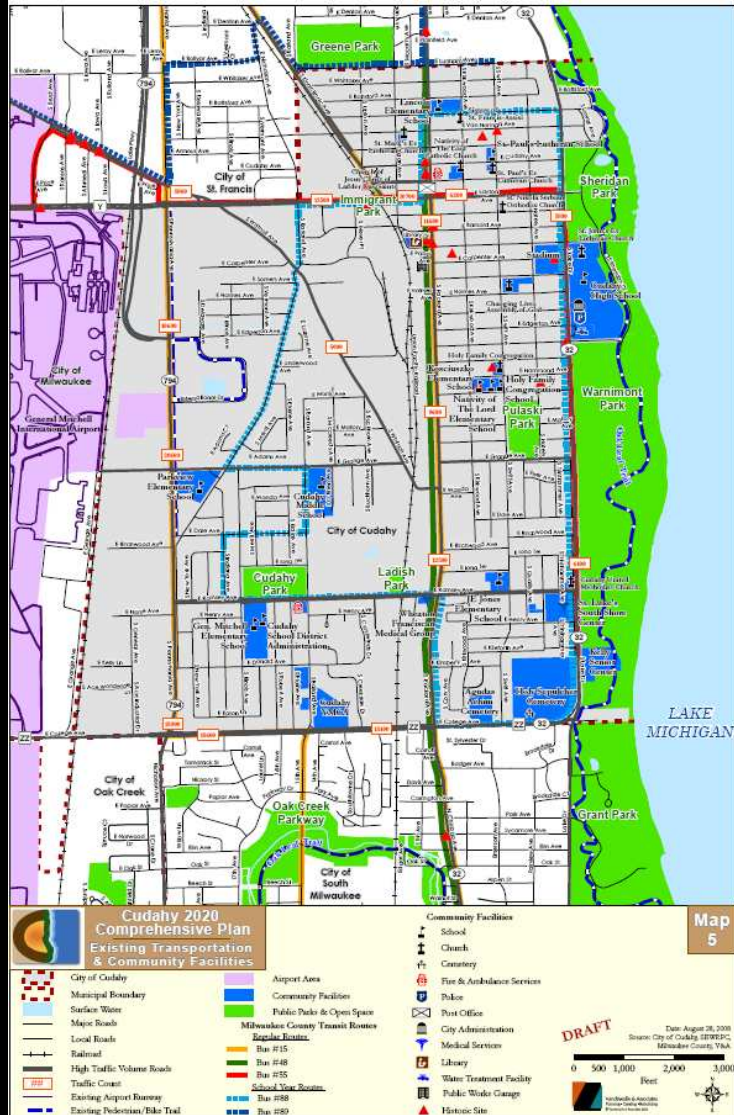
Cudahy Opportunities & Plan Organization



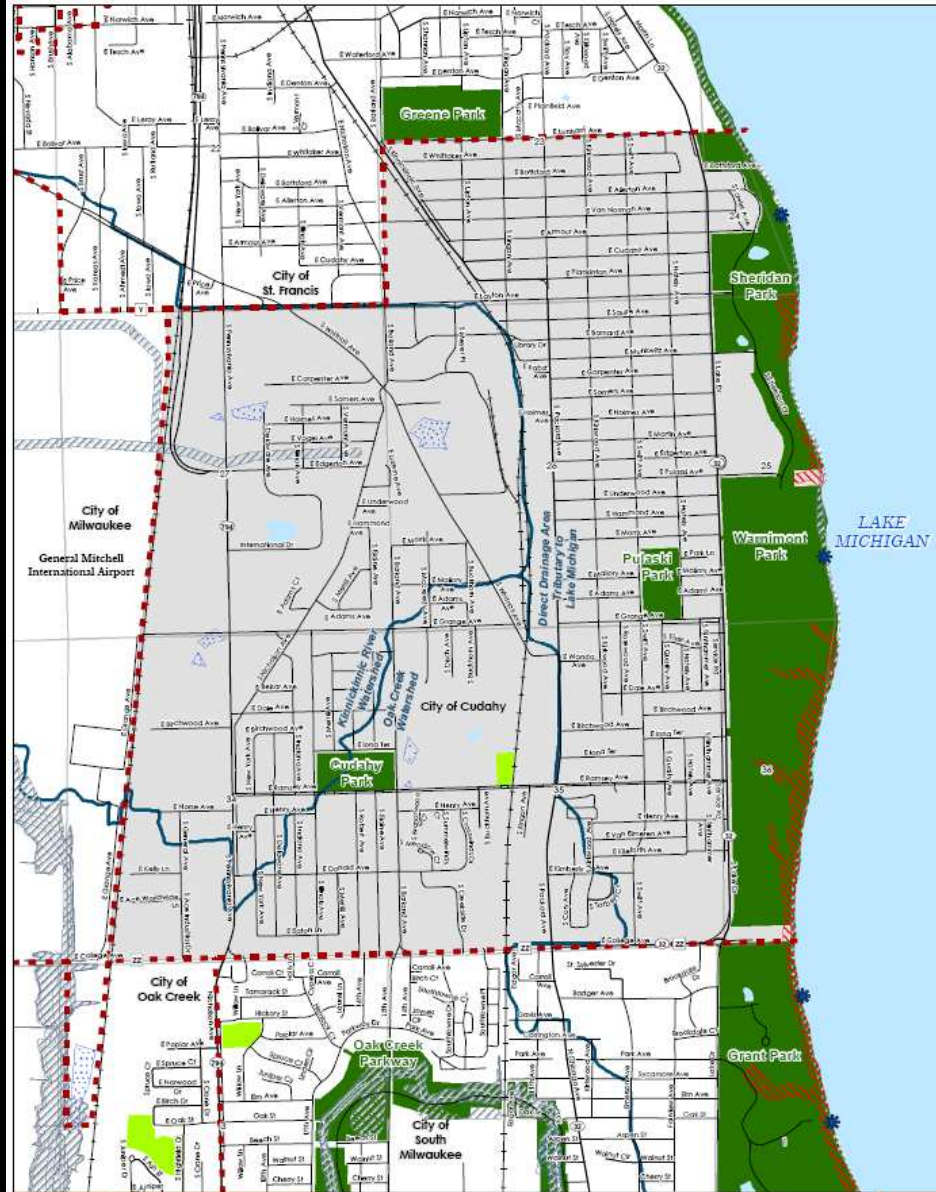
Existing & Future Land Use



Existing & Future Transportation & Community Facilities



Natural Features



Cudahy 2020 Comprehensive Plan
Natural Features

Map 2

DRAFT

Date: July 30, 2008
Source: Parks - Milwaukee County, FEMA - Floodplain, WI DNR - Wetlands, VBA

