

Development Incentive Zone

For a development known as Chick-fil-A located at 2701 West Morgan Avenue.

May 26, 2023

Preliminary plans have been received to develop a single story, 5,361 square foot restaurant building with dual drive-thru lanes, outdoor patio seating area, and freestanding canopies at the southwest corner of West Morgan Avenue and South 27th Street, within the Loomis Centre Development Incentive Zone (DIZ). Vehicular access to the site will be via West Morgan Avenue via the driveway at the intersection with West Lakefield Drive or via the parking lot connecting various businesses within the Loomis Centre DIZ. An existing driveway from the site to West Morgan Avenue will remain and will be converted to serve right turn exits only.

Pedestrian access to the site will be via a new pedestrian connection from South 27th Street at the south end of the property or via the walkway network within the Loomis Centre DIZ. The pedestrian connection from South 27th Street starts with will cross the dual lane drive thru via a raised speed table.

DPW has requested that the applicant provide a Traffic Impact Analysis for this development. Modifications to traffic signal operations at the intersections of West Lakefield Drive and South 27th Street with West Morgan Avenue as recommended by the TIA appear to be incorporated in the DIZ narrative. TIA recommended offsite pavement markings have been incorporated into the DIZ narrative. Finally, the operational changes to the driveway from the site to West Morgan Avenue, as mentioned above, are shown on the plans.

The plans show one bicycle rack at the southeast corner of the building. It is not clear how many bicycle parking spaces will be provided. There will be 24 vehicular parking spaces onsite.

Dumpsters will be located in an enclosure just west of the west property line in a proposed easement. The enclosure will consist of masonry walls and metal gates. A storage shed will be constructed as an extension of the masonry dumpster enclosure.

Water:

Water Review Comments for Loomis Center DIZ Project, 2701 W Morgan Ave

- MWW has a 12" water main in W. Morgan Ave. available to serve the subject development.

- MWW has a 12” water main in S. 27th St. available to serve the subject development.
 - Current location of proposed 6” branch in S. 27th St. approximately 30 ft. south of W. Morgan Ave.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed [Private Watermain/Service/Lateral] as noted on plans would be designated as a “Branch” by MWW and Development Center for permitting and recording purposes.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Bends are shown in proposed branch for Proposed Building
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Any proposed water mains or fire protection shown on the site will be private.
 - Private hydrants are required to be metered.
 - Metering can occur through a meter pit or in the building.
 - Private hydrant should be connected to water system after the metering device.
- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:
 - water branch and service requirements
 - meter pit requirements
 - fire protection requirements
 - private fire hydrants and/or building fire department hook ups
 - water permitting
- Water permit information and standards/specifications can also be found online <<https://city.milwaukee.gov/water/PermitsSpecs>>
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from watflowtest@milwaukee.gov

Environmental:

The following sewers are available to serve the proposed development:

- A 15-inch sanitary sewer and a 60-inch storm sewer are located in W. Morgan Ave.
- A 15-inch storm sewer is also available in S. 27th St.

There are no comments from the stormwater section.

City Underground Conduit:

The proposed Chick-Fil-A restaurant located at 2701 W Morgan Ave has one conflict with City Underground Conduit (CUC) facilities within the construction zone.

CUC ducts and manhole system is located on the south side of the road under the walk area of W Morgan Ave.

The plans show that the driveway entrance on W. Morgan Ave will be enlarged, and a few sidewalk stones will be removed and replaced, which may affect a CUC manhole cover in the walk area, thus requiring the frame and lid to be replaced and adjusted. If the sidewalk stone being replaced is one of the stones touching the manhole cover, then a \$1000 deposit will be required for the frame and lid replacement and adjustment inspection.

The adjustment and replacement of the frame lid will be the responsibility of the contractor. Furthermore, the City will then provide the frame and lid and procedure documentations on how to change the frame and lid and contact information for the inspection.

Please be advised that CUC facilities and manholes are not shown or labeled entirely on proposed plan and that a diggers hotline ticket should be filled to obtain those plans to be added to the proposed plans. Please add CUC facilities to proposed plan in order to determine if a deposit will be required for this project.

Please contact Hazem Ramadan at 414-286-3242 or email at hramad@milwaukee.gov if you have any question, comments, or concerns.

Traffic Engineering:

DPW requested that the applicant provide a Traffic Impact Analysis (TIA). DPW Traffic Engineering has worked with the applicant's traffic engineering consultant to develop an acceptable TIA. The TIA dated May 10, 2023 has been accepted by DPW Traffic

Engineering. As mentioned above, it appears that modifications recommended by the TIA have been incorporated into the narrative or development plans. The developer will need to continue to work with DPW Traffic Engineering to implement the modifications recommended by the TIA.

Planning & Development

DPW Planning & Development requests that the developer includes a minimum of two bicycle racks on the site to accommodate at least 4 bicycle parking spaces. These bicycle parking spaces will serve both customers and employees of this establishment.

Planning & Development notes that the pedestrian connection from South 27th Street will include an accessible ramp between the paved public sidewalk and the speed table at the drive thru lanes. The handrail extensions at the end of the ramp should be designed so that they do not project into the paved public sidewalk along South 27th Street. Further, the handrail extensions at the South 27th Street end of the ramp should be designed to extend down to the ground to ensure that they are both visually and cane detectable.