

Development Incentive Zone

For a development of two quick service restaurants within the Development Incentive Zone (DIZ) known as Layton Plaza at the property known as 350 West Layton Avenue.

May 6, 2022

Preliminary plans have been received to develop two quick service restaurants with drive-thru facilities. The development will include 56 parking spaces. The proposed development will require that the parcel will be subdivided into two separate parcels.

Vehicular access from South 5th Street will be obtained via a shared drive along the north edge of the development that was previously constructed with the Golden Corral development to the east. There will be one new driveway on West Layton Avenue that will be shared between the two new quick service restaurants.

Each of the proposed quick service restaurants will have pedestrian connections to West Layton Avenue. Additionally, this development proposes to have pedestrian walkways to the Golden Corral to the east and the hotel to the north.

The narrative states that 4 bicycle parking spaces will be provided, which the plans show in a shared location. Each quick service restaurant will have its own dumpster enclosure.

Water:

Water Review Comments for 350 W. Layton Avenue:

- MWW has a 12” ductile iron water main in W. Layton Ave. available to serve the subject development.
- MWW has an 8” ductile iron water main in S. 5th St. available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- There are no proposed water connection locations shown on the plans
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- 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 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:

1. 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.
2. There is a proposed CSM currently under review. The CSM divides Lot 1 of CSM 8977 into a Lot 1(Taco John) and Lot 2 (Popeyes). Therefore, an easement agreement must be established between Taco John and Popeyes, and the owner of Lot 2 of CSM 8977.
3. The agreement must also allow runoff from Taco John and Popeyes to be discharged to the underground detention facility located in Lot 2 of CSM 8977. The easement agreement must also clearly indicate the ownership and maintenance responsibilities for the underground detention facility, stormwater pond, and biofiltration basin between Taco John, Popeyes and the owner of Lot 2 of CSM 8977.
4. This CSM will not be approved until the receipt of a recorded easement agreement as detailed above.
5. Please call Solomon Bekele at (414) 286-0507 with any questions regarding stormwater comments.
6. There are 12” diameter public main sanitary sewer and 21” diameter public main storm sewer available on W. Layton Ave.

Underground Conduit

City Underground Conduit (CUC) has no conflict with proposed fast food development. The closest CUC facilities are located on the other side of the street on Layton and 5th St.

Street Lighting

B.E.S. has street lighting facilities within the project limits in the terraced areas of 300-350 West Layton Avenue and along east curb line of South 5th Street.

Based on the conceptual design, B.E.S. anticipates impacts due to the proposed curb cut along West Layton Avenue, and possibly due to restoration of existing Type 1 driveways after building/lot construction is complete.

Any modification or addition of lighting units along the existing public right of ways is to be assessed during Excavation Non-Utility and Restoration permit process. The contractor will be responsible for all material and labor costs performed by a licensed electrical contractor to include poles, underground conduit, in-ground vaults and cable to complete circuit connectivity. If work is necessary, Street Lighting will perform inspection and final connection at the circuit junctions and the cost for this phase will be 350 West Layton's responsibility. Street Lighting will provide engineering plans and specifications.

Please contact Lisa Hickman at 414-286-3270 for any question.

Planning & Development

There has been some concern communicated with DPW regarding the potential for traffic leaving the development to travel north on South 5th Street into the neighborhood to the north. The plans show that the developer will be providing traffic control devices at the South 5th Street driveway to mitigate the potential for extra traffic traveling through to the neighborhood to the north. DPW requested that the signage and pavement markings be installed as part of the Board of Zoning Appeals approval for this development.

It is noted that the bicycle parking shown on the plans is located on the proposed west parcel. It is recommended that the developer create an easement to ensure that the bicycle parking will be shared between the properties.