



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Thursday, April 23, 2020**  
**6:00 PM**  
**Remote Meeting**

**3. Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, that is proposing to install additional liquid nitrogen tanks on the north side of their existing building at 9015 W. Maple St., submitted by Thomas Rasmussen on behalf of CHR Hansen (Tax Key No. 451-1006-000)**

**Overview and Zoning**

Chr Hansen operates its existing US headquarters at 9015 West Maple Street in the City of West Allis, Wisconsin. 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.

Proposed Liquid Nitrogen Tanks

In February, Plan Commission approved phase one building expansion project for Chr Hansen. The phase one expansion includes a 20,000-sf building addition, additional parking areas and site improvements for changing employee and trucking access to the site.

This month, a new proposal has been submitted for the installation of additional Liquid Nitrogen (LN) storage tanks (liquid nitrogen is an inert cryogenic fluid). While Chr Hansen currently has existing tanks on site, the additional infrastructure will improve production operations. The new tanks represent a site change to the approved plan and therefore require Planning Commission review.

Zoning - The property is zoned M-1, Manufacturing and the existing bio-science company is a conforming use within the zoning district.

Employment - The existing facility employs approximately 281 people.

Business Hours of operation remain unchanged for the overall campus which operates daily with 3 shifts.

- Liquid Nitrogen deliveries will be conducted between 7AM-7PM (daytime hours). In the past LN2 deliveries had occasionally occurred after 10pm which at times resulted in some complaints with the neighborhood. Daytime deliveries for refill will help resolve this issue. In addition an acoustical sound barrier is proposed around part of the new tank area.

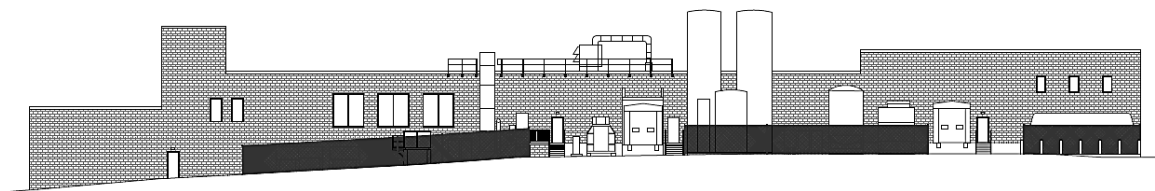
The estimated cost of the scope of work is about \$100,000.

**Site, Landscaping and Architectural plans**

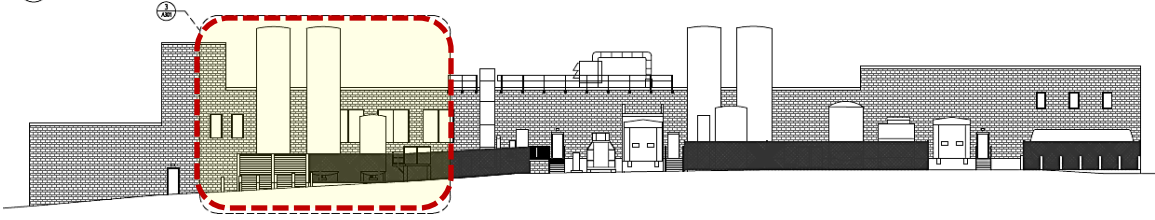
The LN2 plans include installation of 3 new liquid nitrogen storage tanks and evaporator including fencing around them. The tanks provide storage capacity for liquid nitrogen. Liquid nitrogen is used as a coolant for various plant operations. Of note, Chr Hansen runs one of the largest freezers in North America for maintaining the integrity of their products.

To reduce any noise infiltrating the neighborhood, a sound wall barrier is proposed around the base of the new tank pad. Details of the location on site and plans are provided below.

