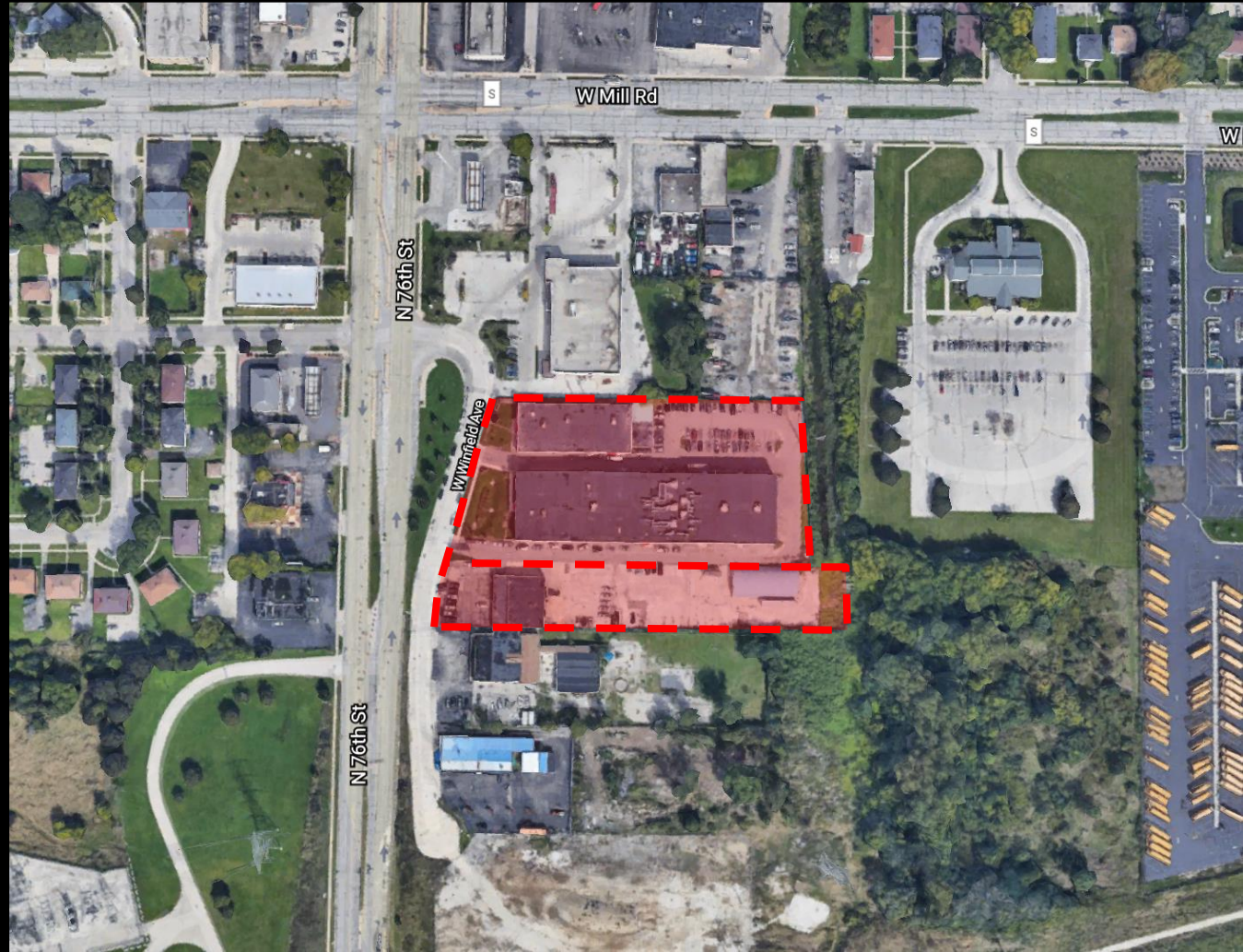


File No. 200463. A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Detailed Planned Development, DPD, for the property located at 6270 North 76th Street, and the Second Amendment to the DPD known as 5XEN Marketplace (previously known as Milwaukee's Asian Markets Phongsavan) for the properties located at 6270 and 6300 North 76th Street, on the east side of North 76th Street, south of West Mill Road, in the 2nd Aldermanic District.





