

Department of Public Works

Comments

3774 S 27th St in the South 27th/Howard DIZ

August 6, 2025

For a proposed development at the Wildenberg Hotel site located at 3774 South 27th Street.

A previous proposal for this property included preserving the Wildenberg Hotel and converting it into a restaurant with dining room. That proposal was also to include an addition to the hotel building with a commercial kitchen and 9,825 SF banquet hall; construction of a multi-tenant commercial building; and construction of a 100-space surface parking lot. The current proposal entails conversion of the historic hotel building into a sit-down restaurant; construction of a building addition to house a smaller banquet hall, approximately 5,200 SF in size; construction of an outdoor volleyball court and patio; and construction of a new, two-tenant retail building on the north side of the property. A 103-space, surface parking lot on the remainder of the site will be shared by all tenants of the property.

There will be two outdoor trash enclosures. The trash enclosure for the restaurant and banquet hall will be located along the south edge of the property, east of the building addition. The trash enclosure for the new retail building will be located along the north edge of the property, east of the new building.

Water

Water Review Comments for Wildenberg Hotel, 3774 S. 27th St.:

- MWW has an 8" water main in St./Av. 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.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Water main in St./Av. is relatively close to the property line (3-feet from center of main to right-of-way per our records)
 - Construction activities would need to take appropriate measures to maintain the integrity of the existing water main
 - Pothole to the top of the water main to verify its location and depth
 - Sheet piling should be driven utilizing a non-vibratory method and remain in place
- 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
 - 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

Environmental Engineering

1. There are existing 8" diameter sanitary and 18" diameter storm sewers located in S. 27th St. available to serve the development.
2. Flow allocation from MMSD have been approved.
3. A Storm Water Management Plan (SWMP) will be required for this development.
4. Currently the effective FEMA floodplain does not extend onto this property, which is the Red and Blue shaded area called the Special Flood Hazard Area in the attached Firmette. So this development can be permitted today without regard to the City's Floodplain Overlay Zoning requirements. The current floodplain elevation in Wilson Park Creek alongside 3774 S 27th St is about 652.85-feet in the NGVD-29 datum.

However, there are pending updates to the floodplain maps for Wilson Park Creek that show a future floodplain extending onto 3774 S 27th Street. In order to mitigate the damage caused by future flooding events the City of Milwaukee, MMSD, and Milwaukee County are advancing flood mitigation projects to detain floodwaters within the Wilson Park Creek watershed. The goal of these projects is to lower the floodplain elevation along Wilson Park Creek.

If no flood mitigation projects were to be built the future floodplain elevation at 3774 S 27th St would be approximately 657.75-ft, which is approximately the location of the 0.2% flood area shaded in orange on the attached Firmette. One mitigation project has already been completed behind Arlo Steel and another large mitigation project is planned to be built within Wilson Park. Once completed these projects could lower the future floodplain elevation at the property to an elevation of 653.23, which would result in the floodplain not extending onto this property.

Regardless of the future projects if this development is able to set the first floor elevations for the Banquette Hall and Retail Building to be at or above elevation 657.75, the structures would be outside of the future floodplain. At this time we do not have a clear timeline as to when the floodplain maps will be updated, it could be as early as spring of 2026, but 2027 or 2028 is a more realistic timeframe.

Please feel free to contact Robert Seleen, 414-286-2465, regarding the comment 4, if you have any questions

Street Lighting:

Caution! Street Lighting cable in area where work is taking place. Contractor is responsible for damage to our facilities. Call 286-5944 to report damages.

Prior to construction, the location of Street Lighting facilities shall be determined in the field by contacting "Diggers Hotline" At 1-800-242-8511.

Street Lighting has pipes and cables crossing various locations along this project. These pipes and cables shall be supported if open cut trenching is used. Contractor shall use extreme caution when excavating the areas, and is responsible for any damages to our facilities. Damages shall be reported to us by calling 414-286-5944.

Contractor shall not store or stock pile materials up against street lighting poles, and electrical cabinets.

