



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

## **NOTICE OF PUBLIC HEARING**

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

**November 20, 2024**

***PLEASE NOTE: A zoning change is being considered for 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.***

### **DEAR PERSON OF INTEREST:**

The Common Council has referred File No. 240937 to the City Plan Commission (CPC) for recommendation. This file relates to the 1<sup>st</sup> Amendment to the Detailed Planned Development (DPD) known as Southgate Marketplace, Phase 2 to add “assembly (banquet) hall” as an allowable use within the former cinema building, and approve site and exterior building changes for the property located at 3300 South 30<sup>th</sup> Street, on the west side of South 27<sup>th</sup> Street, south of West Euclid Avenue, in the 11<sup>th</sup> Aldermanic District.

Kanaan LLC recently purchased the subject site, and is requesting to amend the DPD zoning to allow the former cinema building to be reused as a banquet (assembly) hall with a maximum capacity of 1,068 people. A warming kitchen is proposed to be added within the building to aid the catering staff in serving the banquet hall. Additionally, one of the existing theaters will remain as a theater for special events. The main entrance area on the east side of the building will be remodeled, and a covered porte-cochere drop off area will be provided along the entrance. The portion of the parking lot that will be utilized by the banquet hall will be repaved and restriped to provide approximately 184 parking spaces for guests and staff, and new landscaping and light poles will be added. **Please refer to the reverse side of this notice for map details.**

Date: Monday, December 2, 2024  
Time: 1:30 p.m. (Public Hearing scheduled for 1:40 p.m.)  
Location: 1<sup>st</sup> Floor Boardroom – 809 N. Broadway  
Virtual meeting access information: See City Plan Commission website at:  
<https://city.milwaukee.gov/CPC>.

This meeting will be hosted both in-person and online.

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](mailto: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 file number 240937, the 3300 S. 30<sup>th</sup> Street (Southgate Marketplace Phase 2 DPD) zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov).

Sincerely,

 for  
Lafayette L. Crump  
Executive Secretary  
City Plan Commission