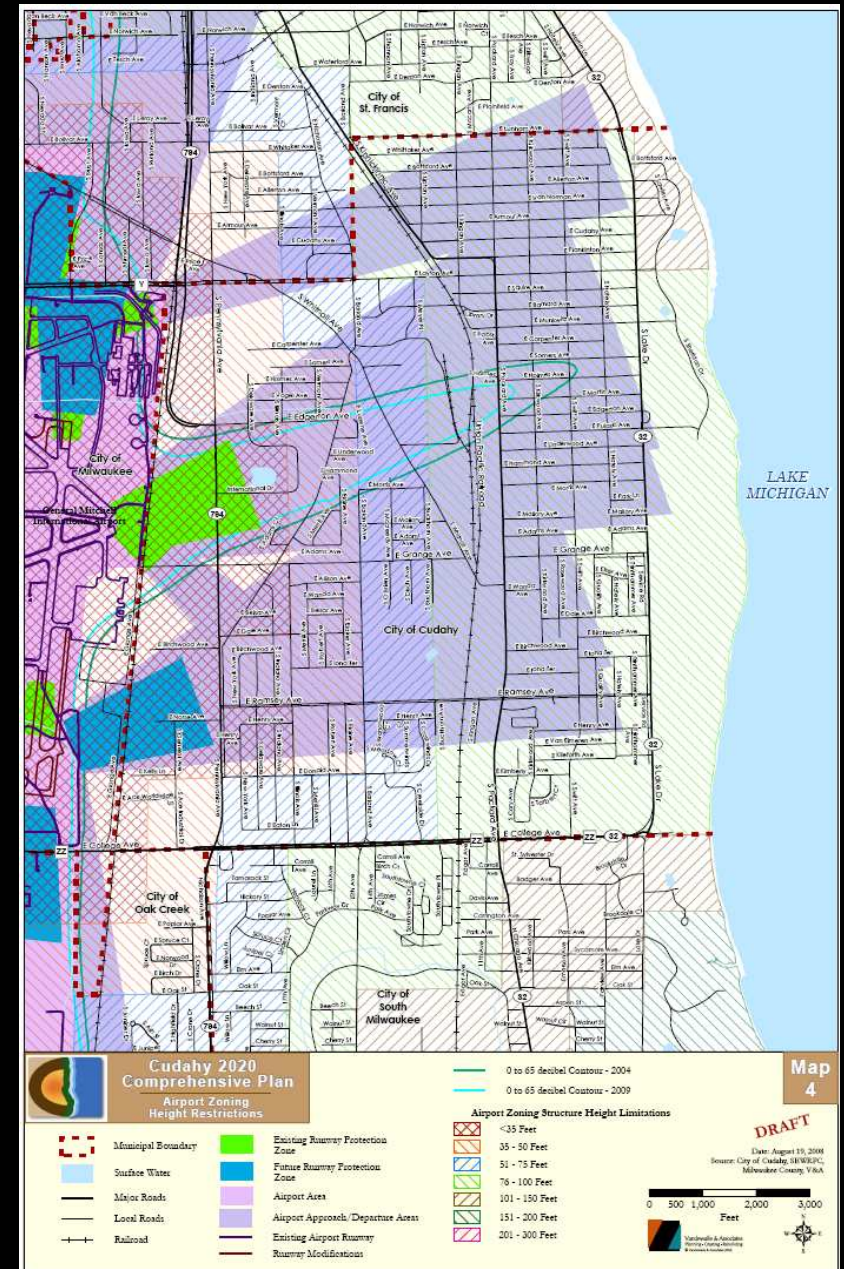
0 500 1,000 2,000 3,000
Feet

Vanhecke & Associates
Planning & Consulting
© 2008 Vanhecke & Associates

City of Cudahy	Surface Water	Wetlands
Municipal Boundary	Watershed Boundary	Floodplains
Major Roads	Community Park Facility	Slopes Greater Than 20%
Local Roads	County Park Facility	
Railroad	Beach Area (as of 2007)	

Intergovernmental Cooperation

- Investigate co-marketing and intergovernmental efficiencies with surrounding communities and agencies (St. Francis, South Milwaukee, Airport, Oak Creek)



Parkview Elementary Attendance Area

Total Population (2000) -- 3029
 Median Age of Population (2000) -- 32
 Average Household Size (2000) -- 2.82
 Median Household Income (2000) -- \$39,047
 Average Single Family Home Value (2008) -- \$169,283
 Percent Owner Occupied Housing (2000) -- 48%
 Average Age of Housing Units (2008) -- 49

Lincoln Elementary Attendance Area

Total Population (2000) -- 3977
 Median Age of Population (2000) -- 39
 Average Household Size (2000) -- 2.24
 Median Household Income (2000) -- \$43,529
 Average Single Family Home Value (2008) -- \$167,652
 Percent Owner Occupied Housing (2000) -- 57%
 Average Age of Housing Units (2008) -- 73

Kosciuszko Elementary Attendance Area

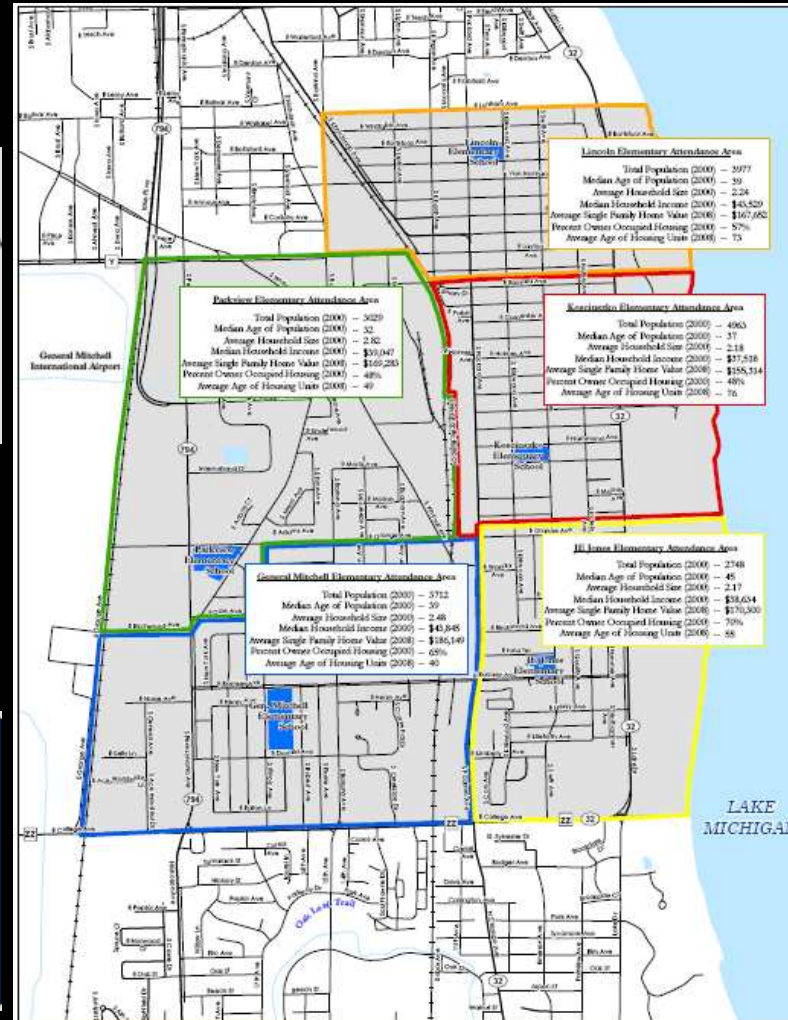
Total Population (2000) -- 4963
 Median Age of Population (2000) -- 37
 Average Household Size (2000) -- 2.18
 Median Household Income (2000) -- \$37,518
 Average Single Family Home Value (2008) -- \$155,314
 Percent Owner Occupied Housing (2000) -- 48%
 Average Age of Housing Units (2008) -- 76

