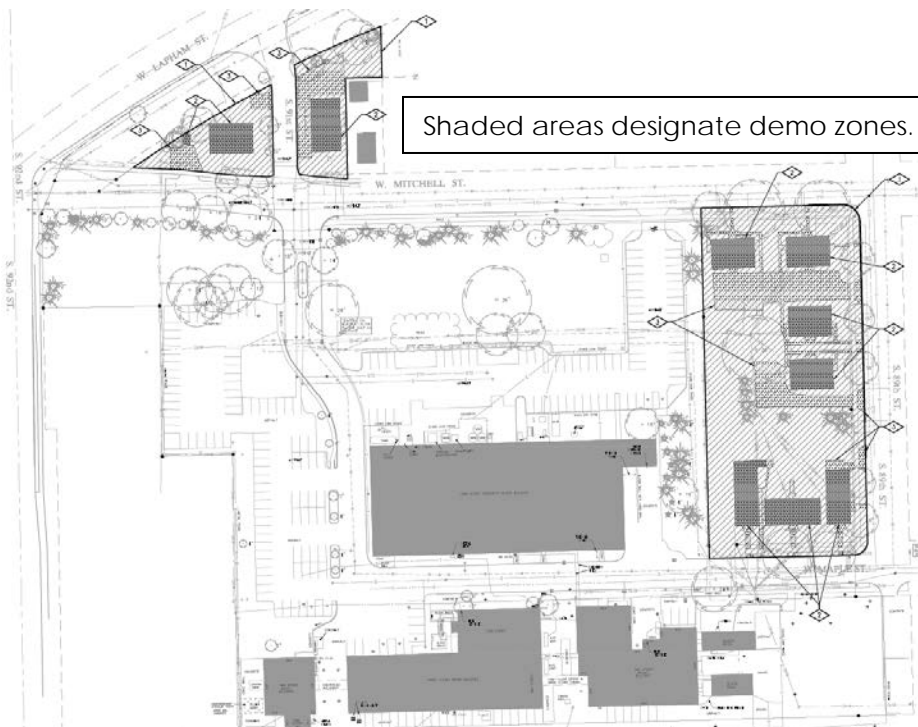




STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, October 24th, 2018  
6:00 pm  
City Hall – Room 128– 7525 W. GREENFIELD AVE.

4. Site and Landscaping plan for Chr Hansen, proposing to demolish vacant buildings on land located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) submitted by Aaron Colmerauer on behalf of Chr Hansen, Inc.



**Overview**

CHR. Hansen, Inc., a Wisconsin corporation (“Chr Hansen”) is a global bioscience company that focuses on delivering natural innovative solutions that address global challenges by advancing food, health and productivity. Chr Hansen develops and produces cultures, enzymes, probiotics and natural colors for a variety of foods, confectionery, beverages, dietary supplements, animal feed and plant protection. Chr Hansen was founded in 1874 and has over 3,000 employees across 30 countries, with its global headquarters in Hoersholm, Denmark.

Chr Hansen operates its

existing US headquarters at 9105 West Maple Street in the City of West Allis, Wisconsin. Chr Hansen recently acquired eleven (11) parcels of adjacent land, as more particularly described on Exhibit A to the Planning Application (collectively, the “Property”) from T&G Properties, L.L.C., which previously had been used as residential apartment buildings. As of September 17, 2018, all tenants residing at the Property had vacated their respective units. Chr Hansen desires to begin demolition the vacated residential apartment buildings and structures mid November.

**Demolition**

Two of the properties to be demolished are located on the south side of the intersection of W. Lapham St. and S. 91 St. and the other nine are located between W. Maple St. and W. Mitchell St., west of S. 89 St. All properties are adjacent to the Chr. Hansen facility. Additionally all pavement located on these properties will also be removed.

Chr Hansen is not proposing any immediate construction of any new building or structures. A demolition of the residential apartment buildings is a first step to facilitate Chr Hansen's expansion of its US headquarters.