View from W Winfield Ave looking south-east



Aerial view looking east



View from N 76th St looking north-east



2008: Northwest Side Area Plan

- Intersection of 76th street and Mill Road identified by the plan as an important commercial corridor.
- Commercial development strategy: establish "anchor" institutions in the Northwest Side that serve both the local population and attract visitors to the neighborhood.
- Reinforces the importance of high-quality site design and calls for redesigned and reconfigured parking lots to include landscaping, pedestrian walkways, and distinct primary entrances.

PROJECT
PRESENTATION
FOR:

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6300 North 76th Street
Milwaukee, Wisconsin

To support the growth of the 5X&N Market and attract visitors from the greater Milwaukee area, this project consists of interior and exterior alterations to the 2-story, 80,000 SF building with a 3-story addition of 35,000 SF create a showcase community mall. Removal of portions of the second floor create an atrium space for first floor retail and second floor office areas. An expanded food court supports these spaces and new multi-purpose community meeting rooms bring added versatility to the building. A new community grocery store anchors the mall and a limited-access VIP lounge occupies the top floor.

PRESENTATION FOR:



Firm History

Working With Oliver Construction

Since our founding in 1945, Oliver Construction Co. have been relentlessly finding new ways to deliver class-leading building design, construction, and project management to organizations in Wisconsin. Clients turn to us for innovative ideas, exceptional longevity, and outstanding service on every project.

Oliver Construction Company, founded by Architect Oliver Wierdsma, has been proudly serving Wisconsin for over 75 years. As veterans in the industry, our team values efficiency, creativity, and customer experience above all else. We understand the balanced relationship between creativity, practicality, and cost to deliver your project with a reasonable budget. You can depend on us to treat you like part of the team.

Clients praise our team for completing cost-effective and timely projects because we establish early schedules, allowing a workable budget that guides the project. Operating proactively gives our team the time to identify long-lead items, adjust for permitting cycles, and set milestone dates to assure that the project is on track.

We embrace creativity and design innovations, encouraging communication throughout the design process to produce a unique project for the customer. The Oliver team also offers a Master Planning component with each project, accommodating for our client's goals for the future of their organization.

Business goes beyond bricks and mortar, and customers become part of the Oliver family. We choose to establish relationships built on mutual trust, and our repeat clients serve as a testament to the success of the philosophy.