JE Jones Elementary Attendance Area

Total Population (2000) -- 2748
 Median Age of Population (2000) -- 45
 Average Household Size (2000) -- 2.17
 Median Household Income (2000) -- \$38,634
 Average Single Family Home Value (2008) -- \$170,300
 Percent Owner Occupied Housing (2000) -- 70%
 Average Age of Housing Units (2008) -- 55

General Mitchell Elementary Attendance Area

Total Population (2000) -- 3712
 Median Age of Population (2000) -- 39
 Average Household Size (2000) -- 2.48
 Median Household Income (2000) -- \$43,845
 Average Single Family Home Value (2008) -- \$186,149
 Percent Owner Occupied Housing (2000) -- 65%
 Average Age of Housing Units (2008) -- 40



Cudahy 2020 Comprehensive Plan Neighborhood Analysis Map

City of Cudahy/Cudahy School District
 Student Water
 Major Roads
 Local Roads
 Railroad

Lincoln Elementary Attendance Area
 Kosciuszko Elementary Attendance Area
 Parkview Elementary Attendance Area
 General Mitchell Elementary Attendance Area
 JE Jones Elementary Attendance Area

Elementary Schools

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

DATE August 18, 2009
 Source: City of Cudahy, Milwaukee County, 2000 Census

WHAT IS THE VISION FOR CUDAHY?

A VIBRANT LAKEFRONT COMMUNITY FOR THE NEXT GENERATION OF FAMILIES AND BUSINESSES



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STRATEGIES

1. Bring more young families to Cudahy, working in collaboration with educational partners.
2. Continue downtown momentum through redevelopment, a commuter rail station, more gatherings, and aesthetic and road improvements.
3. Increase access to, views of, and community activity and programming along Lake Michigan.
4. Advance mixed-use redevelopment, appearance, and activity levels along the City's avenues.
5. Maintain good roads, utilities, parks, schools, and services as the backbone for Cudahy's growth.
6. Advance community, personal, and environmental health, focusing on new cultural and recreational opportunities.
7. Preserve the historic downtown, charming neighborhoods, and European "company town" heritage.
8. Maintain Cudahy as an affordable place to live and run a business.
9. Work collaboratively with local companies on diverse employment opportunities and improvements to property appearance.
10. Focus on retaining the City's best existing businesses and attracting eclectic "next generation" businesses.
11. Assure that new development contributes to the City's distinct character, urban form, and community health.
12. Revitalize housing and provide clean, safe neighborhoods through focused action and resident and property owner cooperation.
13. Increase the City's homeownership rate, particularly by focusing on neighborhoods with less than 50 percent homeownership.
14. Cooperate with neighboring communities and Airport interests to advance Cudahy and the South Shore area.
15. Refine, enhance, and then market Cudahy's image in the region and among residents.

DRAFT
9/2/08

WHAT IS THE VISION FOR CUDAHY?

A VIBRANT LAKEFRONT COMMUNITY FOR THE NEXT GENERATION
OF FAMILIES AND BUSINESSES



Reenergized
avenues

Downtown
transit hub

Next
generation
industries

Easy walk to
great lake, great schools

Neighborhood reinvestment
& homeownership

Manufacturing
strength



STRATEGIES

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DRAFT
9/2/08

Sustainability (example of vision)



A VISION FOR A SUSTAINABLE BROOKFIELD

WHAT IS SUSTAINABILITY?

A COMMUNITY'S CAPACITY TO SUPPORT THE LONG-TERM HEALTH AND WELFARE OF ITS NATURAL AND MAN-MADE ENVIRONMENT, AS WELL AS ALL FORMS OF LIFE THAT DEPEND ON THAT ENVIRONMENT. A SUSTAINABLE COMMUNITY IS FOCUSED NOT ONLY ON PROTECTING NATURAL RESOURCES, BUT ALSO ON ENSURING A HIGH QUALITY OF LIFE FOR ALL RESIDENTS. TO ACHIEVE AN INCREASED LEVEL OF SUSTAINABILITY, A COMMUNITY MUST RECOGNIZE THE INTERCONNECTEDNESS OF ALL THINGS, AS WELL AS THE IMPACT THEIR ACTIONS HAVE ON THE GREATER REGION AND THE WORLD.

