

File Number 240937. A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development 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.





File Number 240937. Context.



Aerial View of 3300 S. 30th Street



File Number 240937. Consistency with Comprehensive Plan.



### Southwest Side Plan

- Adopted in 2009. Amended in 2017 to include the S. 27<sup>th</sup> Street Strategic Action Plan.
- The Southwest Side Plan recommends retrofitting vacant buildings and encourage a variety of uses on commercial corridors.
- The Strategic Action Plan highlights the importance of improving landscaping and pedestrian connections in parking lots.
- The proposed amendment is **consistent** with the Southwest Side Area Plan.

Submittal for:

# Kanaan Banquette Hall

**Owner:**

Kanaan LLC  
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**Owner Representative:**

Patera  
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Brookfield, WI 53005  
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*Presented by*



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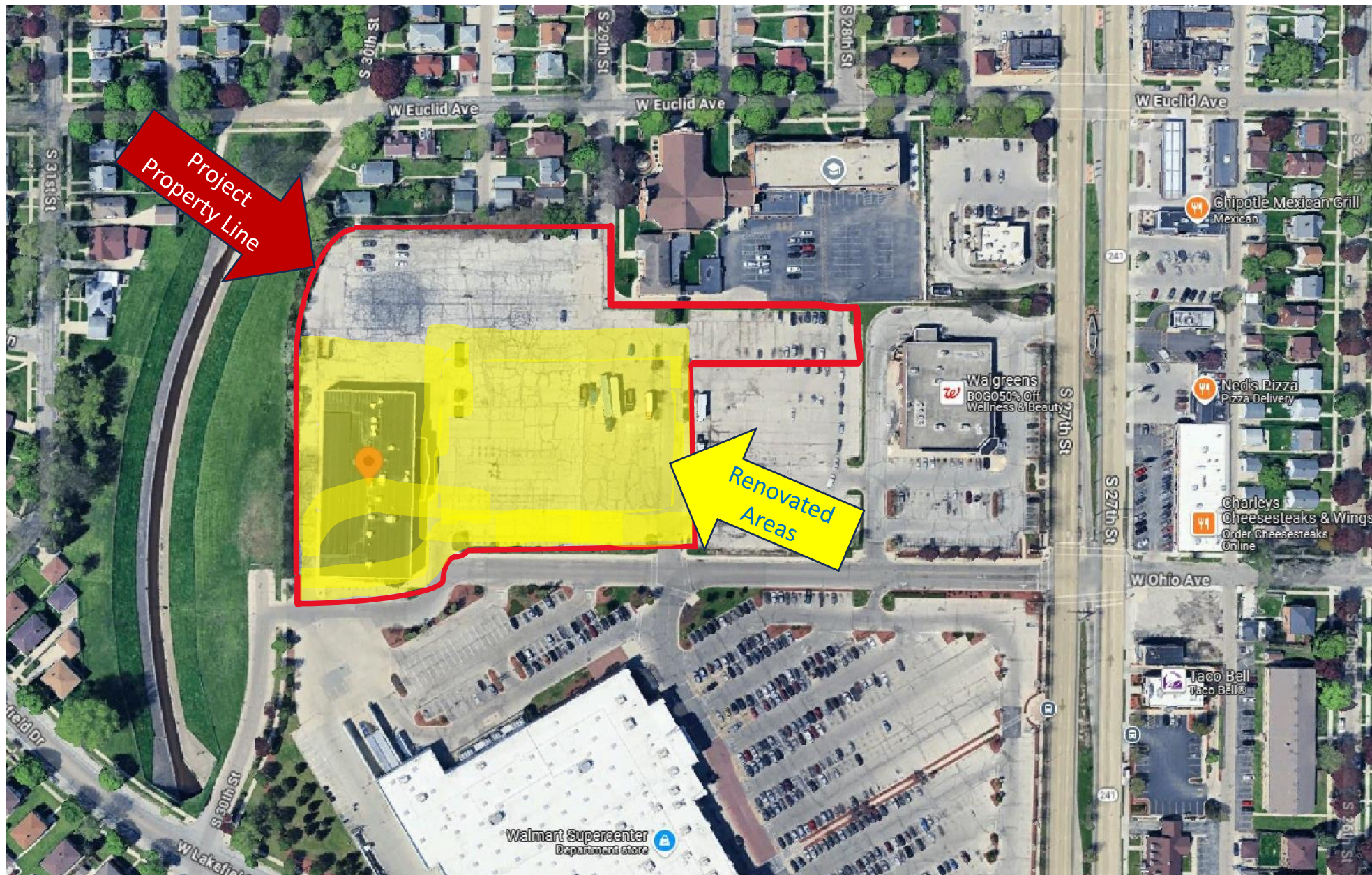
## Site Plan features:

