

## Department of Public Works Comments

For a development of the property at 350 West Layton Avenue as a coffee shop with double drive-thru facility

June 16, 2025

The applicant, MilBrew Holdings, is proposing to construct a 530 square foot building and 250 square foot standalone cooler for a coffee shop with double drive-thru facility at the premises at 350 West Layton Avenue. This property is located within the S. 5<sup>th</sup> St./W. Layton Ave. Development Incentive Zone (DIZ) overlay and is zoned Local Business (LB1). The use and overall project approval, along with a requested deviation from one of the overlay standards, requires City Plan Commission approval. Additionally, the project will seek a variance from the Board of Zoning Appeals to exceed the maximum allowed parking spaces. A dumpster enclosure will be constructed to the north of the proposed building. In addition, the parking spaces adjacent to West Layton Avenue will be paved with permeable pavers.

### **Water:**

Water Review Comments for 350 West Layton Avenue:

- MWW has a 12" water main in W. Layton Av. available to serve the subject development.
  - Current location of proposed 2" service to be served by this water main
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Water Maps may be ordered through Diggers Hotline (800)-242-8511 or 811
  - Caller should state "For planning purposes only-Milwaukee Water Works only need reply".
  - Non-residential requestors may be directed to the Diggers Hotline portal.
  - Website: <https://www.diggershotline.com/> (Portal: <https://geocall.diggershotline.com/geocall/portal> )
- 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 Department of Neighborhood Services – Plan Exam (Milwaukee Development Center) reviews all private-side water inquiries and permit submittals.
  - Includes ?s related to water services, water branches, water meter pits/vaults, proposed water meter locations, private fire protection requirements, plumbing permits, etc.
  - Includes coordination of tapping means/methods during the permitting process.
  - Milwaukee Development Center General Phone # 414-286-8210 & Email [DevelopmentCenterInfo@milwaukee.gov](mailto:DevelopmentCenterInfo@milwaukee.gov)
  - Milwaukee Development Center – DNS Plumbing/Water Specific Phone # 414-286-8208
  - Website: <https://city.milwaukee.gov/DNS/permits>
- 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](mailto:watflowtest@milwaukee.gov)

### **Environmental:**

1. There are existing public main sanitary and storm sewers available in West Layton Avenue
2. A stormwater management plan (SWMP) for Golden Corral at 300 W Layton Avenue (Lot 1 and 2 of CSM 8977) was approved on 8/23/2017. The approved SWMP shows an underground detention facility, stormwater pond, and biofiltration basin located on Lot 2 of CSM 8977. It further specifies that runoff, from the future development of Lot 1 of CSM 8977, be collected and conveyed to the underground detention facility located on Lot 2 of CSM 8977.

### **Underground Conduit**

Communications Underground Conduit (CUC) main line runs east/west in the roadway on the south side of West Layton Avenue. The CUC facilities will not be impacted by this development. CUC facilities can be leased for future fiber expansion for the upcoming development.

### **Additional comments:**

- City of Milwaukee leases conduit space to the majority of telecom entities with the exception of AT&T.

- Because the development is outside the central business district, telecom entities should have adequate space to install their own facilities within the City's Right-of-Way from the existing Communications Underground Conduit main line.

## **Street Lighting**

Regarding the proposed development at 350 West Layton Avenue, the only existing street lighting facilities in the vicinity are in the center median of West Layton Avenue, so there are no conflicts anticipated with these plans.

## **Planning & Development**

Per the documents submitted by the development team, an ADA compliant pedestrian connection between the public sidewalk and the "walk-up order point." The plans do not provide details showing how an ADA pedestrian connection will be implemented. Sheet C1.1A was revised on June 13, 2025 with the note "ADA Compliant Pedestrian Route to Walk-Up Order Point". In order to determine if an ADA compliant pedestrian route is actually provided, the plans must be revised to show the approximate limits of features such as pedestrian ramps, including the flat landing at the top of the ramp. Further, the plans must include details for ADA compliant pedestrian ramps within the pedestrian route. It should be noted that the mountable curb & gutter detailed within the plans, which is also located within the pedestrian connection, is NOT ADA compliant. It should be noted that the placement of the patio tables and the bike racks adjacent to the proposed buildings may be impacted by placement of pedestrian ramps. As of the date of these comments, the pedestrian connection shown on the plans is not ADA compliant.

DPW notes that, within this Development Incentive Zone, there is a well-connected network of vehicular and pedestrian connections. This proposed development will complete pedestrian connections between the existing Golden Corral, Taco Johns, and Courtyard Hotel. The aforementioned pedestrian connections must be designed and constructed in an ADA compliant manner. Any required pedestrian ramps or other necessary ADA features must be shown on the plans. This proposed development will complete the vehicle drive aisle between Golden Corral and Taco Johns, located within the south portion of the proposed development.

The east-west pedestrian connection that extends between the Golden Corral to the east and the Taco Johns to the west crosses three traffic lanes on the west side of the proposed coffee shop. The development should include features that will protect pedestrians as they cross in front of the drive-thru facility. Such features may include raising the crosswalk in front of the drive-thru lanes, enhancing pavement markings, or installing warning signage. DPW requests that the stop bar for the western drive-thru lane be moved back from the pedestrian crossing to provide a buffer space between pedestrian

traffic and vehicles exiting the drive-thru lane. The plans should be revised to indicate any enhancements meant to address pedestrian safety.

There has been some concern communicated to DPW regarding the potential for traffic leaving the development to travel north on South 5<sup>th</sup> Street into the neighborhood to the north. While previous developments within the DIZ should have provided traffic control devices at the South 5<sup>th</sup> Street driveway to mitigate the potential for extra traffic traveling through to the neighborhood to the north, it is not clear if any devices were installed. To alleviate concerns of the surrounding neighborhood, DPW recommends that, a “No Right Turn” sign be installed at the driveway approach at South 5<sup>th</sup> Street, which serves the shared drive aisle located to the north of the proposed development, if one has not already been installed.