	<p>ENVIRONMENT</p> <ul style="list-style-type: none"> • WATER & OPEN SPACE STEWARDSHIP • PROGRESSIVE STORMWATER MANAGEMENT • GROUNDWATER QUALITY & RECHARGE • POTENTIAL WASTE TO ENERGY CONVERSION • RESTORATION OF NATIVE VEGETATION • LIMITED FERTILIZER & PESTICIDE USE • CLEAN INDUSTRY & TRANSPORTATION CHOICES • ENERGY CONSERVATION • INTEGRATION OF DEVELOPED AREAS WITH THE NATURAL LANDSCAPE 		<p>NEIGHBORHOODS</p> <ul style="list-style-type: none"> • ENERGY-EFFICIENT HOMES & NEIGHBORHOOD LAYOUTS • GREEN SPACES & GATHERING PLACES • LIFECYCLE HOUSING • WALKING & BIKING FOR RECREATION & TRANSPORTATION • NEARBY SHOPPING, SERVICES, & ENTERTAINMENT
	<p>ECONOMY</p> <ul style="list-style-type: none"> • FAMILY-SUPPORTING JOBS • "NEXT GENERATION" BUSINESSES • DIVERSIFICATION TO WEATHER ECONOMIC DOWNTURNS • REDEVELOPMENT THAT IMPROVES QUALITY OF LIFE • EFFORTS TO BRING VISITOR DOLLARS • GROWTH OF LOCAL BUSINESSES & ENTREPRENEURIAL ACTIVITY • STRATEGIC USE OF INCENTIVES TO ADVANCE SUSTAINABLE PRACTICES 		<p>TRANSPORTATION</p> <ul style="list-style-type: none"> • MORE GOODS, SERVICES, & JOBS LOCALLY • EXTENSIVE BIKE & PEDESTRIAN PATH NETWORK • INTELLIGENT/ENERGY-EFFICIENT ROADWAY SYSTEMS • NEIGHBORHOOD ELECTRIC VEHICLES • PASSENGER RAIL SERVICE
	<p>EDUCATION</p> <ul style="list-style-type: none"> • SCHOOLS AS CENTERS OF COMMUNITY LEARNING • INCREASED LOCAL ACCESS TO HIGHER EDUCATION • SKILL SETS MATCHED TO EMPLOYER DEMANDS • SUSTAINABILITY AS PART OF CURRICULUM 		<p>GOVERNMENT</p> <ul style="list-style-type: none"> • CITY FLEET MODERNIZATION, INCLUDING INCREASED MPG • ENERGY-EFFICIENT & HEALTHY GOVERNMENT BUILDINGS • GOVERNMENT RESPONSIVE TO CITIZEN NEEDS & INTERESTS • REGIONAL APPROACHES PURSUED FOR COMMON BENEFIT • EFFICIENT AND ENVIRONMENTALLY RESPONSIBLE INFRASTRUCTURE DEVELOPMENT
	<p>DEVELOPMENT</p> <ul style="list-style-type: none"> • ENERGY-EFFICIENT BUILDING & SITE DESIGN • MIXED USES & DENSITIES IN TARGETED INTERVENTION AREAS • TRANSIT-ORIENTED DEVELOPMENT NEAR BROOKFIELD SQUARE & VILLAGE • CONSUMPTIVE LAND USES DISCOURAGED • HISTORIC RESOURCES PRESERVED & CELEBRATED • ALTERNATIVE ENERGY GENERATION SUCH AS SMALL-SCALE WIND & SOLAR 		<p>LIFESTYLE</p> <ul style="list-style-type: none"> • GREATER ACCESS TO & AWARENESS OF LOCAL FOODS • AWARENESS OF "ECOLOGICAL LIVING," SUCH AS ENERGY EFFICIENT APPLIANCES, GREEN CLEANING PRODUCTS, & FAMILY GARDENS • RANGE OF CULTURAL & ENTERTAINMENT CHOICES • ACTIVE RECREATIONAL OPPORTUNITIES • COMMUNITY-WIDE REDUCTION, REUSE, & RECYCLING OF WASTE • NETWORKS OF PEOPLE OF DIFFERENT AGE & INTEREST GROUPS, INCLUDING NEIGHBORHOOD & COMMUNITY SERVICE ORGANIZATIONS

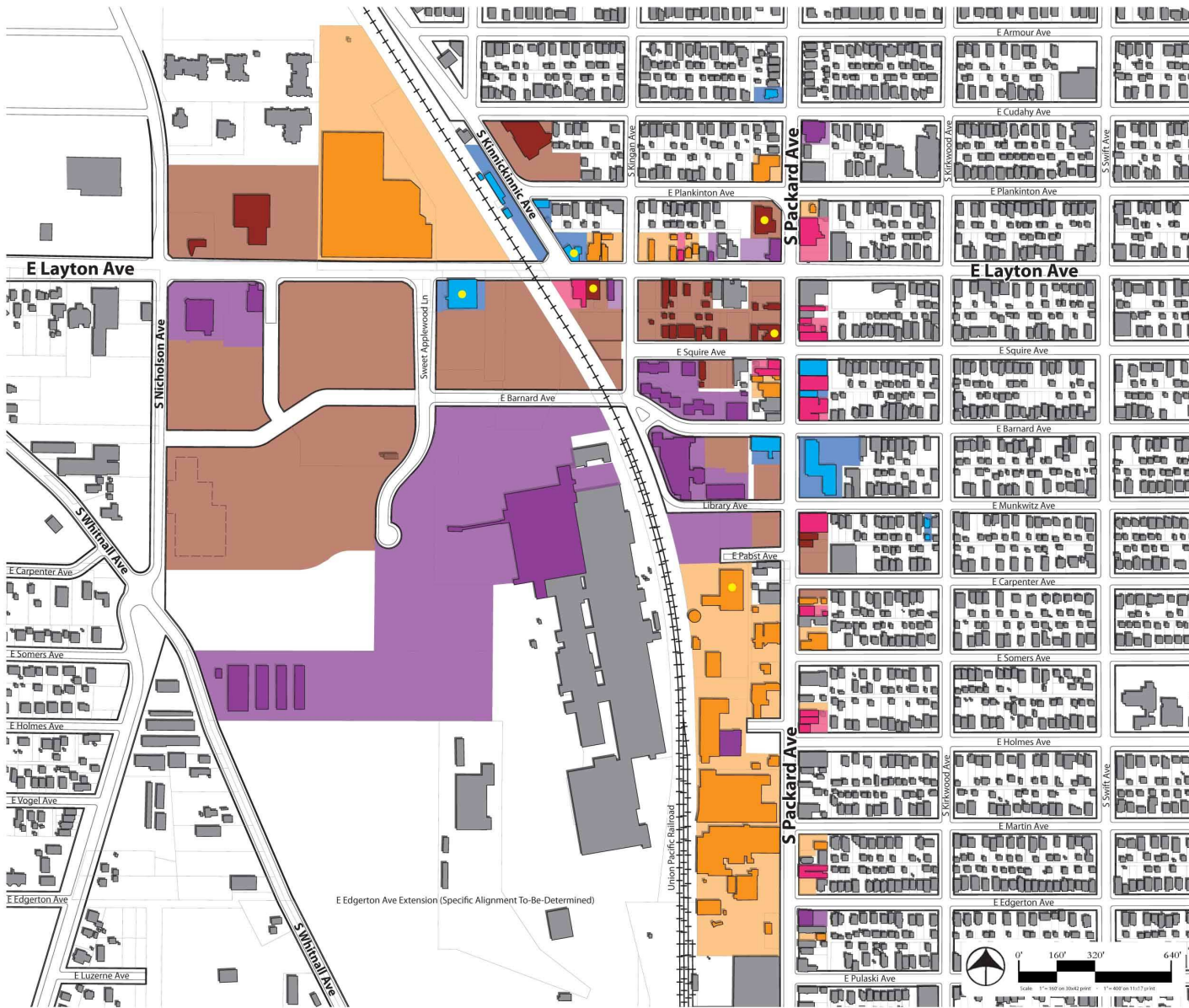
Downtown Vision & Strategies

35 Min

- I. Preservation & Redevelopment Analysis**
- II. Roles of Downtown**
- III. Concept Plan – Downtown Planning Districts**
- IV. Key Sites and Priorities**



