

# Detailed Planned Development Amendment

For the development, known as 5XEN located at 6270 North 76<sup>th</sup> Street

5XEN is proposing to rezone 6270 N. 76th Street from Industrial Light, IL1, to Detailed Planned Development (DPD) and amend the [DPD](#) previously known as Phongsavan Asian Market (now known as 5XEN Marketplace) to include the additional parcel and provide updated plans to reflect their proposed expansion. The north building and the building on the newly acquired site will be razed, and the main building will undergo an approximately 35,000 square foot expansion.

## Water:

Water Review Comments for [5XEN Marketplace] [6300 N. 76th St.]:

- MWW has an 8"-1968 water main in W. Windfield Av. available to serve the subject development.
- 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.
- Maps of this area may be ordered through Diggers Hotline (800-242-8511 or 811). Caller should state "For planning purposes only—Milwaukee Water Works only need reply"
- 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.
- DNS Plumbing Inspection Section (414-286-3361) can be contacted for water branch and possible fire protection requirements.
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meter Services Manager of the Milwaukee Water Works (414-286-8119)
- Water permit information and standards/specifications can also be found online <<http://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)

**Underground Conduit:**

This proposed development will not impact the CUC facilities located in N 76th St.

**Sewer Design:**

Public main sanitary and storm sewers are available in N. 76th St to serve the development.

**Storm Water:**

A revised storm water management plan (SWMP) is required for the new building addition.

**Street Lighting:**

B.E.S. has street lighting pipes and cables crossing within the project limit at N. 76 St. and Frontage Road. From the preliminary drawings, there is no impact to existing street lighting facilities. Contractor/builder is to support the cable running behind the curb during construction. Contact Digger's Hotline to locate the exact location.

If there are any impacts to City of Milwaukee Street Lighting equipment, the contractor shall pay service fee for alterations required to be done by the city and/ or pay for any damages to City Street Lighting facilities.

Please contact Eng-Kie Lee in engineering at (414) 286-2174. Report damages to Street Lighting Shop at (414) 286-3015.

**Traffic Engineering**

The intersection of North 76<sup>th</sup> Street and West Winfield Avenue is under the jurisdiction of the Wisconsin Department of Transportation.

**Multi-Modal Design Unit**

The public sidewalk in front of the property must extend all the way across the frontage of the property.

**Planning & Development:**

The Department of Public Works requests that the applicant provide bicycle parking in accordance with Milwaukee Code of Ordinances section 295-404.