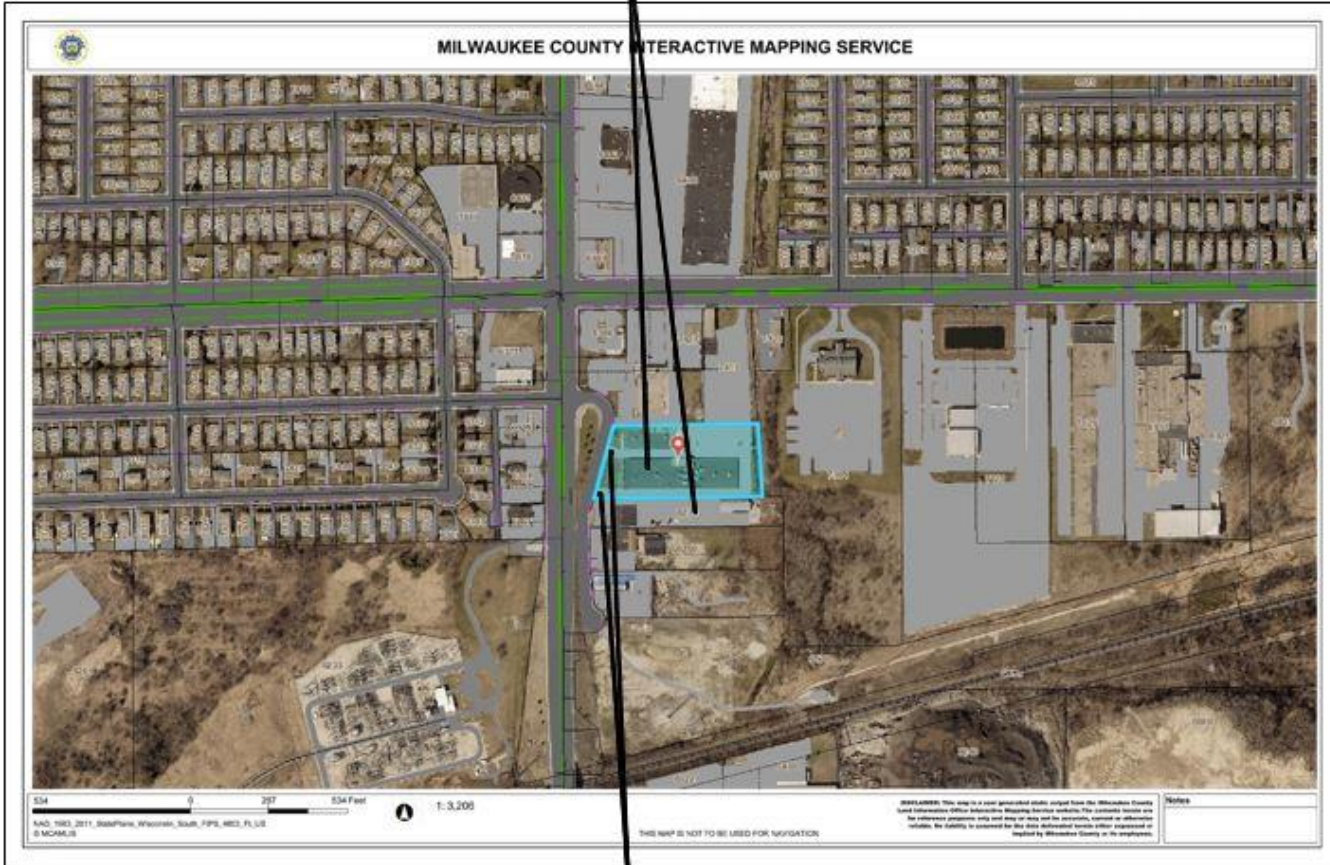
*Celebrating
75 Years of
Construction
Excellence!*



SITE LOCATION

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Sheet Title
Site Location &
Vicinity Map