The contractor must keep the area behind the curb free from over-pour and other debris. If Traffic or Street lighting personnel need to remove any over-pour or other debris in order to install future City of Milwaukee facilities, the contractor will be liable for these costs.

Please contact Ali Vazirabad at 414-286-3256 for street lighting related questions.

Underground Conduit

- Communications Underground Conduit (CUC) has a main line runs north/south in the roadway on the east side of S 27th St that will not be impacted and can be leased for future fiber expansion for the upcoming development.
- CUC main line must be shown in future water/sewer utility connection design plans as it will be impacted.

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.

Planning & Development

The site plan indicates that the main entrance to the facility will be off the north face of the building. The narrative and floor plans appear to indicate that the aforementioned new building entrance on the north side of the building will be a secondary entrance. DPW requests that the applicant clarify if the north entrance is the main entrance or not. The narrative does state that the north entry will be the accessible entrance to this facility. P&D notes that an accessible entrance to the building must be available at all times during business hours.

The proposed site plan includes two pedestrian connections from the sidewalk on South 27th Street. The north pedestrian connection provides a direct connection from the public sidewalk to the proposed retail building, while the south pedestrian connection provides a direct connection to the historic hotel building. The site plan also provides for a north-south pedestrian connection within the property that connects the hotel/restaurant building to the proposed retail building. While the plans do indicate that there will be ADA ramps within southern pedestrian connection from South 27th Street, the plan do not indicate with ramps will be provided for the north-south pedestrian connection. DPW notes that any and all pedestrian connections provided within the site must be ADA compliant.

The property only has one vehicular access point to South 27th Street. The development design team has provided significant space on the property to accommodate delivery vehicles. Given the size of South 27th Street, DPW does not believe that the proposed development will have significant impact on the function of South 27th Street.

Per the narrative, the restaurant will have an indoor capacity of 100 persons and, on the patio, an exterior capacity of approximately 30 persons. P&D notes that the floor plan for the restaurant shows 278 seats. Per the narrative, the proposed banquet hall will have a proposed capacity of 250 persons. P&D cannot confirm the capacity of the banquet hall based on the floor plan provided. P&D requests that the applicant confirm the total capacity of the restaurant and banquet hall.

The proposed development will include 103 vehicular parking spaces. P&D notes that the site plan includes a loading area adjacent to the main entrance where customers can be picked up and dropped off. DPW expects that the 103 parking spaces provided by the lot in conjunction with the loading area, which provides a location for rideshare loading and unloading, will be sufficient to serve the proposed development.

The site plan shows one bike rack adjacent to the proposed 2-unit retail building. Additional bike parking will be required for the restaurant and banquet hall uses on the site. The plans will need to be revised to include sufficient bike parking to meet the requirements of MCO s.295-404.

