

October 19, 2009

To the Honorable Common Council  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee

Dear Committee Members:

File No. 090535 relates to a change in zoning from Industrial Light (IL1) to a Detailed Planned Development known as Milwaukee's Asian Markets Phongsavan, on land located East of North 76th Street and South of West Mill Road, in the 2nd Aldermanic District.

This zoning change is requested by Pai Yang and Thai Vang and will allow for the development of the site at 6300 North 76th Street, as an Asian Market, utilizing the existing building and one building for indoor vendor space for a total of about 440 vendors of Asian products.

The existing building is on the northern portion of the site, and is one story. No interior upgrades are proposed at this time; however, the exterior north, west, and portion of the south elevations will be re clad with painted fiber cement clapboard siding to match the new building. The new building will sit on the southern portion of the site, and will be clad with painted cement clapboard siding with accent panels above a concrete block veneer base. The majority of the roof will be a sloped standing seam metal roof system. The wall openings will be an aluminum storefront system with clear low-e glazing. A retaining pond and extensive landscaping will be in front of the new building, along North 76th Street. Two-thirds of the new building will be two stories, and will become one story toward the east/back side of the site. The front/western two-story section of the building will house the vendors. The middle section of the building will have a retail food court on the first floor and office space on the second floor. The remaining one-third, one-story section of the building will be multi-purpose space.

On October 19, 2009, a public hearing was held and at that time several people were in support of the project, including Alderman Davis and a representative of the Havenwoods Business Improvement District and Economic Development Corporation. Since the proposed change complies with the recommendations of the Northwest Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on October 19, 2009 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Joe Davis