



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 27, 2018
6:00 pm

City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 5A.** Ordinance to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) for properties, 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) from Low Density Residential to Industrial and Office Land Use submitted by T&G Properties, LLC the current property owner.
- 5B.** Ordinance to amend the Official West Allis Zoning Map by rezoning property 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) from RB-2, Residence District to M-1, Manufacturing District submitted by T&G Properties, LLC the current property owner.

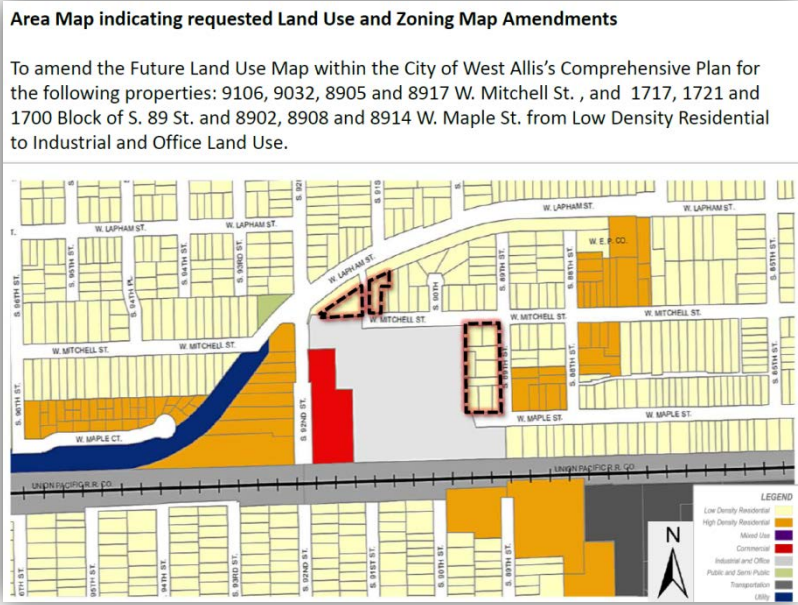
Items 5A and 5B may be considered together.

Overview and Zoning

Notice of the requests have been posted in the local paper three times for a requested Land Use amendment in order to meet the Comprehensive Planning, State Statutes 66.1001(4)(d), and twice prior to the public hearing as a Class II notice for the rezoning request in order to meet State Statutes 62.23(7) and Chapter 985.

The recommended land use plan change is to amend the future land use plan on eleven multi-family properties from Low Density Residential to Industrial and Office Land Use.

Two of the properties 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.



The rezoning requests consists of the same properties and is proposed to be a change from RB-2 Residence District to M-1 Manufacturing District.

T & G Properties, LLC, a Wisconsin limited liability company, owns and operates eleven parcels of improved land consisting of approximately 1.7 acres (collectively, the "Property") as residential apartments. 91 st and Maple, LLC, a Wisconsin limited liability company, has contracted to purchase the Property. 9151 and Maple, LLC's sole member is Chr Hansen, Inc.

("Chr Hansen"), owner/operator of an adjacent US headquarters at 9105 West Maple Street. Chr Hansen formerly owned the Property and seeks to reacquire it to control its perimeter. While no plans have been finalized, Chr Hansen is considering an expansion of its West Allis headquarters.

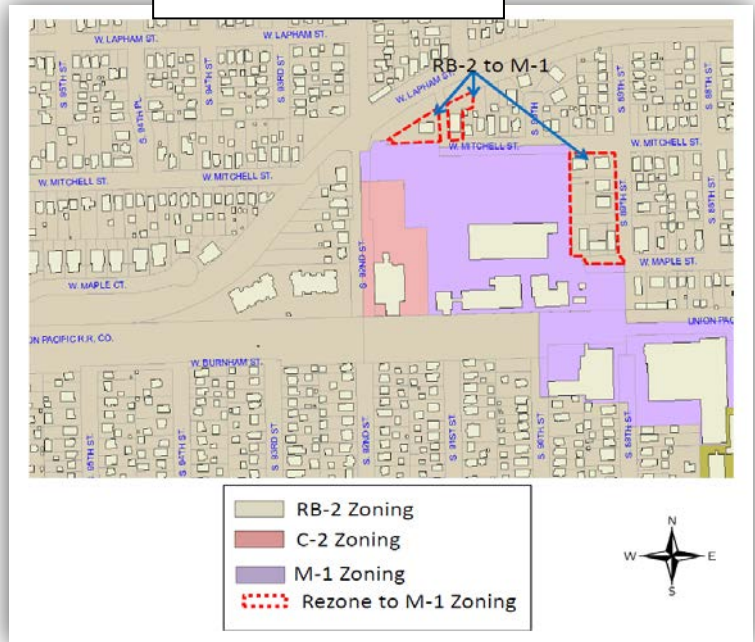
Chr Hansen is a global bioscience company that focuses on delivering natural innovative solutions that address global challenges by advancing food, health and productivity. Chr Hansen develops and produces cultures, enzymes, probiotics and natural colors for a variety of foods, confectionery, beverages, 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 desires to have all the property it owns zoned M-1 Manufacturing District. Chr Hansen's rezoning and land use plan amendment request complies with applicable City Code and should be approved

Under Section 12.14(1)(a), the Property cannot be reasonably used as currently zoned. The Property is currently zoned RB-2, which is a Residence District. Chr Hansen cannot reasonably use the Property as a continuation of its US headquarters as it is currently zoned. Section 12.14(1)(b) is also met because Chr. Hansen is concurrently seeking an amendment to the City Comprehensive Land Use Plan in addition to its rezoning request.

The rezoning is compliant with Section 12.14(1) because the request constitutes a continuation of the M-1 Zoning District onto adjacent property. Section 12.14(g) is similarly met because Chr Hansen's current business operation in the area supports the proposed amendment and is consistent with the current needs of the community in that area in compliance with Section 12.14(1)(h).

Rezoning Map



The land use re-classifications and re-zonings are intended to lay the ground work for a larger vision for the Chr. Hansen site. The notion behind the rezoning and Land Use Plan Amendment is to align the underlying zoning and the Land Use Plan.

Recommendation (5A): Common Council approval of the Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, 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) from Low Density Residential to Industrial and Office Land Use submitted by T&G Properties, LLC the current property owner.

Recommendation (5B): Common Council passage of an Ordinance to amend the Official West Allis Zoning Map by rezoning property 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) from RB-2, Residence District to M-1, Manufacturing District submitted by T&G Properties, LLC the current property owner.