



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

13th Ald. District
Ald. Spiker

**CITY PLAN COMMISSION
ZONING REPORT**

Ordinance File No. [221807](#)

Location: 575 West Layton Avenue

**Applicant/
Owner:** Layton Land Co LLC

**Current
Zoning:** Detailed Planned Development (DPD) known as Airport Business Center

**Proposed
Zoning:** Minor Modification to Airport Business Center DPD

Proposal: The subject file relates to a Minor Modification to the Detailed Planned Development known as Airport Business Center to allow changes to the Culver's drive-through facility located at 575 West Layton Avenue, on the south side of West Layton Avenue, east of South 6th Street, in the 13th Aldermanic District.

The modification will reduce the current parking count from 66 spaces to 59 spaces to accommodate a second drive through lane. Two drive-through pod order points will be added and the existing order point will be relocated. These changes will require some curb and paving improvements as well as parking lot restriping.

Adjacent Land Use: Adjacent properties on Layton Ave consist of Local Business (LB1) and Industrial Light (IL1) zoning districts. Properties west of the subject site across 6th St. are designated as Single Family Residential (RS6.)

**Consistency with
Area Plan:** The Culver's located at 575 W. Layton Ave is located within the Southeast Side Area Plan, adopted by the Common Council in 2008, and the Aerotropolis Development Plan, adopted by the Common Council in 2017. The proposed improvements to the site layout and operations is consistent with the Plans' goals of supporting retail and hospitality in this area.

Previous City

Plan Commission**Action:**

9/1989 – Recommended approval of a detailed planned development known as the Airport Business Center. (FN 890762)

11/1/1999 – Recommended approval of a Second Amendment to the Detailed Planned Development (DPD) known as Airport Business Center to allow the development of a Culver's restaurant. (FN 990734)

5/8/2000 – Recommended approval of a minor modification to the Detailed Planned Development (DPD) known as Airport Business Center to allow for the relocation of a dumpster enclosure and relocation of development signs. (FN 991930)

6/4/2001 – Recommended approval of a minor modification to the Airport Business Park DPD to allow the addition of an exterior walk-in cooler. (FN 010171)

Previous Common**Council Action:**

10/10/1989 – Approval of a detailed planned development known as the Airport Business Center. (FN 890762)

11/9/1999 – Approval of a Second Amendment to the Detailed Planned Development (DPD) known as Airport Business Center to allow the development of a Culver's restaurant. (FN 990734)

5/19/2000 – Approved a minor modification to the Detailed Planned Development (DPD) known as Airport Business Center to allow for the relocation of a dumpster enclosure and relocation of development signs. (FN 991930)

6/19/2001 – Approval of a minor modification to the Airport Business Park DPD to allow the addition of an exterior walk-in cooler. (FN 010171.)

Staff**Recommendation:**

Since this file will allow minor changes to the existing drive-through facility to allow for improved queueing and circulation, staff suggests that the City Plan Commission recommends approval of the subject file.