

## Department of Public Works Comments

For the redevelopment of a former cinema building into an assembly hall with an approximate capacity of 1,068 persons located at 3300 South 30<sup>th</sup> Street.

November 18, 2024

A former Marcus cinema site, this site is within in the Southgate Marketplace Planned Development (PD) and the new owner of the subject site is proposing an amendment to the Detailed Planned Development (DPD) known as Southgate Marketplace, Phase 2 to convert the building into a banquet hall (assembly hall) with a capacity of 1,068 people. The redevelopment of the building will include repaving and landscaping a portion of the existing parking lot. The plans propose 184 parking spaces to serve the proposed assembly hall. The remainder of the property is expected to be developed in the future, which will require an amendment to the DPD zoning.

### Water

Water Review Comments for [Southgate Marketplace] [3300 S. 30<sup>th</sup> St.]:

- MWW has a 6” water main in S. 29<sup>th</sup> 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 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](mailto: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](mailto:watflowtest@milwaukee.gov)

## **Environmental**

There is an existing sanitary sewer available in S. 30<sup>th</sup> Street to serve the development.

There are existing private storm sewers on-site for service.

A Storm Water Management Plan (SWMP) is required for this development.

## **Traffic Engineering**

DPW Traffic Engineering is not requesting a traffic analysis for this development.

## **Planning & Development**

The plans show a network of pedestrian walkways, one east-west walkway through the parking lot; one north-south walkway to connect to South 29<sup>th</sup> Street; and an existing east-west walkway located to the south of the parking lot. Any new pedestrian walkways should be constructed in accordance with MCO s. 295-605-d-2 & s. 295-605-d-3. The walkways should be constructed with non-asphalt materials and have a minimum width of 5 feet. Plans provided for review as of the date of this report, do not appear to be consistent with regards to the material of the walkways. The plans should be revised to ensure consistency and compliance with the aforementioned codes. Please note that DPW does not recommend striping pedestrian walkways if they are not constructed of asphalt material. DPW requests that the existing pedestrian connection crossing along the south side of the parking lot be reconstructed in a non-asphalt material. Finally, the pedestrian connection to the South 29<sup>th</sup> Street right-of-way should be constructed concurrent with this banquet hall.

The plans show that the sidewalk in front of the building will be reconstructed with the addition of the porte-cochere. An ADA ramp should be provided under the porte-cochere to allow persons being dropped off at the facility access to the building entrance from under the protection of the porte-cochere. The existing ADA ramp to the existing east-west pedestrian connection south of the parking lot must remain and, if code requires, be upgraded to current ADA requirements.

The architectural plans show a new ramp for deliveries to be located at the south side of the building near southwest corner of the building. This delivery ramp does not appear on the Civil or Landscape plans. It is not clear on the plans what modifications to the parking area to the south of the building will be required to accommodate the delivery ramp. The plans should be revised so to ensure consistency between plans and to show impacts to existing infrastructure including, but not limited to, the adjacent light pole, median island, and parking layout.

Per the plans, the assembly hall intends to reuse an existing dumpster enclosure located to the north of the existing building. A new wood fence will be installed around the dumpster enclosure area. The change of use of the building from a cinema to an assembly hall may potentially increase the amount of trash generated at this facility. DPW requests that the development design team evaluate trash storage requirements for the new banquet hall. The dumpster enclosure should be designed to accommodate the number, size, and type of dumpsters required to serve the facility. All dumpsters for this facility should fit within the dumpster enclosure.

Per the narrative, the development will provide 10 short-term bicycle parking spaces along the east building frontage. The plans indicate that a bike rack with 10 spaces will be provided, however, no detail for the bicycle rack is included in the plans. DPW notes that wave style racks are not permitted per code. The design team will need to provide a detail for the bicycle rack(s) so that it can be evaluated for code compliance. 5 long-term bicycle parking spaces will be located within a storage room near the delivery ramp. It should be noted that any bicycle parking provided for this development must conform to MCO s. 295-404.

DPW notes that the development site is served by the Purple Line Milwaukee County Transit System (MCTS) route. Additionally, MCTS route 51 is near to the development site.