



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

December 6, 2024

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 240937 relates to the 1st Amendment to the Detailed Planned Development (DPD) known as Southgate Marketplace, Phase 2 to add assembly hall as an allowable use within the former cinema building, and approve site and exterior building changes for the property located at 3300 South 30th Street, on the west side of South 27th Street, south of West Euclid Avenue, in the 11th Aldermanic District.

The applicant, 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.

A public hearing was held by the City Plan Commission at its regularly scheduled meeting on December 2, 2024. Members of the development team presented on the proposal. Alderman Burgelis testified with no objections. No members of the public provided testimony. At the conclusion of the public hearing, City Plan Commission recommended approval of this file with the condition that the applicant submits updated exhibits that incorporate minor changes and clarifications as requested by DPW and DCD.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Burgelis