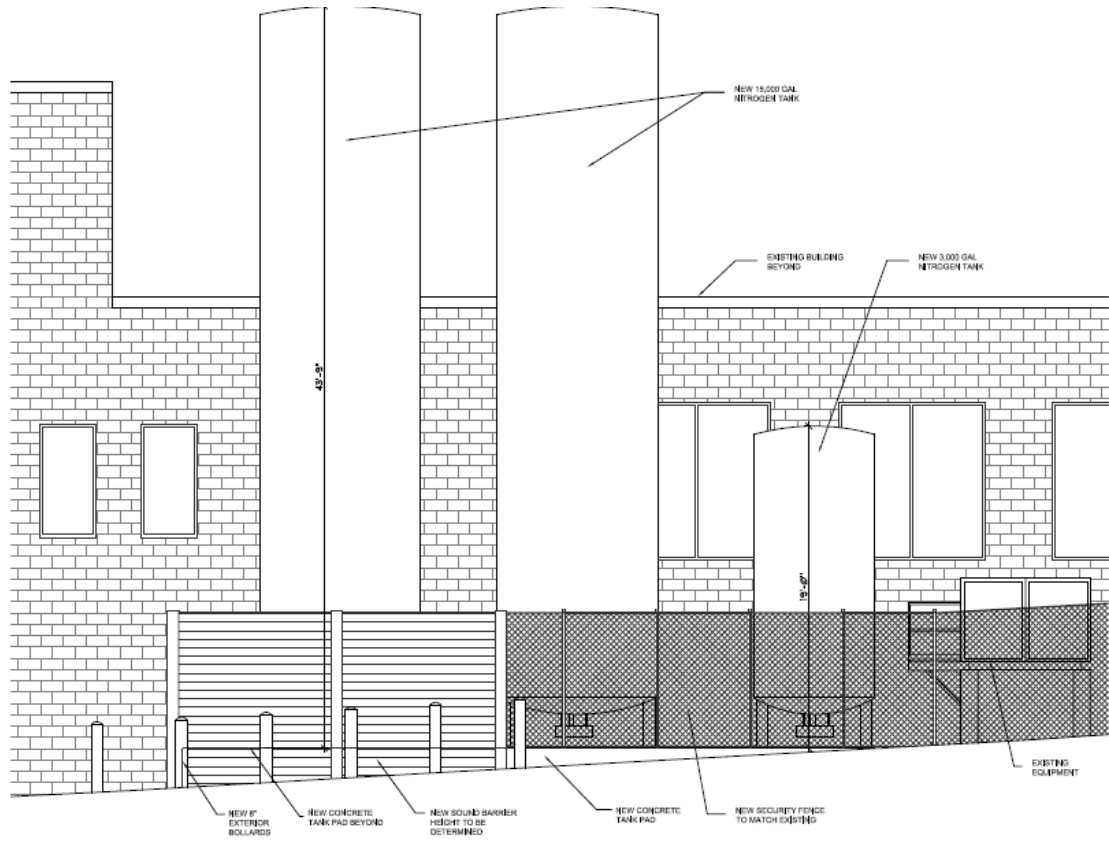
Chr Hansen, 9015 W Maple St. - Location on site for proposed scope of work



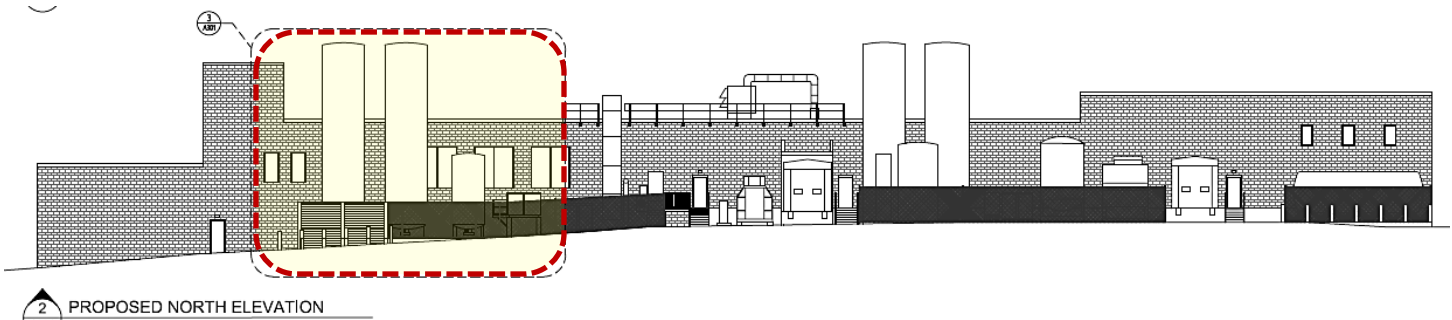
1 EXISTING NORTH ELEVATION  
A301 3/32" = 1/8"