- The existing property is 5.7 acres of mostly impervious parking.
- Nearly 3 acres of this parcel being updated
- 184 stall parking layout, added landscaping, and updated lighting.
- Create a landscape buffer between remodeled portion, and remaining parcel
- Existing 6'h. wood fence to remain, along north property line
- Anticipated future uses / development on remaining parcel.
- Maintain and extend existing pedestrian paths from the parcel to the east, sidewalk along W. Ohio St. to the south and S 29<sup>th</sup> street to the north.
- Vehicular traffic access to 30<sup>th</sup> street and 27<sup>th</sup> street via an existing shared access agreement.
- Refuse screening updated, in same location, with new 6'h. wood fence enclosure
- New wall mounted lights around building perimeter as well as new pole mounted lights at the renovated parking lot.

## Building Renovation Highlights:

- Convert the existing movie theater building into a banquet hall
- 1068 patron occupant load, served by as many as 30 employees.
- Theaters will be opened up to create one large banquet hall room w/ moveable partitions
- Events from large weddings, private events, business meetings, etc. Hours are 8 am – 12 midnight, seven days per week.
- A food prep kitchen (with hood) will be added. New Bar serving alcohol
- Interior renovations will update the restrooms, create a bar / reception area, and accessory office spaces. One larger theater to remain for special events.
- New covered porte-cochere drop off area addition at the remodeled main entrance.
- Other exterior façade updates include new finishes, a new roof cornice and exterior ramps / stairs at doors.





# KANAAN BANQUETTE HALL

Existing Satellite Image:







Existing wood  
privacy fence

# KANAAN BANQUETTE HALL

Existing N.W. Parking Lot:





## **KANAAN BANQUETTE HALL**

Existing S.W. Parking Lot Entrance from W. Ohio ave :





## **KANAAN BANQUETTE HALL**

Existing S.E. Parking Lot Entrance from W. Ohio ave :







Project:  
**RESTAURANT  
REMODEL**  
3330 S. 30th Street  
Milwaukee, WI

Issuance and Revisions:

