

Exhibit A
File No. 221807

Minor Modification to a Detailed Planned Development known as: Airport Business Center
575 W Layton Avenue
Milwaukee, WI 53207
April 7th, 2023

Previous File History and Project Summary

The Detailed Planned Development (DPD) for the Airport Business Center was approved as file number 890762 located at the southeast corner of W Layton Avenue & S. 6th Street. The DPD was amended on November 1st, 1999, to allow the construction of a proposed Culver's restaurant as file number 990734. The Culver's property on the DPD was soon to be modified on May 15th, 2000, to relocate the restaurant's dumpster and development signage under file number 991930. Additionally, on June 8, 2001, the DPD was modified to allow an exterior walk-in cooler for the Culver's restaurant under file number 010171.

Minor Modification Summary

The property owner, through their civil engineer Kimley-Horn & Associates, Inc., is asking for a Minor Modification to the DPD to allow changes to the total parking count and drive-through operations at the existing Culver's property. The modification will reduce the current Culver's parking count from 66 spaces to 59 spaces, a net loss of 7 parking spaces. Additionally, the site will modify their drive-through operations by adding two drive-through pod order points and relocating the existing restaurant's current order point. The drive-through change will require limited curb and paving improvements as well as parking lot restriping to better define drive-through traffic flows. Due to the reduction in parking spaces, drive-through operational changes and addition of two accessory structures, a Minor Modification to the Airport Business Center DPD is required. Currently, the airport center is accessed off W Layton Avenue and 6th Street. It is understood there are existing shared access easement agreements established for the traffic flows entering/exiting the Culver's facility with the adjacent 575 W Layton Avenue property. The other aspects of the Airport Business Center DPD will remain unchanged as part of this project.

List of Attachments

1. Vicinity map
2. Final Engineering Drawings

Proposed Changes

- a. A secondary drive-through lane will be added just south of the existing single drive-through lane.*
- b. 7 parking spaces will be removed on the west side of the building to accommodate a second drive through lane and provide adequate stacking for both drive-through lanes.*
- c. Two drive-through pod order points will be added to the drive-through operations. The existing order point will also be relocated for symmetry with the proposed pods. It is understood the two pods will be considered as accessory structures.*
- d. Please refer to the Topographic Survey (Sheet V0.0) included in the Final Engineering Plans for existing site conditions. Proposed conditions and a Site Summary Table have been included on the Site Plan (Sheet C3.0) of the Final Engineering Plans.*