

Department of Public Works Comments

Review for redevelopment of the property at 3702 South 27th Street as a coffee shop with double drive-thru facility.

May 8, 2025

The applicant, MilBrew Holdings, is proposing to raze an existing restaurant building and construct a 530 square foot building and 250 square foot standalone cooler for a coffee shop with double drive-thru facility at the premises at 3702 South 27th Street, known as 7 Brew. This property is located within the S. 27th/Howard Development Incentive Zone (DIZ) overlay and is zoned Local Business (LB1). The use and overall project approval, along with a requested deviation from one of the overlay standards, requires City Plan Commission approval. Additionally, the project will seek a variance from the Board of Zoning Appeals to exceed the maximum allowed parking spaces. As part of this development, a new dumpster enclosure will be constructed to the north of the proposed building. In addition, the parking spaces along the north property line will be paved with permeable pavers.

Water

Water Review Comments for [7-Brew Milwaukee] [3702 S. 27th St.]:

- MWW has a 8" water main in St./Av. available to serve the subject development.
 - Current location of proposed service to be served by this water main
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- 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.
 - Bend shown in proposed branch for [Building]
 - 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
- 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

1. The proposed 10-inch diameter private building storm sewer must connect perpendicularly to the public main storm sewer located in the South 27th right-of-way.
2. Storm water has no comments.

City Underground Conduit

- City Underground Conduit 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.
- 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 Underground Conduit main line.

Planning & Development

The proposed development will include two drive-thru lanes. Staff will take orders using ipads and will then hand deliver orders to each individual car. Pedestrian customers will be able to order from the establishment via the patron walk-up door located in the north face of the building. The plans show an 8-foot wide, concrete pedestrian connection between the public sidewalk on South 27th Street and the proposed building. The pedestrian connection must be accessible and, if necessary, features such as ramps, must be provided. Further, the design team should include measures to prevent vehicles in the drive-thru from blocking the pedestrian connection as they are waiting.

The plans show one bicycle rack located west of a patio area adjacent to the proposed building. The plans do not provide details for said bike rack. Bicycle parking for this development should be provided in accordance with the requirements of MCO s. 295-404. Additionally, placement of the bicycle rack should ensure that neither the rack nor a bicycle locked to the rack impede pedestrian access to the patron walk-up door.

The plans show lane markings for the drive thru aisles that will be blue in color. The Manual on Uniform Traffic Control Devices (MUTCD) generally reserves the color blue for pavement markings related to parking spaces for persons with disabilities. DPW requests that the applicant refrains from using blue pavement markings except to denote parking spaces for individuals with disabilities. DPW notes that while this development is on private property, the area around the new building could be classified as “open to public travel” and under the jurisdiction of the MUTCD.

Plan sheet C1.1B shows turning radii for vehicles accessing the drive-thru lanes. DPW notes that vehicles accessing the property via the north driveway approach are, essentially, making a right-hand u turn to enter the drive-thru lane closest to the building. This maneuver has several points of potential conflict, including crossing the drive-thru lane furthest from the building. DPW requests that the design team implement measures to better direct vehicular traffic on and around the site to avoid conflicting movements. Such measures may include additional pavement markings, additional signage, modified curbing, or other traffic control devices.

Per the narratives submitted by the applicant, the parking area along the north property line will be paved with permeable paving. DPW will provide technical assistance with choice of permeable paving. That said, as design progresses, the applicant must provide product information for review.

DPW notes that the property is served by the MCTS Purple Line.