Preservation & Redevelopment Analysis



Downtown Cudahy 1.0 Preservation & Redevelopment Analysis

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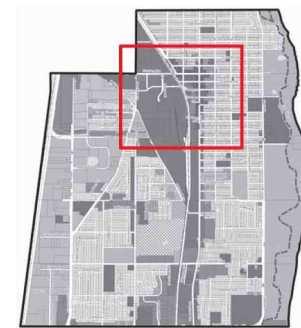
Preservation Sites

- Significant New Investment
- Architecturally Contributing
- Significant Historic*
- Potential Renovation Targets

Redevelopment Sites

- Priority Redevelopment Site
- Long Term Redevelopment Site

* Wisconsin Historical Society's Architecture & History Inventory Data



Location Map



Cudahy 2020 Comprehensive Plan

Prepared by: Planning, Engineering, and Information Services
Vandalia & Associates, Inc.
Created: August 21, 2008
Revised: 11/08, 10/10

The Roles of Downtown Cudahy

- Vibrant “Living” Activity Center
- Family-Oriented
- Transit-Oriented
- Entertainment & Cultural Center
- Service & Civic Center

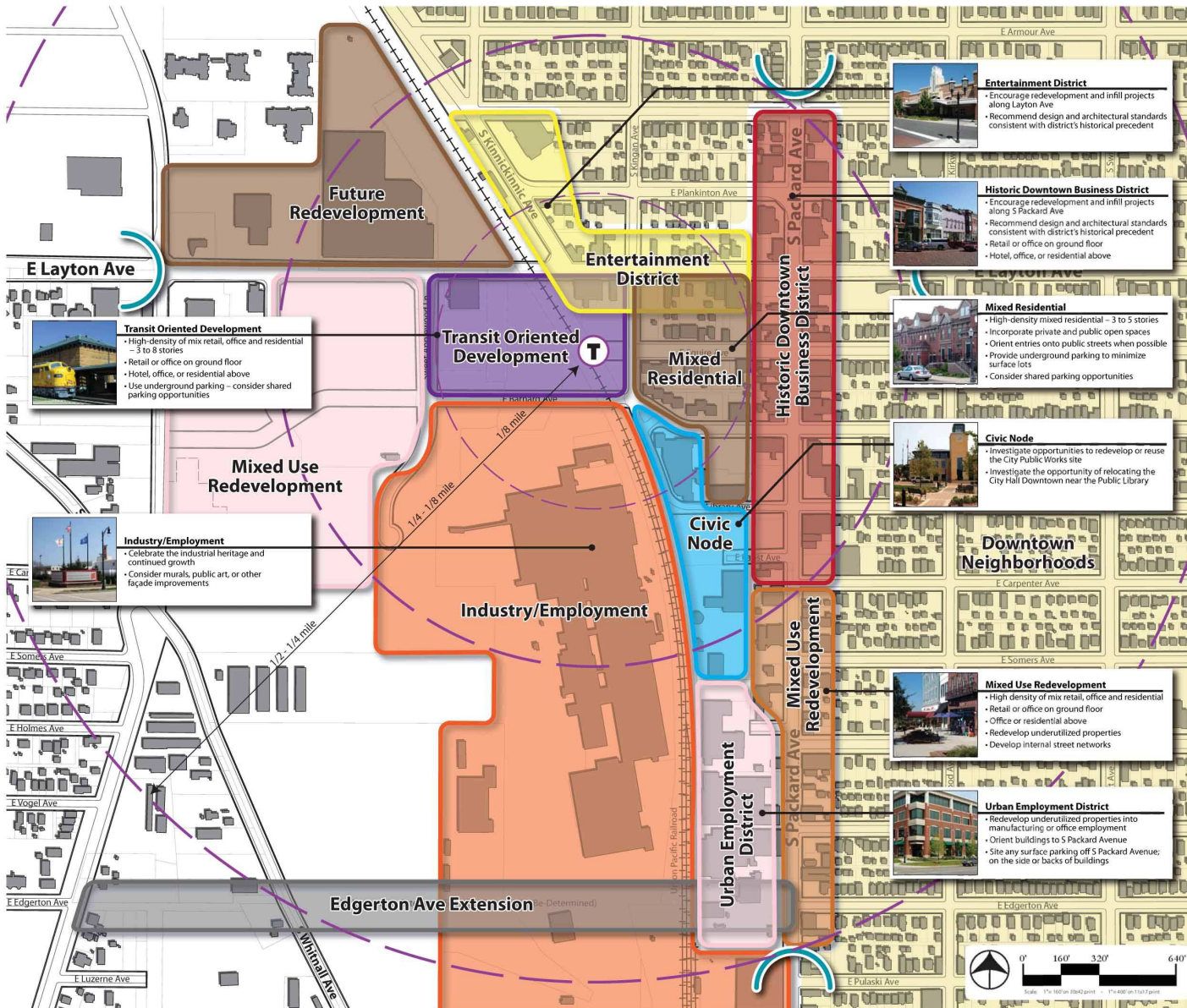


Target Markets

- Existing Cudahy Residents
- Young Families/First-time Homebuyers
- Empty-nesters
- Transit Riders/Commuters
- Local Employees
- Downtown Neighborhoods Residents – Walking Distance



Downtown Districts

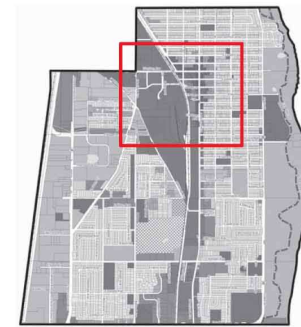


Downtown Cudahy 3.0 Concept Plan

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Key Recommendations

1. Focus redevelopment efforts along S Packard and E Layton, the Historic Downtown Business and Entertainment Districts. Promote retail, service, dining, and entertainment uses.
2. In the Transit-Oriented Development District emphasize high-quality uses, design and increased density centered on the future KRM transit station.
3. Encourage a variety of housing options in the Mixed Residential District to serve different markets and increase viability of Downtown commercial uses.
4. Target reinvestment and increased homeownership rates in the Downtown Neighborhoods District.
5. Throughout Downtown, foster a walkable pedestrian-scaled environment with authentic downtown character through continued streetscape enhancements, façade improvements, and building design standards.
6. Continue to support the Industry and Urban Employment Districts and encourage additional high-quality employment opportunities in these locations Downtown.



