

Department of Public Works

Comments

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

June 10, 2024

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

As part of this development, the existing historic Wildenberg Hotel building will be preserved and converted into a restaurant with dining room. An addition to the hotel building will create space for a commercial kitchen and 9,825 SF banquet hall. The development will also include construction of a new multi-tenant commercial building on the north side of the site. The 100-space surface parking lot is intended to be shared by the banquet hall, restaurant, and commercial building. This development is located within the S. 27th/Howard Development Incentive Zone (DIZ).

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 commercial 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"-1957 water main in S. 27th 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.
- 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 S. 27th St. is relatively close to the property line (#-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
 - Sheeting 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 Development Center (286-8210; DevelopmentCenterInfo@milwaukee.gov ; <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 permitting
- 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. An 8-inch diameter public main sanitary sewer and an 18-inch diameter public main storm sewer are available in South 27th Street.
2. No building permit shall be issued until the SWMP is approved by the City Engineer. Land disturbance is roughly 1.6 Acres. No new impervious areas are added.

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

CUC facilities are not shown in the plans. However, there are no direct conflicts found.

S 27th St – W Howard Ave to W Morgan Ave: CUC has an existing 2x2 duct package that runs north/south in the roadway just east of the median which can be in potential conflict in future sewer & water lateral connections.

Questions regarding CUC comments should be directed to Jaime Ortiz-Zuasnabar at 414-286-8676.

Planning & Development:

Planning & Development (P&D) notes that the plans submitted do not clearly indicate the location for the accessible entrance for the historic Wildenberg Hotel building. The plans appear to show a new, “secondary” entrance that could be an accessible entrance located on the north face of the historic building. It should be noted that accessible entrances should be located at the main building entrance or as close to the main building entrance as possible. P&D is concerned that the secondary entrance is not adjacent to the main entrance and is being labeled as a “secondary” entrance. It should be noted that an accessible entrance must be available at all times during business hours.

The plans show a pedestrian connection between the public sidewalk on South 27th Street and the main building. This pedestrian connection must be ADA compliant. The plans do not provide sufficient information to determine if the pedestrian connection as proposed is ADA compliant. P&D is concerned that the proposed work to lower the grade in front of the historic building will impede design of an ADA connection to the building. P&D is also concerned that the move to lower the west elevation of the property in front of the historic building will also impact the location of the any accessible entrance to the building.

It is noted that the property only has one 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.

The proposed development will include 100 vehicular parking spaces. The proposed banquet hall will have a proposed capacity of 600 persons. For larger events at the banquet hall, DPW recommends that the operator and/or development team enter into agreements with adjacent properties for access to additional parking spaces.

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.