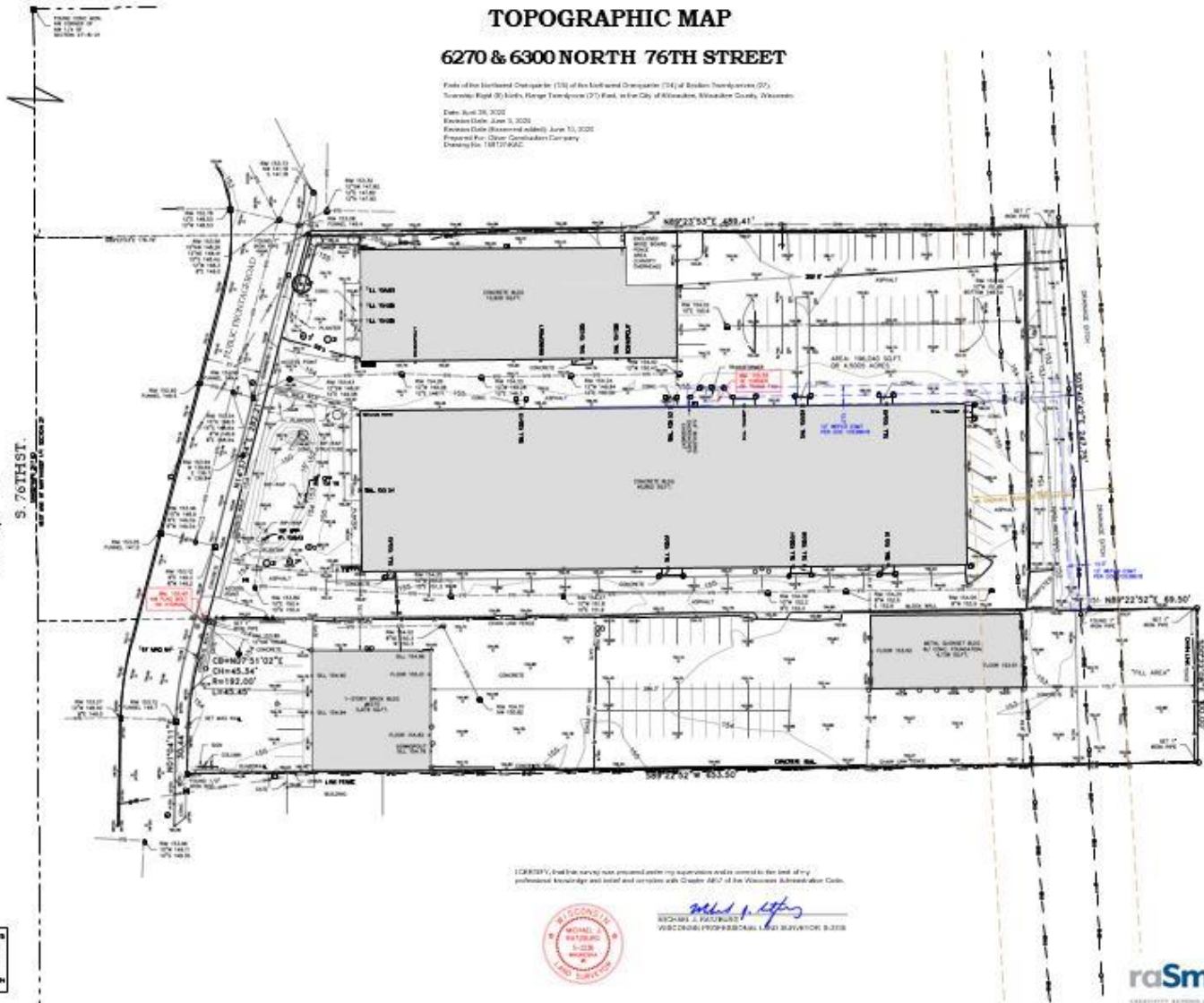


SITE ACCESS POINTS

TOPOGRAPHIC MAP

6270 & 6300 NORTH 76TH STREET

Field of the Horizontal Controller for (15) of the Vertical Controller (14) of Station Transverse (2)
 Township: 14th North, Range: 10th East, 3rd P.M., in the City of Milwaukee, Milwaukee County, Wisconsin
 Date: July 28, 2020
 Revision Date: June 3, 2020
 Revision Date (Revised address): June 10, 2020
 Prepared For: Open Construction Company
 Drawing No: 18170462



LEGEND

- 1. BOUNDARY
- 2. ELEVATION POINT
- 3. ELEVATION POINT
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- 100. ELEVATION POINT

NO. 18170462-001

WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS MAP WAS OBTAINED FROM A REASONABLE AND CAREFUL EXAMINATION OF THE RECORDS OF THE MILWAUKEE COUNTY RECORDS DEPARTMENT AND THAT THE SAME IS CORRECT AND ACCURATE.

I, the undersigned, do hereby certify that the survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter 183 of the Wisconsin Administrative Code.