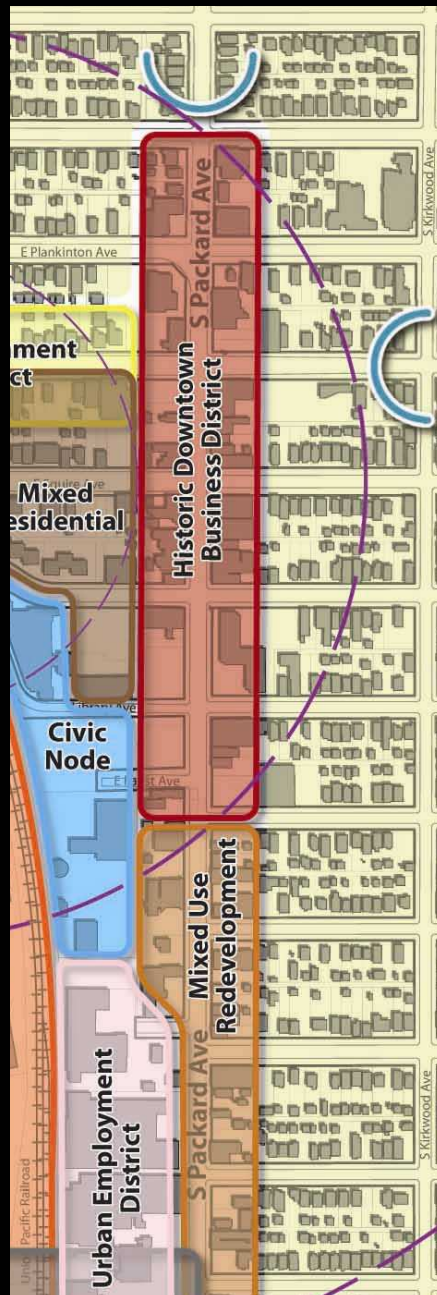
Location Map



**Cudahy 2020
Comprehensive Plan**

Planned by: Cudahy, Missouri
Created by: Cudahy, Missouri
Created: October 1, 2008
Revised: [blank]

Historic Downtown Business District



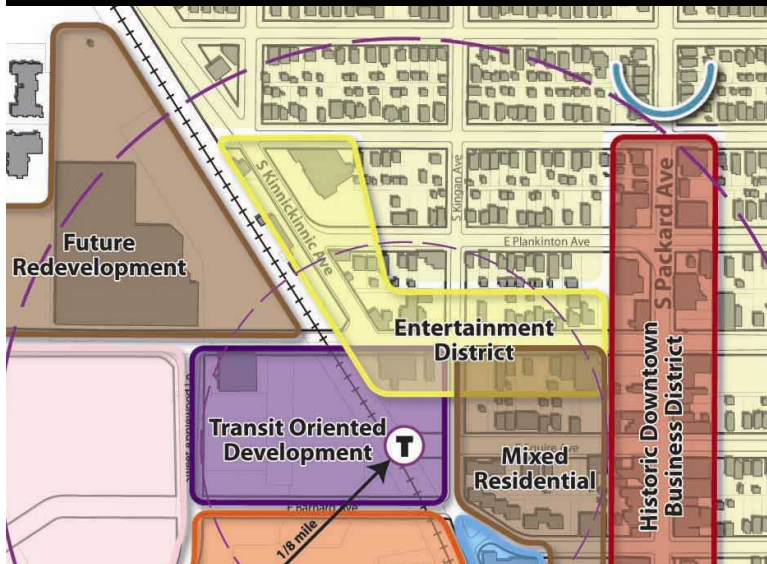
- Façade Improvements, building renovations
- Target recruitment of ground level retail, restaurant and active service uses
- Target reinvestment in upper levels for office and residential uses
- Enhance public spaces with gateway features, streetscaping, clearly designated parking, wayfinding and other signage
- Increase activity with public events, expanded farmers market, business-district events, civic uses

Sites

- Library Square- Complete City Market mixed-use and residential phases
- 3500 Block Layton - Actively recruit developers for reinvestment in vacant and publicly-owned properties. Uses should include a mix of entertainment, office and residential.
- Public Works Facilities – Develop long-term strategy for site reuse; consider civic use such as post office or city hall relocation and reuse of public works building
- Cudahy Tanning – Redevelop or renovate building for future small business innovation center



Entertainment District

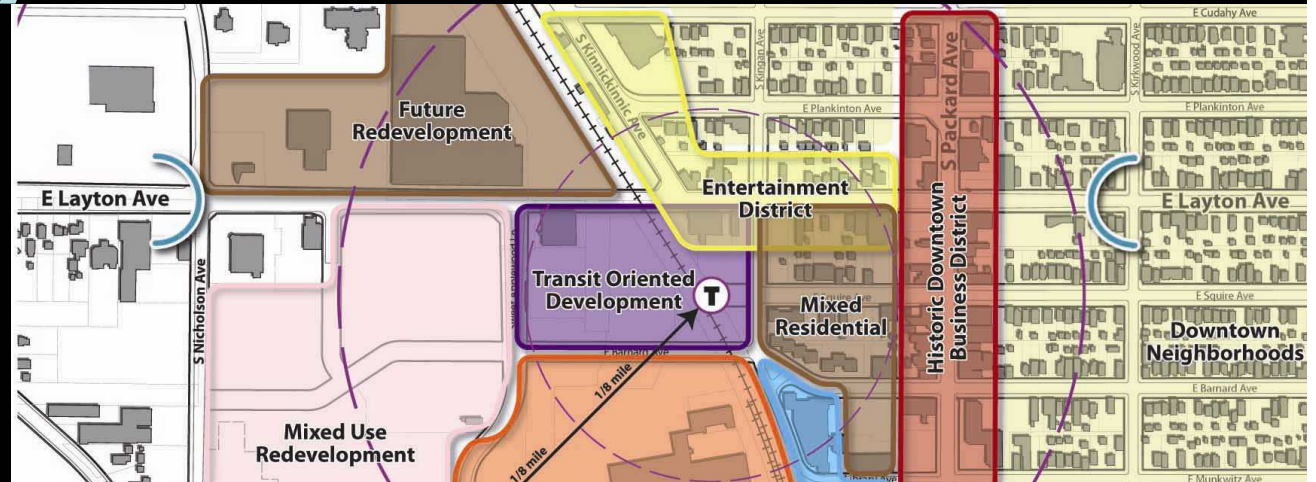


- Façade Improvements, building renovations
- Target recruitment of ground level entertainment, restaurant, bar and retail uses
- Target reinvestment in upper levels for office uses
- Enhance public spaces with streetscaping, clearly designated parking, wayfinding and other signage

Sites

- Former Kohl's Grocery Store – Target recruitment of destination entertainment use such as theater or recreational facility
- Kingan Triangle – Continue infill of triangle with entertainment, restaurant and activity uses.
- 3500 Block Layton - Actively recruit developers for reinvestment. Primary use should be high-density residential with entertainment and retail uses on ground floor.

