



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

NOTICE OF PUBLIC HEARING

**CITY OF MILWAUKEE - City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

August 6, 2025

PLEASE NOTE: This hearing relates to the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet of the subject site.

PERSON OF INTEREST:

The City Plan Commission (CPC) will hold a public hearing regarding a proposal to redevelop the existing historic building and construct a new commercial building on the site located at 3774 South 27th Street, within the S. 27th/Howard Development Incentive Zone (DIZ) overlay, in the 13th Aldermanic District. The S. 27th/Howard DIZ was created in 2010 for the properties shown on the back of this notice, and establishes permitted and prohibited uses, as well as design standards for developments within the overlay zone. The historic building is proposed to be renovated and reused as a restaurant and banquet (assembly) hall. A restaurant is an allowable use, and an assembly hall is also permitted within the overlay zone, but is subject to a public hearing and approval by CPC.

This site is currently owned by the City of Milwaukee. In June 2024, a proposal was approved for this site that included reusing the former Jacob Nunnemacher Mansion (later known as the Wildenberg's Evergreen Hotel) as a sit-down restaurant and 10,000 square foot banquet hall, and constructing a multi-tenant commercial building on the north side of the site. That proposal did not move forward, and a new applicant, Mandeep Dhawan, is proposing a similar development that entails a restaurant and approximately 5,200 square foot banquet hall within the existing building and a historically appropriate building addition. An outdoor patio and sand volleyball court are proposed as part of this project. Changes to the exterior of the historic building will require Historic Preservation Commission approval. Additionally, an approximately 2,800 square foot single-story commercial building is proposed to be constructed on the northwest portion of the site. The new building will be clad with brick masonry, and will have an outdoor seating area along the east edge. Future uses within the new commercial building will need to comply with the DIZ overlay use list. The surface parking provided on the site will be shared by tenants and customers of both buildings. **Please refer to the reverse side of this notice for map details.**

Date: Monday, August 18, 2025

Time: 1:30 p.m. (Public Hearing scheduled for 2:05 p.m.)

Location: 1st Floor Boardroom - 809 N. Broadway

This meeting will be hosted both in-person and online. Virtual meeting access information is available on the City Plan Commission website at

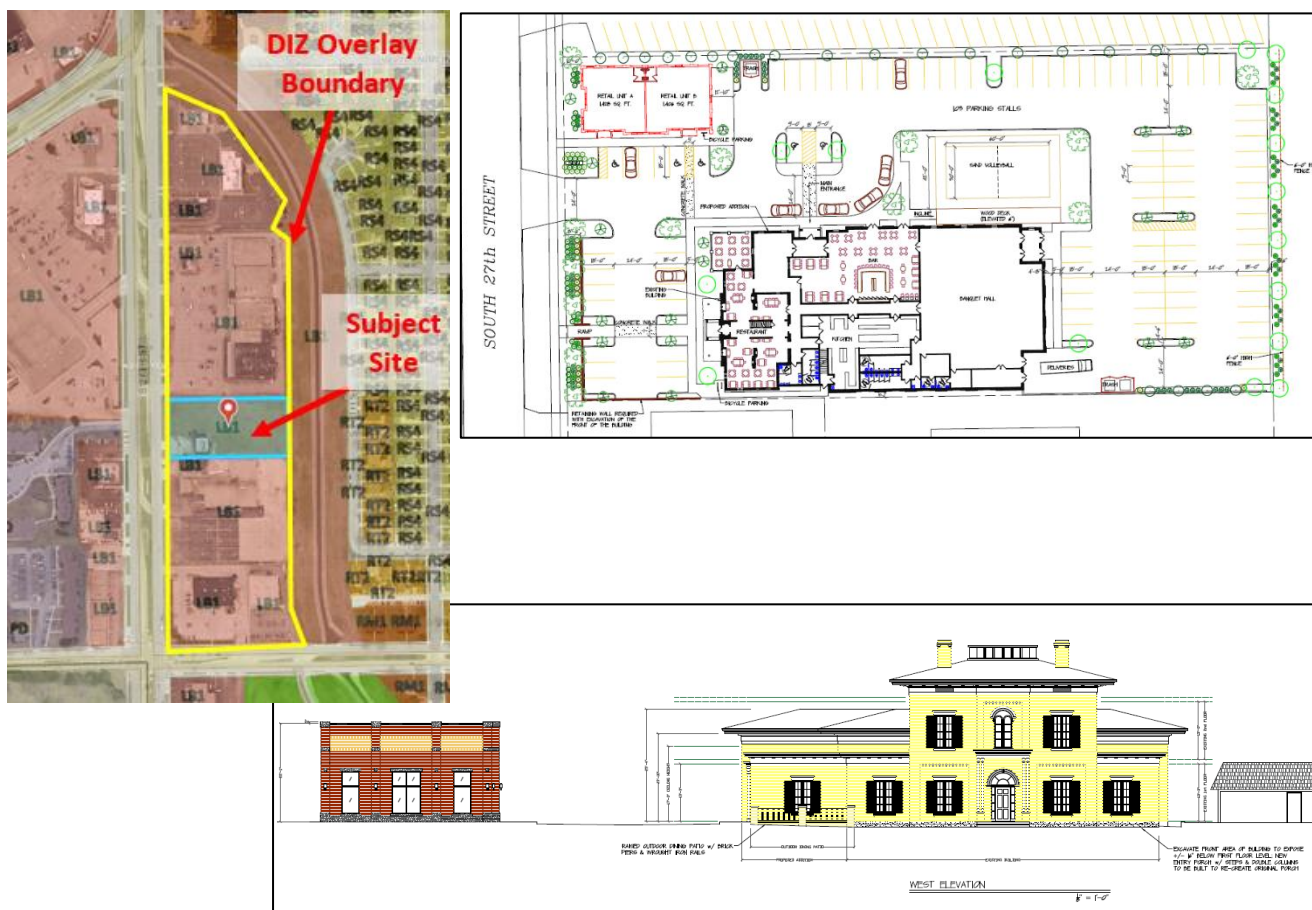
<https://city.milwaukee.gov/CPC>.



This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at PlanAdmin@Milwaukee.gov at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in person or participating virtually. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the link for this item and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on the 3774 S. 27th Street zoning overlay file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.



Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Administration Office at 286-5800, (FAX) 286-0851 or by writing to the Coordinator at City Development, 809 N. Broadway, Milwaukee, WI 53202. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.