Department of Public Works Comments

Review for redevelopment of the property at 3804 South 27th Street as a car dealership.

March 20, 2025

Originally constructed to be an auto dealership, the property had most recently housed a retail establishment known as American Freight. The current proposed is the redevelopment of the property to reestablish an auto dealership. This property is located within the S. 27th/Howard Development Incentive Zone (DIZ) overlay. The DIZ overlay requires a public hearing and City Plan Commission approval for the proposed use and requires landscaping along the east edge of the site. A dumpster within an enclosure will be located behind and to the east of the building.

Water

Water Review Comments for [Car City of Milwaukee] [3804 S. 27th St.]:

- 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).
- 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 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
    - 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 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. There is an 8-inch diameter sanitary sewer available in S. 27th St. and a 15-inch diameter storm sewer available on S. 27th St.

2. Storm water has no comments.

Planning & Development

Per the plans provided, a pedestrian connection is proposed to be provided between the public sidewalk on South 27th Street and the building entrance on the south side of the showroom. This pedestrian connection should be designed to be ADA compliant.

The plans show one bicycle rack located in front of the west façade of the showroom portion of the building. This location appears to be somewhat protected by the building from vehicles moving around the site. Additionally, the bicycle rack is located near to the main entrance to the showroom.

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