Transit & Layton Avenue District



- Primary gateway to community and downtown
- Target recruitment of a mix of uses which should complement downtown location and access to transportation routes and transit station
- High-quality and pedestrian-oriented site and building design
- Enhance public spaces with Cudahy gateway features, streetscaping, clearly designated parking, pedestrian connections to downtown and surrounding neighborhoods, and wayfinding

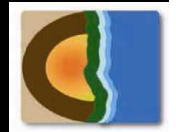
Sites

- Transit Oriented Development Area – Residential and commercial infill development targeted to KRM transit-riders.
- National Tissue/Carey Limousine - Long-term multi-family residential development; targeted for senior housing and transit-oriented residential market
- Meyer Property – Continued redevelopment focused on a mix of uses complementary to downtown, the entertainment district, and the future KRM transit station. Office, retail, lodging and destination uses.

Other Planning Areas

35 Min

- I. Gateway Commercial Center (Layton/North Pennsylvania Area)
- II. South Pennsylvania Corridor
- III. South Packard Corridor
- IV. Core Industrial Area
- V. Southwest Neighborhoods
- VI. East Neighborhoods
- VII. Lakefront
- VIII. Intergovernmental Cooperation



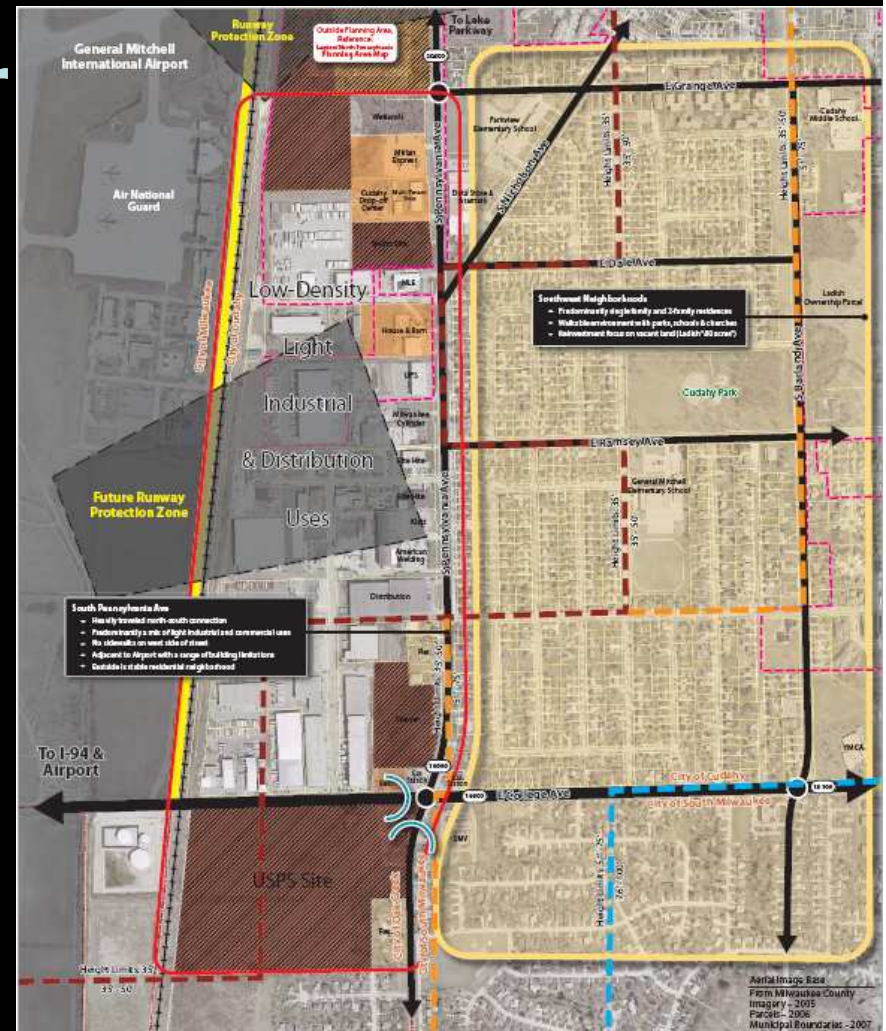
Gateway Commercial Center (Layton/North Pennsylvania Area)

- Create a high-quality gateway employment and retail district leveraging Lake Parkway and the Airport



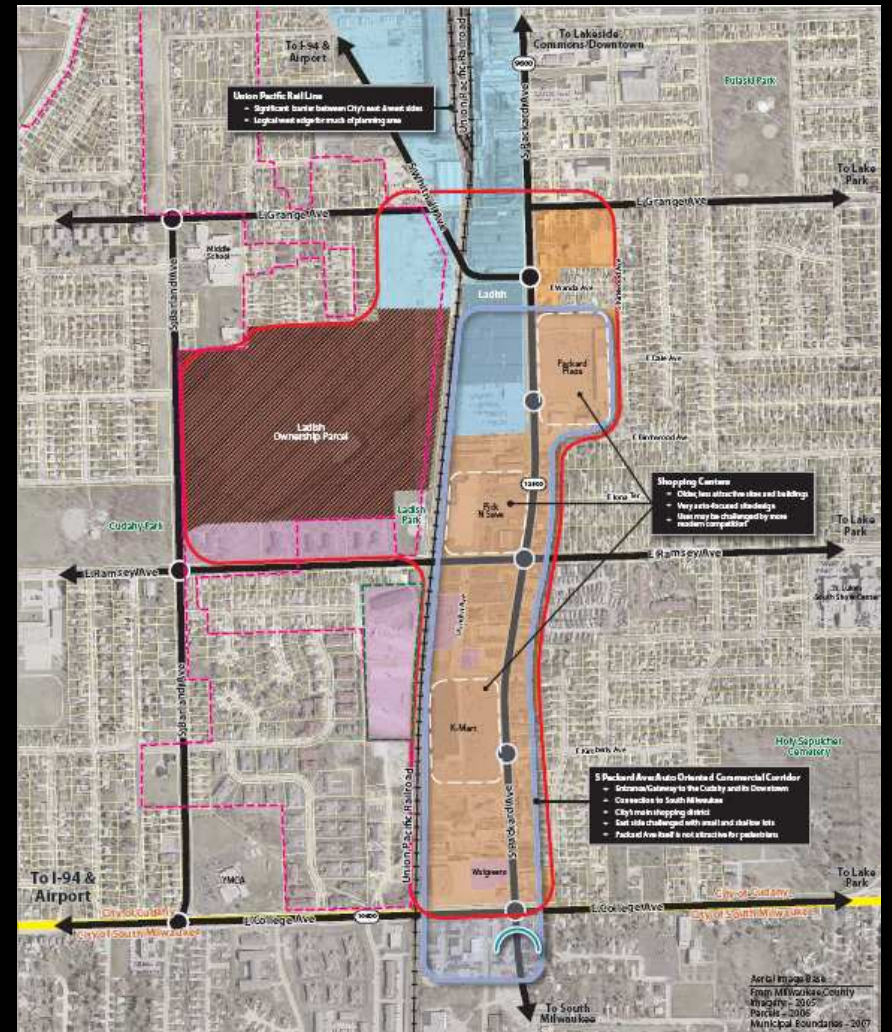
South Pennsylvania Corridor

- Build from major employment growth – USPS, Air National Guard, Mitchell International Business Park – and maximize positive spin-off from pending investments



