



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

CITY PLAN COMMISSION --

Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow a plasma center, which is classified as a medical service facility, as a permitted use within the multi-tenant building at 4101 North 56th Street, located on the west side of North 56th Street, north of West Capitol Drive, in the 2nd Aldermanic District.

- Analysis -

This resolution approves the request for deviation from the Midtown Center DIZ performance standards as they relate to the permitted and prohibited use list.

Whereas, The City of Milwaukee has established performance standards for the review of new developments and alterations to existing buildings and site work at properties located within the Midtown Center Development Incentive Zone, which is generally bounded by West Congress Street, West Fond du Lac Avenue, North 54th Street, West Capitol Drive, and North 60th Street, and was established by Section 295-91.0044 of the former Milwaukee Code; and

Whereas, The Midtown Center DIZ performance standards include a use list, and a medical service facility is not a permitted use within the overlay; and

Whereas, CSL Plasma, the applicant and prospective tenant, is requesting to deviate from these performance standard to allow the 14,580 square foot space to be used as a plasma donation center, which is classified as a medical service facility in the zoning code; and

Whereas, The deviation is being requested because the tenant space, which has been vacant since 2013, suits the needs of the proposed use; and

Whereas, CSL Plasma and its affiliates own and operate over 250 plasma donation centers in the United States and anticipates at its maturity that it will employ 60 persons; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed deviation meets the criteria set forth in the ordinance that the purpose of the overlay zone has been met, the deviation improves the aesthetics of the site, addresses one or more unique site features that make the application of the standard impractical, and is consistent with the comprehensive plan; and, be it

Further Resolved, That the owner, or its assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.



CPC 09/21/2020

APPROVED.