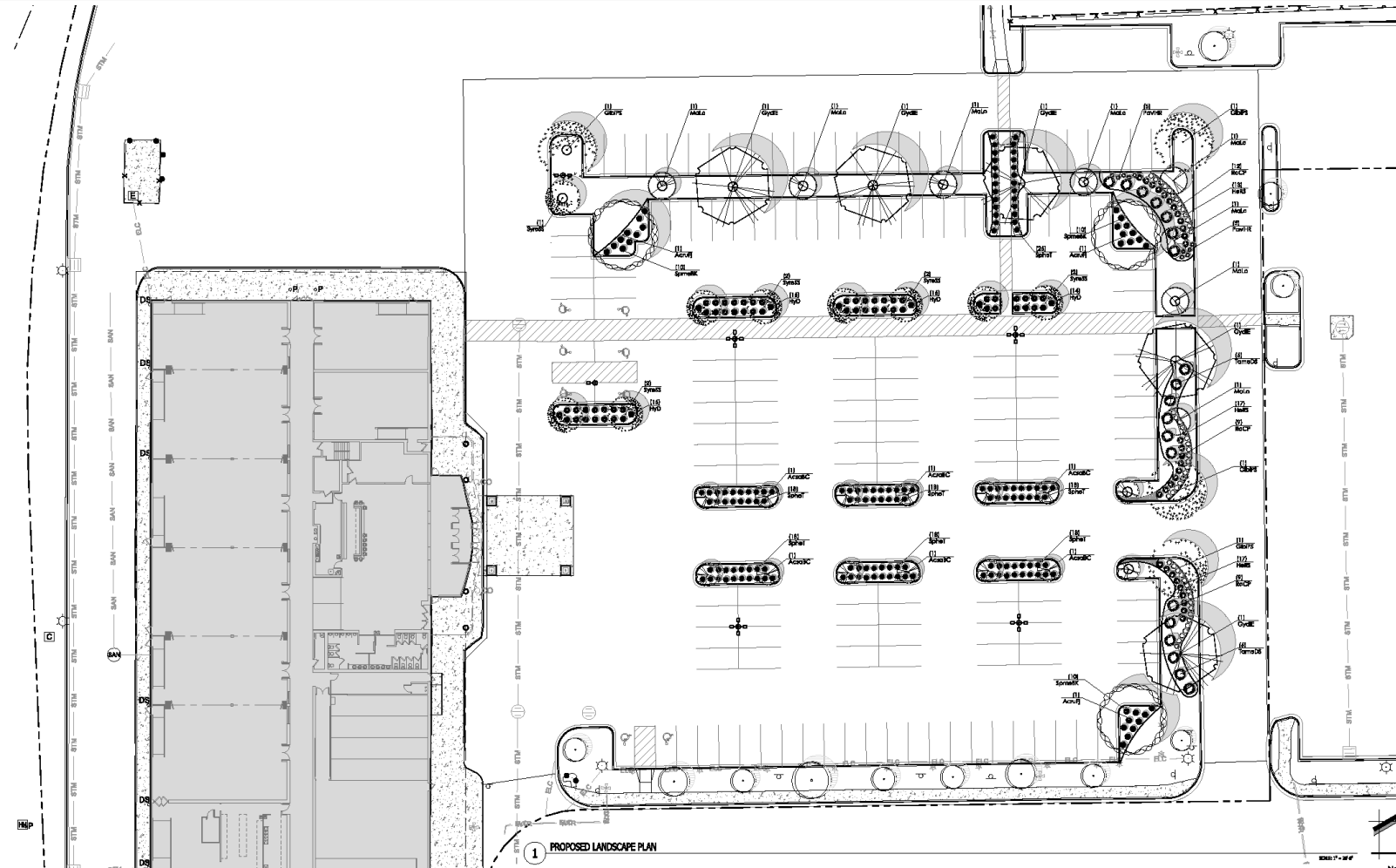
Date	Number	Description
10/18/24		Client Review Submitted
10/22/24		Plan Completion Submitted

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Sheet Title:  
**PROPOSED LANDSCAPE PLAN,  
GENERAL NOTES,  
AND PLANT MATERIAL TABLE**

Date of Drawing: 10/22/24  
Scale: 1" = 20'-0"  
Drawn By: MCD  
Job Number: L24-065  
Sheet Number:

**LSP1.1**



**1** PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Circle Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	AS44E	○	Acacia salicina 'Thornless'	Blackthorn Acacia	2 1/2" - Cal - 8.5A	
14	AS44C	○	Acacia salicina 'Sweet Gum'	Blackthorn Acacia	2 1/2" - Cal - 8.5A	
4	GR48E	○	Quercus bicolor	White Oak	2 1/2" - Cal - 8.5A	
2	GR48F	○	Quercus bicolor	White Oak	2 1/2" - Cal - 8.5A	
4	MO4A	○	Malva nutans	Common Mallow	7" Cal - 8.5A	
10	SP48D	○	Spiraea alba	White Spirea	2 1/2" - Cal - 8.5A	
10	SP48E	○	Spiraea alba	White Spirea	2 1/2" - Cal - 8.5A	

Quantity	Circle Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
62	HY4	○	Hydrangea paniculata	Panicle Hydrangea	18" - 18" - Cal	
30	RO4C	○	Rosa rugosa	Rugosa Rose	18" - Cal	
30	SP48B	○	Spiraea alba	White Spirea	18" - Cal	

- Comments:
1. Small circle indicates 1/4" & 1/2" sizes. Please refer to the planting notes for more details.
  2. Planting notes: remove any dead, diseased or insect-damaged material.
  3. All well-irrigated plants, evenly spaced.
  4. Make any...