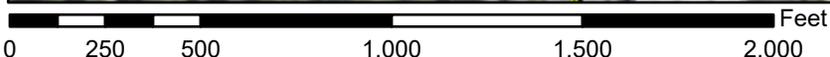
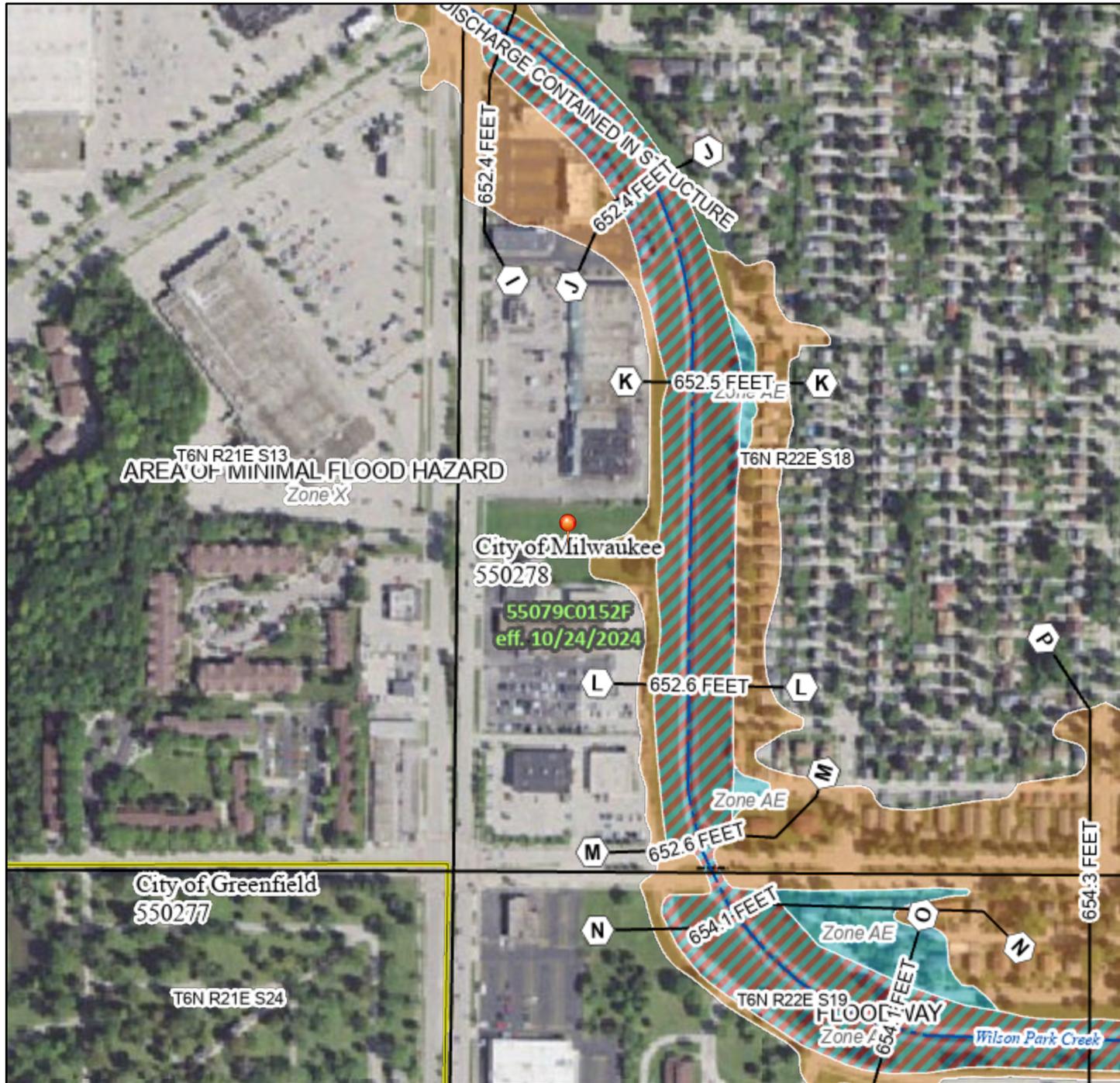
Any work in the public right-of-way will require Department of Public Works permits. Please note that the existing driveway approach in front of the historic building will need to be closed and restored to City of Milwaukee standards.

P&D notes that the development site is served by the Purple Milwaukee County Transit line.

National Flood Hazard Layer FIRMMette



87°57'9"W 42°58'47"N



1:6,000 87°56'32"W 42°58'21"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE) Zone A, V, A99 | With BFE or Depth Zone AE, AO, AH, VE, AR |
|----------------------------|--|---|
| | | |
| | Regulatory Floodway | |

| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|-----------------------------|---|
| | |
| | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | Area with Flood Risk due to Levee Zone D |

| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard Zone X |
|-------------|---|
| | |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard Zone D |

| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer |
|--------------------|----------------------------------|
| | |
| | Levee, Dike, or Floodwall |

| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation |
|----------------|--|
| | 20.2 |
| | 17.5 |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |

| MAP PANELS | Digital Data Available |
|------------|---------------------------|
| | |
| | No Digital Data Available |
| | Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/29/2025 at 1:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.