Michael J. Probst
 MICHAEL J. PROBST
 WISCONSIN PROFESSIONAL LICENSE #123456789



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Sheet Title
 Existing
 Conditions
 Site Survey





STREET VIEW LOOKING SOUTHEAST (PRINCIPAL BUILDING AT CENTER)



SOUTH DRIVE ENTRANCE, MAIN (WEST) CUSTOMER ENTRANCE



STREET VIEW LOOKING NORTHEAST (PRINCIPAL BUILDING ON RIGHT)



WEST SIDE

A
NOTCH
ABOVE

Sheet Title

Existing
Conditions

Southeast View

South Drive
Entrance

Northeast View

West Entrance



NORTH DRIVE (PRINCIPAL BUILDING ON RIGHT)



NORTH SIDE OF PRINCIPAL BUILDING



SOUTH DRIVE (PRINCIPAL BUILDING ON LEFT)



SOUTH DRIVE LOOKING WEST (PRINCIPAL BUILDING ON RIGHT)

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Sheet Title

Existing
Conditions

North Drive

North View

South Drive

South Drive Facing
West



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ABOVE



Sheet Title

Existing
Conditions

South Side

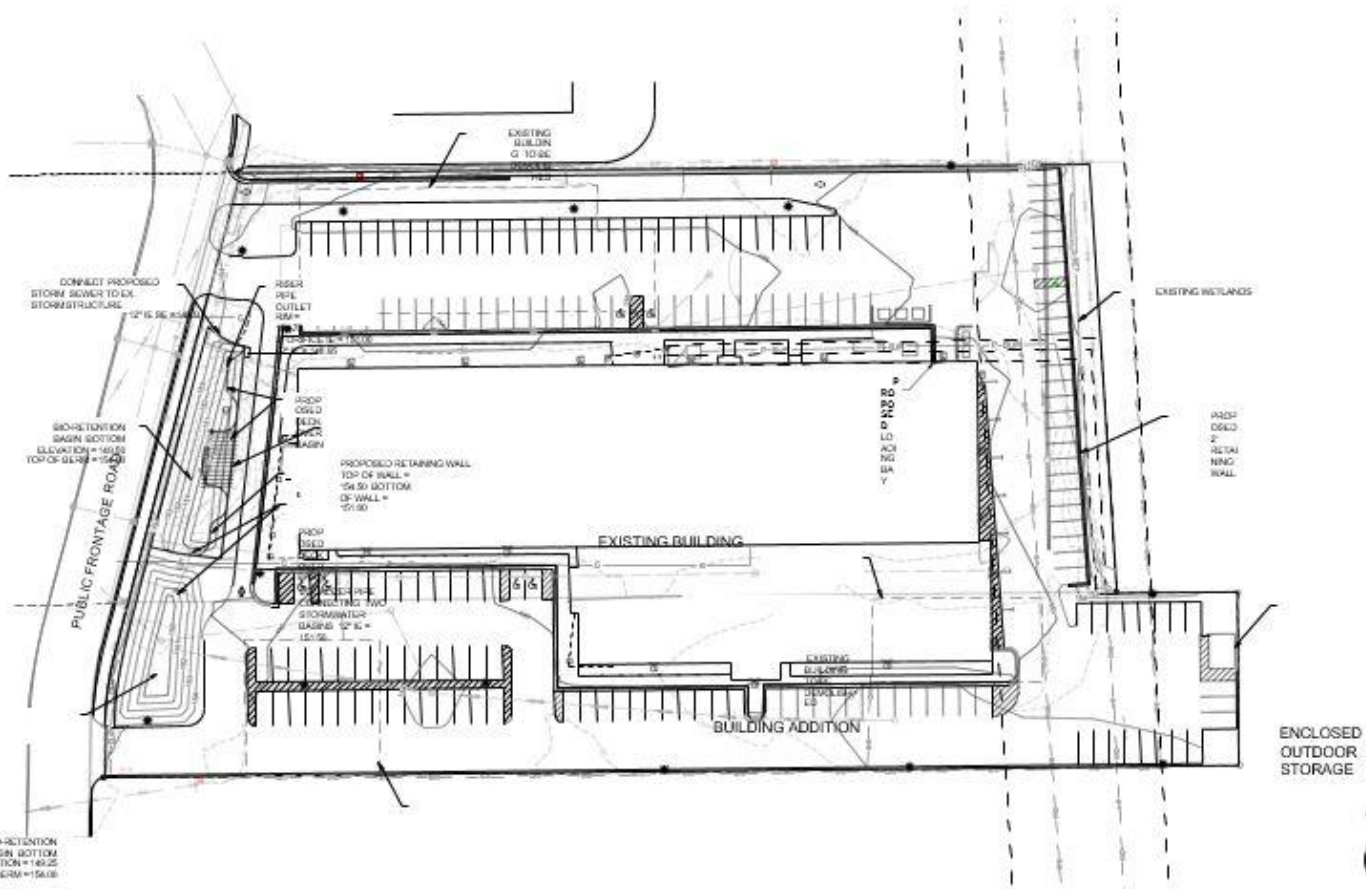
East Floor View

Existing Dumpster
