



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 a site plan and building elevations for two restaurants with drive-through facilities located at 350 West Layton Avenue, on the north side of West Layton Avenue, east of South 5th Street, relative to a Development Incentive Zone (DIZ) overlay known as Layton Plaza, in the 13th Aldermanic District.

- Analysis -

This resolution approves the site plans and building elevations for construction of two quick service restaurants with drive-through facilities that will be located on the southwest corner of the Layton Plaza DIZ, on the north side of West Layton Avenue and east of South 5th Street.

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, and this site is located within the Layton Plaza Development Incentive Zone, on the north side of West Layton Avenue and east of South 5th Street, and was established by Section 295-1007.0007 of the former Milwaukee Code; and

Whereas, The proposed uses, fast food/carry-out (quick service) restaurant and drive-through facilities, are allowed per the overlay but subject to a public hearing and approval by the City Plan Commission; and

Whereas, The site plans and building designs of the proposed Taco John's and Popeye's restaurants are generally consistent with the established design standards, and a deviation from three design standards has been considered as a separate file; and

Whereas, The Board of Zoning Appeals approved variances relating to the front door orientation and requests to exceed maximum parking spaces on each site at its May 5, 2022 meeting; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plans and building elevations for the proposed quick service restaurants in the Development Incentive Zone known as Layton Plaza are hereby approved conditioned on the applicant revising the narrative to note how they will address means for directing traffic from the site south to Layton as opposed to north on South 5th Street; 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 standards and the Milwaukee Code.

CPC 05/16/22 (Approval included CPC acknowledgement that conditions had been met)