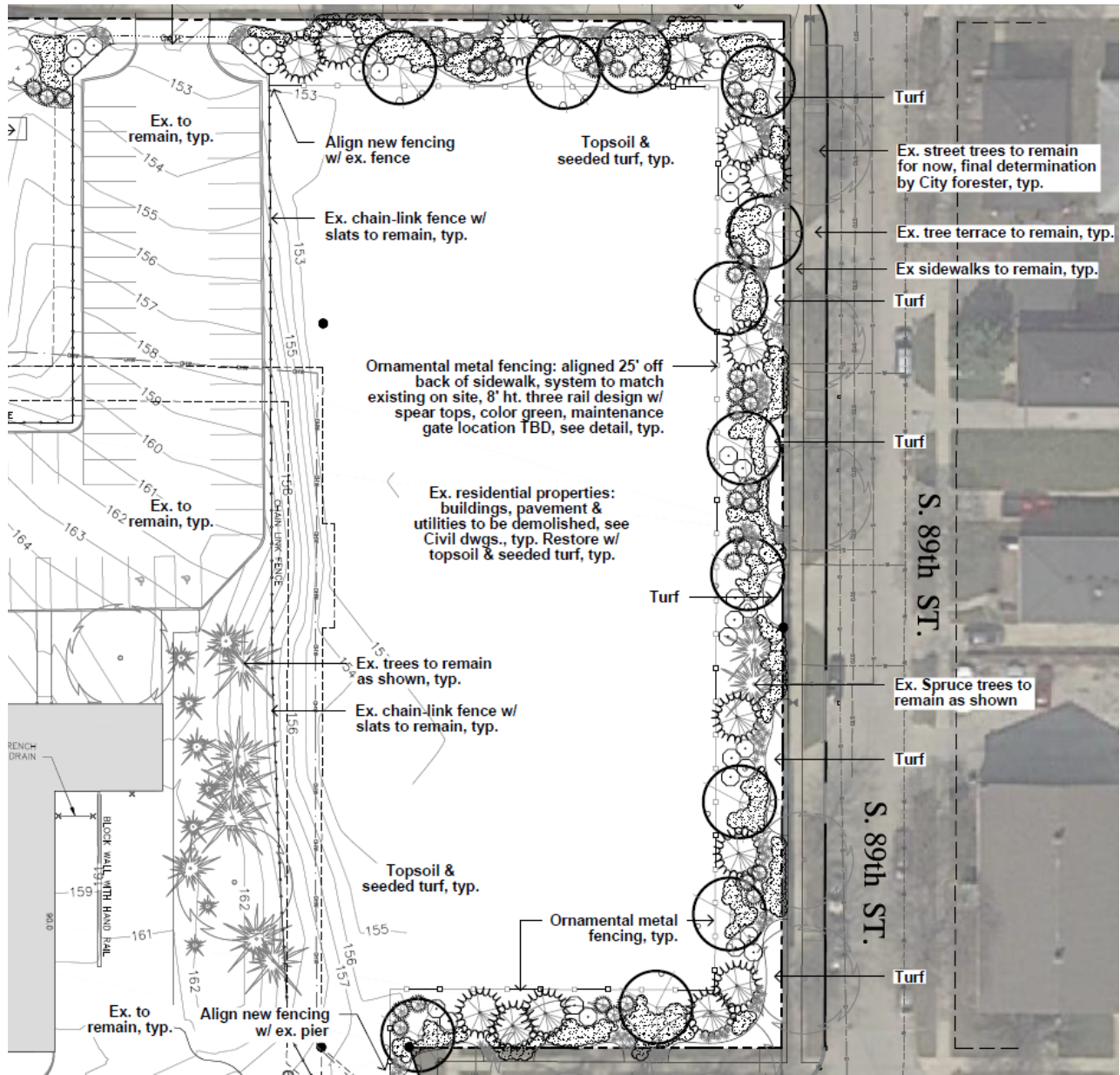


### Landscaping

The Property will be enclosed with a perimeter fence while Chr Hansen finalizes its ultimate plans for the Property. This creates a safe, functional and attractive temporary environment for the property and surrounding community. The perimeter fence and landscaping function to preserve the positive features of the site.

Potential hazards are mitigated because the demolition will not affect employment or general operations at Chr Hansen's current facility and will have no negative impact on the surrounding properties with regard to traffic, parking and noise.

The site is proposed to be brought down to grade, seeded, and landscaped. Existing sidewalks and City trees will remain. New plantings will consist of multiple varieties of shade, ornamental, and evergreen trees; large, deciduous, and evergreen shrubs; perennials and grasses.



New fence will match existing.



New plantings to complement existing landscaping

**Recommendation:** Recommend approval of the Site and Landscaping plan for Chr Hansen, proposing to demolish vacant buildings on land located at 9106 W. Mitchell St. (451-0395-001), 9032 W. Mitchell St. (451-0393-005), 8905 W. Mitchell St. (451-0396-001), 8917 W. Mitchell St. (451-0400-001), 1717 S. 89 St. (451-0403-002), 1721 S. 89 St. (451-0403-003), 1700 Block S. 89 St. (451-0403-005), 1700 Block S. 89 St. (451-0404-001), 8902 W. Maple St. (451-0405-000), 8908 W. Maple St. (451-0406-000) and 8914 W. Maple St. (451-0407-001) submitted by Aaron Colmerauer on behalf of Chr Hansen, Inc., subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) fully grassed site and closure of any curb cuts upon demolition completion; (b) perimeter landscaping being installed upon completion of demo; (c) submittal of a demolition and landscaping schedule; (d) reference the location and quantity of plantings on landscaping plan; (e) remove or replace chain link fence on the east side of the building/site and near the entrance to Mitchell St. and to be consistent with new ornamental fencing materials. Contact Jill Gregoire, City Planner at (414) 302-8469 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.