



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, November 28, 2018
6:00 pm

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

- 2A. Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Commercial" to "Industrial and Office" land use classification for property located at 1800 S. 92 St. submitted by Chr. Hansen (Tax Key No. 451-1002-000).

- 2B. Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1800 S. 92 St. from C-2, Neighborhood Commercial District to M-1, Manufacturing District submitted by Chr. Hansen (Tax Key No. 451-1002-000).

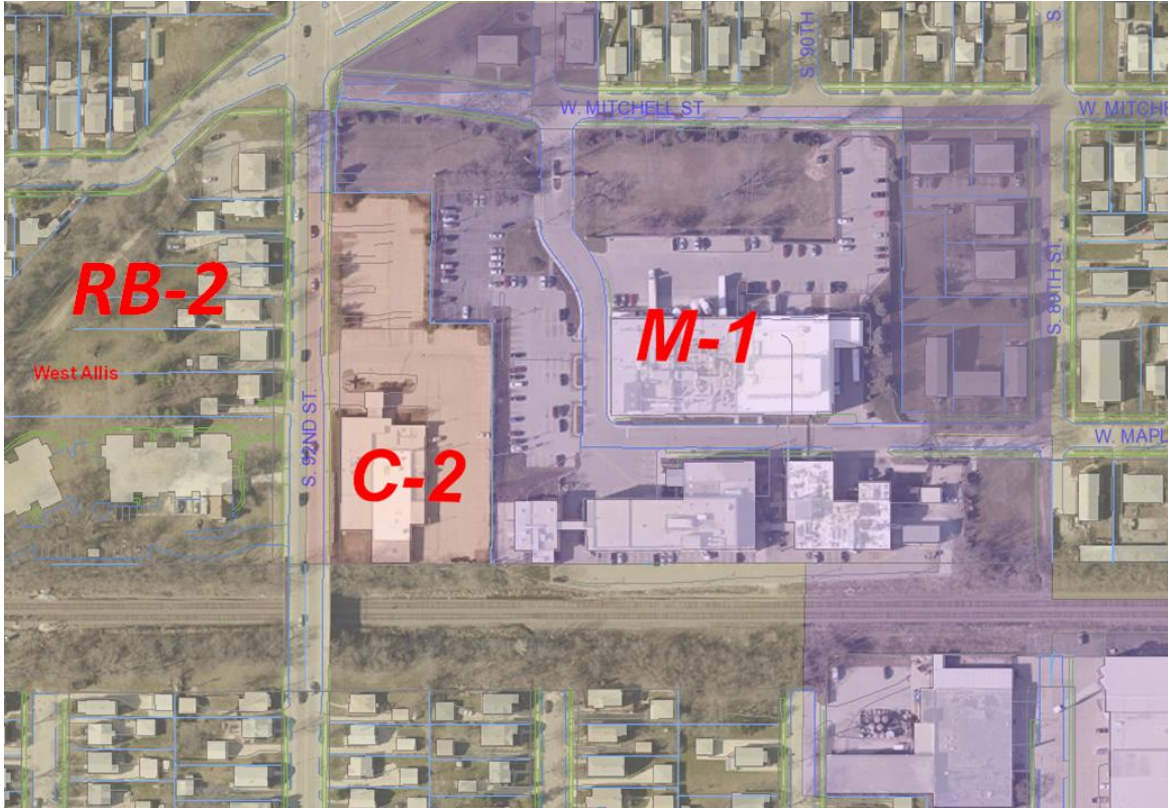


Overview and Zoning

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. Adjacent property

owners have been notified in accordance with State Statutes and no objections have been received to date.

The recommended land use plan change is to amend the future land use plan on the former Knights of Columbus property from Neighborhood Commercial District to Industrial and Office Land Use. The property is adjacent to the Chr. Hansen facility directly to the West.



The rezoning requests consist of the same property and is proposed to be a change from C-2 Neighborhood Commercial District to M-1 Manufacturing District.

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 C-2, which is a Commercial District. Chr. Hansen cannot reasonably the 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).

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 (2A): Common Council approval of the Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Commercial" to "Industrial and Office" land use classification for property located at 1800 S. 92 St. submitted by Chr. Hansen (Tax Key No. 451-1002-000).

Recommendation (2B): Common Council passage of an Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 1800 S. 92 St. from C-2, Neighborhood Commercial District to M-1, Manufacturing District submitted by Chr. Hansen (Tax Key No. 451-1002-000).