Quantity	Circle Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	SP48E	○	Spiraea alba	White Spirea	18" - Cal	
134	SP48F	○	Spiraea alba	White Spirea	18" - Cal	

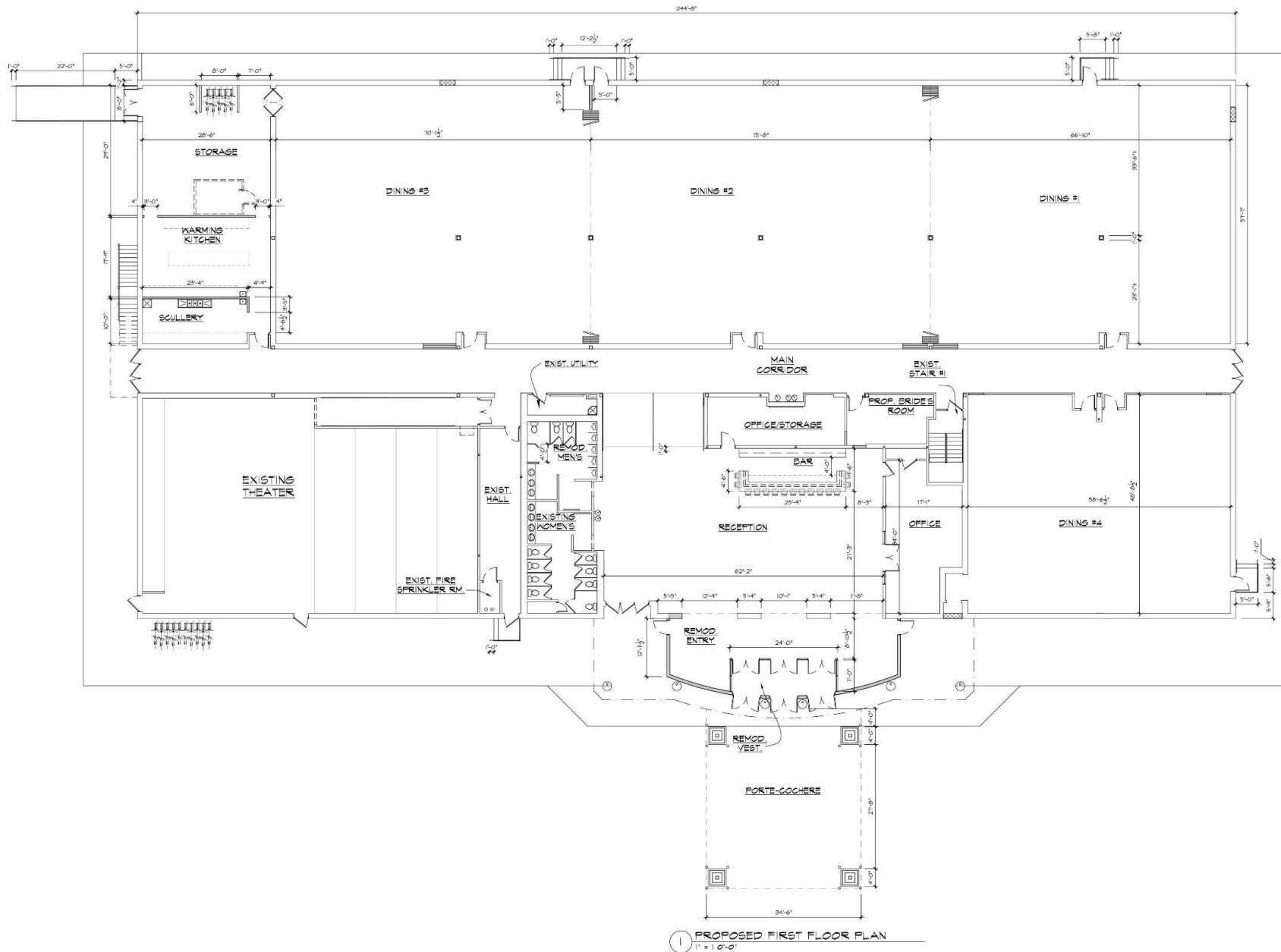
**KANAAN BANQUETTE HALL**

Proposed Landscape Plan:



NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS -  
 These program documents reflect program 1, task 1, every 100' to 200', including additional notes and table. These are not final construction documents and shall not be used for any building or construction-related purposes.





1 PROPOSED FIRST FLOOR PLAN  
1" = 10'-0"

# KANAAN BANQUETTE HALL

Proposed First Floor Plan:



## KANAAN BANQUETTE HALL

Existing East Elevation:





# KANAAN BANQUETTE HALL

Proposed East Elevation Rendering:

