

CITY PLAN COMMISSION --

Resolution approving a site plan and building elevations for the construction of an approximately 4,300 square foot restaurant with a drive-through at 3511 South 27th Street, located 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 a site plan and building elevations for construction of a 4,300 square foot Panera restaurant with a drive-through that will be located at 3511 South 27th Street, within the Loomis Centre Development Incentive Zone (DIZ).

Whereas, The City of Milwaukee has established a permitted use list and design standards for the review of new developments and site work on properties located within a Development Incentive Zone, generally bounded by South 27th Street to the east, West Loomis Road to the south, South Point Terrace/South 31st 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, The restaurant use is allowed per the DIZ and a drive-through use is allowed provided a public hearing is held before the City Plan Commission, the drive-through does not face South 31st Street, and is not within 200 feet of a residential district, and these three criteria have been met; and

Whereas, the site plan and building design are generally consistent with the design standards of the Loomis Centre DIZ, and the applicant has requested to deviate from three of the design standards, and the deviation request will be considered at November 11, 2019 meeting along with this file; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed 4,300 square foot Panera restaurant and drive-through in the Development Incentive Zone at Loomis Centre are hereby approved, conditioned the applicant submitting final plans that include an accessible pedestrian connection, signage details, and outdoor dining space; and, be it

Further Resolved, That the owner, or his 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 11/11/19 CONDITIONALLY APPROVED.