



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

November 20, 2025

Mr. Jim Owczarski
City Clerk
200 E. Wells St., Room 205
Milwaukee, WI 53202

Dear Mr. Owczarski:

This letter is to inform the City Clerk's Office and the Common Council that, pursuant to s. 295-907-2-c-12 of the City of Milwaukee Code of Ordinances relating to the time limit that a Detailed Planned Development (DPD) is valid, File No. 200463, the change in zoning from Industrial Light (IL1) to Detailed Planned Development (DPD) and 2nd Amendment to the DPD zoning known as 5XEN Marketplace (previously known as Milwaukee's Asian Markets Phongsavan) for 6270 and 6300 N. 76th Street has expired and become null and void. The zoning has been changed to the 1st Amendment to the DPD (File No. 140198) for 6300 N. 76th Street and Industrial Light (IL1) for 6270 N. 76th Street.

The change in zoning from IL1 to DPD and 2nd Amendment to the DPD for this site was approved by the Common Council on October 13, 2020 via File No. 200463 to allow an expansion of the market, and per the approved Exhibit A that is attached to the file, remained valid for a period of 5 years from that date. If the criteria set forth in s. 295-907-2-c-12 are not met by October 13, 2025, the DPD zoning designation shall become null and void and the zoning of the site shall change to 1st Amendment to DPD (6300 N. 76th Street) and IL1 (6270 N. 76th Street). The proposed building that was approved as part of that file has not been constructed, and the neither of the two criteria specified within the code have been met:

- c-12-a: The project for which the planned development district was created has been completed and all building permits have been closed.
- c-12-b: For at least one planned building on the site, the foundation has been completed and construction of the building is at grade or above.

Please add this letter to File No. 200463. A copy of this letter is also being provided to the Information Technology Management Division (ITMD) so that that this amendment to the zoning map changing the zoning of 6270 N. 76th Street to 1st Amendment to DPD (File No. 140198) and 6300 N. 76th Street to IL1 can be reflected within the city's land management system records. If the property owner wishes to extend the time period of the DPD zoning or change the zoning back to DPD in the future, they may apply to do so following the procedure outlined in s. 295-307 of the zoning code.



Sincerely,



For

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

C: Ald. Chambers
Tammy Bronson, ITMD