South Packard Corridor

- Create higher density mixed housing and local shopping district, reducing retail footprints





Cudahy 2020 Comprehensive Plan
Site Conditions & Context Analysis

SOUTH PACKARD PLANNING AREA

DRAFT



Prepared by: Terra Group, LLC
Reviewed by: Terra Group, LLC
Date: 08/14/2018
Revised: 08/14/2018

Map E4

- City Limits
- Planning Area Boundary
- Environmental TIF District
- TIF District #1
- Landmarks & Significant Buildings
- Major Employers
- New Development/Reinvestment
- Potential Short Term Redevelopment
- Potential Mid to Long Term Redevelopment
- Vacant Land
- Major Roadways w/ Traffic Volumes (2007-2011)
- Signalized Intersections
- Major City/Planning Area Gateways

South Packard Area Business Summary		Business	Residential
Retail Trade Activities			
Food Stores	1	1	1
Flowers, Groceries, Food Stores (Summary)	4	1	1
Business Summary	5	2	2
Manufacturing, Construction, Transportation	10	20	
Government, Wholesale, Other Business	1	1	
Total	21	24	3

South Packard Retail Trade Street		Business	Residential
Retail Trade Activities			
Home Furnishings	1	1	1
General Merchandise Stores	1	1	1
Food Stores	1	1	1
Auto Gasoline, Gas Stations, Auto Maintenance	1	1	1
Apparel & Accessory Stores	1	1	1
Food & Beverage Retail	1	1	1
Fabric & Sewing Patterns	1	1	1
Miscellaneous Retail	1	1	1
Total	8	8	8

Core Industrial Area

- Enhance Packard Avenue experience and celebrate major employers

Southwest Neighborhoods

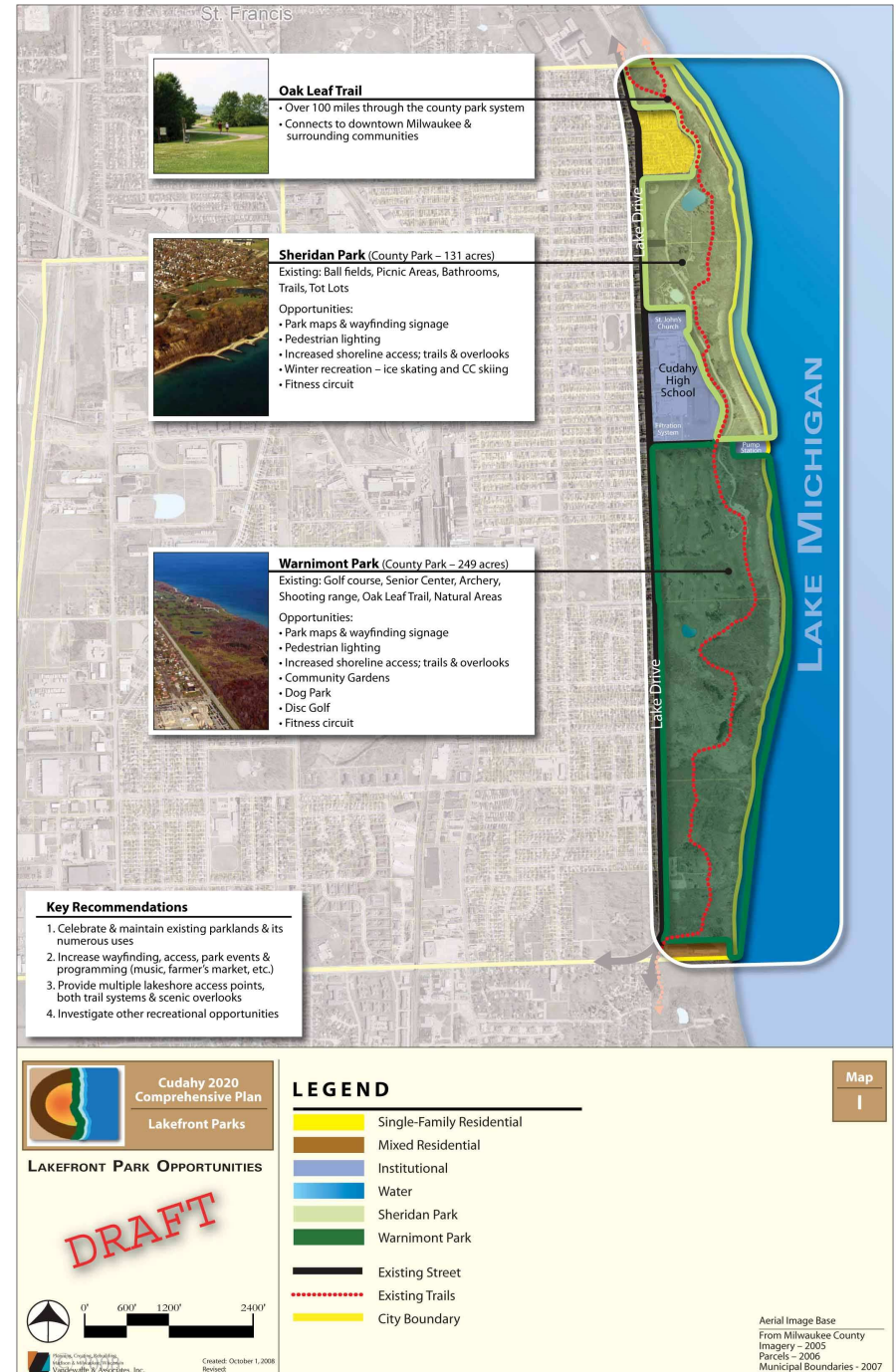
- Maintain infrastructure, parks, and schools and address small problems before they grow

East Neighborhoods

- Reinvest in neighborhood infrastructure and encourage quality housing and owner occupancy

Lakefront

- Expand community use, relationship, access and views to Lake Michigan



Next Steps:

- V&A Incorporate tonight's comments into all draft materials
- Committee solicit input (Council, CDA, PC) on Draft Vision & Strategies
- V&A Develop Draft #1 of Comprehensive Plan (prior to 12/3 meeting)
- Next Meeting 12/3 to discuss Draft #1