



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

**CITY PLAN COMMISSION --**

Resolution approving the site plan and building elevations for a proposed 5,360 square foot restaurant with drive-through at 2701 West Morgan Avenue, on the west side of South 27th Street, south of West Morgan Avenue, in the 13th Aldermanic District relative to a Development Incentive Zone known as Loomis Centre, established by Section 295-91.0041 of the former Milwaukee Code.

- Analysis -

This resolution approves the site plan and building elevations for a proposed 5,361 square foot Chick-fil-A restaurant with drive-through facility on the northeast corner of the Loomis Centre site, on the south side of West Morgan Avenue, west of South 27th Street.

Whereas, The City of Milwaukee has established a permitted use list and performance standards for the review of new developments and site work on properties located within a Development Incentive Zone, generally bounded by South 27<sup>th</sup> Street to the east, West Loomis Road to the south, South Point Terrace/South 31<sup>st</sup> Street to the west and West Morgan Avenue to the north and established by Section 295-91.0041 of the former Milwaukee Code; and

Whereas, A restaurant with a drive-through facility is allowed per the overlay, though a public hearing is required for a drive-through use so that specific details of the proposal may be examined; and

Whereas, The proposed restaurant will be placed on the east portion of the site with a double drive-through facility and outdoor seating; and

Whereas, The site plan incorporates pedestrian access to the building from multiple locations, and substantial landscaping is proposed within the parking lot and along the street edges of the site; and

Whereas, The building meets the overlay design standards with respect to massing, height, materials, fenestration and modulation; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed Chick-fil-A restaurant with drive-through facility are hereby approved conditioned on necessary agreements being in place between the Milwaukee Metropolitan Sewerage District (MMSD), applicant, and property owner prior to site work commencing on the portion of land owned by MMSD; and the applicant working with DCD staff to revise the drive-through facility canopy design to better align with the Garden District aesthetic; 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 guidelines and the Milwaukee Code.

**CPC 06/05/23**

**CONDITIONALLY APPROVED**