



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, September 24, 2025**  
**6:00 PM**

**Room 128 – City Hall – 7525 W. Greenfield Ave.**

**4. Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001).**

**Overview and Zoning**

Novonesis (formerly Chr. Hansen) is a global bioscience company that focuses on delivering natural innovative solution that address global challenges by advancing food, health, and productivity. Novonesis develops and produces cultures, enzymes, and probiotics for a variety of foods, confectionery, beverages, dietary supplements, animal feed, and plant protection.



**Recent phased expansions**

Chr. Hansen, Inc. previously completed an expansion of its headquarters in West Allis in 2021 (Project Mighty – phase 1), a 20,000-sf production expansion on the west side of the campus. More recent in 2023 Project THOR phase2, (Thunderously Higher Output Reached) expansion/construction of a new 2-story, 40,250-sf/floor (81,000-sf total) expansion (within this total area contains a 27,000 sq. ft. -55°C freezer for product storage, plus space for future labs). Last year Plan Commission approved a third phase of construction, also part of project THOR, that includes a new 2-story, 50,000 sq. ft. expansion on the northeast side of the campus for new production equipment.

Existing building area (w/THOR phase): 216,000-sf

**Background and Company Operational info:**

- Phase 3 under construction (Project THOR) began in 2024 with substantial completion in June 2026.
- Employment - The existing facility employs approximately 288 people.
- Hours of operation – The facility operates 3 shifts daily. Hours of operation will remain unchanged.
- Trucking to the site includes about 12 trucks per day. All trucking, employee and visitor access comes in and out on S. 92 St. and will continue in this manner.

**Project scope and Site, Landscaping, and Architectural plan**

The Chr Hansen bio-science operation is considered I-1, light industrial and has been permitted as a limited use.

The purpose of this Plan Commission review includes their plan of installing a water recovery system that will include the addition of a 30,000 gal water recovery tank outside of



the plant on the north side of the building. The installation will include a concrete pad, the water recovery tank, a pump house (6-ft L x 6-ft W X 8-ft H), and any required piping to tie the tank into the building. The tank will be approximately 42 feet tall, a similar height to the nitrogen tanks installed on the Northeast side of the building.

The construction and installation of this tank would occur in the spring and summer of 2026, weather permitting. The construction will occur during normal business hours.

Existing exterior materials on the portion of building nearest the project area are predominantly painted precast concrete panels in a light brown color.

The existing building near the project area is about 45-ft tall.

The location of the new water tank will be located on the north side of the building wall and behind the sound barrier wall that was previously

constructed on the north side of Novonesis dock area. While the water recovery tank will not generate noise, this barrier along with landscaping installed as part of Project Mighty and Thor will reduce sight line impacts on the neighborhood.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001), subject to the following condition:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) exterior construction details on the proposed pump house. Contact Steven Schaer, Director of Planning and Zoning at 414-302-8466.
2. Building Code plan review for this project will need to be submitted by Novonesis to the State of WI for review.

## Planning and Zoning Application to the City of West Allis

Novonesis is planning on installing a water recovery system at their plant in West Allis, 9015 W Maple St, Milwaukee WI, 53214. Part of this project is installing a 30,000 gal water recovery tank outside of the plant. The installation will include a concrete pad, the water recovery tank, a pump house, and any required piping to tie the tank into the building. The construction and installation of this tank would occur in the spring and summer of 2026, weather permitting. The construction will occur during normal business hours. This water recovery tank will be approximately 42 feet tall, a similar height to the nitrogen tanks installed on the Northeast side of the building (seen in the red boxes in Figure 1).

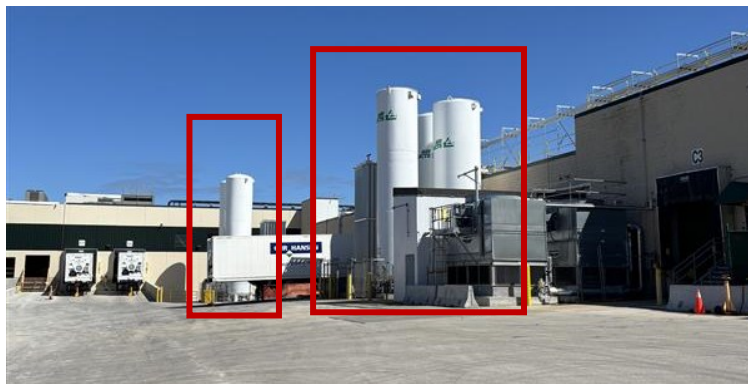


Figure 1

The planned location of the tank is shown highlighted yellow, and the planned pump house location is shown in green in Figure 2, Figure 3, and Figure 4.



Figure 2



Figure 3/ Figure 4

The 30,000 gal tank would be an insulated silo type water tank. A drawing of what this would look like is shown below (Figure 5).

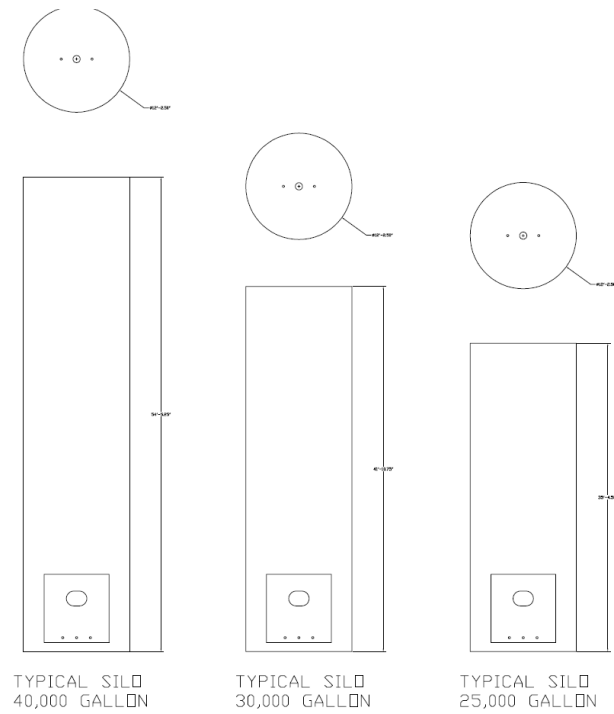


Figure 5

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