Location

South Parcel

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ABOVE

Sheet Title
Grading Plan



EXISTING
BUILDING
TO BE
DEMOLISHED



DRAWN: BRG					
CHECKED: MJC					
DATE: 08/03/20					

THIS DRAWING IS THE PROPERTY OF SEH AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

SXEN MARKET SITE
CITY OF MILWAUKEE, WI

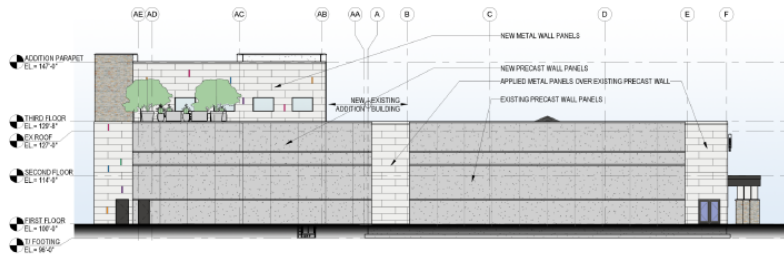
GRADING PLAN

PER NO. 02/20/18870	C1.2
DATE: 08/03/20	

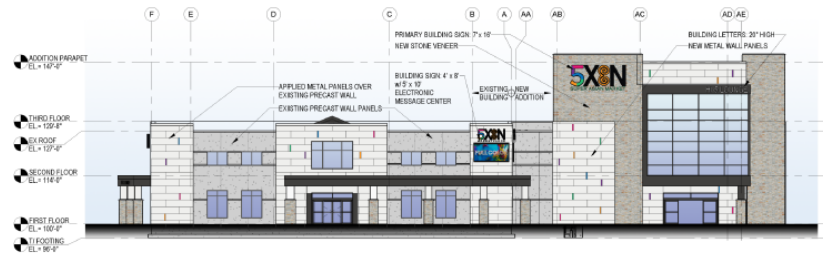




1 OVERALL NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 OVERALL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 OVERALL WEST ELEVATION
 SCALE: 1/16" = 1'-0"



4 OVERALL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT NO.	1219-29
DRAWN BY	ADD
SCALE	AS NOTED
SHEET TITLE	BUILDING ELEVATIONS

PROJECT TITLE
 ADDITION AND INTERIOR ALTERATIONS TO
SXEN MARKET
 6300 N. 70TH STREET
 MILWAUKEE, WISCONSIN 53218

1775 BOKROS DRIVE
 MILWAUKEE, WI 53234-4877
 PHONE (414) 351-4071
 FAX (414) 351-4071

OLIVER
 CONSTRUCTION CO.

