



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Lafayette L. Crump**  
Commissioner

**Sam Leichtling**  
Deputy Commissioner

## **CITY PLAN COMMISSION --**

Resolution approving a restaurant with drive-through facility use, and the building design and associated plans for a proposed drive-through coffee shop on the property located at 350 West Layton Avenue, on the north side of West Layton Avenue, east of South 5<sup>th</sup> Street, relative to the Development Incentive Zone Overlay known as 5<sup>th</sup>/Layton, in the 13<sup>th</sup> Aldermanic District.

### **- Analysis -**

This resolution approves the building design and associated plans for the construction of drive-through coffee shop that will be located at 350 West Layton Avenue, on the north side of West Layton Avenue and east of South 5<sup>th</sup> Street.

Whereas, The City of Milwaukee has established a permitted use list and design standards for developments and site work on properties located within the 5<sup>th</sup>/Layton Development Incentive Zone (DIZ) Overlay that established by Section 295-1007.0007 of the former Milwaukee Code, and the subject site at 350 West Layton Avenue is located within the DIZ Overlay, on the north side of West Layton Avenue and east of South 5<sup>th</sup> Street; and

Whereas, In May 2022, the City Plan Commission approved plans for a quick service restaurant with drive-through facility as File No. 220032, which has not been constructed, and the site remains vacant; and

Whereas, Milbrew Holdings, LLC is proposing to construct a drive-through coffee shop on the subject site, and a restaurant with drive-through facility use is an allowable use per the DIZ Overlay, subject to a public hearing before the City Plan Commission; and

Whereas, The site layout and building design of the 530 square foot building and 250 square foot standalone cooler are subject to the DIZ Overlay design standards with respect to building placement, design and materials, pedestrian connections, site access and amenities, and screening, among other items; and

Whereas, The proposed plans are consistent with the applicable DIZ Overlay design standards; and

Whereas, The applicant has committed to providing a walk-up door to serve non-vehicular customers along with outdoor seating and bicycle parking adjacent to the building; and

Whereas, The applicant is also seeking a variance from the Board of Zoning Appeals to exceed the maximum parking spaces allowed for this use based on the size of the building; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the plans to develop 350 West Layton Avenue as a drive-through coffee shop as they relate to the 5<sup>th</sup>/Layton Development Incentive Zone are hereby approved conditioned on the applicant demonstrating, prior to building permit issuance, that all pedestrian connections and walkways within the site including ramps and other features are ADA compliant,

Board of Zoning Appeals approving the applicant's request for a variance to exceed the maximum allowed parking on the site, and that the landscaping plan and plantings meet the City's standards; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

**CPC 6/30/2025   CONDITIONALLY APPROVED.**