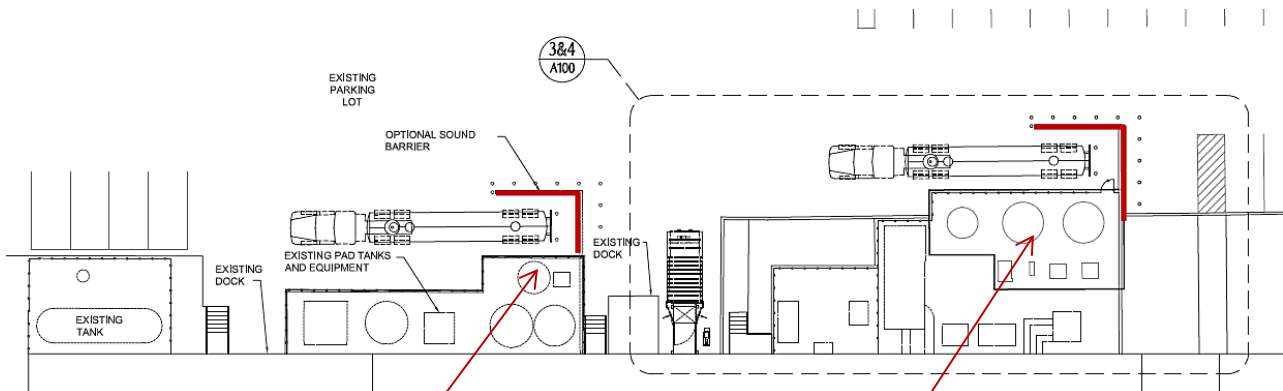
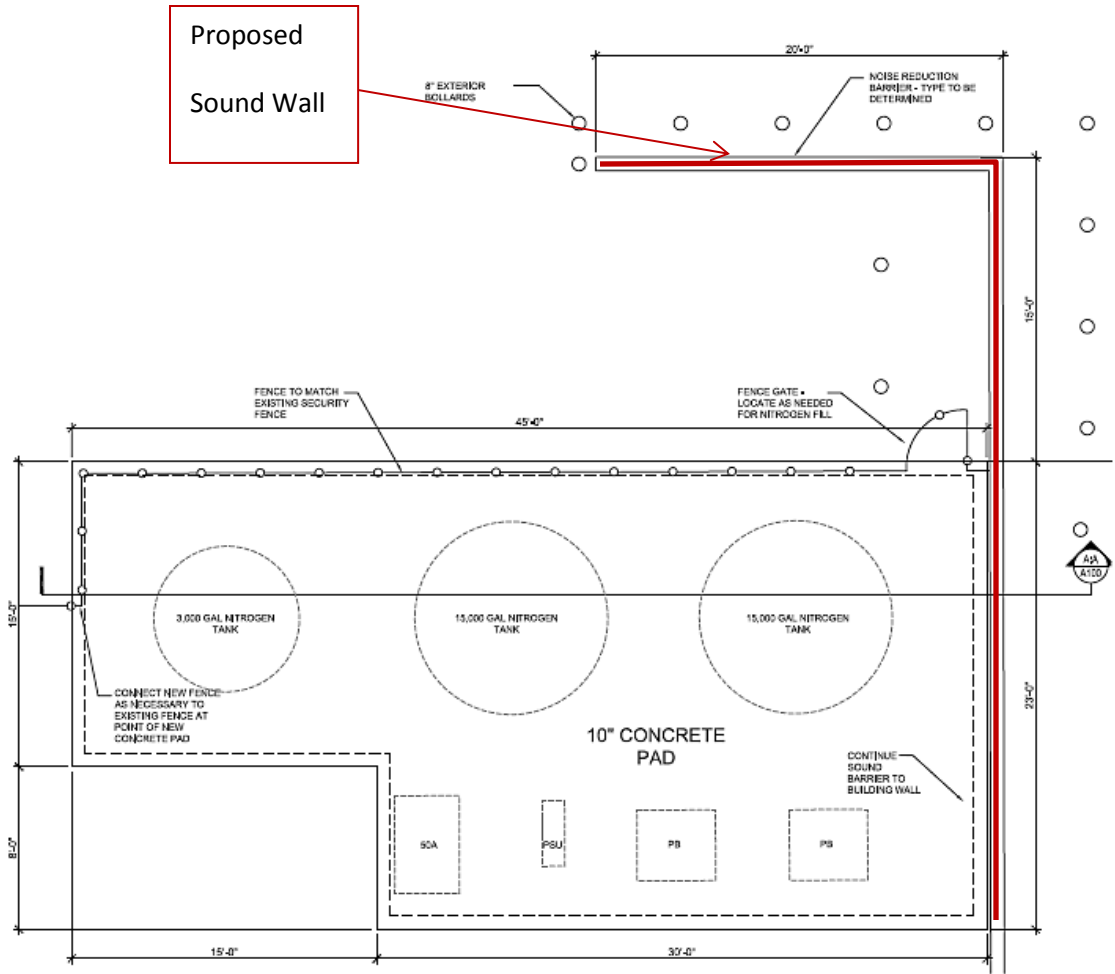


2 PROPOSED NORTH ELEVATION  
A301 3/32" = 1/8"



Two of the new new tanks will be 43-ft tall (15,000 gallon each) and the third being 19-ft tall (3,000 gallon). The new tanks will be located on the north side of the freezer building just east of existing LN2 tanks. All tanks will be situated upon a concrete pad and secured within a fenced area. The east most portion of the secure area, being surrounded by an acoustical sound wall. Staff is recommending that the existing LN2 tank area be equipped with a similar sound wall as with the new area.





Existing LN2 Tank area & Recommended sound wall

Proposed LN2 Tank area & sound wall

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for CHR Hansen, an existing bio-science company, that is proposing to install additional liquid nitrogen tanks on the north side of their existing building at 9015 W. Maple St., submitted by Thomas Rasmussen on behalf of CHR Hansen (Tax Key No. 451-1006-000), subject to the following condition:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) additional acoustical sound wall being installed around the existing LN2 tanks; (b) final drawing and specifications of the sound walls being provided. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.