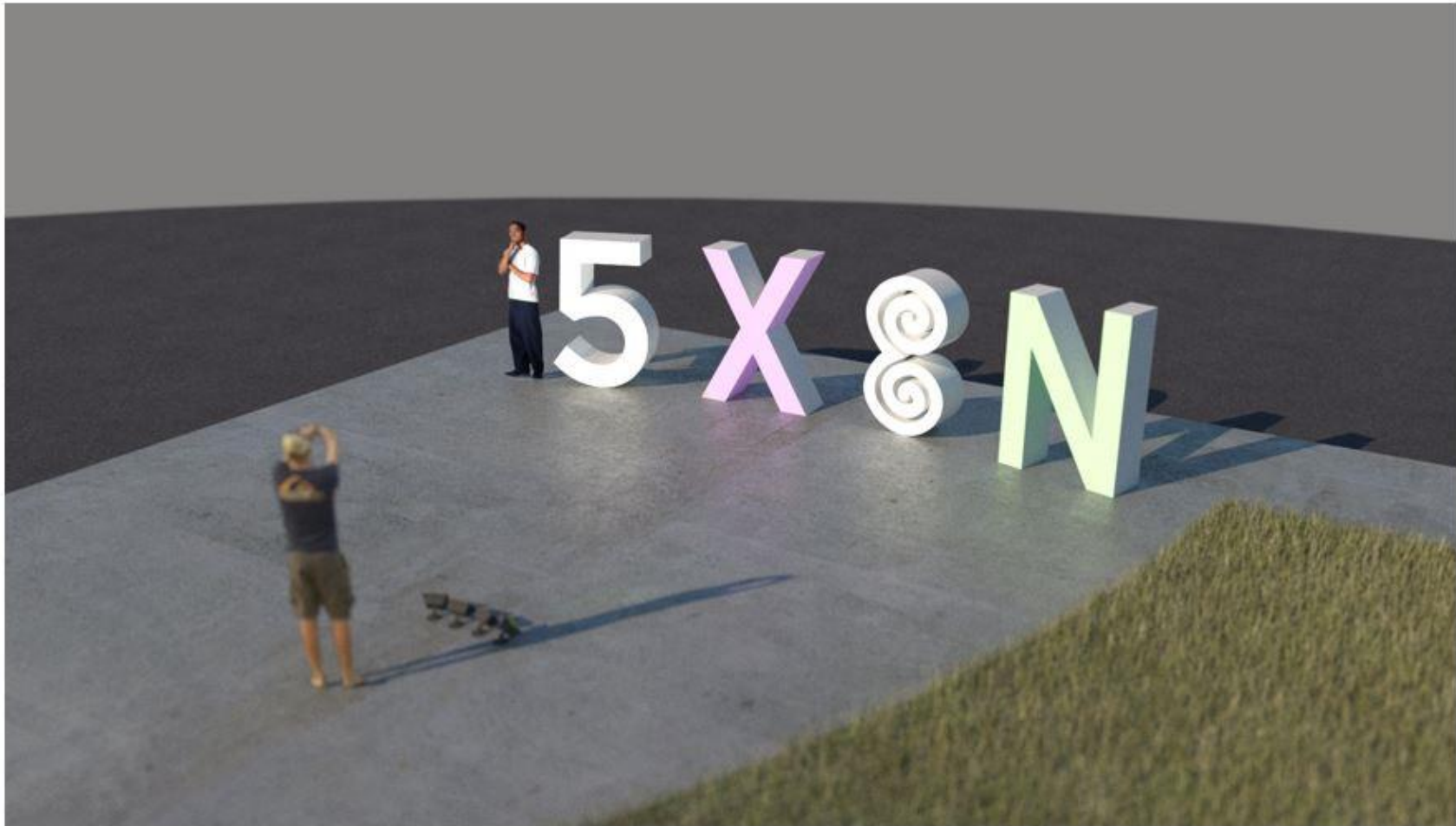
SHEET NO.
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Sign View





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Rendering View 1





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Rendering View 2