



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 the redevelopment of an existing historic building and construction of a new commercial building on the site located at 3774 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue, relative to the Development Incentive Zone Overlay known as South 27th/Howard, in the 13th Aldermanic District.

- Analysis -

This resolution approves the adaptive reuse of an existing historic building and construction of a new multi-tenant commercial building at 3774 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue.

Whereas, The City of Milwaukee has established a permitted use list and design standards for the review of new developments, building alterations and site work on properties located within the Development Incentive Zone generally bounded by West Loomis Road to the north, West Howard Avenue to the south, South 27th Street to the west and Wilson Creek to the east and established by Section 295-1007(2)(b).0018 of the Milwaukee Code; and

Whereas, The site is currently owned by the City of Milwaukee, and NVS Investments, LLC plans to purchase it and redevelop the former Jacob Nunnemacher Mansion (later known as the Wildenberg's Evergreen Hotel) into a sit-down restaurant and approximately 10,000 square foot banquet hotel with a historically appropriate building addition and outdoor patio; and

Whereas, The existing building is locally designated as historic and the Historic Preservation Commission approved the plans relating to this building on June 3, 2024; and

Whereas, A one-story multi-tenant commercial building is proposed to be constructed on the north portion of the site and will include an outdoor seating area between two of the tenant spaces; and

Whereas, The parking lot on the east side of the site will be shared by all tenants and customers of the site; and

Whereas, The sit-down restaurant and banquet hall are allowable uses per the DIZ overlay zone, and a banquet (assembly) hall use is subject to a public hearing, and all future uses within the multi-tenant building will need to comply with the overlay use list; and

Whereas, The proposed alterations and addition to the historic building and design of the new multi-tenant commercial building are consistent with the DIZ overlay standards; and, therefore be it

Resolved, By the City Plan Commission of Milwaukee that the plans to redevelop the existing historic building and construct a new multi-tenant commercial building and operate the proposed assembly hall

within the South 27th/Howard Development Incentive Zone are hereby approved conditioned on the applicant submitting a final landscape plan prior to the issuance of building permits and revised plans to reflect DPW comments as needed; 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 06/17/24