

Department of Public Works Comments

Review for redevelopment of the property at 3205 South 27th Street as a parking lot

October 10, 2025

The applicant, St. Luke's Medical Center, is proposing to raze the existing office building at 3205 South 27th Street and construct an expansion to the parking lot present on part of the property at 2700 West Oklahoma Avenue. The parking lot expansion will include 26-spaces and be surrounded by a significant landscape buffer. Both properties, 3205 South 27th Street and 2700 West Oklahoma Avenue, are within the Aurora St. Luke's Medical Center Detailed Planned Development (DPD – Phase 1) and an amendment to the DPD is required to permit this work.

Water

Water Review Comments for [St. Luke's Medical Center] [3205 S. 27th St. /2700 W. Oklahoma Av.]:

- MWW has an 8" 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).
- 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.
- 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

- Sanitary and Storm sewers are available in S. 27th St.
- Disturbance is for less than ½ acre, slight decrease in impervious surface area. Storm water management plan is not required for this development as long as
 1. The cumulative area of all land disturbing activity is less than one acre over a 3-year period.
 2. No additional impervious surface of 0.5 acre or more is added, and
 3. The cumulative area of all land disturbing activity is less than two acres
- No green infrastructure is required unless over 5,000 sf of impervious surface is added.

Planning & Development

DPW has reviewed and provided comments for two permits for this development: COM-ALT-25-00449 & COM-ALT-25-00432.